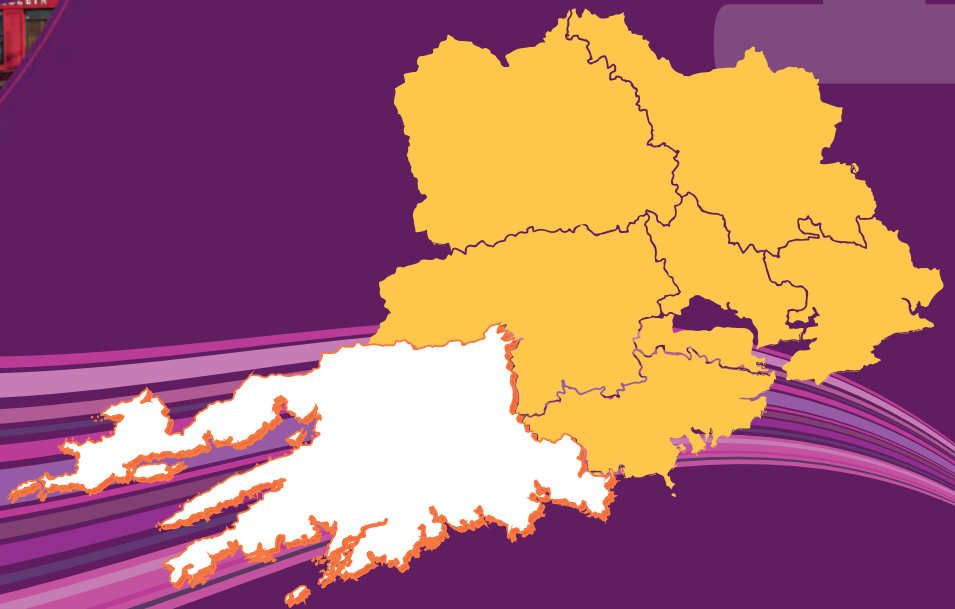
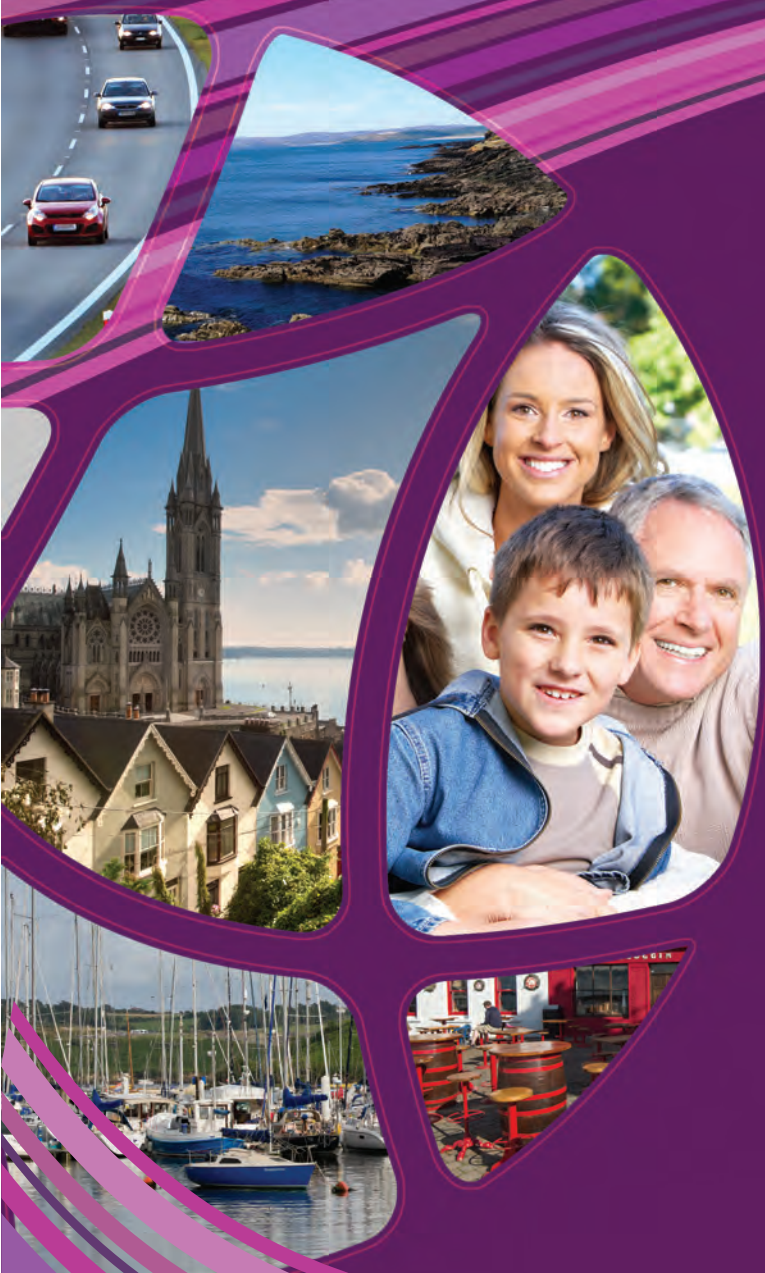




Cork
County Council
Comhairle Contae Chorcaí

Draft West Cork Municipal District Local Area Plan

Proposed Amendments to the Draft Local Area Plan



2nd May 2017

VOLUME ONE
Proposed Amendments

1



Draft West Cork Municipal District Local Area Plan

Proposed Amendments to the Draft Local Area Plan

Volume 1 – Proposed Amendments

2nd May 2017

How to make a Submission

The Proposed Amendments to the Draft West Cork Municipal District Local Area Plan are available from the Council website at www.corkcoco.ie. If required, a hard copy of the document may be inspected between the hours of **9.30 a.m. and 4.00p.m, from Tuesday 2nd May 2017 to Tuesday 30th May 2017** at the following locations:

- Planning Department, Floor 1, County Hall, Cork.
- Planning Department, Norton House, Skibbereen, Co. Cork.
- Cork County Council Offices, Mallow.
- Public Libraries – Please check libraries regarding opening times and availability.

CD copies of the documents may be requested by phone (Tel: 021-4285900) or collected from the Planning Department, Floor 1, County Hall between the hours of 9.30am and 4.00pm during the above period.

Submissions or observations regarding the Proposed Amendments to the Draft West Cork Municipal District Local Area Plan are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period **from Tuesday 2nd May 2017 to 4pm on Tuesday 30th May 2017**

Submissions may be made in either of the following two ways:

- On-line via www.corkcoco.ie following the instructions provided

OR

- In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12R2NC.

All such submissions lodged within the above period and prior to the close of business at **4pm on Tuesday 30th May 2017**, will be taken into consideration in the finalisation of the West Cork Municipal District Local Area Plan.

Submissions and observations are also invited in relation to the Addendum to the Environmental Report, the Strategic Flood risk Assessment and the Habitats Directive Assessment Report on the proposed amendments.

All Submissions should quote the Proposed Amendment Number that the submission relates to.

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Section 1 Overview of Amendments Stage

1.1 Introduction

- 1.1.1 In November 2016 the Council published the West Cork Municipal District Local Area for public consultation. Arising from the consultation process, it is proposed to make a number of changes to the Draft Plan. This document sets out the full detail of the proposed changes.
- 1.1.2 Accompanying this document is a further report (Volume 2 Environmental Report on Proposed Amendments) detailing the outcome of the Strategic Environmental Assessment, Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments.
- 1.1.3 These documents should be read in conjunction with the Draft Local Area Plan published in November 2016, together with the associated SEA Environmental Report, Strategic Flood Risk Assessment Report and the Habitats Directive Assessment Report of the same date, and the Chief Executive's Report to Members dated 6th March 2017.

Process to date

- 1.1.4 The Draft West Cork Municipal District Local Area Plan, along with three associated environmental assessments, was published in November 2016 and were made available to the public until the 16th of January 2017. 139 submissions were received during the public consultation period on the Draft West Cork Municipal District Area Local Area Plan. 30 of the submissions focused on general issues facing the County at large, with a further 109 submissions related to the Municipal District.
- 1.1.5 In accordance with Section 20 of the Planning and Development Acts, 2000, as amended, a Chief Executive's Report was prepared to list the persons and bodies who made submissions or observations, summarising the issues raised and providing the opinion of the Chief Executive on the issues raised and his recommendations in relation to the proposed Local Area Plan. The Chief Executives Report was issued to Members of Council for their consideration on the 6th March 2017.
- 1.1.6 The Council's Development Committee met on the 23rd, 24th and 27th March 2017 to discuss the Chief Executive's Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27th March 2017, where, following consideration of the Draft Plan, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan.
- 1.1.7 In total, 141 amendments are proposed to the Draft West Cork Municipal District Local Area Plan and these are set out in this report. In addition to the material amendments detailed in this document, a number of non material changes relating to the procedural and factual content may be included in the plan before it is finalised.
- 1.1.8 The County Council is obliged to make the proposed amendments to the Draft Local Area Plan, together with a report in relation to the Strategic Environmental Assessment including Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public and statutory bodies for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council.
- 1.1.9 This period will commence on **Tuesday 2nd May 2017 and will last until 4.00 p.m. on Tuesday 30th May 2017.** In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

1.1.10 It should be noted that as the new Local Area Plans do not include the former Town Councils functional areas and will not replace the nine Town Development Plans adopted by the former Town Councils of Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal, there are no proposed amendments relating to any policy or objectives for those areas. The current Town Plans will remain enforce until December 2020.

1.2 Form and Content of the Proposed Amendments Document

1.2.1 This document consists of a Three Volumes. **Volume One “Proposed Amendments to the Draft Local Area Plan”** includes both the amendment text and where relevant the mapping amendments. There are three parts, these are:

- **Section 1: Overview of Amendments Stage:** This section outlines the local area plan review process to date and how to make a submission.
- **Section 2: Proposed Amendments to the Draft Plan:** This sets out the text of each Proposed Amendment and indicates whether the amendment relates to a text change only or text and mapping change or a mapping change only.
- **Section 3: Proposed Map Changes:** This section sets out all the map amendments referenced in Appendix A. The map amendments are laid out in the following order Introduction, Local Area Strategy, Main Towns, Key Villages, West Cork Island Communities, Village Nuclei and Other Locations where appropriate.

1.2.2 **Volume Two “Environmental Reports on the Proposed Amendments”** includes the Addendum to the SEA Environment Report including Strategic Flood Risk Assessment of the proposed amendments and the Habitats Directive Screening Report.

1.2.3 **Volume 3 “Local Area Plan Map Browser-Proposed Amendments”.** All the map amendments including zonings/boundary extensions and any proposed roads/walkways are shown on the map browser. The aim of the Map Browser is to give the public access to large scale detailed local area plan policy map versions of all the small scale land use zoning maps contained in the Local Area Plan. This allows the public to be better informed about the proposed mapped amendment to the Draft Plan.

1.2.4 It should be noted that Volume One Proposed Amendments is the only published printed volume, with Volumes Two and Three and other supporting documentation relating to the Amendments appearing on an accompanying CD. All Three volumes are available on the County Council’s web-site www.corkcoco.ie.

1.2.5 This “Proposed Amendments” document sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a Section basis indicating the amendment number, the text of the proposed change and the page number in the Draft Local Area where the change is proposed. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**.

1.2.6 It should also be noted that these Proposed Amendments address the recommendations set out in the Strategic Environmental Assessment Environment Report, The Strategic Flood risk Assessment Report and the Natura Impact Report where appropriate, in respect of the Draft Local Area Plan published in November 2016.

1.2.7 All the proposed amendments have been subject to Strategic Environmental Assessment and Appropriate Assessment under Habitats Directive Assessment. The Addendum to the Environmental Report, Strategic Flood risk Assessment and the Habitats Directive Assessment Report on the proposed amendments are available in electronic form only on

the Draft CDP web page accessible online at www.corkcoco.ie at all times. Submissions and observations are also invited in relation to these documents.

1.3 How to make a Submission

1.3.1 The Proposed Amendments to the Draft West Cork Municipal District Local Area Plan are available from the Council website at www.corkcoco.ie. If required, a hard copy of the document may be inspected between the hours of **9.30 a.m. and 4.00p.m, from Tuesday 2nd May 2017 to Tuesday 30th May 2017** at the following locations:

- Planning Department, Floor 1, County Hall, Cork.
- Planning Department, Norton House, Skibbereen, Co. Cork.
- Cork County Council Offices, Mallow.
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1.3.4 Submissions may be made in either of the following two ways:

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In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12R2NC.

1.3.5 All such submissions lodged within the above period and prior to the close of business at **4pm on Tuesday 30th May 2017**, will be taken into consideration in the finalisation of the West Cork Municipal District Local Area Plan.

Submissions and observations are also invited in relation to the Addendum to the Environmental Report, the Strategic Flood Risk Assessment and the Habitats Directive Assessment Report on the proposed amendments.

All Submissions should quote the Proposed Amendment Number that the submission relates to.

Section 2 Proposed Amendments to the Draft Plan

2.0 Overview

2.1.1. The following table sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a Section basis indicating the amendment number, the text of the proposed change and the page number in the Draft Local Area where the change is proposed. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**.

2.1.2. Where significant amount of text forms part of the amendment this change is referenced in Table below but the text of the amendment is set out in a series of Appendices A1, A2 etc.

2.1.3. All map amendments are set out in Section 3 of this document

Amendment Ref.	Amendment			Draft LAP Page No.
	Section 1: Introduction			
WC.01.01.01				6
Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1 which includes list of Town Council Development Plans.				
Table 1.1: Municipal Districts in County Cork				
	Municipal District	Population 2011	Main Towns	No of villages
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon-Kinsale	42,454	Bandon, Kinsale (Kinsale Town Development Plan, 2009)	34
3	Blarney-Macroon	43,398	Blarney, Macroon (Macroon Town Development Plan, 2009)	54
4	Cobh	53,544	Carrigtwohill, Cobh (Cobh Town Development Plan 2013), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24
5	East Cork	42,399	Midleton (Midleton Town Development Plan 2013), Youghal (Youghal Town Development Plan, 2009)	30
6	Fermoy	42,226	Charleville, Fermoy (Fermoy Town Development Plan, 2009), Mitchelstown	29
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow (Mallow Town Development Plan, 2009) Millstreet, Newmarket	46

Amendment Ref.	Amendment				Draft LAP Page No.
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty (Clonakilty Town Development Plan, 2009), Dunmanway, Schull, Skibbereen (Skibbereen Town Development Plan, 2009)	67 & 7 Inhabited Islands	
<u>This change refers to the text of the draft plan only.</u>					
WC.01.07.01	<p>Approach to Town Council Development Plans</p> <p>Delete Paragraph 1.7.6 and replace with new text as follows:</p> <p>1.7.6— Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</p> <p>Therefore, it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, i.e. the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will ‘grey out’ the area to which the Town Development Plan applies.</p> <p>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</p> <p><u>This change refers to the text of the draft plan only.</u></p>				14
WC.01.07.02	<p>Regeneration Areas</p> <p>Insert additional text after Paragraph 1.7.18 as follows:</p> <p>It is the intention of Cork County Council to implement the provisions of the Urban regeneration and Housing Act 2015, through the establishment of a Vacant sites register, identifying sites on which a vacant site levy can be applied.</p>				18

Amendment Ref.	Amendment	Draft LAP Page No.
	<p>The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	
WC.01.07.03	<p>Flood Risk Assessment and Management</p> <p>Delete text and insert new text after Objective IN-01 as follows:</p> <p>Managing Downstream Flood Impacts.</p> <p>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	20
WC.01.07.04	<p>Housing Density</p> <p>Insert new Heading “Housing Density” and text after “Green Infrastructure” as follows:</p> <p>The approach to housing density used in this Plan is explained in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	20
WC.01.08.01	<p>Active Land Management</p> <p>Include New Section 1.8, See Appendix A3</p>	21
	Section 2: Overall Strategy	

Amendment Ref.	Amendment	Draft LAP Page No.
WC.02.03.01	<p>The West Cork Municipal District</p> <p>Delete reference to Darrara Rural Model Village in Table 2.1</p> <p>Other Locations (10) 9 Darrara Rural Model Village</p> <p>Include reference to Abbeystrowry in Figure 2.01</p> <p><u>This change refers to the text and consequential changes to the Map - Figure 2.01 West Cork Municipal District Settlements</u></p>	28
WC.02.04.01	<p>Growth Strategy</p> <p>Revise Section 2.4 and Table 2.2 See Appendix A4</p> <p><u>This change refers to the text of the draft plan only.</u></p>	30
WC.02.04.02	<p>Amend Table 2.3 West Cork Municipal District – Proposed Scale of Development as follows:</p> <p>(1) Delete reference to Ballineen / Enniskeane in Table 2.3 as follows: Ballineen / Enniskeane 344 125 195</p> <p>(2) Amend Kilmichael as follows: Kilmichael 94 6</p> <p>(3) Include scale of Development figures for Abbeystrowry as follows: Abbeystrowry 6</p> <p>(4) Insert additional text to the footnote *** to Table 2.3 as follows:</p> <p>** Any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold until such time as issues relating to the outfall location for this WWTP are resolved. It will be necessary to make improvements to waste water infrastructure at Dunmanway to resolve issues relating to capacity of the sewer network, overflows from the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon River SAC, to allow the additional population growth targeted for the town of Dunmanway, as set out in this table, to take place. This is to ensure compatibility with Water Framework Directive and Habitats Directive requirements. See also Paragraph 3.5.27 and Objective DY-GO-02.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	32 33 34

Amendment Ref.	Amendment	Draft LAP Page No.																																				
WC.02.05.03	<p data-bbox="395 275 707 309">Employment Land Supply</p> <p data-bbox="395 342 1134 376">Insert revised Table 2.4 Employment Land Supply as follows:</p> <table border="1" data-bbox="432 416 1286 786"> <thead> <tr> <th colspan="4" data-bbox="432 416 1286 450">Table 2.4 Employment Land Supply</th> </tr> <tr> <th data-bbox="432 450 651 521">Town</th> <th data-bbox="651 450 855 521">Business (Ha)</th> <th data-bbox="855 450 1059 521">Industrial (Ha)</th> <th data-bbox="1059 450 1286 521">Enterprise (Ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="432 521 651 562">Clonakilty</td> <td data-bbox="651 521 855 562">13 10.9</td> <td data-bbox="855 521 1059 562">14.2</td> <td data-bbox="1059 521 1286 562">11.5*</td> </tr> <tr> <td data-bbox="432 562 651 602">Bantry</td> <td data-bbox="651 562 855 602">52</td> <td data-bbox="855 562 1059 602">13.7</td> <td data-bbox="1059 562 1286 602">-</td> </tr> <tr> <td data-bbox="432 602 651 642">Skibbereen</td> <td data-bbox="651 602 855 642">45.6 38.7</td> <td data-bbox="855 602 1059 642">9.3</td> <td data-bbox="1059 602 1286 642">-</td> </tr> <tr> <td data-bbox="432 642 651 683">Dunmanway</td> <td data-bbox="651 642 855 683">8.9</td> <td data-bbox="855 642 1059 683">7.6</td> <td data-bbox="1059 642 1286 683">-</td> </tr> <tr> <td data-bbox="432 683 651 723">Castletownbere</td> <td data-bbox="651 683 855 723">18.7</td> <td data-bbox="855 683 1059 723">21.3</td> <td data-bbox="1059 683 1286 723">-</td> </tr> <tr> <td data-bbox="432 723 651 763">Schull</td> <td data-bbox="651 723 855 763">6.9</td> <td data-bbox="855 723 1059 763">1</td> <td data-bbox="1059 723 1286 763">-</td> </tr> <tr> <td data-bbox="432 763 651 786">Total</td> <td data-bbox="651 763 855 786">145.1 136.1</td> <td data-bbox="855 763 1059 786">67.1</td> <td data-bbox="1059 763 1286 786">11.5</td> </tr> </tbody> </table> <p data-bbox="395 819 1027 853"><u>This change refers to the text of the draft plan only.</u></p>	Table 2.4 Employment Land Supply				Town	Business (Ha)	Industrial (Ha)	Enterprise (Ha)	Clonakilty	13 10.9	14.2	11.5*	Bantry	52	13.7	-	Skibbereen	45.6 38.7	9.3	-	Dunmanway	8.9	7.6	-	Castletownbere	18.7	21.3	-	Schull	6.9	1	-	Total	145.1 136.1	67.1	11.5	36
Table 2.4 Employment Land Supply																																						
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WC.02.06.01	<p data-bbox="395 902 501 936">Heritage</p> <p data-bbox="395 969 1046 1003">Revise Environment and Heritage heading as follows:</p> <p data-bbox="395 1037 719 1070">Environment and Heritage</p> <p data-bbox="395 1104 1267 1171">and insert new text dealing with Archaeology after paragraph 2.6.12 as follows:</p> <p data-bbox="395 1216 1286 1675">The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particular rich in Bronze Age ritual and burial sites and has an important mining heritage including the 19th century copper mining industry in Allihies. In addition the area with its long coast line is particular rich in maritime heritage. Most of the urban settlements are historical in origin and constitute archaeological monuments in their own right. Skibbereen, Clonakilty and Rosscarbery feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). Much of the archaeology remains buried in the ground or incorporated into later buildings. For reference to all known archaeological monuments in the district see www.archaeology.ie.</p> <p data-bbox="395 1709 1027 1742"><u>This change refers to the text of the draft plan only.</u></p>	36																																				
WC.02.06.02	<p data-bbox="395 1760 501 1794">Heritage</p> <p data-bbox="395 1827 1206 1895">Insert text relating to Cultural Heritage (Gaeltacht)after Paragraph 2.6.12 as follows:</p> <p data-bbox="395 1928 1278 2029">The Oileán Chléire area of the West Cork Municipal District has a unique culture, language and environment and requires careful treatment so that any development which may occur recognises, supports,</p>	37																																				

Amendment Ref.	Amendment	Draft LAP Page No.
	<p>strengthens and complements its linguistic and cultural heritage. The Local Area Plan supports the protection and promotion of Gaeltacht settlements and areas, and recognises the important role played by Oileán Chléire.</p> <p>It is important to continue to promote employment and development opportunities in the Gaeltacht that provide jobs and support local social and community activities.</p> <p>The Cork County Development Plan, 2014 in Section 12.5 Cultural Heritage sets out the Councils policy on Gaeltacht and Linguistic Heritage and includes a specific objective HE5-3 for Gaeltacht Areas which outlines the policy approach for the future development of these areas.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	
WC.02.07.01	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows:</p> <p>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>a) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</p> <p>Insert additional Objectives in LAS-01 as follows:</p> <p>a) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014.</p> <p>b) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</p> <p>c) All developments where appropriate will need to comply with</p>	38

Amendment Ref.	Amendment	Draft LAP Page No.
	<p>Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1 of the Cork County Development Plan, 2014.</p> <p>d) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>e) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage Objectives HE 3 -1, HE 3-2, HE 3-3, HE 3-4, HE 3-5, HE 4-1, HE 4-2, HE 4-3, HE 4-4 and HE 4 -5 as detailed in Chapter 12, Volume One of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, and landscapes.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	
WC.02.07.02	<p>Insert additional text heading and paragraph after Section 2.2 as follows:</p> <p>National Planning Framework</p> <p>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	27
	Section 3: Main Towns	
WC 03.01.01	<p>Overall Scale of Development</p> <p>Delete Table 3.1 and insert revised Table 3.1, and Delete text in 3.1.7 Approach to Plan Preparation and replace with revised text. See Appendix A5.</p> <p><u>This change refers to the text of the draft plan only.</u></p>	42

Amendment Ref.	Amendment	Draft LAP Page No.
	Clonakilty	
WC 03.02.01	<p>Delete Existing Text and Insert New Text in Section 4.2: <u>See Appendix A1 for Full Text of Amendment</u></p> <p><u>This change effects the text only</u></p>	43 to 57
WC 03.02.02	<p>Delete and Replace Clonakilty Land Use Zoning Objective Map</p> <p><u>This change effects the zoning map only</u></p>	58
	Bantry	
WC 03.03.01	<p>Delete text and Insert additional text to 3.3.23 as follows:</p> <p>Bantry functions as an important market town providing retail services to an extensive coastal and inland catchment. The existing Supervalu located on New Street within the town centre is currently the primary convenience supermarket in the town. The other convenience stores in the town centre are Centra and Mace. There is currently no other significant convenience retailing located in the town, although permission was granted for a supermarket of 1,505 sq m Net Retail Sales Area net floor space 2,082 m² retail development (comparison and convenience) on lands to the north of the town on the N71 Bantry-Glengarriff Road. In addition, permission was also granted in the town centre for a discount food store just off Bridge Street (next to the town library). To date, construction has not commenced on either site. Cork County Council has also recently granted Planning permission (currently under Appeal) has also recently been granted for the construction of a supermarket (net retail sales area of 1,672 m²) on the T-02 town centre expansion site.</p> <p><u>This change effects the text only</u></p>	62
WC 03.03.02	<p>Delete text and Insert additional text to 3.3.26 as follows:</p> <p>Realising the potential of the town centre, the previous local area plan has identified an expanded town centre area within or adjoining which there are reasonable opportunities for new convenience and comparison retail development. The grants of permission for retail development a discount food store in the town centre is a useful first step towards this and demonstrates that difficulties can be overcome and that the town centre remains an appropriate location for modern forms of new convenience and comparison retailing.</p> <p><u>This change effects the text only</u></p>	63
WC 03.03.03	<p>Delete text in BT GO-08 General Objective for Bantry and insert a new General Objective BT GO-09 as follows:</p> <p>BT GO-08 Encourage the provision of further community facilities within the town. The council will support appropriate alternative uses-</p>	70

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	<p>for the former school sites having regard to the importance of the buildings and their visual setting.</p> <p>BT GO-09 The council will support and encourage the reuse and redevelopment of the former school sites having regard to the importance of the buildings and their visual setting.</p> <p><u>This change effects the text only</u></p>	
WC 03.03.04	<p>Insert additional text to Specific Policy Objective BT B-02 Business as follows:</p> <p>Business Development, community and recreational facilities and small scale residential development (Medium B Density Residential Development) adjoining existing residential area to the east. High quality retail warehousing will be considered within business park environment.*</p> <p><u>This change effects the text only</u></p>	73
WC 03.03.05	<p>Insert additional text to Specific Policy Objective BT X-02 Special Policy Area as follows:</p> <p>Special Policy Area. Support the redevelopment of the Inner Harbour for recreational, amenity, tourist related uses, retail, office, residential, marina marine related and restaurant use.</p> <p>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</p> <p>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay.</p> <p>Any development should avoid prejudicing existing and future marine related activities. *</p> <p><u>This change effects the text only</u></p>	75
WC 03.03.06	<p>Amend and reduce the extent of the Specific Development Objective BT O-07 Open Space Zoning:</p> <p><u>This change effects the zoning map only</u></p>	76
WC 03.03.07	<p>Amend and extend the Specific Development Objective BT X-02 Special Policy Area to the west.</p> <p><u>This change effects the zoning map only</u></p>	76
WC 03.03.08	<p>Insert specific zoning objectives U-01, BT X-02 Map Labels in the Land Use Zoning Map</p> <p><u>This change effects the zoning map only</u></p>	76
WC 03.03.09	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	76

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WC 03.03.10	<p>Delete BT O-08 Open Space Specific Development Objective and replace with new BT X-03 Special Policy Area Zoning Objective as follows:</p> <p>BT O-08 — Open Space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town.</p> <p>BT X-03</p> <p>Special Policy Area – Predominantly open space / amenity with provision for Objective U-05 proposed relief road and some residential development on the lower more gently sloping parts of the site, in particular the western and north-western parts of the site adjoining established residential dwellings and an area to the south-east.</p> <p>The site which lies to the east of Bantry Town Centre forms an important visual backdrop to the town. Any development on this site should have regard to the topography of this prominent steeply sloping and elevated site which contributes to the visual setting of the town. Development should avoid the more elevated steeply sloping visually prominent parts of the site. The form and layout of any development on this site should make a positive contribution to the townscape and visual amenities of the town.</p> <p><u>This change effects the text and zoning map</u></p>	75 76
WC 03.03.11	<p>Amend and delete lands from the BT O-02 Open Space Specific Development Objective</p> <p><u>This change effects the zoning map only</u></p>	76
	Skibbereen	
WC 03.04.01	<p>Delete Existing Text and Insert New Text in Section 4.3:</p> <p><u>See Appendix A2 for Full Text of Amendment</u></p> <p><u>This change effects the text only</u></p>	77 to 97
WC 03.04.02	<p>Delete and Replace Skibbereen Land Use Zoning Objective Map</p> <p><u>See Section 3 for Map</u></p> <p><u>This change effects the zoning map only</u></p>	98
	Dunmanway	
WC 03.05.01	<p>(a) Delete text and include additional text in 3.5.27 as follows:</p> <p>3.5.27 Wastewater in Dunmanway is conveyed via a largely combined sewer system to the Dunmanway Waste Water Treatment Plant (capacity 3500p.e.). There are sewer network issues including</p>	104

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	<p>infiltration issues as well as issues relating to overflows from the pumping station and the location of the outfall pipe within the Bandon River Special Area of Conservation. Upgrading of waste water infrastructure is required in order to accommodate growth in Dunmanway. Cork County Council with support from Irish Water and other stakeholders is committed to identifying and implementing the most appropriate solutions for this site no later than the end of 2019. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed 25% population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until infrastructural upgrades are in place. Upgrading of sewers is required and sewer extensions are also required in order to accommodate proposed growth in Dunmanway. The Dunmanway Waste Water Treatment Plant has adequate spare capacity to accommodate proposed development in Dunmanway. However, there are conservation issues relating to the Bandon River SAC and the Freshwater Pearl Mussel associated with the location of the outfall from the Dunmanway Waste Water Treatment Plant.</p> <p><u>This change effects the text only</u></p>	
WC 03.05.02	<p>(b) Delete text and include additional text to General Objective DY-GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in DY-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Bandon River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway. New development which requires a connection to the WWTP cannot be permitted in the town until this issue is resolved.</p> <p>It will be necessary to make improvements to waste water infrastructure at Dunmanway to resolve issues relating to capacity of the sewer network, overflows from the pump station at Long Bridge and the location of the discharge of treated effluent into the Bandon</p>	106

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	<p>River SAC, to allow the additional population growth targeted for the town of Dunmanway as set out in DY-GO-01 to take place. This is to ensure compatibility with Water Framework Directive and Habitats Directive requirements. Cork County Council with support from Irish Water and other stakeholders is committed to identifying and implementing the most appropriate solutions for this site no later than the end of 2019. Options to be explored include the relocation of the outfall of the effluent discharge pipe to a location downstream of the Freshwater Pearl Mussel population and/or the development of a polishing wetland. Proposed infrastructural improvements will be subject to Appropriate Assessment taking account of the proposed 25% population increase for the town prior to implementation. New developments requiring a connection to the Dunmanway WWTP will not be permitted until the necessary infrastructural upgrades are in place.</p> <p><u>This change effects the text only</u></p>	
WC 03.05.03	<p>Insert additional General Objective for Dunmanway as follows:</p> <p>DY-GO-06 Promote the heritage, tourism and recreational assets of Dunmanway.</p> <p><u>This change effects the text only</u></p>	106
WC 03.05.04	<p>Insert Flood Risk Objective* in DY R-02 as follows:</p> <p>Medium B Density Residential Development. Development to include the provision of the Northern Relief Road (U-01) and provision for a safe off-road pedestrian/cycleway access to the town centre*.</p> <p><u>This change effects the text only</u></p>	107
WC 03.05.05	<p>Insert Flood Risk Objective* in DY B-02 as follows:</p> <p>Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian/cycleway access to the town centre*.</p> <p><u>This change effects the text only</u></p>	108
WC 03.05.06	<p>Insert the following Specific Development Objective Map Labels DY R-02, DY R-08, DY R-13 and DY B-03 in the Dunmanway Land Use Zoning Map.</p> <p><u>This change effects the zoning map only</u></p>	111
WC 03.05.07	<p>Extend the development boundary</p> <p><u>This change effects the zoning map only</u></p>	111

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	Castletownbere	
WC 03.06.01	<p>Delete text and insert additional text to 3.6.11 as follows:</p> <p>Castletownbere is one of the most important fishing ports in the country ranked as the top fishing port by landings value in the Country, with an annual value of fish landed exceeding €112million in 2015. The Port is also in the top 15 cargo handling ports in the Country, with over 44,000 tons of cargo landed in 2015. The town has an important employment function because of its strategic role in the commercial fishing industry. Fish processing and onshore--based ancillary activities support both local and international fishing industries, and are extremely important to the town.</p> <p><u>This change effects the text only</u></p>	113
WC 03.06.02	<p>Delete text to 3.6.34 as follows:</p> <p>Cork County Council has commissioned a traffic study which will determine the transport infrastructure improvements and policy measures required to accommodate the anticipated expansion of the town that will result in a growth in vehicular, pedestrian and cyclist traffic volumes. This plan will support the implementation of this traffic study in order to develop a strategy to guide the coherent development of the town centre area in terms of land use and urban design, addressing issues such as the range of uses to be accommodated, priority areas for development, improved pedestrian facilities, traffic circulation and connectivity issues and improvements to the public realm. This plan will support opportunities to promote cycling and walking as the primary transport modes within the framework of an overall strategy for the town centre area. There are also opportunities to improve footpath provision and the road surface within the town.</p> <p><u>This change effects the text only</u></p>	117
WC 03.06.03	<p>Delete text and insert additional text to CR-GO-05 as follows:</p> <p>Support the implementation of Implement the recommendations of the Traffic and Transportation Strategy for Castletownbere.</p> <p><u>This change effects the text only</u></p>	119
WC 03.06.04	<p>Insert additional text to CR I-01 Specific Development Objectives as follows:</p> <p>CR - I-01 Industry. Small to medium sized industrial units for specialist marine and other off-shore related activities.</p> <p><u>This change effects the text only</u></p>	120
WC 03.06.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	123

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WC 03.06.06	<p>Extend the development boundary</p> <p><u>This change effects the zoning map only</u></p>	123
	Schull	
WC 03.07.01	<p>Delete text from SC-GO-03 General Objectives for Schull as follows:</p> <p>SC-GO-01 Notwithstanding the scale of growth outlined in objective GO 01, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Special Area of Conservation.</p> <p><u>This change effects the text only</u></p>	130
WC 03.07.02	<p>Delete Specific Development Objective SC-R-06 as follows:</p> <p>Medium B Density Residential Development. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.</p> <p><u>This change effects the text and zoning map</u></p>	131 134
WC 03.07.03	<p>Insert Flood Risk * in the O-01 Specific Development Objective – Open Space</p> <p><u>This change effects the text only</u></p>	133
WC 03.07.04	<p>Delete Flood Risk * from the O-04 Specific Development Objective – Open Space</p> <p><u>This change effects the text only</u></p>	133
WC 03.07.05	<p>Delete the Map Labels B-04 and replace with B-03 and delete the Map Labels B-03 and replace with B-02</p> <p><u>This change effects the zoning map only</u></p>	134
WC 03.07.06	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	134
WC 03.07.07	<p>Include land within the GB 1-2 Greenbelt at Colla, Schull.</p> <p><u>This change effects the Map only</u></p>	

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	Section 4 Key Villages	
WC 04.01.01	<p>Insert the following text as a footnote in Tables 4.1, Appropriate Scale of Development in Key Villages:</p> <p>* The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><u>This change effects the text only</u></p>	137
	Ballydehob	
WC 04.02.01	<p>Insert the following Development Boundary Objectives for Ballydehob:</p> <p>DB-08 Promote improved pedestrian access and linkages, movement and safety throughout the Village.</p> <p>DB-09 Support measures to address traffic management and circulation issues in the village centre.</p> <p><u>This change effects the text only</u></p>	144
WC 04.02.02	<p>Extend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	145
WC 04.02.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	145
WC 04.02.04	<p>Extend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	145
WC 04.02.05	<p>Extend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	145
	Baltimore	
WC 04.03.01	<p>Insert new Development Boundary Objectives as follows:</p> <p>DB-05 Support the sustainable provision and expansion of harbour facilities, in a manner that is compatible with the protection of the Roaringwater Bay and Islands SAC and the habitats and species for which it is designated.</p> <p><u>This change effects the text only</u></p>	150
WC 04.03.02	<p>Amend the boundary of the existing X-03 Specific Development</p>	150 151

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	<p>Objective for Baltimore and insert a new Specific Development Objective O-04 as follows:</p> <p>O-04 Open Space for recreational and community use. *</p> <p><u>This change effects the text and zoning map</u></p>	152
WC 04.03.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	152
WC 04.03.04	<p>Extend the development boundary.</p> <p><u>This change effects the zoning map only</u></p>	152
	Courtmacsherry	
WC 04.04.01	<p>Insert the following additional text to Specific Development Objectives O-01, O-02 and O-03:</p> <p>O-01 Open Space preserved for visual amenity and tree preservation.</p> <p>O-02 Open Space preserved for visual amenity and tree preservation.</p> <p>O-03 Open Space preserved for visual amenity and tree preservation.</p> <p><u>This change effects the text only</u></p>	157
WC 04.04.02	<p>Insert new Development Boundary Objective DB-05 as follows:</p> <p>Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.</p> <p><u>This change effects the text only</u></p>	157
WC 04.04.03	<p>Adjust the Development Boundary to remove lands</p> <p><u>This change effects the zoning map only</u></p>	158
WC 04.04.04	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	158
WC 04.04.05	<p>Include new DB-05 Development Boundary Objective as follows:</p> <p>DB-05 Support the provision of a Burial Ground.</p> <p><u>This change effects the text only</u></p>	157
WC 04.04.06	<p>Insert additional text to paragraph 4.4.18 as follows:</p> <p>There are pier and docking facilities and a pontoon within the village. Courtmacsherry Coastal Rowing Club is based at Courtmacsherry Beach.</p> <p><u>This change effects the text only</u></p>	155
WC 04.04.07	<p>Insert additional text to 4.4.13 as follows:</p>	154

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	<p>There is fibre broadband availability within the village.</p> <p><u>This change effects the text only</u></p>	
	Drimoleague	
WC 04.05.01	<p>Insert Flood Risk Objective* in X-01 as follows: Re-use of the former train station building for tourism purposes. Any development proposal should include a comprehensive conservation plan to include an assessment of all historical and architectural elements of the building. *</p> <p><u>This change effects the text only</u></p>	163
	Durrus	
WC 04.06.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	169
	Glengarriff	
WC 04.07.01	<p>Insert additional text to Development Boundary Objective DB-08 as follows:</p> <p>DB-08: Develop a pedestrian/cycle route along the N71 to Bantry. (Subject to the provisions of DB-11)</p> <p><u>This change effects the text only</u></p>	174
WC 04.07.02	<p>Insert additional text to Development Boundary Objective DB-09 as follows:</p> <p>DB-09: Improve and extend footpaths generally within the village, particularly to the GAA grounds. Develop a pedestrian/cycle route to link with the Glengarriff Woods Nature Reserve and other amenities in this area (located 1km to the east of the village settlement). (Subject to the provisions of DB-11)</p> <p><u>This change effects the text only</u></p>	174
WC 04.07.03	<p>Delete text and insert additional text to Development Boundary Objective DB-12 as follows:</p> <p>DB-12: Support the sustainable provision of sustainable marine related tourism and sustainable leisure uses.</p> <p><u>This change effects the text only</u></p>	174
WC 04.07.04	<p>Delete text and insert additional text to Development Boundary Objective DB-13 as follows:</p> <p>DB-13: Support sustainable provision of car parking, and amenity/community facilities and sustainable marine related tourism and leisure uses close to the pier area. (Subject to the provisions of DB 11).</p>	174

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	<u>This change effects the text only</u>	
WC 04.07.05	<p>Insert additional text to Specific Development Objective U-02 as follows:</p> <p>Wastewater Treatment Plant. The upgrade of the Waste Water Treatment Plant will be supported, to ensure that discharges will meet the water quality objectives of Glengarriff Harbour.</p> <p><u>This change effects the text only</u></p>	175
WC 04.07.06	<p>Amend the Development Boundary to exclude lands within the Special Area of Conservation</p> <p><u>This change effects the zoning map only</u></p>	176
WC 04.07.07	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	176
	Leap	
WC 04.08.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	180
	Rosscarbery	
WC 04.09.01	<p>Insert additional text to 4.9.20 as follows:</p> <p>The development of a heritage information centre or museum in Rosscarbery in consultation with the local community would enable the village to build on its key heritage and cultural assets.</p> <p><u>This change effects the text only</u></p>	183
WC 04.09.02	<p>Insert the following additional Development Boundary Objectives:</p> <p>DB-03 Prioritise the provision of traffic calming measures and the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.</p> <p>DB-04 Improve and extend footpaths and public lighting to serve the village.</p> <p><u>This change effects the text only</u></p>	184
WC 04.09.03	<p>Amend the O-01 Specific Development Boundary to exclude land</p> <p><u>This change effects the zoning map only</u></p>	185
WC 04.09.04	<p>Extend the Development Boundary to include land</p> <p><u>This change effects the zoning map only</u></p>	185
WC 04.09.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	185

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WC.04.09.06	<p>Insert new C-01 Community, Specific Development Objective as follows:</p> <p>C-01 Community.</p> <p>Provision of a nursing home. A very high standard of architectural design is required with single storey buildings only. The visual sensitivities of the area will need careful consideration having regard to the setting of the village and the sites location overlooking the village. Any development on this site should have regard to the topography of this site which contributes to the visual setting of the area. The form, layout, siting and design of any development on this site should make a positive contribution to the landscape and visual amenities of the area. Any development on the site will be accompanied by a comprehensive landscaping scheme.</p> <p><u>This change effects the text and zoning map</u></p>	184 185
	Union Hall	
WC 04.11.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	196
Section 5: West Cork Island Communities		
WC 05.01.01	<p>Insert additional text to GO-01 General Objectives for West Cork Island Communities as follows:</p> <p>The Council will work with other stakeholders to encourage the delivery of social housing, where appropriate.</p> <p>Support rural transport initiatives and services on the Islands.</p> <p>Support the sustainable provision and expansion of harbour facilities on the Islands and on the adjoining mainland, in a manner that is compatible with the protection of the Roaringwater Bay and Islands SAC and the habitats and species for which it is designated.</p> <p>Support the sustainable provision of community, sport & recreation facilities on the Islands.</p> <p>Support and promote sustainable economic development on the islands.</p> <p>Support and help develop sustainable methods of access to education.</p> <p><u>This change effects the text only</u></p>	201

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	Bere Island	
WC 05.02.01	<p>Insert additional text to 5.2.22 as follows:</p> <p>The community centre and the heritage centre provide a range of services, social functions and classes. There is a cafe/restaurant and recycling facility near the Derrycreeveen pier at the western end of the island. The hotel with a bar/restaurant is located in Ballinakilla and there is a Café and public house located in Rerrin village.</p> <p>The 2015/2016 school records demonstrate that Mhichil Naofa primary school had 18 pupils. There is one small community health centre located on the island. The Island would benefit from the development of a playground, a multi-use games area and a childcare facility.</p> <p><u>This change effects the text only</u></p>	204
WC 05.02.02	<p>Insert additional text to 5.2.25 as follows:</p> <p>In this regard, an audit of council owned land on the Island would be beneficial.</p> <p><u>This change effects the text only</u></p>	204
WC 05.02.03	<p>Insert additional text to 5.2.26 as follows:</p> <p>The Island Community Development offices and staff play an important part in the Islands development and need to be retained.</p> <p><u>This change effects the text only</u></p>	205
WC 05.02.04	<p>Insert additional text to 5.2.27 as follows:</p> <p>A study on the condition of existing piers and harbours should be carried out. The mainland berthing areas at Castletownbere and Beal Lough (Pontoon) need to be retained and improved. A new deep water pier needs to be developed to support the growth of the commercial marine industry on the Island.</p> <p><u>This change effects the text only</u></p>	205
WC 05.02.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	207
	Dursey Island	
WC 05.03.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	212
	Heir Island	
WC 05.04.01	<p>Delete text and insert additional text to 5.4.10 as follows:</p> <p>The island lacks community facilities and has limited services, the development of which is of major importance to ensure</p>	214

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	<p>population stability. The proposed community centre will benefit the island and should allow a base for public and other services when visiting the island and should generally be used for a wide range of events and services. In the short-term however, enhanced provision of health services and development of emergency plans are required specifically. The island contains no church, school, shop or cemetery. There is a shop, bakery and restaurant located on the Island. The provision of further community facilities including a community centre could have a multi-faceted use to include facilities for those visiting the island and development of the arts. It was also identified during the consultation process for the Integrated Islands Strategy that there is presently no consecrated burial ground on the Island.</p> <p><u>This change effects the text only</u></p>	
WC 05.04.02	<p>Insert additional text to 5.4.12 as follows:</p> <p>The sailing school on the island operates mainly on demand during the summer and is an asset in terms of attracting tourists and local groups. The island, along with the wider area, should be promoted as a sailing destination, building on the existing facilities. There are also opportunities for the island to branch into other water sports, such as kayaking. The island would benefit from the extension of the ‘Blue Way’ Skibbereen to Baltimore water activity trail. Additional activities on the island could encourage longer stays on the island. In terms of visitor accommodation, the sailing school has accommodation on site and there are holiday homes/self-catering facilities and B&B’s around the island while the island has a growing arts and crafts sector.</p> <p><u>This change effects the text only</u></p>	214
WC 05.04.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	217
	Long Island	
WC 05.05.01	<p>Insert additional text to 5.5.17 as follows:</p> <p>There are two piers on Long Island; Midlands is used by small boats at all tides and by the ferry. The second island pier is located at Westerland and provides access to small boats but only at high tide in calm seas. Pier management plans would benefit the piers that serve Long Island. Such plans should deal with the provision of information and public facilities such as shelters. The installation of a pontoon at Midland pier would support the provision of water based leisure activities. The island would also benefit from the implementation of a waste management plan and the sustainable development of existing walking trails.</p>	219

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	<u>This change effects the text only</u>	
WC 05.05.02	<p>Insert additional text to 5.5.18 as follows:</p> <p>There are no sports, educational, health, social or community facilities on the island. The island also lacks a proper postal service which should be extended to a full postal service with a collection point. The retention and expansion of the availability of services in Schull should be supported as the town can offer services to the island within a reasonably close distance. The island currently lacks a public building and a multi-purpose public building for meetings and events and provision of services and provision of amenities to visitors should be provided. An old school on the island may have potential for purchase and restoration for public use or one of the existing derelict dwellings may prove suitable.</p> <p><u>This change effects the text only</u></p>	219
WC 05.05.03	<p>Insert additional General Development Objective GDO-07 as follows:</p> <p>Support the sustainable provision of a multi-purpose Community Centre for the Island.</p> <p><u>This change effects the text only</u></p>	221
WC 05.05.04	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	222
	Oileán Chléire	
WC 05.06.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	229
	Sherkin Island	
WC 05.07.01	<p>Delete text and insert the following text in 5.7.5:</p> <p>The services and facilities on the island include a church, hotel, public house, summer takeaway/coffee shop, small heritage centre and the community centre which includes the library and public toilets. The existence of a hotel and hostel on the island is an asset for Sherkin in terms of providing a choice of accommodation and providing other facilities. There are a number of no guesthouses/B&Bs on the island and some self-catering accommodation there are a small number of houses available to rent for self-catering holidays.</p> <p><u>This change effects the text only</u></p>	230
WC 05.07.02	<p>Delete the following additional text in 5.7.13:</p> <p>There are two piers on the island. Space is limited at the working pier in particular. Pier management plans should improve the use of these</p>	231

Amendment Ref.	Amendment	Draft LAP Page No.
	<p>piers. The main ferry departure point for Sherkin is from Baltimore; approximately a ten minute trip. Significant infrastructural improvements are required at Baltimore pier (i.e. designated ferry shelter) to improve services to the Island.</p> <p><u>This change effects the text only</u></p>	
WC 05.07.03	<p>Delete text and insert the following additional text to 5.7.17:</p> <p>There is no waste water treatment plant or assimilative capacity within the island. Waste water is treated on an individual basis by septic tanks or waste treatment plants. There are public toilets located at the Islanders Rest within the community centre</p> <p><u>This change effects the text only</u></p>	231
WC 05.07.04	<p>Delete text and insert the following additional text to 5.7.21:</p> <p>The primary school on the Island recently closed which highlights the importance of attracting young families to live on Sherkin Island children of secondary school age attend schools in the nearby mainland towns, including Skibbereen. There is a church on the Island and library facilities are also available on Sherkin and on the pier in Baltimore. There are current proposals to replace the existing community hall with a new building. Community transport on Sherkin helps improve the accessibility of the community facilities on these islands, by providing transport to Sunday masses for example. A public health nurse visits the islands once a month based on need.</p> <p><u>This change effects the text only</u></p>	232
WC 05.07.05	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	235
WC 05.07.06	<p>Insert the following additional text to 5.7.30:</p> <p>The island would benefit from the extension of the ‘Blue Way’ Skibbereen to Baltimore water activity trail.</p> <p><u>This change effects the text only</u></p>	233
	<p>Whiddy Island</p>	
WC 05.08.01	<p>Insert additional General Development Objective GDO-03 as follows:</p> <p>Support the sustainable provision of a multi-purpose Community Centre for the Island.</p> <p><u>This change effects the text only</u></p>	239
WC 05.08.02	<p>Insert Seveso designation on Map</p> <p><u>This change effects the zoning map only</u></p>	240
WC 05.08.03	<p>Insert Coastal Flooding Map</p>	240

Amendment Ref.	Amendment	Draft LAP Page No.
	<u>This change effects the zoning map only</u>	
	Section 6: Villages, Village Nuclei and Other Locations	
	Villages	
WC 06.01.01	<p>Adjust Table 6.1 Scale of Development in West Cork Municipal District Villages by amending the Normal recommended Scale of any Individual Scheme in Rathbarry as follows:</p> <p>Rathbarry (Castlefrecke) 24 7 10 ± 4</p> <p><u>This change effects the text only</u></p>	244
WC 06.01.22	<p>Insert text as a footnote in Table 6.1, Appropriate Scale of Development in West Cork Villages as follows:</p> <p>*The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><u>This change effects the text only</u></p>	244
	Ahakista	
WC 06.01.02	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	249
	Allihies	
WC 06.01.03	<p>Amend the Development Boundary to exclude Special Area of Conservation</p> <p><u>This change effects the zoning map only</u></p>	252
	Ardfield	
WC 06.01.04	<p>Amend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	254
WC 06.01.19	<p>Include lands within the Development Boundary of Ardfield.</p> <p><u>This change effects the zoning map only</u></p>	254
	Ardgroom	
WC 06.01.05	<p>Amend the Development Boundary to exclude Special Areas of Conservation</p> <p><u>This change effects the zoning map only</u></p>	257
WC 06.01.06	<p>Insert new development boundary objective DB-08 as follows:</p>	255

Amendment Ref.	Amendment	Draft LAP Page No.
	<p>New development in Ardroom which requires a connection to the Ardroom WWTP is on hold until such time as issues relating to the outfall location for this WWTP are resolved.</p> <p><u>This change effects the text only</u></p>	
	Ballylickey	
WC 06.01.07	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	263
	Castletownshend	
WC 06.01.08	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	273
	Crookhaven	
WC 06.01.09	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	277
	Drinagh	
WC 06.01.10	<p>Extend the Development Boundary</p> <p><u>This change effects the zoning map only</u></p>	279
	Eyeries	
WC 06.01.18	<p>Delete lands from the O-02 Open Space specific Development Objective</p> <p><u>This change effects the zoning map only</u></p>	281
	Glandore	
WC 06.01.11	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	283
WC 06.01.20	<p>Extend the development boundary</p> <p><u>This change effects the zoning map only</u></p>	283
	Goleen	
WC 06.01.12	<p>Amend the Development Boundary and include a new Specific Development Objective - Special Policy Area X-02 as follows:</p> <p>Special Policy Area. Support the co-ordinated development of this site for a mix of residential and recreation / amenity uses to also include provision for public car-parking facilities, footpaths and road widening and upgrade works. Development on this site should make a positive contribution to the visual amenities of the village. *</p> <p><u>This change effects the text and zoning map</u></p>	286

Amendment Ref.	Amendment	Draft LAP Page No.
WC 06.01.13	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	286
WC 06.01.14	<p>Insert specific zoning objective X-01 and U-01 labels in the zoning map</p> <p><u>This change effects the zoning map only</u></p>	286
	Kilmichael	
WC 06.01.15	<p>Include a new development boundary objective DB-03 as follows:</p> <p>DB-03: Prioritise the provision of traffic calming measures on the main approaches (R 587) to the village.</p> <p><u>This change effects the text only</u></p>	291
	Rathbarry	
WC 06.01.16	<p>Delete Text of DB-03 as follows:</p> <p>All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Kilkieran Lake.</p> <p><u>This change effects the text only</u></p>	295
	Shannonvale	
WC 06.01.21	<p>Include new DB-03 Development Boundary Objective for Shannonvale as follows:</p> <p>DB-03: Support the provision of a Children's Community Playground.</p> <p><u>This change effects the text only</u></p>	303
	Terelton	
WC 06.01.17	<p>Delete X-01 specific zoning objective from Map</p> <p><u>This change effects the zoning map only</u></p>	306
	Village Nuclei	
WC 06.02.01	<p>Delete Text and include additional text in section 6.2.1 as follows:</p> <p>There are 18 19 Village Nuclei in the West Cork Municipal District as follows; Abbeystowry, Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislevane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/ Waterfall, Togher, Toormore, Urhan.</p> <p><u>This change effects the text only</u></p>	307

Amendment Ref.	Amendment	Draft LAP Page No.
WC 06.02.03	<p>Insert text as a footnote in Table 6.2, Appropriate Scale of Development in West Cork Village Nuclei as follows:</p> <p>*The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><u>This change effects the text only</u></p>	308
	Lislevane	
WC 06.02.04	<p>Include new DB-03 Development Boundary Objective for Lislevane as follows:</p> <p>DB-03: Improve and extend footpaths generally within the village.</p> <p><u>This change effects the text only</u></p>	331
	Toormore	
WC 06.02.02	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	346
	Other Locations	
	Ballinglanna	
WC 06.03.01	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	353
	Barleycove	
WC 06.03.02	<p>Insert Flood Risk Objective* in X-01 as follows:</p> <p>Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed [Refer also to DB- 01] *</p> <p><u>This change effects the text only</u></p>	354
WC 06.03.03	<p>Insert Coastal Flooding Map</p> <p><u>This change effects the zoning map only</u></p>	355
	Inchydoney	
WC 06.03.04	<p>Replace U-02 Map Label with U-01</p> <p><u>This change effects the zoning map only</u></p>	361

Amendment Ref.	Amendment	Draft LAP Page No.
WC 06.03.05	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	361
	Lisbealad	
WC 06.03.06	Extend the Development Boundary <u>This change effects the zoning map only</u>	363
	Ownahinchy	
WC 06.03.07	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	367
	Tragumna	
WC 06.03.08	Insert Coastal Flooding Map <u>This change effects the zoning map only</u>	372

Appendix A1

Amendment No. WC 03.02.01

Delete Existing Text in Section 3.2 Clonakilty and Insert New Text as follows:

3.2 Clonakilty **Environs**

3.2.1 Clonakilty is the largest settlement within the West Cork Municipal District and a major focus of employment and retail services in West Cork. The town is set within the attractive coastal location and has grown to become a prominent county town with an extensive rural hinterland, while also functioning as a nationally regarded tourism centre and destination.

3.2.2 The vision is for the continued promotion of the settlement as a key technology based employment location, the consolidation of its important food industry and tourist function and maintaining high quality residential amenities and facilities. Clonakilty performs an important employment, service and social function in its role as a county town and growth/development centre for an extensive rural hinterland.

Local Context

3.2.3 Clonakilty is located on the N71 approximately 50km south-west of Cork City. Clonakilty was founded in 1588 by Sir Richard Boyle, Great Earl of Cork, although the present town was largely laid out in the period 1788-1840. Established as a market town it was originally engaged chiefly in the manufacture of linen and cotton. Breweries and a shipyard were developed in the 18th century, and these prospered up to the mid 19th century. Michael Collins was born close to Woodfield, Clonakilty, in 1890. The town acts as an important tourist centre due to its proximity to the West Cork coastline with its plentiful supply of beaches. It also has an attractive town centre including a number of hotels and other forms of tourist accommodation.

Planning Considerations and Proposals

Population and Housing

3.2.4 The 2011 Census of population recorded a total population increase of 567 to 4,721 (14% increase). The County Development Plan sets an overall population target of 7,218 for Clonakilty for the year 2022 which represents a projected population increase of 2,497 persons (or a 53% population increase). The projected household growth for the same period is 1,309 which equates to a need for an additional 1,500 dwelling units.

Name	Census 2006	Census 2011	2022 Target	Increase to 2022
Population	4,154	4,721	7,218	2,497
Households	1,463	1,686	2,995	1,309

3.2.5 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 546 new dwellings were constructed in the town with Clonakilty now containing approximately 2,103 dwellings. Significant growth took place during the period 2005-2010.

Table 3.3 Clonakilty Housing Stock 2005-2015		
Dwellings 2005	Dwellings 2010	Dwellings 2015
1557	2117	2103

Residential Land Supply

- 3.2.6 A net housing land requirement of 83ha is needed in Clonakilty to provide the amount of housing required. This plan makes provision for a total residential land supply of approximately 51ha **while there is currently approximately 42ha of land zoned for residential use in the Clonakilty Town Development Plan 2009 with an estimated yield in the town and environs of approximately 1,600 housing units** ~~128.8ha. While this total land supply is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be lower than expected due to the topography of some sites and the fact that development has already taken place on zoned land to the south-west of the town. It is also desirable that the town have some capacity to cater for additional growth, where this cannot be catered for within the villages of the Municipal District in addition to the requirement to provide a strategic land reserve (headroom) in the settlement.~~
- 3.2.7 Given the constraints with water supply in Clonakilty, it is not envisaged that significant development can be accommodated in the short term. However, once the Dunmanway Regional Water Supply Scheme is completed, significant residential developments can be delivered. This scheme is on the current Irish Water programme.

Employment and Economic Activity

- 3.2.8 Clonakilty is a significant employment centre within West Cork and serves as an important employment, tourism, commercial, retail, health, educational and administrative centre for the surrounding rural hinterland and wider West Cork region. The Cork County Development Plan 2014 has recognised the importance of the role to be played by Clonakilty as a 'West Cork Strategic Employment Centre, and to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay' This local area plan will support this objective with the primary aim to enhance, encourage and facilitate additional employment opportunities in Clonakilty over the plan period.
- 3.2.9 Clonakilty has a vibrant food industry with employers including Shannonvale Foods, Irish Yogurt, Clona Dairies and Clonakilty Black Pudding based in the town. The Department of Agriculture, Food and the Marine are based in the National Seafood Centre at Clogheen, Clonakilty. This plan recognises the importance of the food industry to the town, which is a major contributor to employment in Clonakilty and wider West Cork region.
- 3.2.10 The results from the 2011 Census show a daytime working population (resident and non-resident of Clonakilty) of 2,172 persons, with commerce and trade being the largest industry. In 2011 there were 2,217 persons living in Clonakilty in the labour force and of these 68.8 per cent / 1527 persons were at work, although 54% (824) were working outside the area.
- 3.2.11 In addition to the established employment uses within the town, the West Cork Business and Technology Park located in Shannonvale approximately 3 km to the north west of the town is a major source of employment and economic activity for the wider Clonakilty area. This modern business park development which employs approximately 1,000 people, benefits from a superb telecommunications infrastructure designed to meet the specific needs of a diverse range of businesses including software

development, e-commerce, financial, internet and application service providers, shared services, research and development and training and customer support.

- 3.2.12 The town has a prominent role within the region as a county town and key economic, tourism and service provider. Already a centre for public administration and services, Clonakilty is an attractive location for investment because it is situated on the national road network, has an international airport within 40 minutes drive and has excellent broadband facilities. Clonakilty provides access to good health recreation, leisure and cultural facilities which are important considerations to potential new employers in the town. Given the seasonality of the Tourism Industry, this plan aims to create an environment of well-planned employment land uses, which in turn creates a favourable climate for investment in business and industry activities. The town with its recent and proposed infrastructural improvements will be in a good position to cater for all future employment growth during the lifetime of this plan.
- 3.2.13 The 2011 Skibbereen Electoral Area Local Area Plan (as amended) zoned 2 sites in Clonakilty Environs totalling almost 19 hectares for business and industrial use **and these zonings have been retained in this plan.** The Clonakilty Town Development Plan 2009 also identified significant portions of Enterprise/Industry and Commercial/Tourist related land for employment purposes. ~~This plan has reviewed the availability and suitability of the current employment land supply in Clonakilty and some adjustments have been made to reflect areas which were developed and areas identified as being at risk of flooding. The lands identified will make for a greater range and choice of sites for employment uses and could also facilitate the relocation of existing town centre industrial uses which would in turn provide opportunity sites within the town centre for mixed use development.~~ The provision of the western relief road in conjunction with the future development of the employment lands to the south-west is of critical importance. There is also land available within the West Cork Business and Technology Park at Shannonvale for Enterprise use to accommodate the future expansion of the park.

Tourism

- 3.2.14 Tourism is a major industry in Clonakilty and the centre for tourist activities for a wide region. The town is regarded as a premier tourist destination with the Industry continuing to experience growth. Clonakilty has a heritage town status and has high amenity value in the town structure, with its fine buildings, facades, shop fronts and vistas added to its seaside location and proximity to various West Cork beaches including the blue flag Inchydoney beach, allowing visitors to pursue various recreational and sporting activities. The area is rich in heritage and history with tourism attractions in the town including the Model Railway Village, Lios na gCon Ringfort, Michael Collins Centre in addition to the Historical Walking Trail of the town. Cork County Council has also recently opened a restored Georgian house at No 7 Emmet Square, Clonakilty, which is dedicated to the life of Michael Collins and Ireland's struggle for independence.
- 3.2.15 The town which has a strong folk music and culinary tradition contains a wide variety of bars, restaurants, nightclubs, a cinema, and other entertainment facilities. The town is also host to a number of festivals, including festivals relating to, food, music and agriculture. There is also a wide range of attractive tourist related retail outlets in the town centre, including local galleries and craft shops, most of them independent and indigenous to the town. Clonakilty has benefited from Failte Irelands cycling strategy and there is potential to further develop cycle tourism in the town given the availability of bicycle rental schemes and guest accommodation in the town. ~~The Council also supports the development of a Greenway link for pedestrians and cyclists from Shannonvale to Clonakilty.~~ The Plan recognises that there is potential to further enhance the tourism product of the town. **The Council will support and promote the development of greenway trails/cycling and pedestrian access from:**

- **Clonakilty Community Hospital to the Clonakilty Technology Park,**
- **The West Cork Model Railway Village to Inchydoney Beach,**
- **The "Supervalu Roundabout" to Ring Village.**

Retail / Town Centre

- 3.2.16 Clonakilty has a strong regional retail function in the West Cork Strategic Planning Area with a strong convenience retail base and a good range of comparison services, especially in the independent sector. The town has a good supply of convenience and comparison floorspace and there is continued interest in expanding its retail supply. In addition to providing for the needs of the local population and hinterland Clonakilty also performs a significant tourism function. The status of Clonakilty within the retail network has been enhanced in the Cork County Development Plan 2014, to support and develop the role of Clonakilty as an important retail centre in the West of the County, while ensuring that the vitality and vibrancy of its town centre is retained and enhanced. The County Development plan states that Clonakilty has an important regional retail function, particularly comparison beyond its immediate catchment.
- 3.2.17 During the preparation of the County Development Plan, a Non-Metropolitan Retail Background Retail Paper and Town Centre Study was undertaken for 12 of the Non-Metropolitan Towns in the County, including Clonakilty. The Town Centre Study of Non-Metropolitan Towns (2012) noted that there was 8,700 m² of convenience gross floor space and 9,200 m² of comparison gross floorspace in Clonakilty Town. The Study also noted that the convenience floor space per head of population in the surrounding catchment was 0.5 m². The study noted that there were limited opportunity sites for new build in the town due to the fine grain of the existing townscape, which could increase pressure to relocate uses outside of the town centre. It also identified the need for a targeted response to address vacancy in the town centre, the need to improve pedestrian accessibility and develop an overall car-parking strategy for the town. **The main focus for further retail development should be in Clonakilty Town Centre in accordance with the strategy of the Clonakilty Town Development Plan 2009.**
- ~~3.2.18 The main convenience anchor stores (Dunnes, Supervalu and Lidl) are located at the edge of the core area. In order to avoid fragmenting the core area and weakening footfall levels, it is essential that future retail development consolidates the core, strengthens the links between the anchor stores and improves pedestrian connectivity. In order to enhance the vitality of the town centre, more high quality / destination retailers which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm. There are opportunities available within the core of the town and within other town centre zonings where new modern facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises.~~
- ~~3.2.19 The area zoned for town centre uses in the Clonakilty Town Development Plan 2009-2015 was extensive. This Local Area Plan has rationalised the town centre zonings, to identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. In the case of Clonakilty, this core area extends along Pearse Street along Ashe Street as far as College Road. It also includes Astna Street and parts of Rossa Street. This plan supports the sequential development of the town centre by ensuring that the main focus for further retail~~

development should be in Clonakilty town centre. The extensive catchment of Clonakilty requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.

3.2.20 Cork County Council has undertaken significant improvement works in Clonakilty. The new public square at the junction of Ashe Street and Astna Street has resulted in the creation of a vibrant public space that places the pedestrian at its core. Further improvements could be made, particularly within the retail core to enhance the public space for pedestrians. Public realm improvements will need to be targeted towards Astna Street, Seymour Street, Clarke Street, College Road and Long Quay should the town centre expand to the south-east of the town.

3.2.21 The Town Centre strategy in this Local Area Plan aims to:-

- Consolidate and strengthen the core area and prioritises retail and employment development in appropriate locations;
- The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;
- Prioritise opportunity sites which can help facilitate retail expansion and land/buildings suitable for office based employment uses and provide high quality space to attract new retail and employment uses;
- Seek to protect existing retail operators from competing non retail uses, thereby maintaining vitality in the town centre;
- Seek to protect existing housing adjacent to the retail core and will encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
- Promote the heritage and tourism assets of the town. The western end of the town has a distinct character that needs to be protected. The Church of Immaculate Conception is recognised as a building of national importance on the National Inventory of Architectural Heritage. The area around Emmet Square is designated as an Architectural Conservation Area. The area is also of historical significance given the associations with Michael Collins;
- Deliver a higher quality streetscape and town centre retail environment.

Urban Design

3.2.22 The principles of urban design are applied to the critical future development of the town centre and residential use. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Clonakilty, but instead sets out guiding principles that the Council wish to see embodied in new development. A fundamental requirement will be the need to integrate all form of development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern. The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, the view and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structure and landscape. Buildings that follow a continuous building line around a street block and contain the private space within rear garden or courtyards are usually more successful than individual builds that stand in the middle of a plot.

3.2.23 The planned expansion of the town (in particular to the south and north-east) will require a new structure of streets and spaces to open up further land for development. Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town. In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

3.2.24 The award winning Clonakilty 400, Urban Design Masterplan commissioned as part of the town's 400th anniversary celebrations has seen Cork County Council implement a major reworking of Astna Square into a pedestrian friendly space and the refurbishment of Emmet Square including the installation of a striking new water feature.

3.2.25 The aim of the urban design strategy for Clonakilty is to:

- Establish a strong positive identity for the town;
- Ensure that any new buildings or development respects the local setting and context;
- Create an attractive urban environment that will enhance the livability of the area and attract inward investment;
- Increase and enhance the overall permeability (establishing connections between places) and legibility (understanding an area – this is enhanced by landmarks, focal buildings and key features in the landscape) of the built environment;
- Promote places that are safe and secure; and
- Promote sustainable development.

Community Facilities / Open Space

3.2.26 The scale of growth predicted for Clonakilty in this plan will place significant new demands on social and community infrastructure (schools, recreational facilities, healthcare etc.) It is important that new community infrastructure is delivered in a timely fashion as the town grows so that it continues to perform as an attractive convenient town offering a good quality of life. In this context, significant investment will be required in community infrastructure to meet the needs of the growing population. This plan aims to further enhance the level of recreational and amenity facilities in the town.

3.2.27 The town is well served by a broad range of community and recreational facilities including healthcare facilities (including Community Hospital), town library, garda station, numerous places of worship, GAA, soccer, rugby, modern playground, parks/amenity areas and swimming pool/leisure and fitness facilities (which are part of the Quality hotel).

3.2.28 Clonakilty Community Sports Complex which is a dual-use facility located at the heart of the town, provides a range of sports and fitness facilities including an all weather flood-lit soccer pitch, several tennis courts and indoor facilities. The town has a limited supply of active and passive open spaces. The new GAA complex (which comprises of a covered stand, 4 grass playing pitches, an all weather playing pitch and a fitness centre and injury clinic) is located to the west of Clonakilty in an out of town location with limited pedestrian and cycle connectivity. There is an attractive green area around Emmet Square with a children's playground on Park Road.

- 3.2.29 The lack of open spaces is somewhat offset by its coastal location and the close proximity of Inchydoney beach. Previous development plans for the town identified opportunities for the provision of pedestrian walks to the west of the town and also the development of other lands adjoining the bay for amenity and recreation purposes. The Council recognises the importance of an adequate provision of attractive and conveniently located open space throughout the plan area.
- ~~3.2.30 This plan has identified three substantial areas of open space to the north-west, north-east and south-east of the town, located in particularly elevated and visually sensitive areas. Open spaces can provide a variety of functions, including active recreation, passive recreation, visual amenity (important landscape views), protection of biodiversity resources, drainage management (particularly stormwater control) and socio-economic needs (such as meeting places, and allotments). The existing open space within Clonakilty is made up of these elements, which are important in the consideration of the overall open space strategy for the area. There are opportunities to establish linkages and connections between open spaces in the town so as to provide a comprehensive amenity network with also opportunities to further extend some walking routes and also improve signage to recreational areas.~~
- 3.2.31 There is a strong representation of primary, secondary and further educational facilities within the town at present. There are four primary schools in Clonakilty; Kilgarriffe National School, Gaelscoil Mhíchíl Uí Choileáin, St. Joseph's Primary School for Girls and Scoil na mBuachaillí. Clonakilty Community College and the Sacred Heart Secondary School which are located to the eastern side of the town provide second-level education to more than 1,100 students. The Department of Education and Skills have included both of these post-primary schools in the 6 year capital investment projects programme from 2016-2021. **The Department of Education and Skills have identified a need for an additional primary school and an additional and post-primary school which should ideally be located within the Clonakilty Town Development plan area.** The Council will continue to work closely with the Department of Education and Skills to identify where in the town educational requirements will be required in the future in order to meet projected population growth. The Planning Authority supports the concept of multi-campus school arrangements and also new schools should be located in close proximity to existing or planned residential developments and community facilities so that these can be shared between the school and the wider community.
- 3.2.32 Darrara Agricultural College which is located approximately 3km to the east of Clonakilty Town provides a wide range of Teagasc agricultural training programmes. The College farm which comprises of 140 hectares of rolling lowland currently provides training for 240 students over a number of courses. There are also opportunities in the town for adult education and further training for all ages.
- 3.2.33 There are several childcare providers in the town which provide a variety of care including; sessional, part-time, full-time, pre-school and after school care for children.

Infrastructure

Water Services Infrastructure

- 3.2.34 The source of the drinking water for the town is the Argideen River. The Clonakilty Water Supply is at its limit and the watermain network is poor. The provision of new source and treatment via proposed Dunmanway Regional Water Supply and upgrading of watermains is required prior to any further significant development in Clonakilty.
- 3.2.35 Clonakilty Wastewater Treatment Plant has been completed with a design capacity of 20,500 p.e. New sewers and storm sewers are being provided.

Flooding

- 3.2.36 Parts of Clonakilty have been identified as being at risk of flooding. The areas at risk follow the path of the River Feagle through the town to Clonakilty Bay. The suitability of the current zoned land supply in the town has been reviewed in this plan ~~and amendments to the zoning designations have been made~~ having regard to the potential flood risk ~~on these lands~~.
- 3.2.37 Clonakilty has a long record of flooding from storm surges, heavy rainfall and extreme river flows. Clonakilty was identified as an Area for Further Assessment (AFA) and the River Feagle as a High Priority Watercourse (HPW) as part of South Western River Basin District Catchment Flood Risk Assessment and Management Study (SW RBD CFRAM Study). In 2014, the OPW appointed consultants to develop and implement a flood relief scheme for Clonakilty. Work on the 'Clonakilty Flood Relief Scheme', to include the construction of flood defence walls, embankments and pumping stations and the installation of water level sensors, flow monitors and purpose built flood water storage areas, is due to commence in 2017.

Transport and Mobility

- 3.2.38 The N71 provides a strategic link between the town, Skibbereen, Bandon, Cork City and Cork Airport with further linkages to the rural hinterland of West Cork. The Cork County Development Plan 2014 identified improvements to the N71 as a key regional priority project and recognises the importance of the Strategic Transport Improvement Corridor to the development of the town.
- 3.2.39 The Clonakilty Traffic and Transportation Study was finalised in 2011 with the aim to review the transportation network in and around Clonakilty, and the associated travel demands, with particular attention to the town centre area, and with the objective of determining the transportation management improvements needed to cope with the continued future expansion of the town that will result in growth in vehicular, pedestrian and cyclist volumes.
- 3.2.40 This plan will support the implementation of key recommendations in the Clonakilty Traffic and Transportation Study, where appropriate, ~~including:~~
- ~~Protection of indicative route corridors for the proposed Northern Inner Relief Road, 'Short Southern Route' and N71 Western Relief Road scheme (Figure 3.01).~~
 - ~~Implement a series of pedestrian and vehicular traffic improvements measures in the town for residents and visitors alike, to include improvements to road, streetscapes, signage, footpaths, provision of pedestrian crossings, signalisation of junctions, reduction in traffic speed limits where appropriate and the provision of pedestrian linkages to the town centre.~~
 - ~~Provision of car parking facilities with pedestrian links to the town centre.~~
 - ~~Provision of a long distance cycleway and a pedestrian link from the Town Centre to the Technology Park in Shannonvale, Inchydoney and Lady Cross via Crowley's Roundabout.~~
 - ~~Pursue a high quality walking route between the old GAA site to the east of the town centre and Dunnes Stores to the west.~~
 - ~~Designate a network of "pedestrian friendly streets" in the town centre.~~
 - ~~Implement a strategy to improve traffic circulation in the town.~~
 - ~~Ensure new residential development in the town provide pedestrian access to the town centre.~~
 - ~~Provision of facilities for cyclists in the town centre.~~

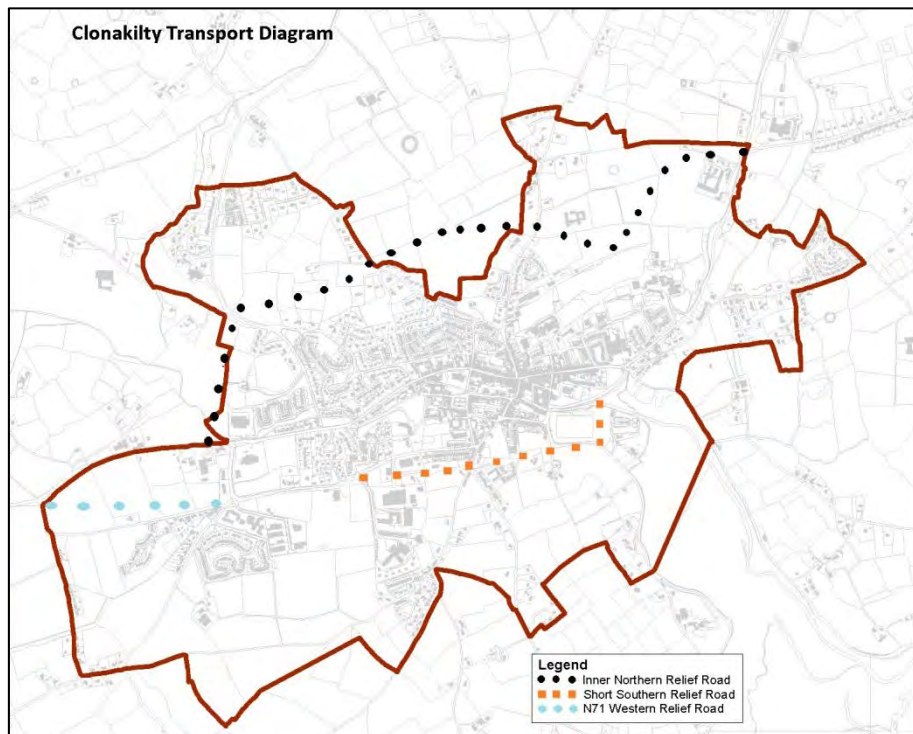


Figure 3.01— Indicative Clonakilty Traffic and Transportation Diagram

- 3.2.41 The town benefits from a daily bus service which connects Clonakilty with Skibbereen in one direction and Bandon and Cork City in the other. This plan will support the provision of enhanced facilities for all public transport users in the town and will promote mobility management planning by business and institutions that have high numbers of employees. One of the key aims of this local area plan will be to deliver a high-quality town centre network of footpaths, pavements and pedestrian crossings, which links the key generators/attractors of short-distance walking trips; schools, main shopping streets, churches, car parks, to each other and to nearby residential areas.
- 3.2.42 This plan also supports the possibility of further pedestrianisation schemes within the town centre. Significant work has already been undertaken particularly at the junction of Ashe and Astna Street. Building on this, the partial pedestrianisation of Pearse Street, Rossa Street, Bridge Street and parts of Astna Street could be explored which would provide pedestrianised streets connecting to the most centrally located short-term car parks.
- 3.2.43 Cycling, as a sustainable mode of travel to and from the town centre, should be encouraged by provision of cycle lanes on appropriate streets and bicycle stands at convenient locations. Suggested locations are:
- In the vicinity of Astna Square,
 - In the Church car park, near the Bridge St entrance,
 - In the Kent St car park.
- 3.2.44 In terms of longer distance routes, a number have been identified in the Clonakilty Traffic and Transportation Study 2011 including;
- The town centre to the Technology park,
 - The town centre to Inchdoney and
 - From **the** town centre to new residential development to the south west of the town.

- 3.2.45 In relation to road improvements, the Cork County Development Plan 2014 has identified improvements to the N71 as a key regional priority.
- 3.2.46 A key improvement in Clonakilty would be the removal of through traffic, particularly HGV's, from the town. The Traffic and Transportation Study assessed a number of options that would take through traffic out of part or the entire town road network. The preferred option of a northern relief road **was is identified in the Clonakilty Town Development Plan 2009** ~~identified in both the previous Town Council Development Plan and the Skibbereen Electoral Area Local Area Plan.~~ The provision of this route, while improving journey times and reducing traffic volumes in the town, would allow for the possibility of further pedestrianisation in the town centre.

Townscape/Built Heritage

- 3.2.47 **The Clonakilty Town Development Plan 2009 has recognised that that there are many fine buildings of architectural and historical importance within the town.** Clonakilty town possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past. Most of the town centre of Clonakilty has been identified as an Architectural Conservation Area representing the main commercial centre of the town. Throughout the town as a whole, there are over 200 buildings or other structures entered in the Record of Protected Structures. The town is rich in architectural character with numerous historical and protected buildings around the town of significance, including those located on Ashe Street, Astna Square, the Georgian buildings which form part of the Emmet square, the various building and shopfronts located on Pearse Street, buildings on Oliver Plunkett Street including the Church of the Immaculate Conception.
- 3.2.48 ~~The historic flair of the town rests largely upon the survival of its original townscape features, architectural heritage and its stock of traditional buildings. There are many fine shopfronts from a variety of periods and styles in the town centre that create a sense of vibrancy and interest. Whilst many have retained or sympathetically restored shopfronts future developments must recognise the value that such items have on the overall character of the area. It is not only the lower floors of these buildings that define this character, but the upper levels also contribute to the sense of place created. The sense of enclosure and space that is most attractive and interesting has been determined by the historic layout of the street and the form and scale of the buildings. The challenge in the future for Clonakilty is to retain and enhance the visual appeal of its townscape, while permitting the modern uses necessary to ensure its vibrancy. There is a need for a comprehensive approach to managing Clonakilty's Townscape to ensure that the special character of the historic core of the town is maintained. The key aims should be to:~~
- ~~▪ Maintain existing uses and attract new ones to the town centre.~~
 - ~~▪ Respect the historical and traditional context that contributes to Clonakilty's character.~~
 - ~~▪ Promote the right balance between conservation and redevelopment.~~
 - ~~▪ Enhance the townscape through provision of pedestrian priority areas and other environmental improvements (such as the placement of electricity cables underground, improvements in street lighting, paving and public art).~~
 - ~~▪ Protecting key buildings of the town's architectural heritage (through the Record of Protected Structures).~~
 - ~~▪ Protecting and enhancing key streetscapes and elements of townscape (primarily through Architectural Conservation Areas).~~

Archaeological Heritage

3.2.49 The centre of Clonakilty is located within a Zone of Archaeological Potential (ZAP). Clonakilty is also designated as a historic town in the RMP of County Cork. The Council recognises the value and significance of its built and archaeological heritage and therefore seeks to ensure the effective protection, conservation and enhancement of historical and archaeological sites, monuments and their settings.

Environment and Heritage

Natural Heritage and Landscape

3.2.50 The town is located in an area designated as a High Value Landscape in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also three designated scenic routes, the S74 coastal road to Ardfield, via Inchdoney Island, the S73 which extends to Timoleague from Clonakilty and the S72 coastal road which extends from the town to Dunworly. In addition, Clonakilty Bay is designated as a Special Area of Conservation (SAC) – site code 0091, proposed Natural Heritage Area (pNHA) – site code 0091 and Special Protection Area (SPA) – site code 004081. Gallanes Lough to the north-east of the town is designated as a proposed Natural Heritage Area (pNHA) – site code 001052. The Council recognises the value of the natural heritage resources of the town. It is a priority to ensure that these resources will be protected and where possible enhanced.

General Objectives

3.2.51 The following general objectives shall apply to all development within the development boundary of Clonakilty **Environs**.

Local Area Plan Objective	
General Objectives for Clonakilty Environs	
Objective No.	
CK-GO-01	Plan for development to enable Clonakilty to achieve its target population of 7,218.
CK-GO-02	In order to secure the sustainable population growth and supporting development proposed in CK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.
CK-GO-03	Support the implementation of the flood relief works within the town in accordance with the Clonakilty Flood Relief Scheme. This scheme has been subject to EIA and AA processes.
CK-GO-04	The boundary of Clonakilty Town overlaps with and is adjacent to the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
CK-GO-05	Protect and enhance the attractive coastal setting and landscape character of the town.
CK-GO-06	Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town and further develop the tourist potential of the built and archaeological heritage including the promotion of heritage trails.
CK-GO-07	Support and promote Clonakilty town centre as the primary and most appropriate location for the expansion of retail development.
CK-GO-08	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
CK-GO-09	Promote improved pedestrian access and linkages, movement and safety throughout the town.
CK-GO-10	Implement the Clonakilty Traffic and Transportation Study.

Specific Objectives

3.2.52 The following specific objectives shall apply within the development boundary of the Clonakilty **Environs**.

Local Area Plan Objective		
Specific Development Objectives for Clonakilty Environs		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
CK R-01	Medium B Density Residential Development, single storey dwellings.	3.8
CK R-02	Medium B Density Residential Development.	20.1
CK R-03	Medium B Density Residential Development. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town. The overall approach to the development of this site (including road access proposals) should be co-ordinated with the development of adjoining lands to the east.	39.2 27.1
CK R-04	Medium B Density Residential Development. Provision for pedestrian and cycleway links with land to the west and south.	3.1
CK R-05	Medium B Density Residential Development. The overall approach to the development of this site (including road access proposals, pedestrian and cycleway links) should be co-ordinated with the development of adjoining lands to the north and west.	3.25
CK R-06	Medium B Density Residential Development.	8.0
CK R-07	Medium B Density Residential Development. Comprehensive landscaping proposals will be required in particular along the eastern boundary.	3.8
CK R-08	Medium B Density Residential Development.	3.6
CK R-09	Medium B Density Residential Development, incorporating a high-quality design approach in this sensitive site to complement the character and architecture of the area and orientated to take advantage of its coastal location.*	1.5
CK R-10	Medium B Density Residential Development.	2.4
CK R-11	Medium B Density Residential Development. Comprehensive landscaping proposals will be required including retention of boundary trees.	3.0

CK R-12	Medium B Density Residential Development. The overall approach to the development of this site (including road access proposals and the provision of pedestrian and cycleway links) should be co-ordinated with the development of adjoining lands to the east.	1.5
CK R-13	Medium B Density Residential Development, incorporating a high-quality design approach having regard to the sensitivity of this visually prominent site. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals will be required. The overall approach to the development of this site will be co-ordinated with the development of the Northern Inner Relief Road.	2.3
CK R-14	Medium B Density Residential Development.	1.4
CK R-15	Medium B Density Residential Development.	1.4
CK R-16	Medium B Density Residential Development. Comprehensive landscaping proposals will be required.	2.3
CK R-17	Medium B Density Residential Development.	3.3
CK R-18	Medium B Density Residential Development. *	2.9
Industry		
CK I-01	Industrial Development subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the western relief road (U-01). ^ *	8.0
Business		
CK B-01	Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate access and phasing arrangements and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme which should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the western relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. ^	10.9
CK B-02	Business Development incorporating high quality building design.	2.5
Town Centre		
CK T-01	Promote the town centre as the primary area for retail and mixed-use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric and promote public realm	16.83

	improvements. *	
CK T-02	Provide for Town Centre expansion, to include a mix of town-centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provision on the northern site boundary for an amenity walk and pedestrian linkages to the town centre. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay. *	3.88
CK T-03	Provide for Town Centre expansion, to include a mix of town-centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay.	2.1
Open Space, Sports, Recreation and Amenity		
CK O-01	Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town. *	15.65
CK O-02	Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.	9.73
CK O-03	Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.	13.65
Community / Utility		
CK C-01	Community Healthcare Use	3.72

Appendix A2

Amendment No. WC 03.04.01

Delete Existing Text in Section 3.4 Skibbereen and Insert New Text as follows:

3.4 Skibbereen Environs

Vision and Context

3.4.1 Skibbereen is one of the key county towns in the West Cork Municipal District. As a growth/development centre, it performs an important employment, service and social function for an extensive rural hinterland. The Plan recognises the need to provide a better balance of development in Skibbereen and its hinterland so that the town can maximize its potential to attract new investment in employment, services and public transport.

Local Context

3.4.2 Skibbereen is located on the N71 approximately 30km west of Clonakilty and approximately 30km south-west of Dunmanway. The town is an important service, employment; retail and tourism centre and also acts as an important access point to a number of the West Cork Islands. Skibbereen which has 'Heritage Town' status enjoys a fine townscape and an attractive landscape setting. The River Ilen and its floodplain are located to the north.

3.4.3 In 1601, Skibbereen was only a little hamlet and far less important than the town of Baltimore. However, in the seventeenth and in particular the eighteenth century the town grew in importance. This nineteenth century layout is still evident today and provides a distinctive urban structure to the town. The settlement extends along the arterial route network and is physically defined by the Ilen River to the north, the elevated land surrounding Mardyke House to the west and the elevated area known as The Rock and identified as a Fair Green to the east. The traditional street pattern remains centered on North Street and Main Street, extending along Bridge Street as far as Kennedy Bridge. The importance of the Ilen River and quays is immediately obvious as the built form extended along the southern bank of the river before moving southwards. The court house and national school were located at the northern end of North Street and this pattern continues today where most of the civic buildings remain and operate. The Square still remains a focal point and information hub in the town today and accommodates the Town Hall. Perhaps the most significant change in the traditional street pattern has been the movement of the town in a southern direction along Townshend Street and Market Street, away from the river which was once the mainstay of life in the town.

Planning Considerations and Proposals

Population and Housing

3.4.4 The 2011 Census of population recorded a total population increase of 332 to 2,670 (12% increase). The County Development Plan sets an overall population target of 3,035 for Skibbereen for the year 2022 which represents a projected population increase of 365 persons (or a 14% population increase).

Name	Census 2006	Census 2011	2022 Target	Increase to 2022
Population	2338	2670	3035	365
Households	823	954	1259	306

3.4.5 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 596 new dwellings were constructed in the town with Skibbereen now containing approximately 1,623 dwellings. Significant growth took place during the period 2005-2010.

Dwellings 2005	Dwellings 2010	Dwellings 2015
1029	1570	1623

3.4.6 In order to accommodate the population target proposed for Skibbereen, an additional 332 new housing units will be required. While the total land supply proposed of approximately ~~77ha~~ **69ha** in this plan **and the Skibbereen Town Development Plan 2009** is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be significantly lower than expected due to the topography of some sites and the need to provide land for the relief road in parallel with proposed residential development. In addition to the requirement to provide a strategic land reserve (headroom) in the settlement, there is also a need to provide increased provision for additional growth to compensate for development which due to a variety of reasons cannot take place in the villages and smaller lower order settlements.

Employment and Economic Activity

3.4.7 The overall employment strategy for Skibbereen as set out in the 2014 County Development Plan is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry.

3.4.8 This plan aims to enhance, encourage and facilitate additional employment opportunities over the plan period and supports the development of Skibbereen as a:

- Main Settlement and key economic and service provider to a large rural hinterland.
- Centre of electronic and digital commerce with the appropriate telecommunications and broadband infrastructure.

- Desirable and attractive tourism centre, particularly with regard to untapped tourism potential.
- Centre capable of attracting and accommodating new service industry to the town.

3.4.9 There are three Industrial / Business clusters located to the north (Marsh Road), west (Upper Bridge Street) and south-east (Castletownsend Road) of the town. The service sector is the largest employer in the town. Manufacturing industry in Skibbereen consists of light engineering, food/dairy products and furniture manufacturing. Results from the 2011 Census show a daytime working population (resident and non-resident) of Skibbereen of 1471 persons, with non manual being the largest sector. In 2011 there were 1278 persons living in Skibbereen in the labour force and of these 77.2 per cent / 987 persons were at work.

3.4.10 It is necessary to create an environment of well-planned land uses, which in turn creates a favourable climate for investment. The town with its recent improvements to water and sanitary infrastructure and developing digital economy will be in a key position to take advantage of future opportunities. The development of an economic growth centre to the north east of the town, serviced by the proposed new distributor road linking High Street with the N71 is key element in the proposed employment land use strategy in this Plan. The purpose of this economic growth centre is to establish high profile sites within easy reach of the town centre, significant residential areas and amenities. It also provides an opportunity to integrate land use with transportation, ensuring enhanced transport options for employees.

3.4.11 The town has a prominent role within the region as a county town and key economic and service provider. Already a centre for public administration and services, Skibbereen is an attractive location for investment because it is situated on a good regional road network, has an airport within one hour's drive (Cork Airport), has excellent broadband facilities as well as adult and further educational training facilities. Skibbereen is situated in a particularly attractive area with excellent scenery, heritage and attractions and offers good quality of life which is an important issue to companies and their employees. Skibbereen also provides access to good health, recreation, leisure and cultural facilities which are important considerations to potential new employers in the town.

3.4.12 The previous Local Area Plan zoned 5 sites totalling almost 50 hectares for business and industrial use. The Skibbereen Town Development Plan 2009 also ~~identified~~ **identifies** significant portions of Enterprise / Industry and Commercial Land for employment purposes. This plan has reviewed the availability and suitability of the current employment land supply in Skibbereen and some adjustments have been made to reflect areas which were developed and areas identified as being at risk of flooding. This plan has identified additional business land to the north east of the town to facilitate the development of an economic growth centre, which is a key element in the proposed employment land use strategy for this Plan.

Digital Economy

3.4.13 Skibbereen is embracing the digital age as illustrated by the recent establishment of the new Ludgate Digital Hub in the town. The Ludgate Hub is located in the refurbished Old Bakery building and will provide approximately 10,000 sq foot of space, providing 1000MB of uncontested internet connection suitable for any digital enabled business. The Council will continue to support the Ludgate Digital Hub, which will provide resources to local entrepreneurs and innovators, facilitate the development of digital jobs in the town and promote economic development in the wider region.

Tourism

3.4.14 The town of Skibbereen is promoted as the 'Hub' of West Cork and centre for tourist activities of a wide region. The town is promoted as an ideal base from which to discover the choice of beautiful fishing villages, to experience Ireland's first Marine Nature Reserve on Lough

Hyne and to enjoy various recreational and sporting activities and as a gateway to the West Cork Islands. Whilst Skibbereen town itself is promoted having regard to its historical context and the Irish Famine, the Heritage Centre and the West Cork Arts Centre, this plan recognises that there is potential to further enhance the tourism product of the town.

- 3.4.15 The development of a number of attractions in the area of arts and culture have reinforced Skibbereen's role in the area of tourism over recent years. The Heritage Centre on the old gasworks site is a significant attraction in Skibbereen and many visitors come to research the genealogy information available. The Great Famine Commemoration Exhibition in the centre is a popular tourist attraction. In addition, the Lough Hyne Visitor Centre explores the unique nature of this salt water marine lake, Ireland's first Marine Nature Reserve.
- 3.4.16 The West Cork Arts Centre is a unique concept to the town of Skibbereen and one that needs to be further promoted. The centre was established in 1985 and is a publicly funded arts facility that creates opportunities for the people of West Cork and its visitors to have access to, and engagement with, local and global arts practice of excellence. It is a resource and development agency, providing expertise and physical and human resources to assist artists, other arts organisations, groups and individuals to realise arts projects and has education at its core. The opening of the new facility in 2014 with an expanded capacity for holding visual art exhibitions is a significant addition to the cultural infrastructure of the region.
- 3.4.17 There are a number of historical and protected buildings around the town that are of significance including St. Patrick's Cathedral, and the Court House. Skibbereen is host to a number of festivals including the Arts Festival held in July, A Taste of West Cork Food Festival and various other festivals including for children and music.
- 3.4.18 Skibbereen has also benefited from Failte Irelands cycling strategy which designated a number of cycling hub towns developing day and half day signed looped cycling routes in a number of centres around the country including Skibbereen. There are further opportunities to develop the Civic/Cultural Quarter and to promote it as a significant tourist attraction. There are also opportunities within the town centre to further improve the tourism product in relation to the provision of restaurants and cafés. The Council acknowledges the contribution of public art to the urban landscape and will encourage the provision and installation of public art in various forms and media throughout the town.
- 3.4.19 Cork County Council has recently developed the 'Ilen River Blue Way' which is a water activity trail from Skibbereen to Baltimore. This trail is the first Blueway developed by Cork County Council and is a relatively new concept in Ireland regarded by Failte Ireland as being a significant added attraction for tourists to experience the area from the water and also to extend their stay. A Blueway is a recreational water activity developed for use by non-motorised water activity enthusiasts and is defined by trail heads, with dedicated parking, craft loading and unloading areas, access and egress points and readily available trail information. The 'Ilen River Blue Way' is divided into three sections; the beginners trail of 2.7km from Skibbereen to Deelish Pier, the intermediate trail of 6km from Deelish Pier to Glebe Graveyard and the advanced trail of 8.6km to Glebe Graveyard.
- 3.4.20 A need has been identified for an additional hotel in Skibbereen that would offer a full range of facilities including a leisure centre, conference facilities and high quality tourism accommodation. The preferred location would be close to the town centre where the widest commercial, economic and social benefits would be derived. However, it might not be appropriate to restrict the options of a potential developer to a single location. Therefore, in order to allow flexibility for potential investors, a site specific zoning has not been made for a new hotel in this Plan. However, to add to the range of options, the zoning maps indicate a potential location on the Baltimore Road (zoned Business use) at the edge of the development boundary, which is just about at walking distance from the town centre. The established Liss

Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven Road with its particularly attractive setting also offers scope for development of this kind.

Liss Ard Estate

3.4.21 The Liss Ard Estate is located 1.5km to the south east of Skibbereen within the Town Green Belt. The estate and its country manor house date back to the 19th century to when the O'Donovan's first acquired the estate. The estate is set within 200 acres of woodland and exquisite gardens with its own 70 acre lake, which add to the uniqueness of the estate. The main buildings consist of Liss Ard House with its adjacent Walled Garden House and Liss Ard Lake Lodge. The houses and gardens are currently used to provide guest accommodation on a group rental basis and as a wedding and conference venue. The gardens and walks are open to the public on a seasonal basis.

3.4.22 The estate has an established tourism profile and with its unique setting and proximity to the town of Skibbereen has immense potential to advance the tourism diversification needs of the area, strengthening the local economy by providing an innovative and high quality tourism product and by providing a recreational destination which will attract national and international tourists. The provision of a high quality, innovative, integrated and sustainable tourism development on this estate is a key element in helping to develop and strengthen tourism provision in the Skibbereen area. The synergistic role of the town and the estate needs to be strengthened to ensure its viability is maintained into the future and this must be done in the most sensitive and appropriate manner possible. Maintaining the future of Liss Ard Estate and enhancing its role is a critical component in the success of the town.

3.4.23 The future development of the Estate needs to be carried out in a sensitive and sustainable manner which would allow for future tourism growth, but which would simultaneously not compromise the overall scenic and amenity character of the grounds, lakeside setting or the setting and architectural character of the existing buildings. In this regard, the reuse, refurbishment and extension of the existing premises should form an integral part of a high quality innovative integrated and sustainable tourism development at Liss Ard, which may include a number of managed holiday units for short term letting in clustered arrangements at visually appropriate locations on site. The future expansion of facilities on the estate should also be considered which would help strengthen and support the overall development, and should be of a reasonable and appropriate scale and sensitively sited within the estate grounds. Any significant new development will be assessed in accordance with Cork County Council's "Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their settings".

3.4.24 This plan recognises the strategic importance of the Liss Ard Estate as a key tourist attraction for West Cork and the Region. Cork County Council are anxious to work with the owners to increase the attractiveness of the estate and its setting, to protect and conserve the existing buildings and work to deliver a high quality, innovative, integrated and sustainable tourism product on this estate.

Town Centre / Retail

3.4.25 The Cork County Development Plan, 2014 identifies Skibbereen as a Large County Town which generally performs important sub county retailing functions and include some major retail chains, particularly convenience. Development Plan policy advocates a cautious approach to out of centre retail warehousing. The Plan supports the vitality and viability of such larger towns to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and surrounding catchment area.

3.4.26 During the preparation of the County Development Plan, a Non-Metropolitan Retail Background Retail Paper and Town Centre Study was undertaken for 12 of the Non-

Metropolitan Towns in the County, including Skibbereen. The Town Centre Study of Non-Metropolitan Towns (2012) noted that there was 7,260 m² of convenience gross floor space and 6,410 m² of comparison gross floorspace in Skibbereen Town. The Study also noted that the convenience floor space per head of population in the surrounding catchment was 0.7 m² which compares favourably with other similar sized towns in the County. The study concluded that Skibbereen is well positioned geographically to cater for higher order retailing requirements to serve the peninsulas. The study also identified vacancy as a significant problem in Skibbereen.

~~3.4.27 Significant change is required to regenerate the town centre, which has been identified as an 'economic driver' in West Cork serving a wide rural hinterland. The study concluded that the town has a high percentage of independent units, dereliction in some central areas and a higher than normal level of overall vacancy in the retail core. There is an ageing building stock in the town centre and brownfield and other opportunity sites need to be targeted and prioritised to promote renewal and consolidate development. The study also notes that out of centre retailing has the potential to threaten the viability of the town further and connectivity from the town centre retail core and edge of centre retail (south of town) needs to be enhanced. Improvements to the public realm including increasing pedestrian space, widening and upgrading of footpaths, connectivity and pedestrian permeability also need to be promoted. This plan aims to continue to develop and improve the focus of the town towards the River Ilan.~~

~~3.4.28 The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the delivery of the Gortnaclohy Relief Road and off street parking in and around the edge of the town centre.~~

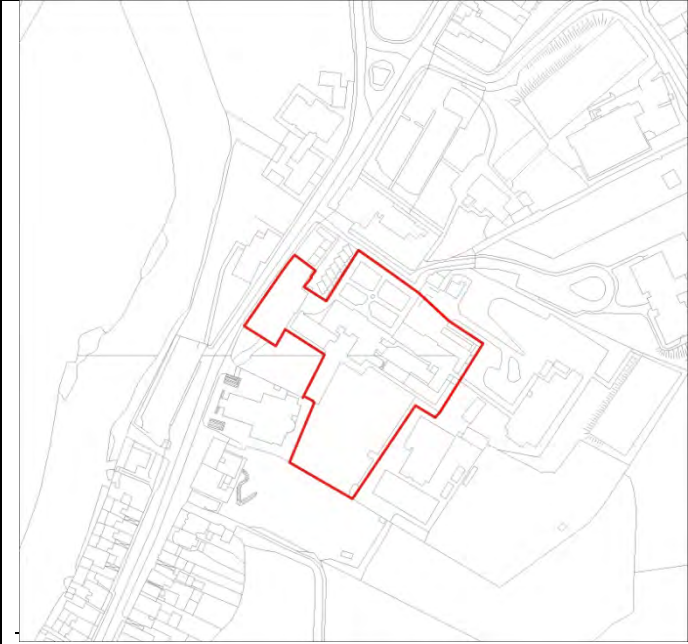
~~3.4.29 The area zoned for town centre uses in the Skibbereen Town Plan 2009-2015 was is extensive. This Local Area Plan has rationalised the town centre zonings, to identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is greatest and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. In the case of Skibbereen, this core area extends along Bridge Street, Main Street, the southern part of North Street and the northern part of Townsend Street.~~

~~3.4.30 This Plan recognises a major town centre expansion area located south of Bridge Street and North West of Mardyke Street. Part of this area is currently used as a public car park, while the area to the rear (south west) adjoining Rossa Road is undergoing redevelopment to accommodate a single storey discount foodstore of 1,436 sq.m gross floor area. The remainder of the site represents a significant development opportunity in the heart of the town which would have the benefit of drawing footfall back towards the main streets and town centre. Presently this site has access onto Bridge Street and Mardyke Street and has capacity to accommodate significant town centre uses including extensive retail development. The wide catchment of Skibbereen requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.~~

3.4.31 The additional retail development needs of the town should be accommodated within former Town Council area, in accordance with the Skibbereen Town Development Plan 2009 and the Cork County Development Plan 2014 and the provisions of the Retail Planning Guidelines.

Regeneration Areas

3.4.32 The X 01 (former Convent of Mercy site) has been identified as a significant strategic regeneration opportunity for the future development of the town to the north-east of the town centre.

Table 3.8: Regeneration Area in Skibbereen	
Map of Regeneration Area	Number and Description
	<p>SN-RA-01: Former Convent of Mercy</p> <p>This prominent site located along one of the main entrances to the town is occupied by substantial former convent and school buildings. The buildings which are of some architectural merit and listed on the Record of Protected Structures are currently in a state of disrepair. In order to highlight the importance of the site it has been given Special Policy Area zoning status in this Plan. The Council will work with owners/developers to consider a wide range of potential uses including, residential, office, community, tourist and accommodation on the site as part of an integrated mixed use development. Any development should have regard to the architectural character of the existing buildings, its attractive setting and the need to protect the residential amenities of adjoining property.</p>

Urban Design

3.4.33 The principles of urban design should be applied to the critical future development of the town centre and to the most extensive land use in the plan area that is residential use. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Skibbereen, but instead sets out guiding principles that the Council wish to see embodied in new development. A fundamental requirement will be the need to integrate all form of development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern. The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, the view and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structure and landscape. Buildings that follow a continuous building line around a

street block and contain the private space within rear garden or courtyards are usually more successful than individual builds that stand in the middle of a plot.

3.4.34 The planned expansion of the town will require a new structure of streets and spaces to open up further land for development. Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town. In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures are subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings where practical.

3.4.35 It is generally acknowledged that cars have come to dominate most streets in urban areas. This has only occurred in the last few decades and the imbalance needs to be reversed if urban communities are to review and prosper. Streets should be as much living places as they are routes for cars, an integral part of the community and the focus of many activities that link together people's lives. While certain levels of traffic for access and serviceability should be accommodated, increasing pressures for parking and the movement of large vehicles at the expense of other (usually more vulnerable) road users has reduced the vitality and attractiveness of many areas.

3.4.36 This is demonstrated in Skibbereen by the dominance of through traffic in Main Street and the lack of attractive, useable streets in the residential areas. This Plan supports measures that help to manage traffic levels and reduce vehicle speeds within the town, by ensuring that the road infrastructure meets the needs of residents by providing a safe and high quality pedestrian and cycle environment. New residential developments should seek to recreate high quality areas where the design and layout of roads are integrated in a way that is sensitive to the local environment, rather than to dominate it.

Riverside Development

3.4.37 There are significant backland development opportunities on the southern bank of the Ilen River. The aim is to provide a strong and continuous building edge to the waterway whilst facilitating a 3m wide walkway between the river and the proposed buildings. The scale of development will be consistent with existing development and should normally be no more than three storey's in height unless adjoining an old mill building which would give greater latitude for heights of up to four storey's. Pedestrian and vehicular access to the area will be promoted via the archway system evident on North Street and Main Street and mixed use developments will be encouraged.

Key Landmark Sites

3.4.38 There are a number of high profile sites at strategic locations in the town. Some of these will be more apparent following the completion of the North Eastern Distributor Road. Many of the sites are situated at critical road junctions and intersections. The sites are highly visible and as such, it is essential that they are designed to the highest standards, as their development will set the tone for the town, and influence the public perception of it. Many of the identified landmark sites are situated on the approach roads into the town. Development on these lands will therefore provide a clear distinction between the urban and rural environment.

3.4.39 These landmark sites are as follows:

- Lands surrounding the junction of the N71 with the proposed new north eastern distributor road.
- Lands and existing development centered on the Baltimore Road roundabout.

- Lands surrounding the roundabout linking the N71, Marsh Road and Ilen Street, John F. Kennedy Bridge.

Infrastructure

Road Infrastructure, Public Transport and Connectivity

3.4.40 This plan aims to reduce traffic congestion in the town centre and create an integrated and environmentally sound transport system that provides:

- Ease of access to the town;
- A choice of transport access for all;
- Strong integration between transportation planning and land use planning;
- General reduction of the need to travel (especially by car) by land use planning which promotes a sustainable mix of uses;
- Optimum use of existing transportation infrastructure by traffic management and reduced travel times and congestion; and
- A shift from car use to more environmentally friendly modes of transport including walking and cycling.

3.4.41 The main traffic corridor running through Skibbereen (the N71) provides a strategic link between the town, Clonakilty and Cork City and provides linkages to the rural hinterland further west along the coast. Other regional and local routes connect Skibbereen with the local towns of Baltimore, Schull, and Union Hall and carry significant tourist traffic during summer months. Skibbereen functions as a major bus distributor centre for the West Cork region with daily bus services linking Skibbereen and Cork City. Although there is no rail connection in the town, the road network and bus services provide a solid transport infrastructural base. Enhanced transportation infrastructure, in particular improvements to the N71 transport corridor, is seen as a critical component to the future growth and stability of the town as it provides linkages and facilitates commercial synergy with other centres of growth, including Clonakilty.

3.4.42 Failte Ireland has identified Skibbereen as a Category One cycle destination in its strategy for the development of Irish Cycle tourism. According to Failte Ireland, these cycling hub towns, should be accessible by public transport, have an adequate supply of visitor accommodation and be welcoming to cyclists with cycle friendly roads and business. In order to develop Skibbereen as a cycle hub, this Local Area Plan aims to promote greater cycle and pedestrian activity not just throughout the town centre but also on the wider road network. Enhancement of the cycle environment would improve the enjoyment of Skibbereen for residents and visitors alike and is crucial for any successful town centre regeneration initiative. Skibbereen is well provided with footpaths throughout the town centre but their condition varies and their provision diminishes with distance from the town centre. Although footpaths are provided within the town centre, there remains a conflict between pedestrians/cyclists and vehicles arising from parking obstructions, limited footpath widths and erratic pedestrian movements outside of uncontrolled crossing points.

3.4.43 The Skibbereen Traffic and Transportation Study was finalised in 2011 with the aim of developing a transport network capable of supporting the future economic growth of the town whilst creating a vibrant and pedestrian/cycle friendly town centre zone. This Plan will support the implementation of this traffic study in order to cater for existing and future traffic flows within the study area, enhance the town centre environment and provide a template to encourage the use of sustainable transport solutions.

3.4.44 Notwithstanding significant enhancement to the local road network, including the N71 relief road constructed through the Marsh which diverts all passing traffic heading west away from the town centre, there still remains heavy traffic flows and congestion through the town at

peak periods. The Skibbereen Town Development Plan, 2009 – 2015 identified an indicative route for the Gortnaclohy Relief Road, which would redistribute traffic from the town centre directly onto the R595 Baltimore Road and ease traffic congestion within the town. This north-eastern distributor road has been partially completed to the new Community School and it is considered of key importance for Skibbereen that this relief road is completed to the N71. This Plan has identified an employment growth centre to the north-east of the town to include part of the proposed relief road which will encourage higher business value uses and facilitate the completion of the relief road to the N71.

3.4.45 The proposed strategy in the Skibbereen Traffic and Transportation Study combines both, the urban renewal of individual streets with the provision of off-street parking and an enhancement of pedestrian facilities throughout the town of Skibbereen. The Skibbereen Traffic and Transportation Study recommended the following interventions;

- The provision of secure bicycle parking facilities adjacent to the town centre,
- Improved signing and road markings,
- Promotion of cycling in schools through the provision of appropriate cycle infrastructure linking areas of population growth with existing and proposed schools,
- In the longer term, provision should be made for the development of a cycle lane network.

3.4.46 According to the Traffic and Transportation Study, traffic congestion in Skibbereen is a concern in the town particularly at the following locations,

- North Street during school peak times,
- Main Street and Bridge Street due to on street parking,
- Bridge Street due to on street parking and on street bus stops,
- Ilen Street and Bridge Street junction due to poor visibility.

3.4.47 In order to address the issue of congestion in the town, promote a more pedestrian-orientated town centre and develop the town as a cycling hub, this Plan recognises the importance of implementing the following Transport Improvement Measures identified in the Traffic and Transportation Study, see Table 3.9:-

Table 3.9: Transport Improvement Measures	
1	Provision of school bus set down area off North Street.
2	Signalisation of Bridge St/Ilen Street.
3	Public Realm improvements on Main Street including the provision of loading bays for the town centre.
4	Alignment improvements on Bridge Street.
5	Make Lower Market Street two way.
6	Provide link road from Four Crosses roundabout to Rossa Road to reduce traffic flow on Main Street and Townshend Street.
7	Traffic calming on Townshend Street.
8	Completion of Gortnaclohy Relief Road.
9	Upgrading of “the Cutting” to a two way crossroads signalised junction, which would significantly reduce unnecessary traffic through town centre.
10	Provision of a contra flow cycle lane on Market Street and North Street.

Water Supply

3.4.48 The source of the water for the town of Skibbereen is the Ilen River and the treatment plant is located at Ballyhilty, upstream of Skibbereen Town. The upgrading of the water supply including network extensions may be required to service certain parcels of zoned land.

Waste Water Infrastructure

3.4.49 There is capacity available in the wastewater treatment plant but some network extensions may be required to service specific sites. The OPW flood scheme will assist hydraulic capacity.

Waste Management

3.4.50 There is a bring site provided in Skibbereen and a Civic Amenity Site located at Derryconnell, Schull which accepts a wide range of goods to be recycled. It is the intention to provide a civic amenity site in the Skibbereen area subject to funding.

Flooding

3.4.51 In extreme weather conditions the town is at risk of flooding from the Ilen River and the Caol Stream. The areas at risk of flooding are illustrated on the land-use zoning map. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands.

3.4.52 **There is currently a flood alleviation scheme under construction in Skibbereen, the River Ilen (Skibbereen) Drainage Scheme. This scheme utilizes flood defences primarily as the form of risk alleviation together with pumping and the use of a flood storage area adjacent to the Caol Stream on the Castletownshend Road.** Remedial works in the form of river realignment works downstream of Kennedy Bridge have significantly improved the situation by reducing the frequency of flooding. Further alleviation measures are contained in the Skibbereen Urban Study 2002 which also contains specific proposals to offset any increase in flood water level caused by the potential development of the Marsh area for community and recreation purposes.

Environment and Heritage

Natural Heritage

3.4.53 The Ilen River has had a strong influence on the historical development of the town. The Ilen River is the main natural amenity feature and has had a strong influence on the historic development of the town. The river which is up to 40m in width, carves a large meander through the town forming a floodplain known as the Marsh along the western bank. The Caol Stream running in a southern direction is a tributary of the Ilen. The river and stream do not have any environmental designations although they are recognised as a significant riverine habitat and amenity resource. The Ilen River discharges to the Roaringwater Bay and Islands Special Area of Conservation.

Landscape

3.4.54 The landscape setting of Skibbereen is one of the towns' greatest assets, which in addition to the river also comprises an undulating landscape, giving scenic views of the town and of distant views of the surrounding hills and countryside. As well as conserving and protecting the landscape setting of Skibbereen, it is necessary to provide for both active and passive open space/recreational areas thereby enhancing the overall living environment and ensuring quality of life for all residents. Protecting the natural environment, facilitating public amenity and providing open space is a balancing act requiring an understanding of the function and needs of residents and visitors to the town.

~~3.4.55 Located between two elevated areas, namely Skibbereen Heights to the west of the town and The Rock to the east, the town has been forced to expand primarily to the north and south. Skibbereen Heights comprises a substantial area of very elevated land dominated by sheer rock on the eastern boundary adjoining Ilen Street and Mardyke Street. The Rock describes the elevated area to the east of the town to the rear of buildings on North Street and extending~~

~~eastwards up High Street. In contrast to Skibbereen Heights this area is quite accessible, with a pathway off North Street via Windmill Lane and via an un-named laneway located opposite the Council offices and adjoining the West Cork Arts Centre to the south. These areas have potential to contribute more positively to the general amenity of the town and any development and use in these areas that would impair its visual amenities should be resisted.~~

3.4.56 There are three designated scenic routes – the N71 national road between Skibbereen and Leap (scenic route - S82), the regional route R595 between Skibbereen and Baltimore (scenic route - S88) and the N71 national road to the west between Skibbereen and Ballydehob (scenic route - S90) in the County Development Plan 2014.

3.4.57 The area to the west of the town is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive.

Open Space/Amenity

3.4.58 The Council recognises the importance of an adequate provision of attractive and conveniently located open space throughout the plan area. Open spaces can provide a variety of functions, including active recreation, passive recreation, visual amenity (important landscape views), ecology (bird and wildlife habitat; biodiversity of plant species), drainage management (particularly stormwater control) and Socio-economic needs (such as meeting places, and allotments). Existing open space within Skibbereen is made up of these elements, which are important in the consideration of the overall open space strategy for the area.

3.4.59 All of the active open space within the town is located north of the Ilen River and north of the N71. The active open space is primarily operated and provided by sports clubs including the GAA grounds, Glencurragh pitch and the rugby pitch.

~~3.4.60 On the northern side of the town, to the north of the Ilen River are a number of passive areas of open space, including an attractive park located between Marsh Road and Mill Road, and a park with a playground located on Cork Road. The remaining open space areas in this area of the town comprise primarily of undeveloped areas subject to flooding. The most significant of these areas is that land situated on the northern bank of the Ilen River and known locally as the Marsh. This is a significant piece of undeveloped land in the heart of Skibbereen town and presents a significant opportunity to accommodate recreation and social/community uses. Further to the west of this land and just west of John F. Kennedy Bridge is an area of open space which is also subject to flooding and which has been developed with seating and pathways.~~

~~3.4.61 The only area of open space located south of the Ilen River is that elevated area known as The Rock. Although accessed via pathways from North Street and developed with a viewing platform, this area suffers from a lack of maintenance and supervision, and would benefit from careful peripheral development thereby affording natural surveillance to the area. There are opportunities to extend some walking routes and also improve signage to recreational areas.~~

~~3.4.62 The majority of existing passive open space is incidental to housing developments, with these spaces generally lacking in overall quality, particularly in relation to their layout and integration in the overall development, design, landscaping, existing facilities, and the degree of overlooking. Few links are developed between adjoining housing areas, or between open spaces within large housing developments. Greater emphasis needs to be placed on the improvement and enhancement of these areas in the future, to create attractive, safe and meaningful public amenities.~~

3.4.63 It is very clear from the assessment of open space provision that most of the open space is provided for north of the Ilen River and that the only open space provided south of the river is in that area known locally as The Rock. Therefore, there is an unbalanced provision of open space in the town and that there is a clear need for additional open space provision on the southern side of the town. A balanced mix of open space types within each area of the town needs to be developed to ensure ease of access for all to open spaces and playing fields and therefore it is proposed to consider the town in four separate quarters. Breaking the plan area into four distinct areas ensures that all existing and future areas of the town are adequately served by a variety of open space types. It is a key objective to try and establish linkages and connections between these open spaces so as to provide a comprehensive network see Table 3.10.

Table 3.10: Open Space Strategy for Skibbereen	
Area	Description
Northern	This area is well supplied with both open space and playing fields. The key strategic site comprising the Marsh lands has significant recreational potential.
Eastern	This area of the town is served by The Rock open space area. With two access points located north and south of North Street, this land can be easily accessed from the town centre and can also be accessed via High Street. Defined with pathways and a viewing area, this open space suffers from a lack of maintenance, lack of surveillance, an isolated location and a lack of directional signage. It is considered that development of lands surrounding the open space should be encouraged and promoted thereby ensuring natural surveillance of the area with four defined open space linkages providing access to the open space from High Street and North Street. The open space requires regular maintenance and landscaping and should be promoted with directional signage. It is recommended that the area is promoted in the tourist guide for the town, as it offers impressive views of the town to the north and west.
Southern	It is proposed to develop a park and provide a playground facility south of the town centre on land located between the Gortnaclohy Link Road and the Castletownsend Road as the area is currently suffering from a lack of formal open space provision. This land should be developed from financial contributions secured from residential development within the town.
Western	Skibbereen Heights provides a long term opportunity for the town, to develop a significant recreational area within the town boundary and to facilitate the development of walkways, tourist trails and natural amenity features. Due to the elevated nature of this land, access from the town side is restricted although there are several access points from the unclassified county road bounding the land to the west. These lands are located within the Town Greenbelt and a comprehensive and detailed study of this area would be required prior to consideration of any

Table 3.10: Open Space Strategy for Skibbereen	
Area	Description
	significant recreational development.

Playgrounds

3.4.64 There is currently only one active children’s playground within Skibbereen located on the Cork Road. The Council is committed to developing a second playground in the town to the recognised safety standards, in the interests of promoting and encouraging children’s social, physical, intellectual and creative development within a suitable recreational environment. This second playground area shall be located on the new area of open space to the south of the town. Where possible additional smaller play areas associated with housing estates will be facilitated as a second tier of local play areas and developers will be expected to provide useful informal open spaces, such as pocket parks, within residential areas.

Public Walkways

3.4.65 The natural environment, biodiversity and waterway of Skibbereen should be recognised and the provision of an amenity walk on the southern bank of the Ilen River should be an objective of this Plan as lands in the area are redeveloped / regenerated. On the northern bank of the Ilen River a high quality combined cycleway and walkway is proposed extending from the upstream bridge as far as the John F Kennedy Bridge and beyond to link in with the existing walkway on that area of open space between the Ilen River and the Schull Road. An additional amenity walkway, extending from the Gortnaclohy Link Road south eastwards has been identified in this Plan, extending beyond the town boundary to Russagh Mill.

Community Facilities

3.4.66 Skibbereen has a range of community and recreational facilities, such as community centres, schools, healthcare centres, crèches, playing fields and recreational facilities. In relation to indoor recreational facilities, Skibbereen is served by a Sports Centre and has a number of local sports clubs, which have access to a limited number of indoor halls. The town also has a strong cultural background, supporting a Heritage Centre and Arts centre. Skibbereen acts as a local centre of importance in the provision of community services and facilities. Sports and recreation facilities in the town include tennis courts, rugby, soccer and GAA pitches (although the provision of facilities for these clubs are very limited), badminton, basketball, rowing, indoor football, karate, cycling and gymnastics. However, the provision of outdoor and indoor facilities is generally lacking, with a lot of clubs having to rent land and/or indoor facilities. There is scope to further enhance the level of recreational and amenity facilities in the town. In this regard, the provision of outdoor shared use basketball courts would be valuable resource in the town.

3.4.67 Skibbereen provides a wide range of educational facilities from primary to post primary level. There are four primary schools in the town; SN Pdraig Naofa, Scoil Naomh Seosamh (all girls), Abbeystreary NS (Church of Ireland) and the mixed Gaelscoil Dhochtúir Uí Shúilleabháin. The three post primary schools; Mercy Heights Secondary School, Rossa College and St Fachtna’s De la Salle, amalgamated in 2016 to form a new community school at a 19 acre site in Gortnaclohy. The new school accommodates 900 pupils providing modern classrooms, several science laboratories, technology and multimedia rooms, arts and graphics areas over the 9,800 m2 building. Extensive sports facilities, both indoor and external hard courts and playing pitches also form part of the school development, as well as a fully specified Special Needs Unit.

Townscape / Built Heritage

3.4.68 The historic flair of Skibbereen rests largely upon the survival of its original townscape features and the remaining stock of traditional buildings. It will be the town's future challenge to retain and enhance the visual appeal of its townscape, while permitting the modern uses necessary to ensure its vibrancy. A significant proportion of the historic buildings have been altered in recent years and not always in the most sympathetic manner. Window openings and fenestration patterns have changed, PVC and aluminum windows were inserted and modern shop fronts replaced traditional ones. A general lack of maintenance is evident on some town-centre buildings, particularly above ground floor level. One of the most critical conservation issues is the level of vacancy in the town centre. In order to address these issues there is a need for comprehensive townscape management, the key aims of should be to:

- Maintain existing uses and attracting new ones to the town centre.
- Respect the historical and traditional context that contributes to Skibbereen's character.
- Promote the right balance between conservation and redevelopment.
- Enhance the townscape through provision of pedestrian priority areas and other environmental improvements (such as the placement of electricity cables underground, improvements in street lighting, paving and public art).
- Protecting key buildings of the town's architectural heritage (through the Record of Protected Structures).
- Protecting and enhancing key streetscapes and elements of townscape (primarily through Architectural Conservation Areas).

3.4.69 **The Skibbereen Town Development Plan 2009 has recognised that there are many fine buildings or architectural and historical importance within the town** Skibbereen possesses a wealth of architectural heritage with 163 buildings or other structures entered in the Record of Protected Structures. Therefore the town possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past. The Council recognises the value and significance of its built and archaeological heritage and therefore seeks to ensure the effective protection, conservation and enhancement of historical and archaeological sites, monuments and their settings.

3.4.70 The entire town centre of Skibbereen has been identified as an Architectural Conservation Area. It represents the main commercial centre and the consequent character of the town. There are many fine shopfronts from a variety of periods and styles that create a sense of vibrancy and interest. Whilst many have retained or sympathetically restored shopfronts future developments must recognise the value that such items have on the overall character of the area. It is not only the lower floors of these buildings that define this character, but the upper levels also contribute to the sense of place created. The sense of enclosure and space that is most attractive and interesting has been determined by the historic layout of the street and the form and scale of the buildings.

Historic Quays

3.4.71 A total of five historic quays, see Figure 3.02, have been identified in Skibbereen. Comprising of old disused stone quays along the town side of the River Ilen between the two

road bridges, these quays were once the primary means to transport goods and people in and out of Skibbereen. Some of the quays are in private ownership, others are unrecognisable and some have been blocked with stone and deposits. However, what is unquestioned is the historic significance and value of the quays and therefore their protection should be considered as part of this plan. In the past, communities and public bodies turned their back on water bodies but now the tide is turning in this regard. Therefore an opportunity presents itself to afford protection to the quays by way of identification in this plan and by ensuring that the quays are redeveloped as part of any development proposal on adjoining land.

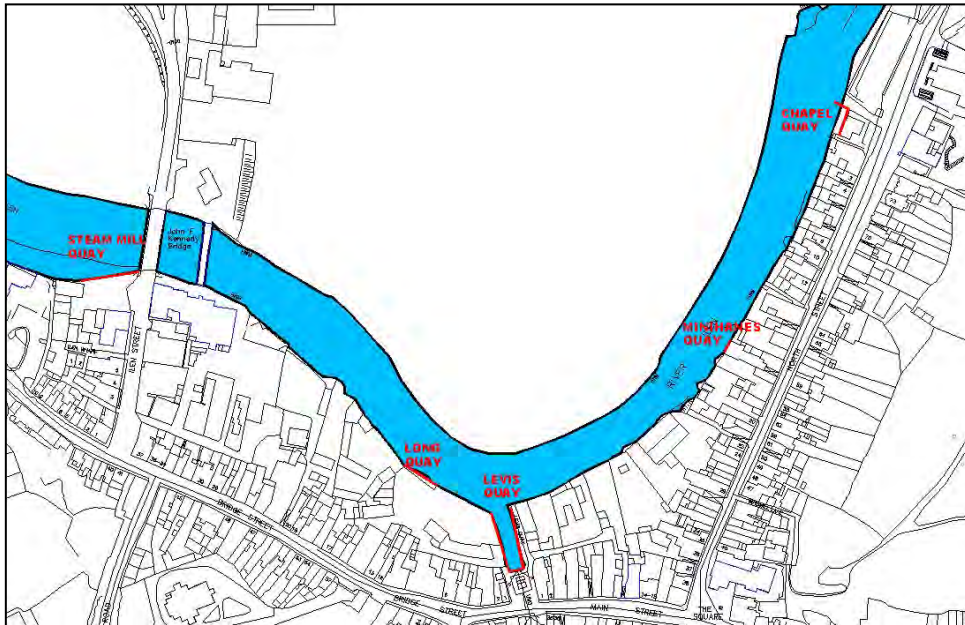


Figure 3.02 – Historic Quays

Archaeological Heritage

3.4.72 The centre of Skibbereen is also located within a Zone of Archaeological Potential (ZAP). Skibbereen is designated as a historic town in the County Cork Record of Monuments and Places. Given the historic significance of the River Ilen and associated river traffic in the 17th and 18th centuries, underwater archaeology may be another important aspect of Skibbereen’s archaeological heritage as there is generally a high archaeological potential within maritime environments. Therefore, the possible impacts on riverine environments by developments adjoining the River Ilen will need to be considered.

General Objectives

3.4.73 The following general objectives shall apply to all development within the development boundary of Skibbereen **Environs**.

Local Area Plan Objective	
General Objectives for Skibbereen Environs	
Objective No.	
SK-GO-01	Plan for development to enable Skibbereen Town and Environs to achieve its target population of 3,035.
SK-GO-02	In order to secure the sustainable population growth and supporting development proposed in SK-GO-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan and which ensures protection of the downstream Roaringwater Bay and Islands SAC, needs to be provided in tandem with the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels.
SK-GO-03	The boundary of Skibbereen is upstream of the Roaringwater Bay and Islands SAC. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites.
SK-GO-04	Support the implementation of the Traffic and Transportation Strategy for Skibbereen.
SK-GO-05	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
SK-GO-06	Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.
SK-GO-07	Facilitate enhancement of the quay walls and slipways on the River Hen and develop as a tourist product as far as possible.
SK-GO-08	Protect and further develop the tourist potential of built and archaeological heritage in the town and promote heritage trail in the town.
SK-GO-09	Prepare a Town Centre Improvement and Public Realm Study over the life time of this plan.
SK-GO-10	Ensure the high quality design and architectural treatment of key Landmark Sites as identified in Paragraph 3.4.38 and the Regeneration Site identified in Table 3.8. The submission of a design statement will be required for the development for all major development proposals on these sites.

SK-GO-11	Facilitate the implementation of the Open Space Strategy set out in this Plan
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Specific Objectives

3.4.74 The specific zoning objectives for Skibbereen are set out in the following tables:

Local Area Plan Objective		
Specific Development Objectives for Skibbereen		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
SK R-01	Medium B Density Residential Development.	1.7
SK R-02	Medium B Density Residential Development with provision for serviced sites.	5.1
SK R-03	Medium B Density Residential Development with provision for serviced sites.	3.1
SK R-04	Medium B Density Residential Development.*	4.8
SK R-05	Medium B Density Residential Development.*	7.5
SK R-06	Medium B Density Residential Development.	10.8
SK R-07	Medium B Density Residential Development.	6.3
SK R-08	Medium B Density Residential Development.	1.6
SK R-09	Medium B Density Residential Development.	0.5
SK R-10	Medium B Density Residential Development.	2.8
SK R-11	Medium B Density Residential Development with provision for serviced sites.	0.9
SK R-12	Medium B Density Residential Development with provision for serviced sites.	2.4
SK R-13	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 and B-04 sites.	12.3
SK R-14	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 and R-15 sites.	3.7
SK R-15	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 site.	2.2
SK R-16	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-17 site.	1.8
SK R-17	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-16 site.	1.0

SK R-18	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.	1.5
SK R-19	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.	3.1
SK R-20	Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.	2.4
SK R-21	Medium B Density Residential Development. Comprehensive landscape proposals will be required along southern site boundary.	1.9
Industry		
SK I-01	Industrial Estate Type Development for small and medium light industrial units with a single access from the R637. *	5.4
SK I-02	Industrial Estate Type Development, suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site, subject to the provision of comprehensive landscaping proposals including mounding on the southern, northern and eastern site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. ^ *	3.9
Business		
SK B-01	Business Development including where appropriate consideration of renewable energy projects. Incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access from the R637 and satisfactory disposal of surface water and effluent. Development will be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre. Existing watercourses on the site should remain open. *	15.9
SK B-02	Business Development.	9.3
SK B-03	Business Development incorporating high quality building design, with option for a hotel including leisure centre and conference facilities to serve the town and its hinterland. Any development would be subject to a comprehensive landscape-based design	3.5

	scheme incorporating safe, off-road pedestrian access to the town centre and satisfactory disposal of surface water and effluent.	
SK B-04	<p>Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals and satisfactory disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre.</p> <p>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-04).[^]</p>	6.9
SK B-05	<p>Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals and satisfactory disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre.</p> <p>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-04).[^]</p>	10.66
Town Centre		
SK T-01	<p>Town Centre. Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements.*</p>	18.85
Utilities		
SK U-01	Proposed sewage treatment plant.	
SK U-02	Support the development of a public walkway on the southern bank of the Ilan River and a combined cycleway and walkway on the northern bank.	

SK U-04	Indicative line of proposed Gortnaclohy Relief Road.	
Open Space, Sports, Recreation and Amenity		
SK O-01	Open Space. The southern part of this site adjoining the showground's is suitable for sports, recreation and amenity purposes. *	7.28
SK O-02	Open Space for sports and recreation purposes.	4.29
SK O-03	Open Space. Develop site for community/recreational purposes including the provision of pedestrian and cycleway links to the town centre and adjoining proposed residential sites.	2
SK O-04	Open Space. Part of this site may be suitable recreation and amenity purposes. *	9.7
SK O-05	Open Space for sports and recreation purposes.	4.4
SK O-06	Open Space for sports and recreation purposes.	4.8
SK O-07	Open Space as part of the River valley.	5.8
SK O-08	Open space as part of the River valley.	1.6
SK O-09	Open Space. Protect the use of existing playing fields within the town and maintain such land for recreational purposes.	3.2
SK O-10	Open Space. Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.	-
SK O-11	Open Space. Facilitate the development of open space in the southern sector along with the development of a playground.	-
SK O-12	Open Space. Maintain and enhance 'The Rock' open space area including the provision of directional signage and the enhancement and development of multiple access points, (including two existing access points from North Street, one existing and one proposed access point from High Street).	-
Community / Utility		
SK C-01	Extension to Cemetery.	1.5
Special Policy Area		

SK X-01	Special Policy Area. Support the redevelopment of this site for a variety of mixed uses (which should include community, residential or tourism related uses) involving the re-use of the existing buildings and preservation of the prominent setting of this site. The form and layout of any development should make a positive contribution to the townscape and visual amenities of the town.	0.92
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Appendix A3

Amendment No. WC 01.08.01

Include New Section 1.8 as follows:

Active Land Management

In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.

Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:

Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.

The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.

Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.

In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:

- Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets
- The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates
- The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state

- Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors
- Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork

It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.

A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.

During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration & Housing Act 2015, Cork County Council will:

1. Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.
2. Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.
3. Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated *Scale of Development* and *Normal Recommended Scale of any Individual Scheme* requirements set out in this Plan.

This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.

4. **Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.**

Appendix A4

Amendment No. WC 02.04.01

Insert Revised Table 2.2 as follows;

Table 2.2 West Cork Municipal District Housing Requirements and Supply							
	Housing Requirement				Housing Supply		
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned		Estimated Housing (Units)
Clonakilty*	4,721	7,218	1,500	83	128.8 93.23	1,600	1,596
Bantry	3,348	5,484	1,241	69	100 101.3	1,393	1,334
Skibbereen**	2,670	3,035	332	18	77 68.93	1,300	1,189
Dunmanway	1,585	1,976	273	15	38.8 38.90	593	569
Castletown-bere	912	1,439	309	17	38 37.75	443	
Schull	658	748	87	5	11.3 10.7	205	174
Main Towns	13,894	19,900	3,741	208	393.9 350.8	5,534	5,305
Villages	10,793	14,867	2,531	--	--	1,944	1,749
Rural	31,843	28,713	623	--	--	--	
Total Villages and Rural	42,636	43,581	3,155	--	--	1,944	1,749
Total for District	56,530	63,481	6,896	208	393.9 350.8	7,478	7,054
Current Estimated Strategic Land Reserve for this Municipal District is 185.9 143 Ha							
*Includes 42ha of residentially zoned land from the Clonakilty Town Development Plan, 2009.							
**Includes 55ha of residentially zoned land from the Skibbereen Town Development Plan, 2009.							

Delete Text in Section 2.4 and Replace with revised text as follows:

Within the West Cork Municipal District the County Development Plan provides for growth in population of 6,951 persons. The number of households is expected to grow by 6,151 leading to a net requirement for 6,896 new houses within the Municipal District. The County Development Plan indicates that 208ha of residentially zoned land is required.

The population growth target will require the provision of 6,896 new housing units, with at least 3,741 units allocated to the 6 Main Towns. Housing growth of ~~1,944~~ **1,749** units is also planned for the villages.

During the course of the preparation of the current Draft Local Area Plan the supply of residentially zoned land and its potential yield was reviewed in light of current circumstances. In a number of cases issues arose where adjustment to the amount of residentially zoned land was required.

The core strategy requires the village network to accommodate 2,531 units; the current appropriate scale of development would allow 1,749 units. However an analysis of water services infrastructure would indicate that only 953 units could be accommodated. Therefore, the balance of 1,578 (796 plus 782) additional units will have to be accommodated in the six main towns.

In order to accommodate 1,578 units approximately 63ha of zoned land based on a density of 25 units per ha would be required. This would bring the net estimated requirement to meet the needs of the Municipal District to 271ha leaving a headroom of 80ha.

The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.

Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as ~~3,155~~ **2,531** units. This local area plan has ~~the~~ retained the scale of growth figures for the villages at the 2011 figures which is at lower level of development at ~~1,944~~ **1,749** units.

This local area plan does not zone land for development within the villages. Rather each village has a development boundary and is assigned an 'Overall Scale of New Development'. This figure is not a target to be reached, or an absolute maximum limit on development. Rather the 'overall scale of growth' figure is an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this Plan, subject to other considerations of proper planning and sustainable development. Development within villages also has to be balanced in line with the overall strategy of the County Development Plan which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population.

Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not always in place as indicated by Table 2.3. In general the Council's approach to this is that where Irish Water already have water services infrastructure in a town or village, then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement. Irish Water has indicated that, when they are upgrading the water services infrastructure in a settlement, they will take account of future development needs.

An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver ~~1,251~~ **953** housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.

Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in the local area plan, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water. ~~Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.~~

In some areas where water services infrastructure is not available, nor likely to be available, it will be necessary to manage growth to reflect available water services capacity. Unless water services issues

are resolved, development will be limited to a small number of individual houses with their own treatment plant. ~~Settlements in this category are denoted by the letter 'A' in the final column of Table 2.3.~~

In some settlements, typically village nuclei, the scale of growth set out in 2011 is already low in recognition of the lack of water services infrastructure and therefore it will generally be possible to retain this as it is.

Within the village network it is suggested that the new local area plan should maintain the scale of growth established in the 2011 Local Areas Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is not intended to make any significant changes to the development boundaries of any of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.

In relation to the West Cork Island Communities of Bere Island, Dursey Island, Heir Island, Long Island, Sherkin Island, Oileán Chléire and Whiddy Island, it is proposed to continue with the strategy as set out in the current Local Area Plan adopted in 2011.

The Settlement network of this Municipal District includes ~~twelve~~ **nine** 'Other Locations' Ardnegeehy Beg, Ballinglanna, Barleycove, Darkwood, ~~Darrara Rural Model Village~~, Inchydoney, Lisbealad, Ownahinchy, Poundlick and Tragumna. **The** County Development Plan Strategy recognises other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

Note: This change refers to the text of the draft plan only.

Appendix A5

Amendment No. WC 03.01.01

Delete Table 3.1 and Insert revised Table 3.1 as follows:

Table 3.1: Population, Households and Net New Houses for Main Towns							
	Housing Requirement				Housing Supply		
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (Ha)	Net Estimated Residential Area Zoned (Ha)	Estimated Housing Yield
Clonakilty*	4,721	7,218	1,309	1,500	83	128.8 93.23	1,600 1,596
Bantry	3,348	5,484	1,080	1,241	69	100 101.3	1,393 1,334
Skibbereen* *	2,670	3,035	306	332	18	77 68.93	1,300 1,189
Dunmanway	1,585	1,976	254	273	15	38.8 38.9	593 569
Castletownbere	912	1,439	271	309	17	38 37.75	443 443
Schull	658	748	75	87	5	11.3 10.7	205 174
*Includes 42ha of residentially zoned land from the Clonakilty Town Development Plan, 2009.							
**Includes 55ha of residentially zoned land from the Skibbereen Town Development Plan, 2009.							

Delete text and include additional text to 3.1.7 as follows;

Approach to Plan Preparation

In the preparation of new 'zoning' maps for the main towns in this plan, the following issues have been addressed:

Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Urban area'. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use;

Where possible the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control). **A core retail shopping area has been identified in Bantry, Dunmanway, Castletownbere and Schull.**

It is the intention of Cork County Council to identify Regeneration Areas following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. Therefore in Bantry and Dunmanway Regeneration Areas have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment. In each

~~town a core retail shopping area has been identified. In both towns Regeneration Areas have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment;~~

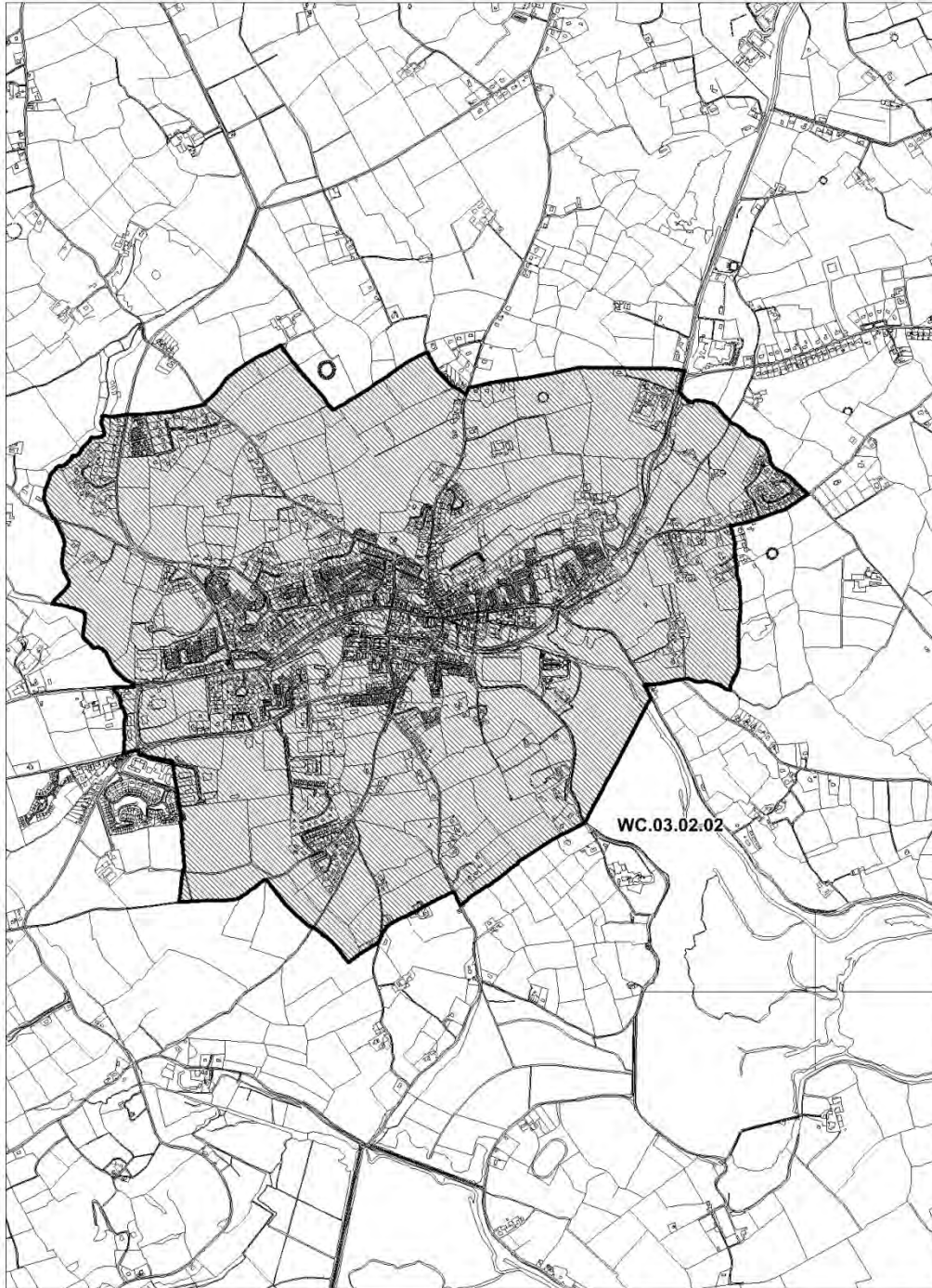
~~The existing Town Development Plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'Existing Built Up Area' classification. This approach will be applied to the developed areas within the former town council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.~~

~~The boundaries of Town Centre zonings will be adjusted to reflect the combined boundaries of the "established" and "expansion" areas within existing town plans. Where appropriate extensive existing residential areas will be removed from the town centre zoning. A retail core which defines the main shopping streets in a town will be identified within the town centre zoning of each Main Town. It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify Regeneration Areas following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. The Local Area Plans will include the measures outlined in the Act.~~

Section 3 Proposed Maps Changes

3.1.1. This Section sets out all the map amendments referenced in Section 2. The mapped amendments are laid out in the following order Introduction, Local Area Strategy, Main Towns, Key Villages, West Cork Island Communities, Village Nuclei and Other Locations where appropriate.

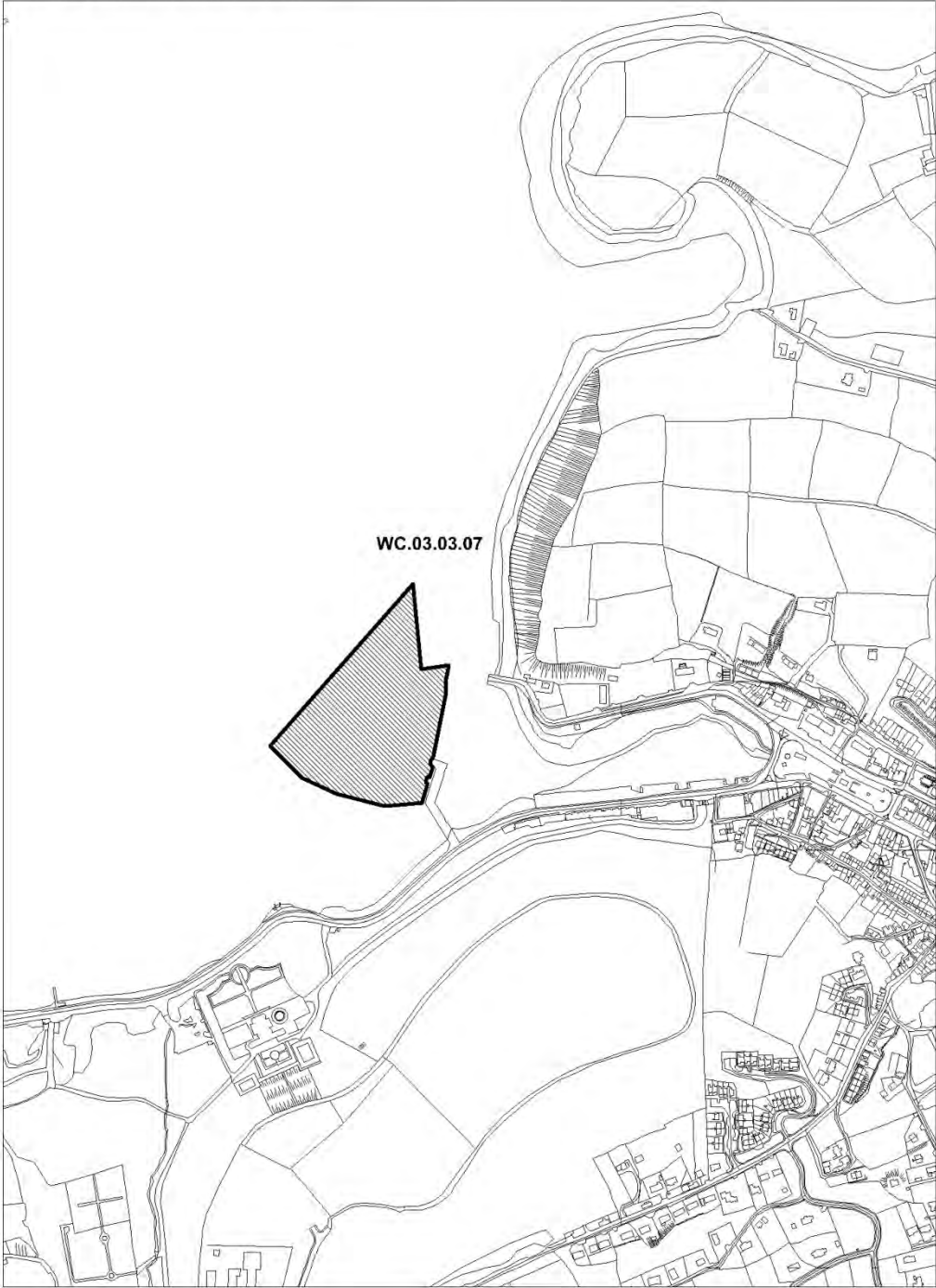
3.1.2. All the mapped amendments including zonings/boundary extensions and any proposed roads/walkways are also shown on the Map Browser. The aim of the Map Browser is to give the public access to large scale detailed local area plan policy map versions of all the small scale land use zoning maps contained in the Local Area Plan. This allows the public to be better informed about the proposed mapped amendment to the Draft Plan.



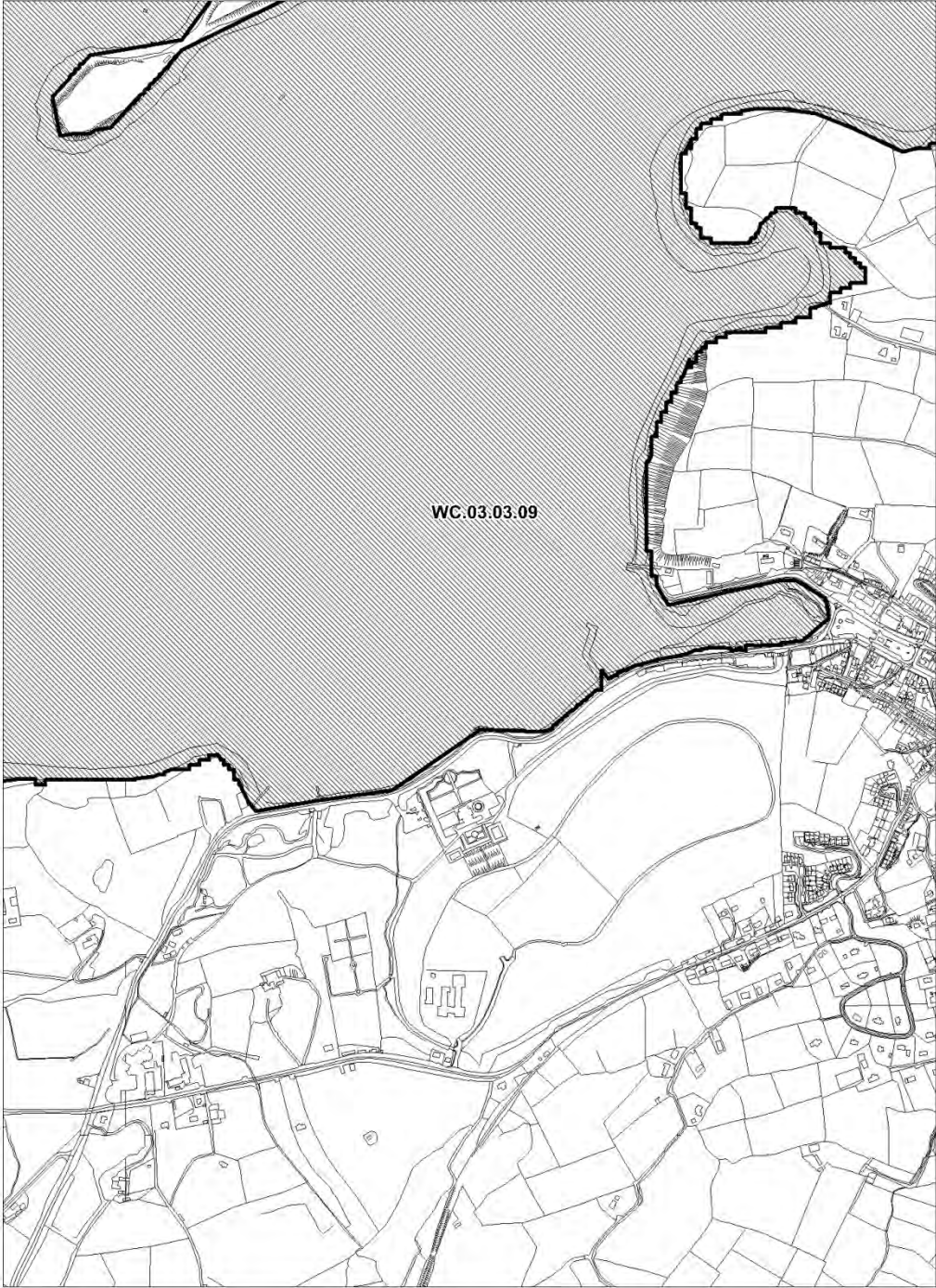
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Amendment Ref:WC.03.03.06



Amendment Ref:WC.03.03.07



Amendment Ref:WC.03.03.09



Amendment Ref:WC.03.03.10



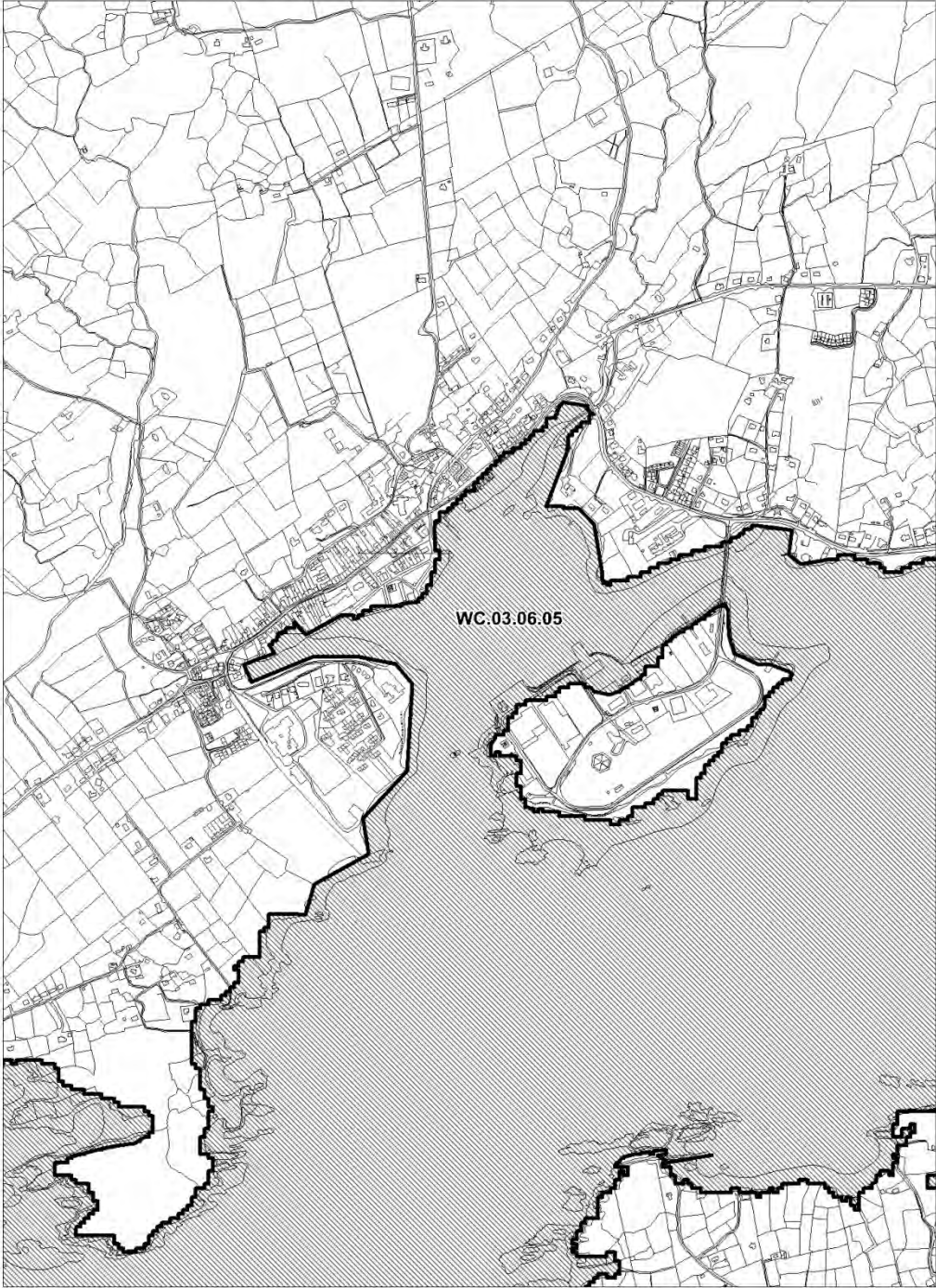
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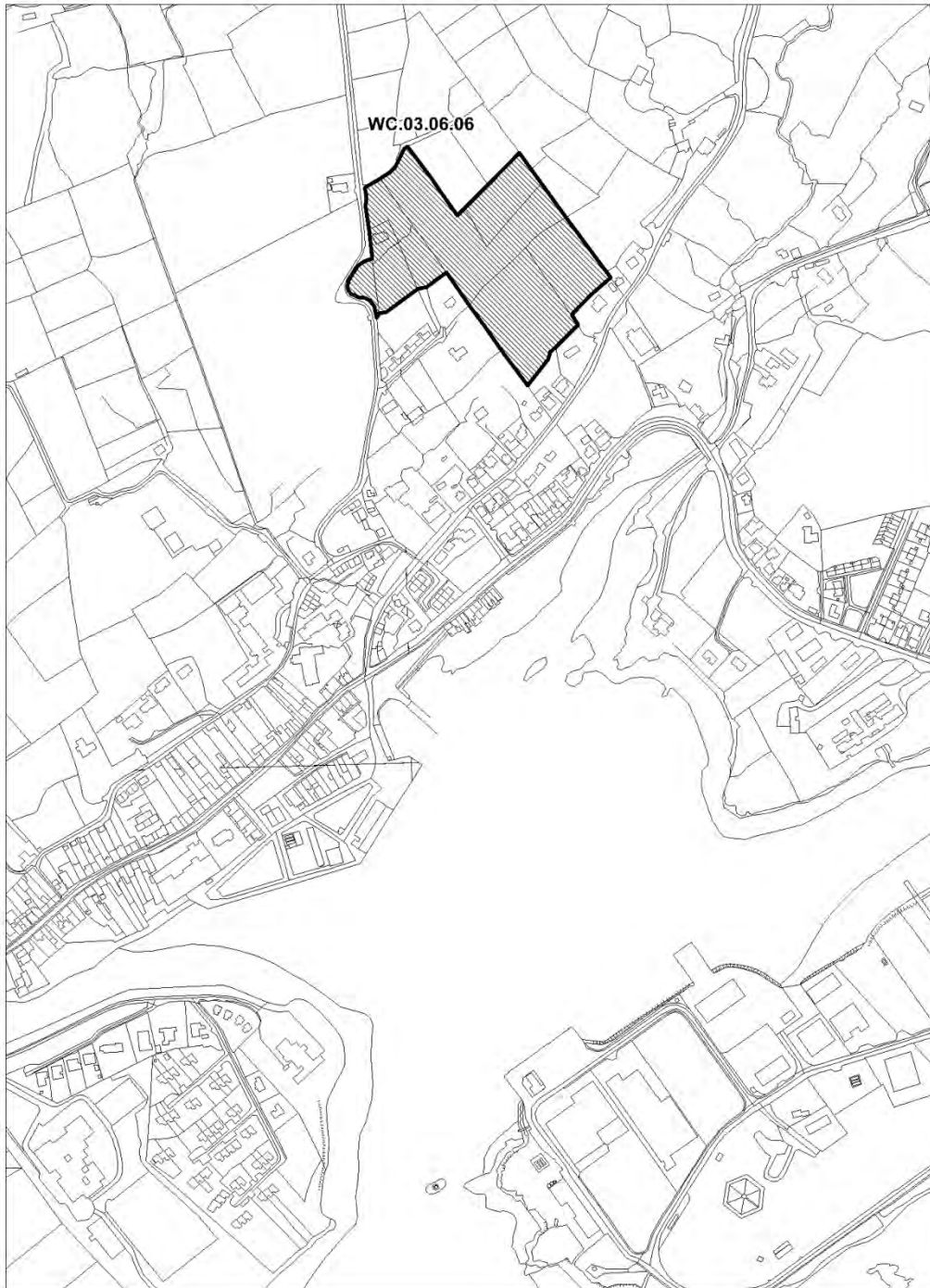
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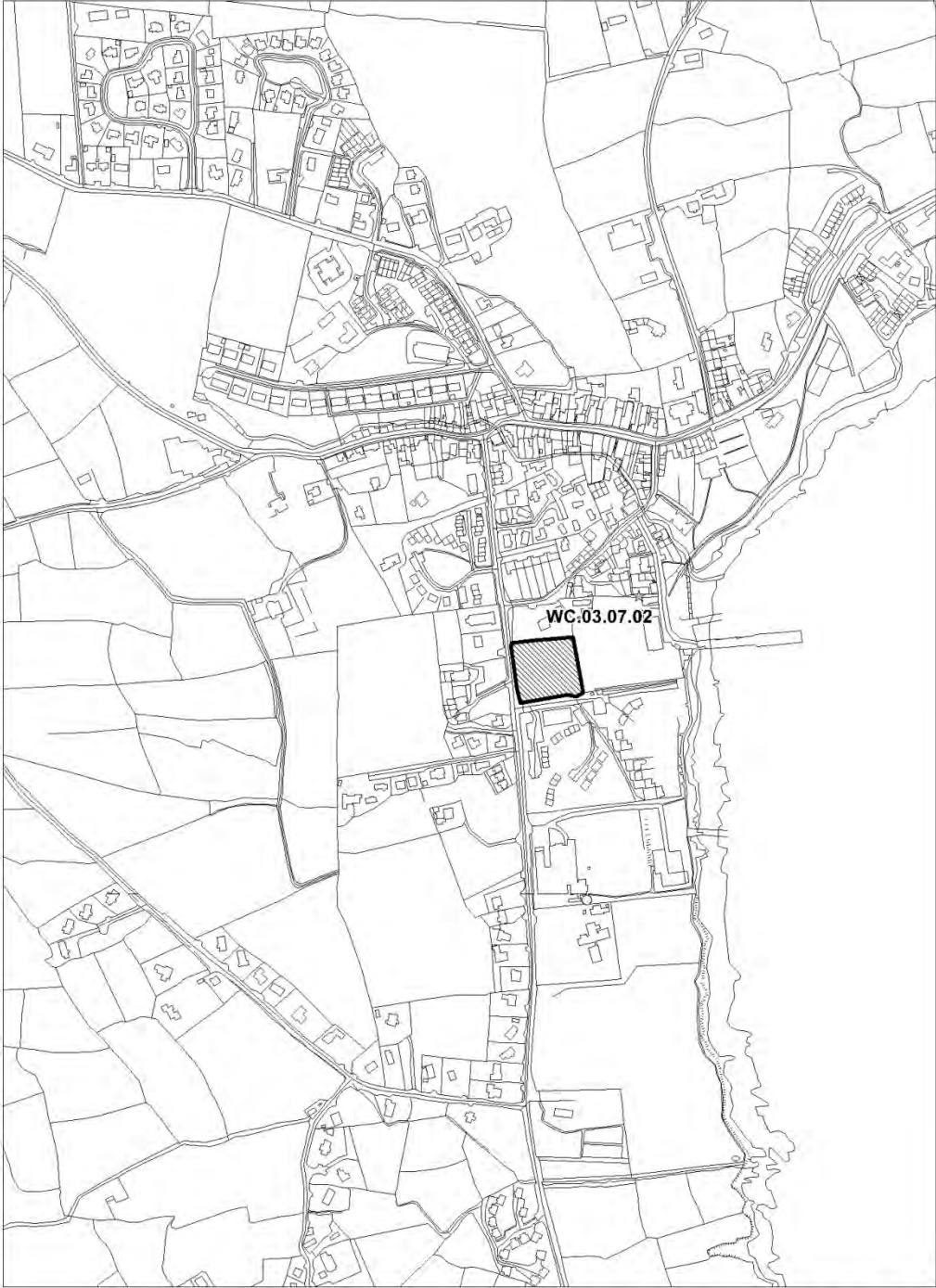
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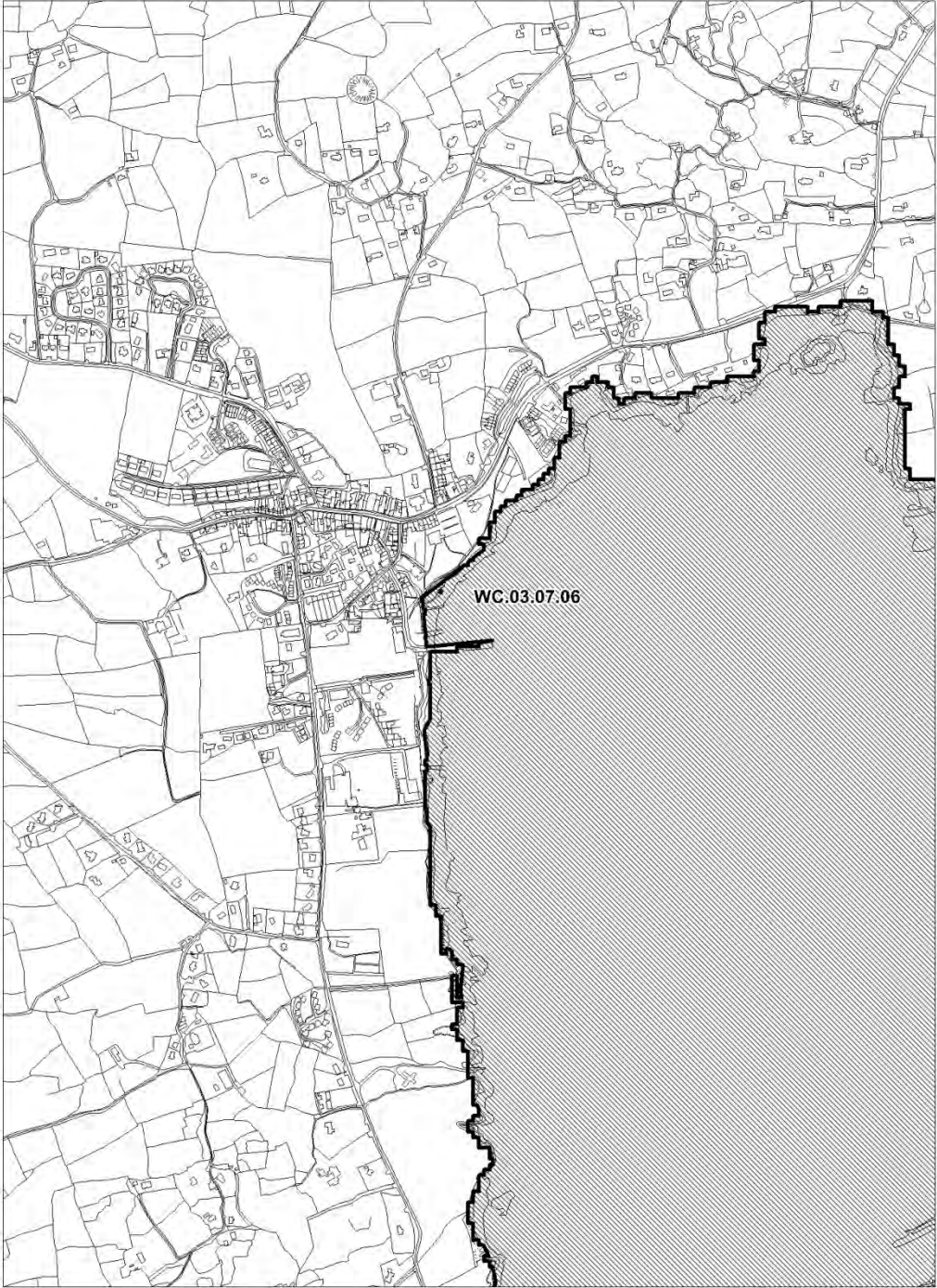
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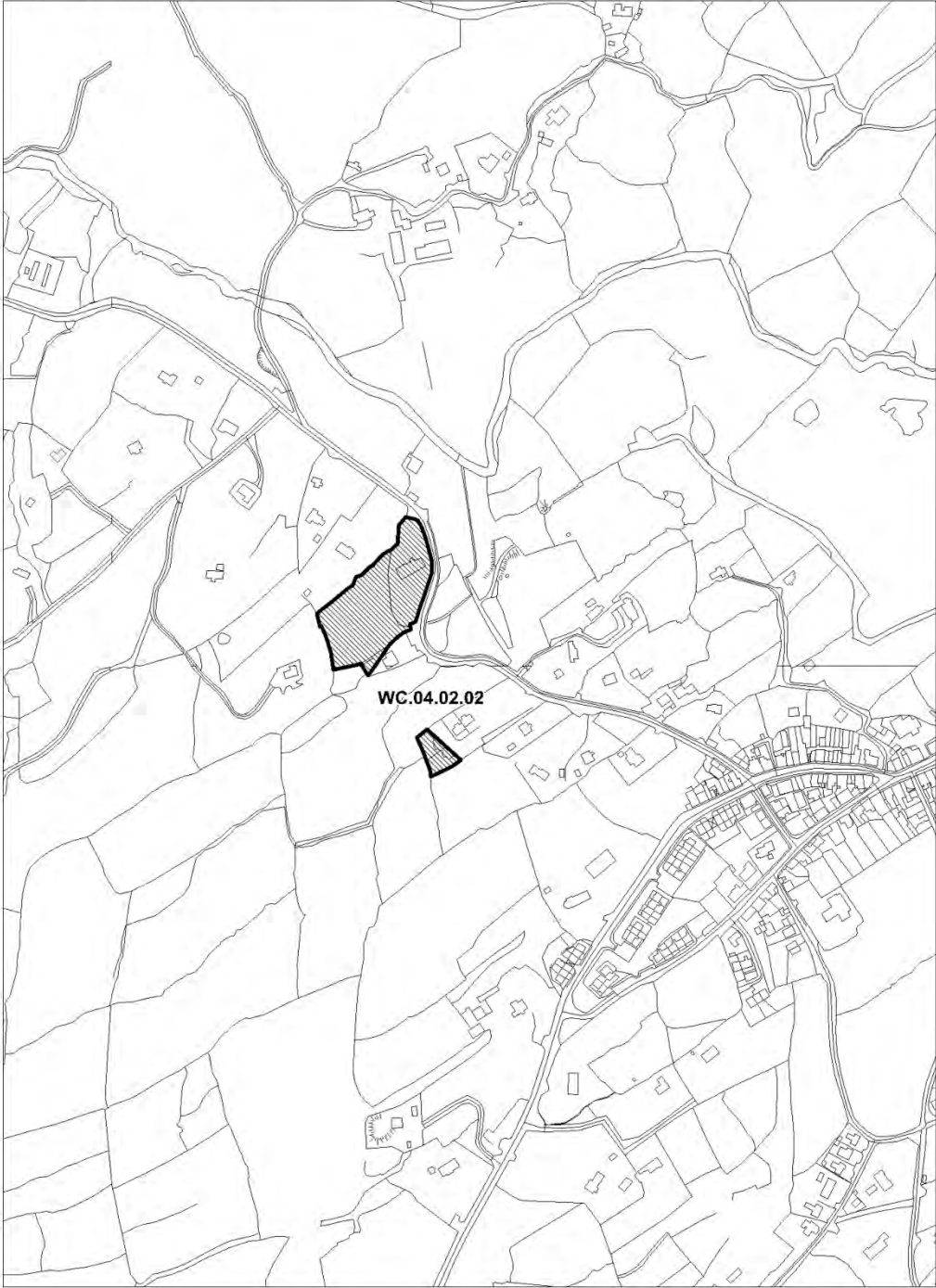
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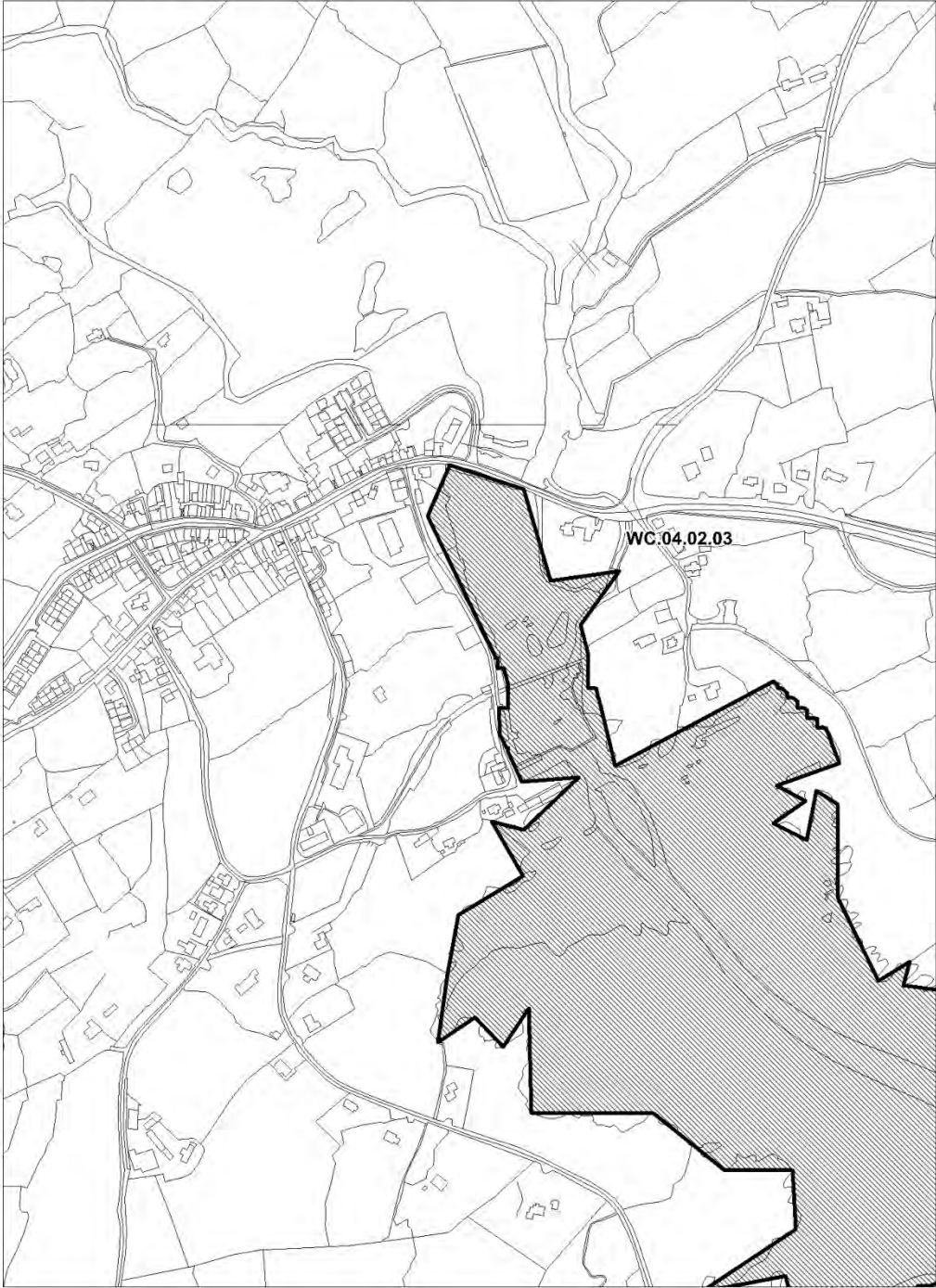
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Amendment Ref:WC.03.07.07



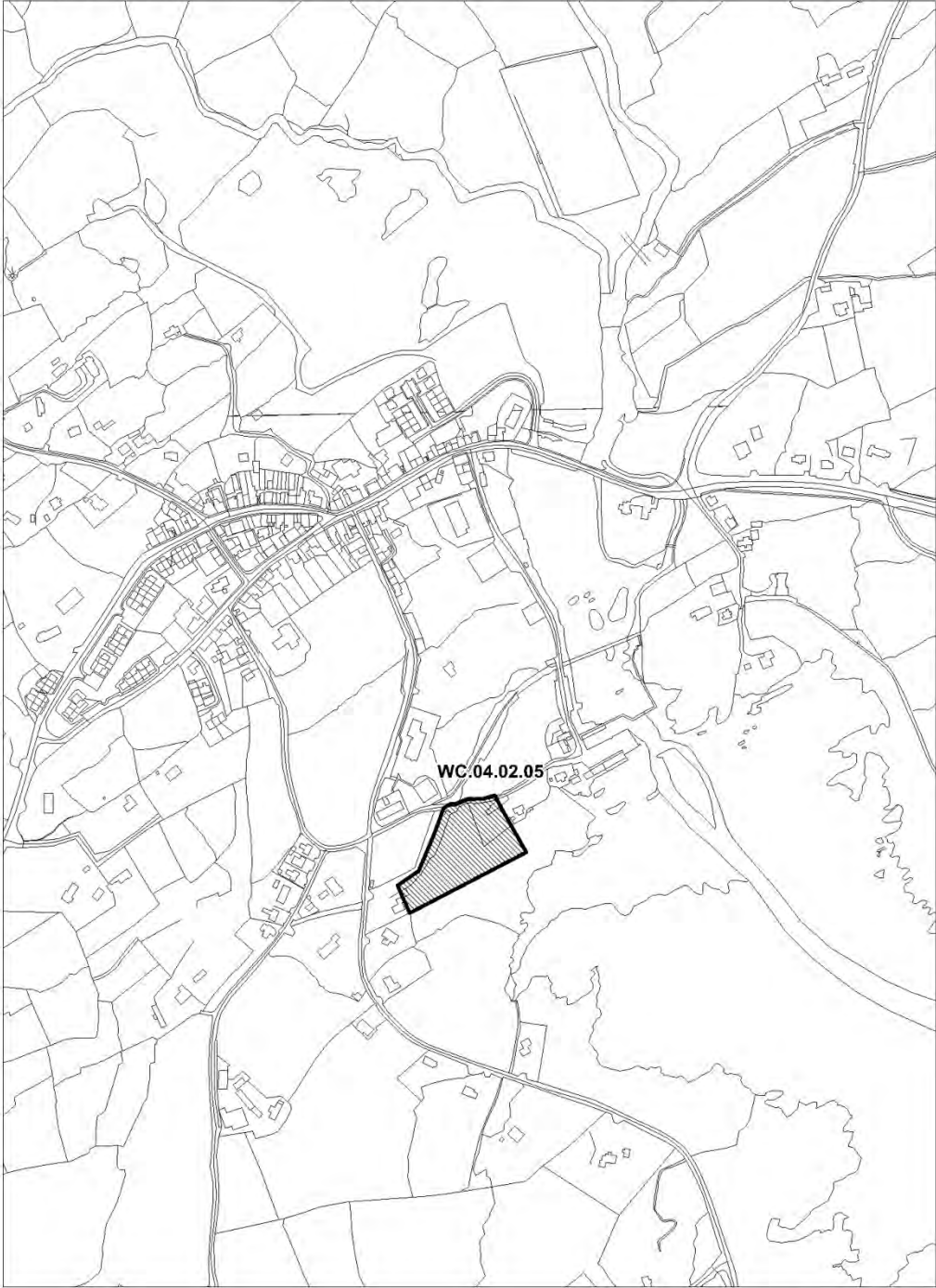
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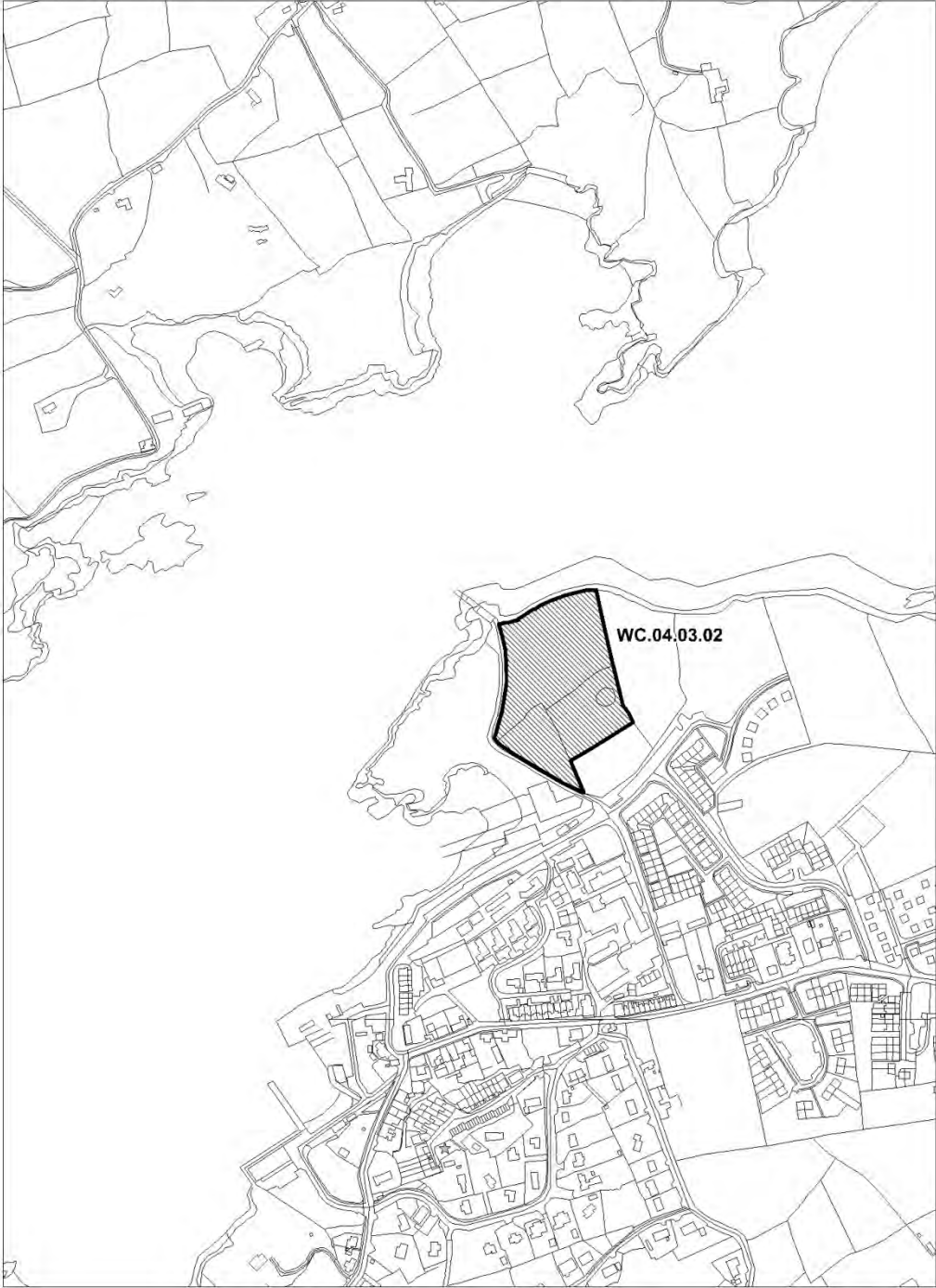
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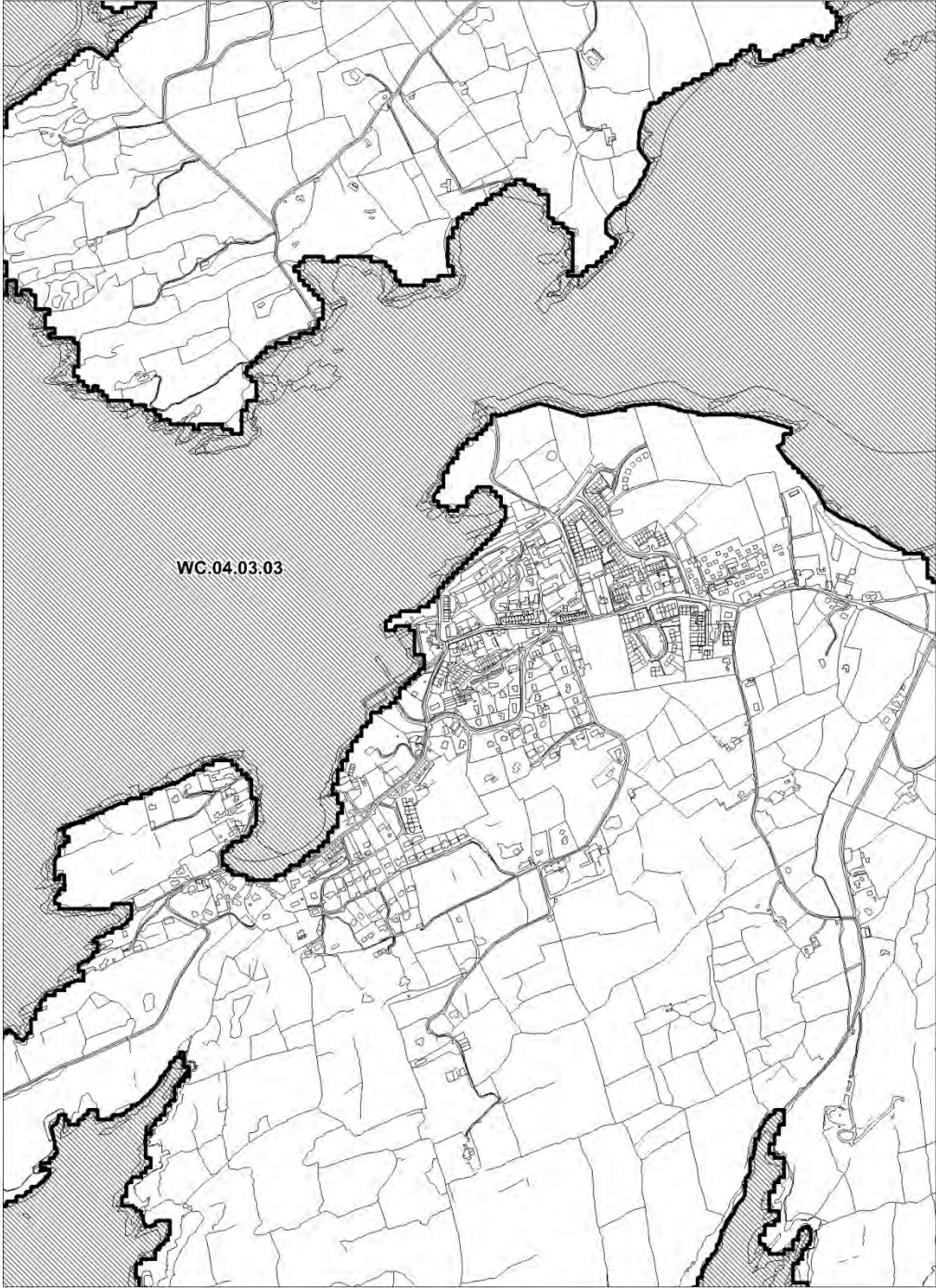
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Amendment Ref:WC.04.02.05



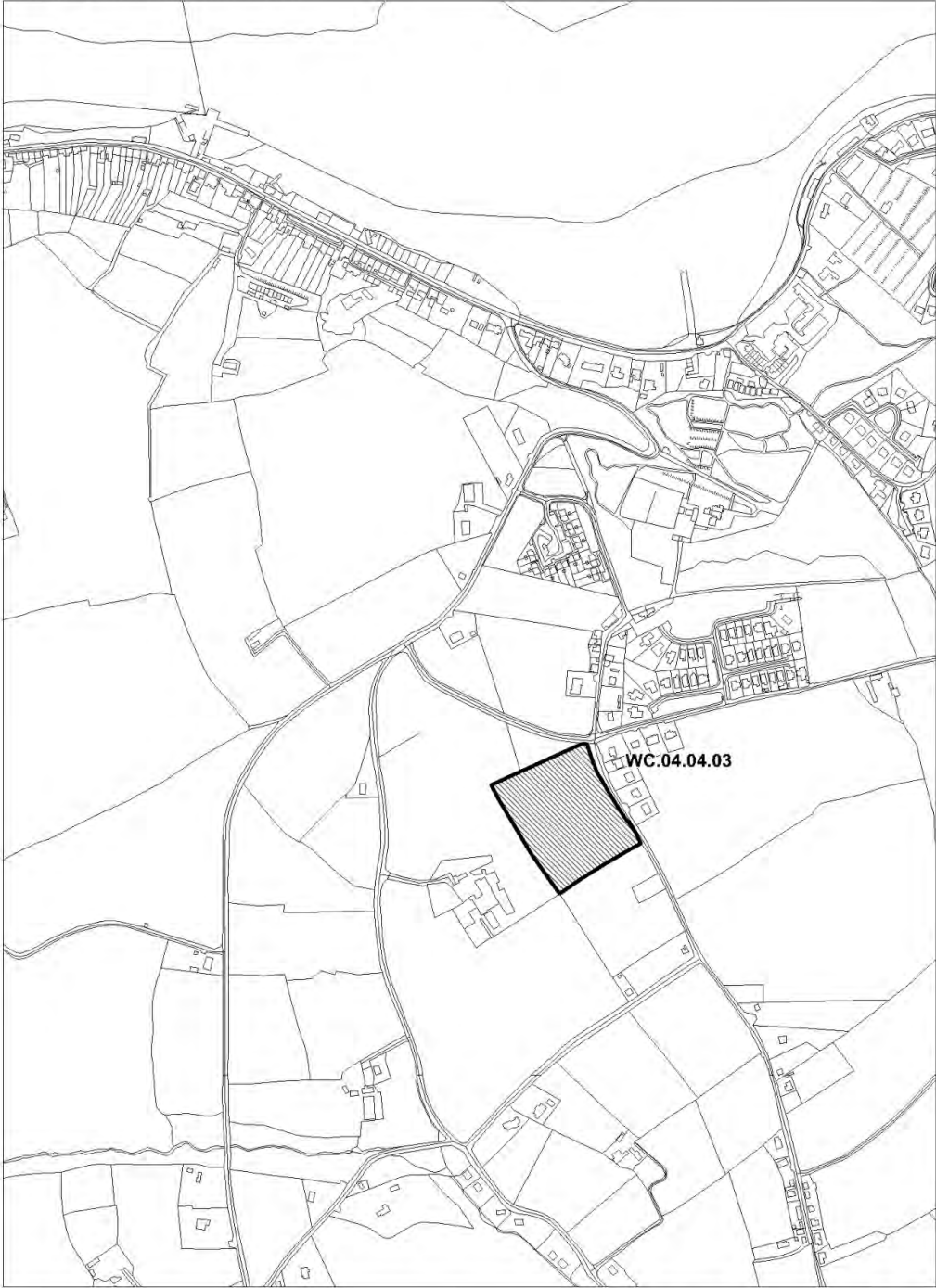
Amendment Ref:WC.04.03.02



Amendment Ref:WC.04.03.03



Amendment Ref:WC.04.03.04



Amendment Ref:WC.04.04.03



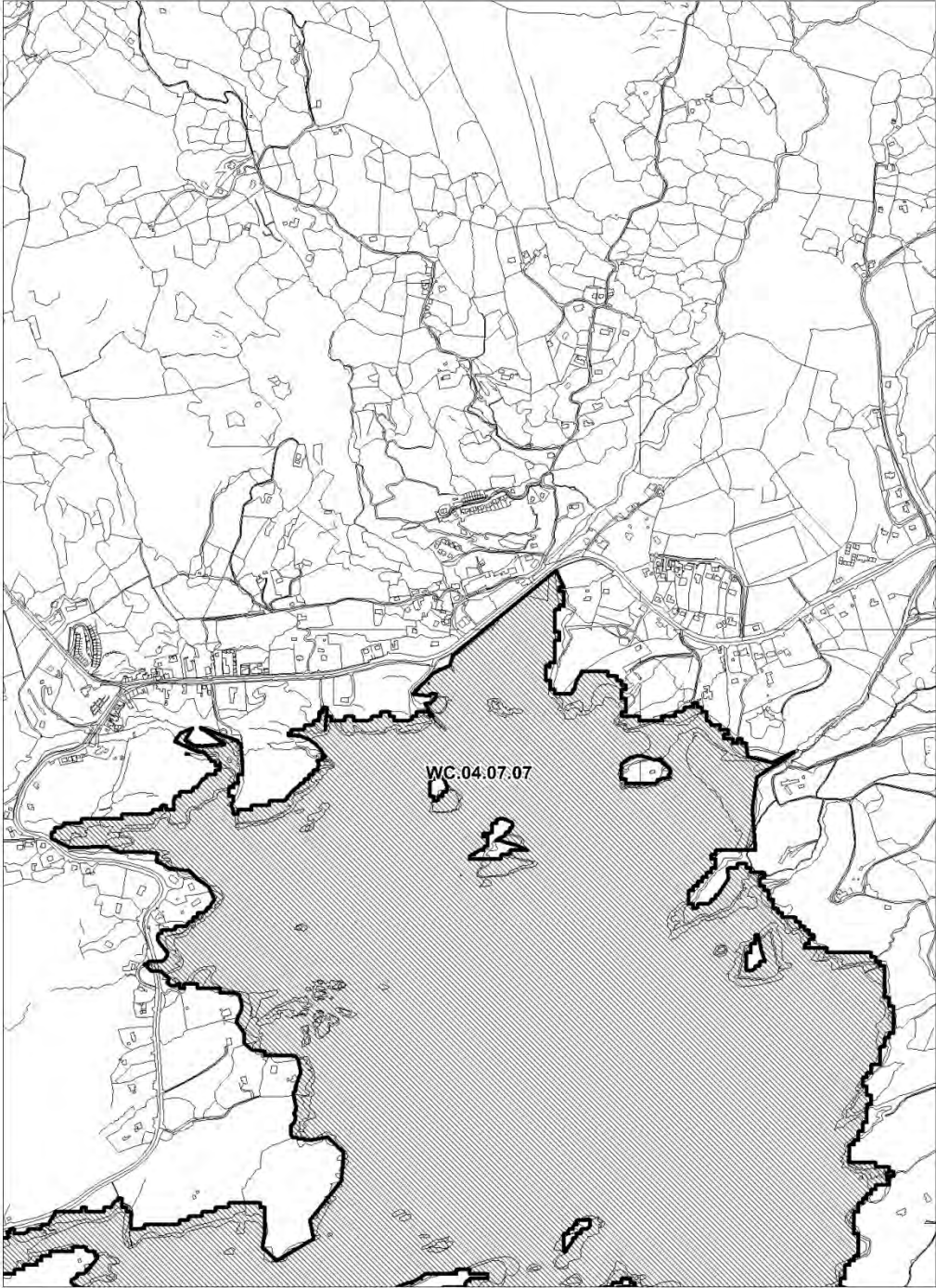
Amendment Ref:WC.04.04.04



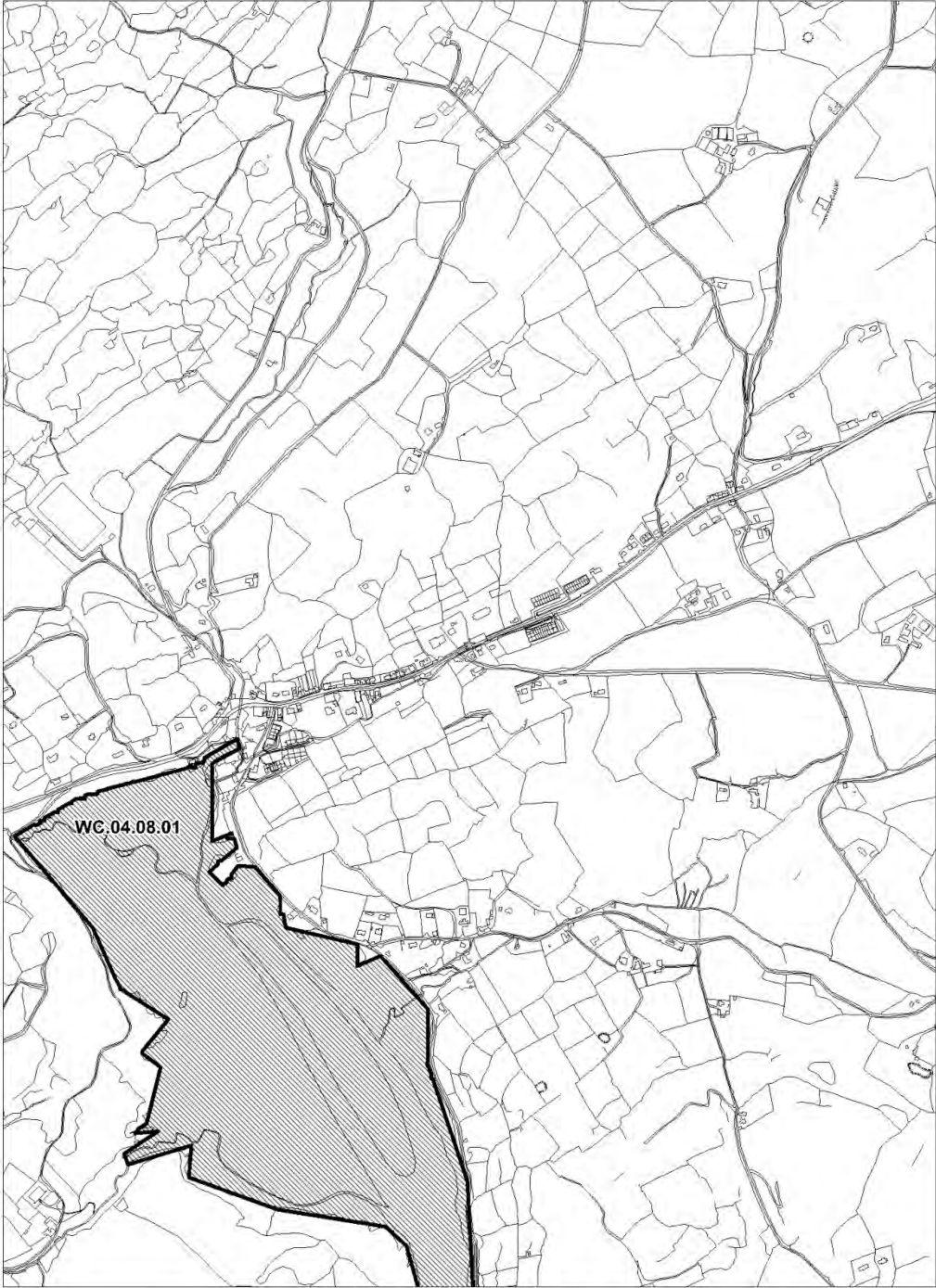
Amendment Ref:WC.04.06.01



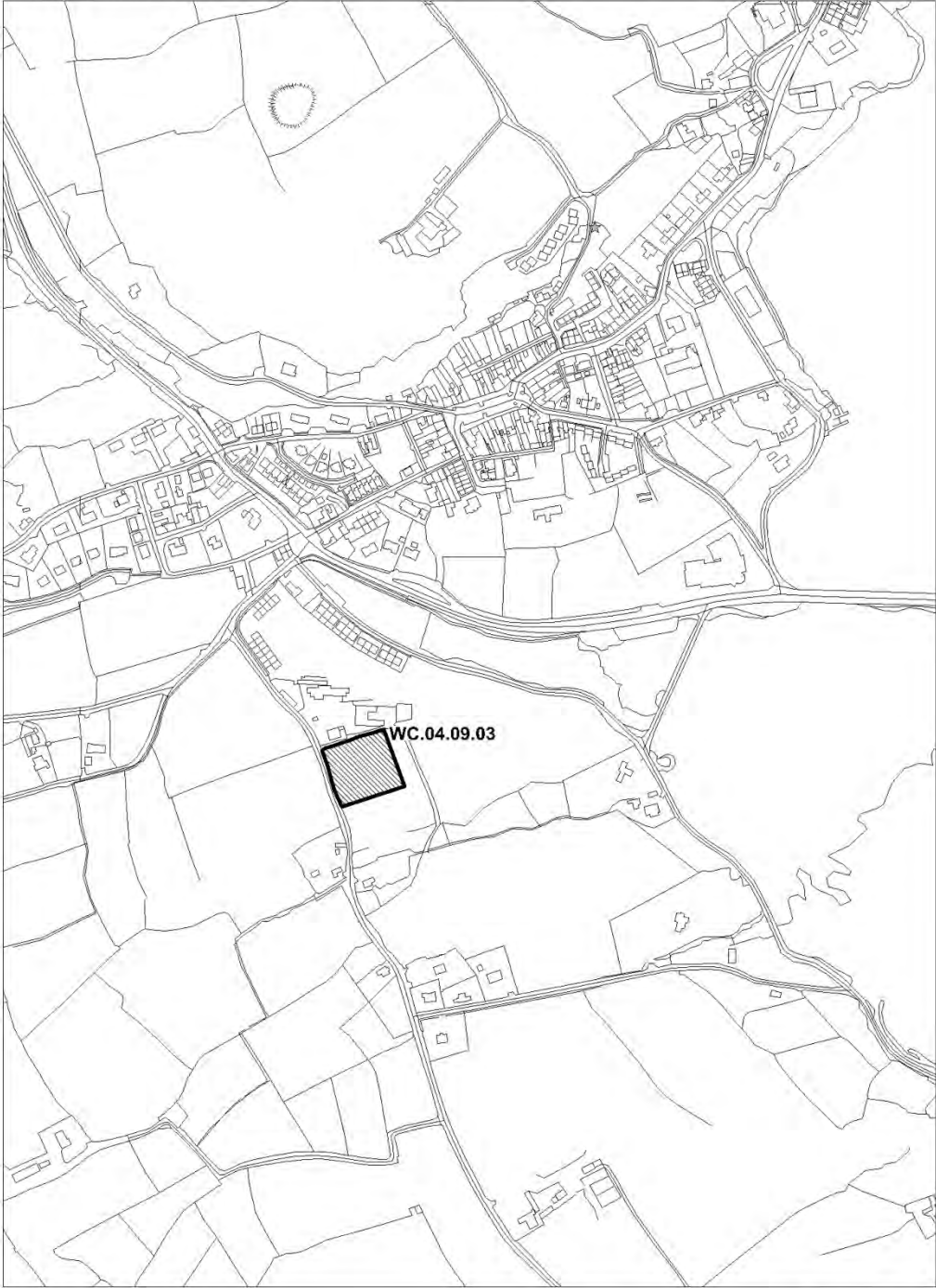
Amendment Ref:WC.04.07.06



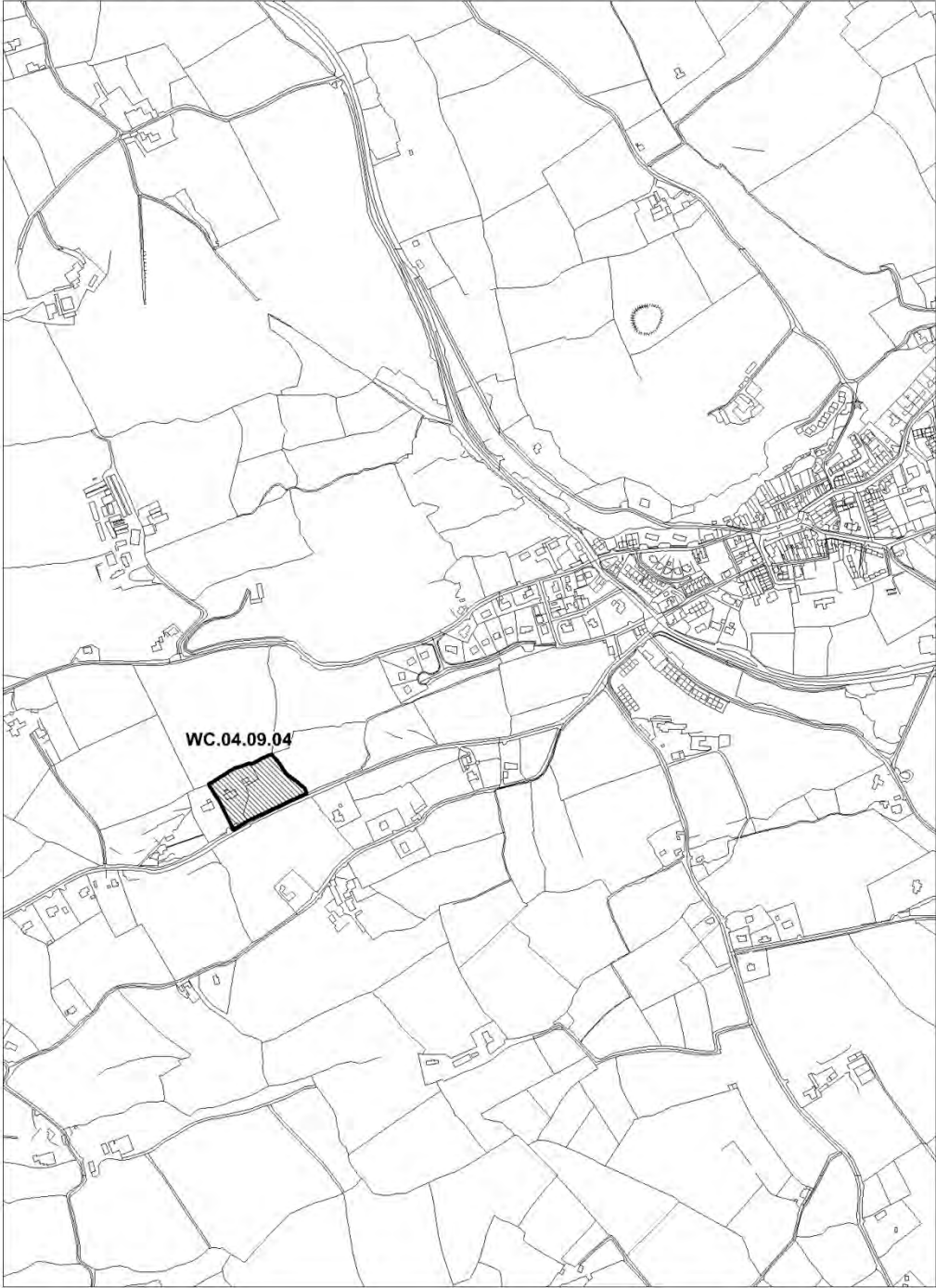
Amendment Ref:WC.04.07.07



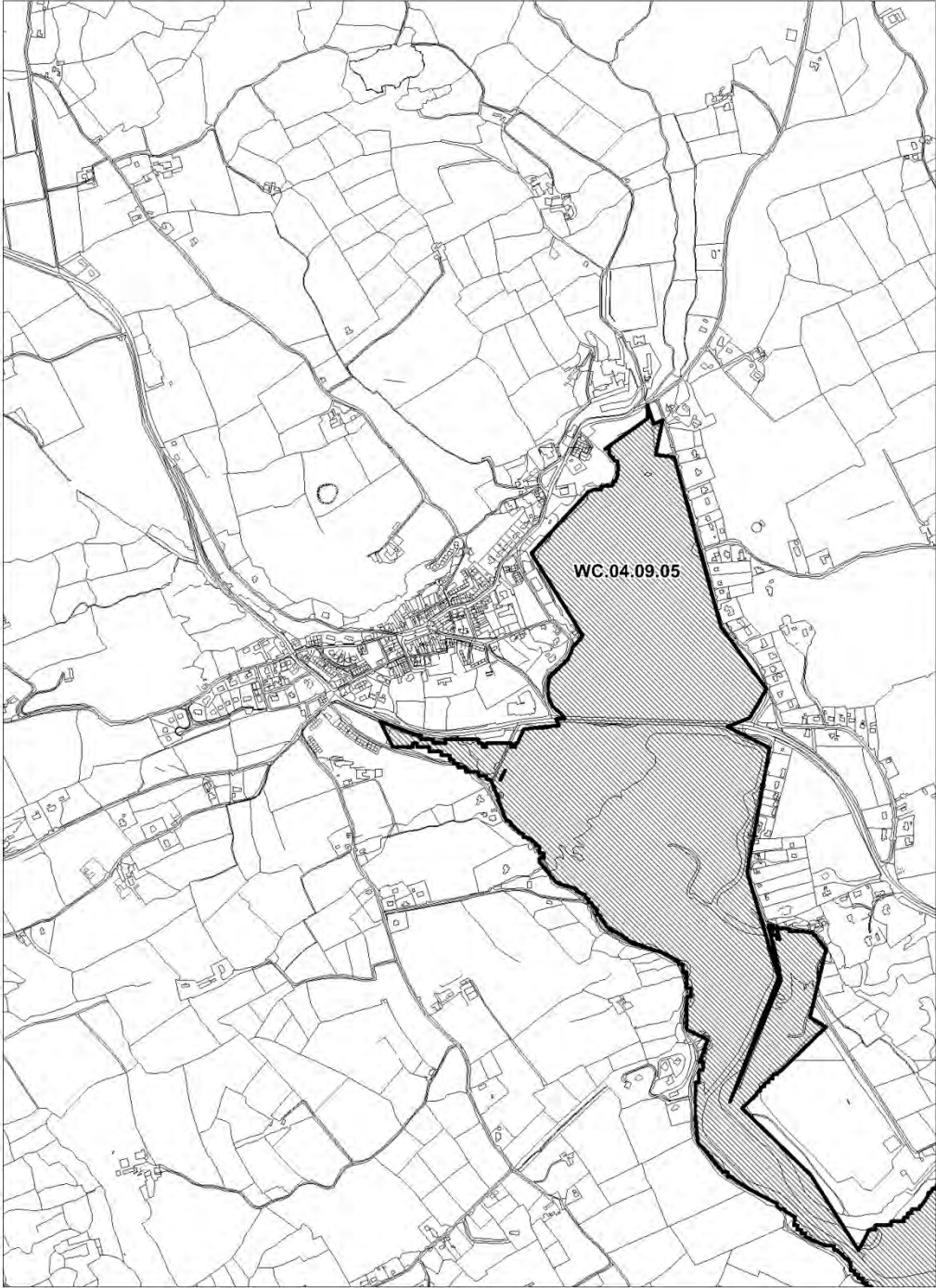
Amendment Ref:WC.04.08.01



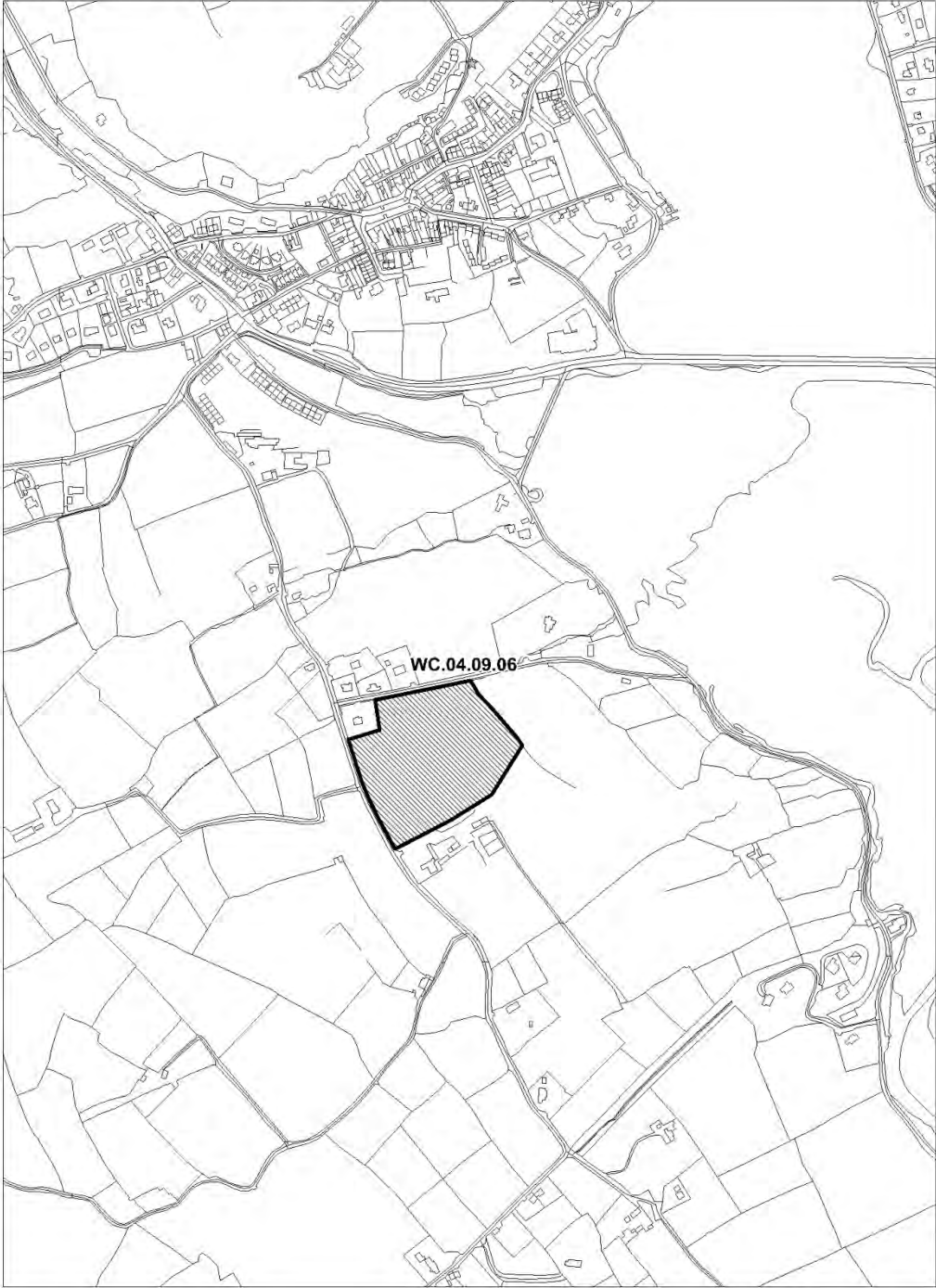
Amendment Ref:WC.04.09.03



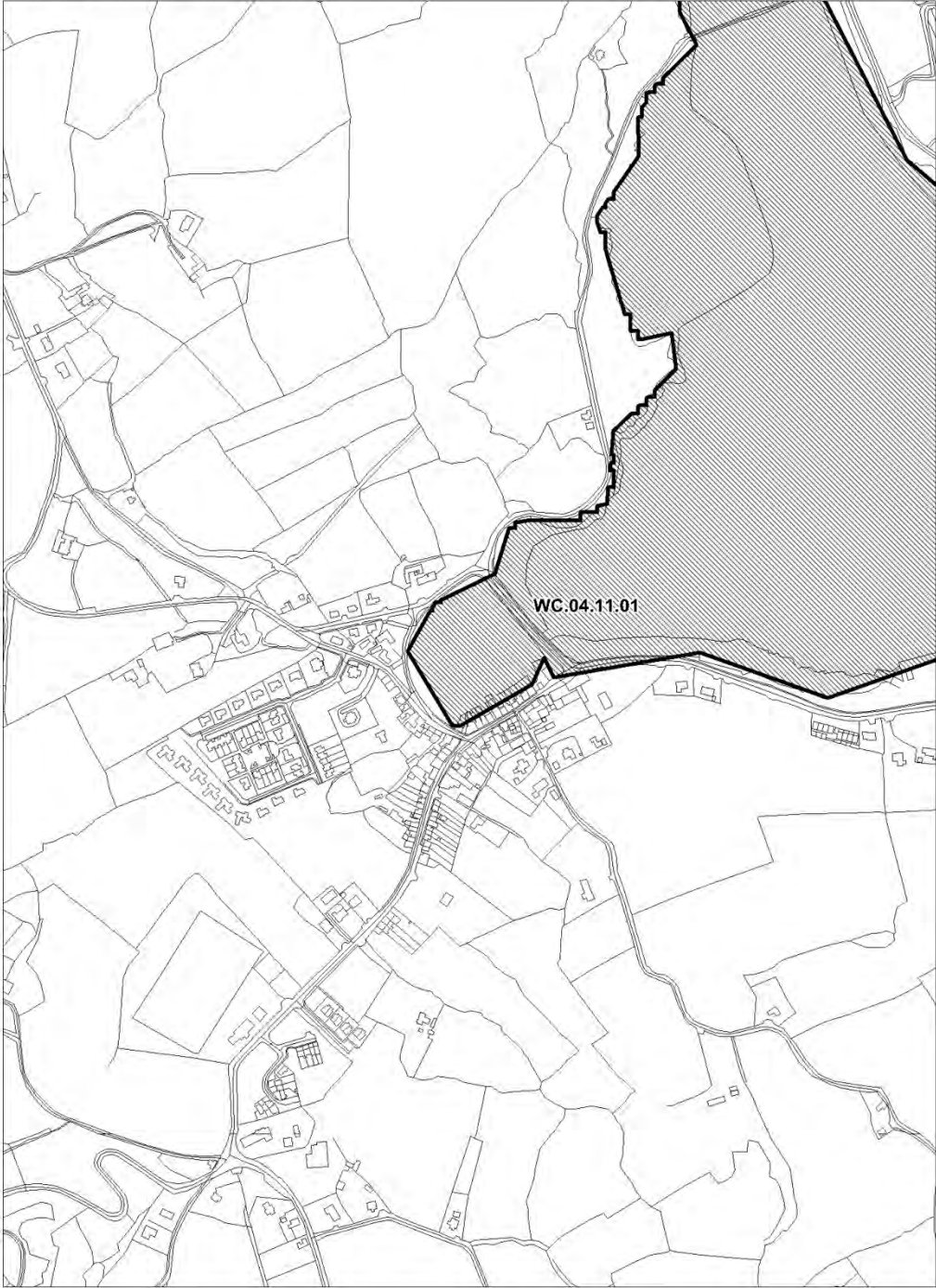
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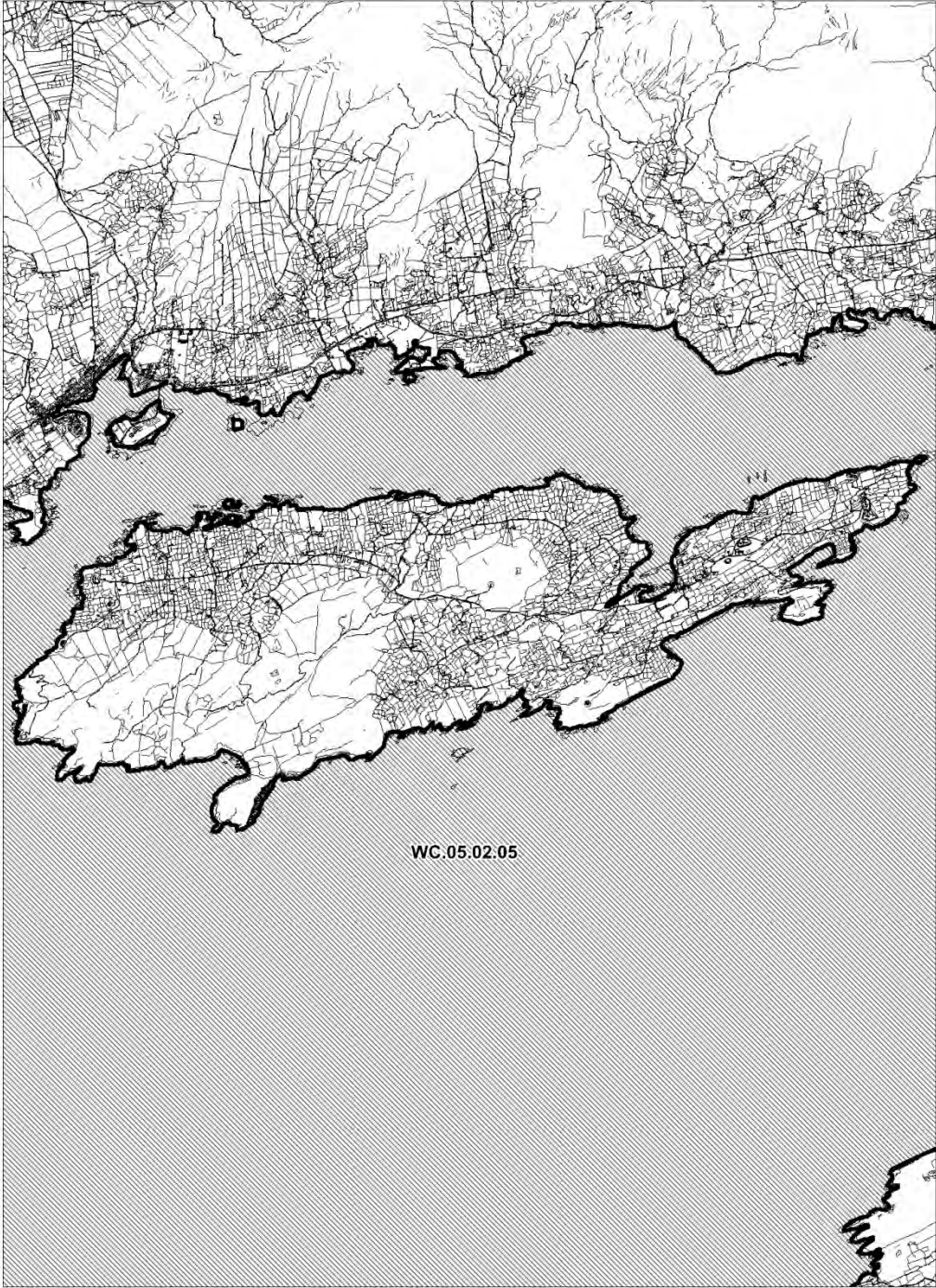
Amendment Ref:WC.04.09.05



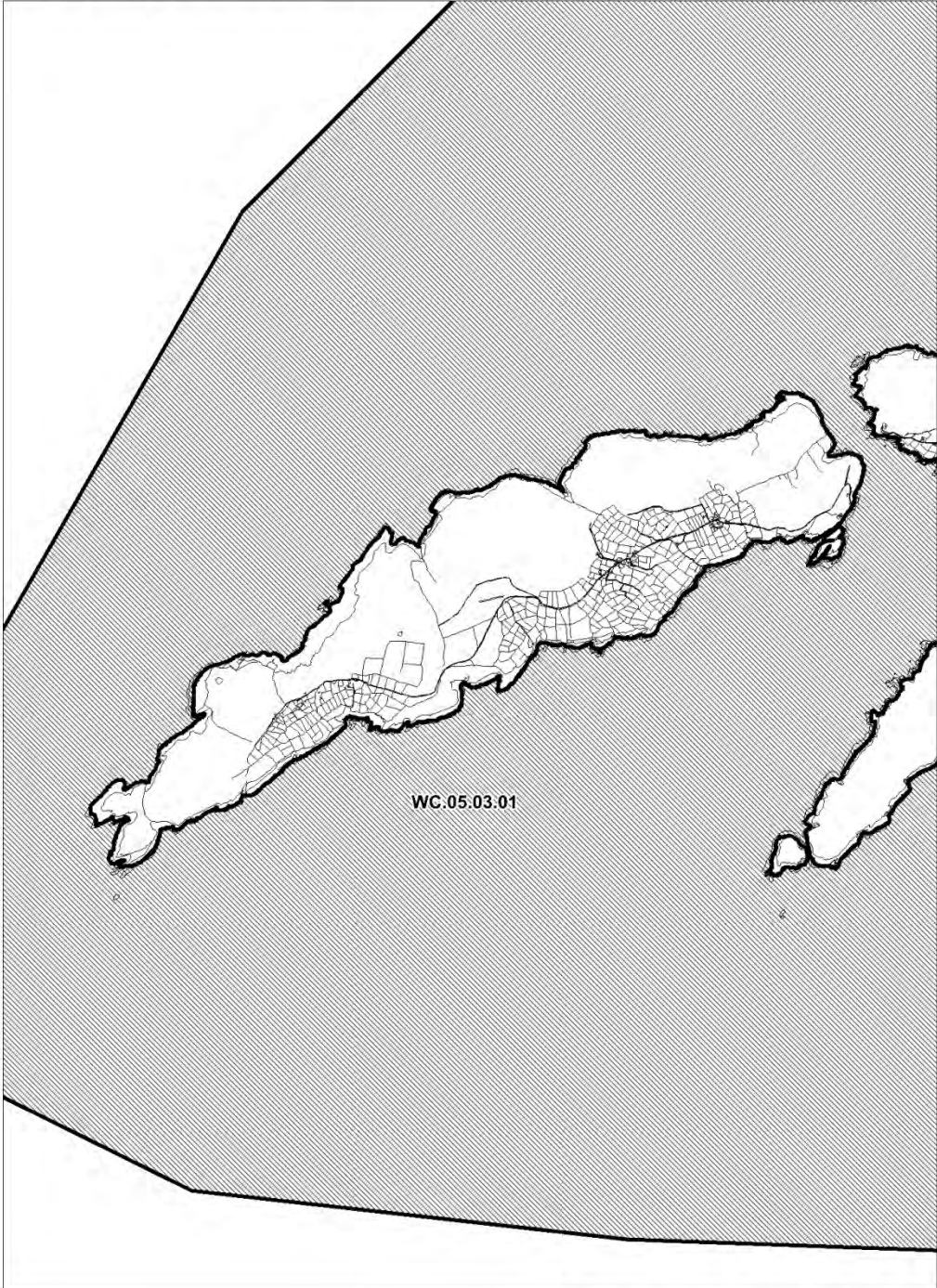
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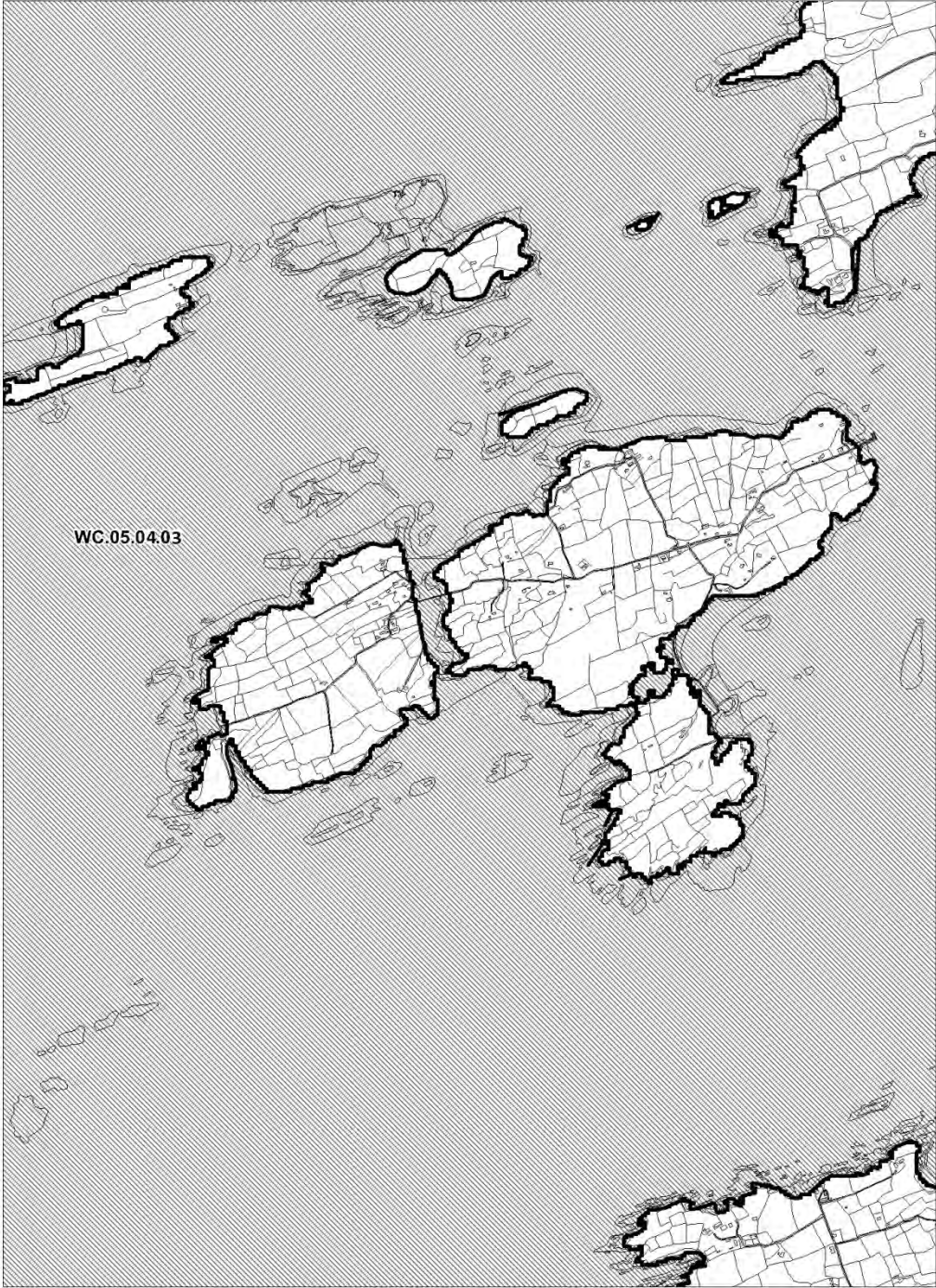
Amendment Ref:WC.04.11.01



Amendment Ref:WC.05.02.05



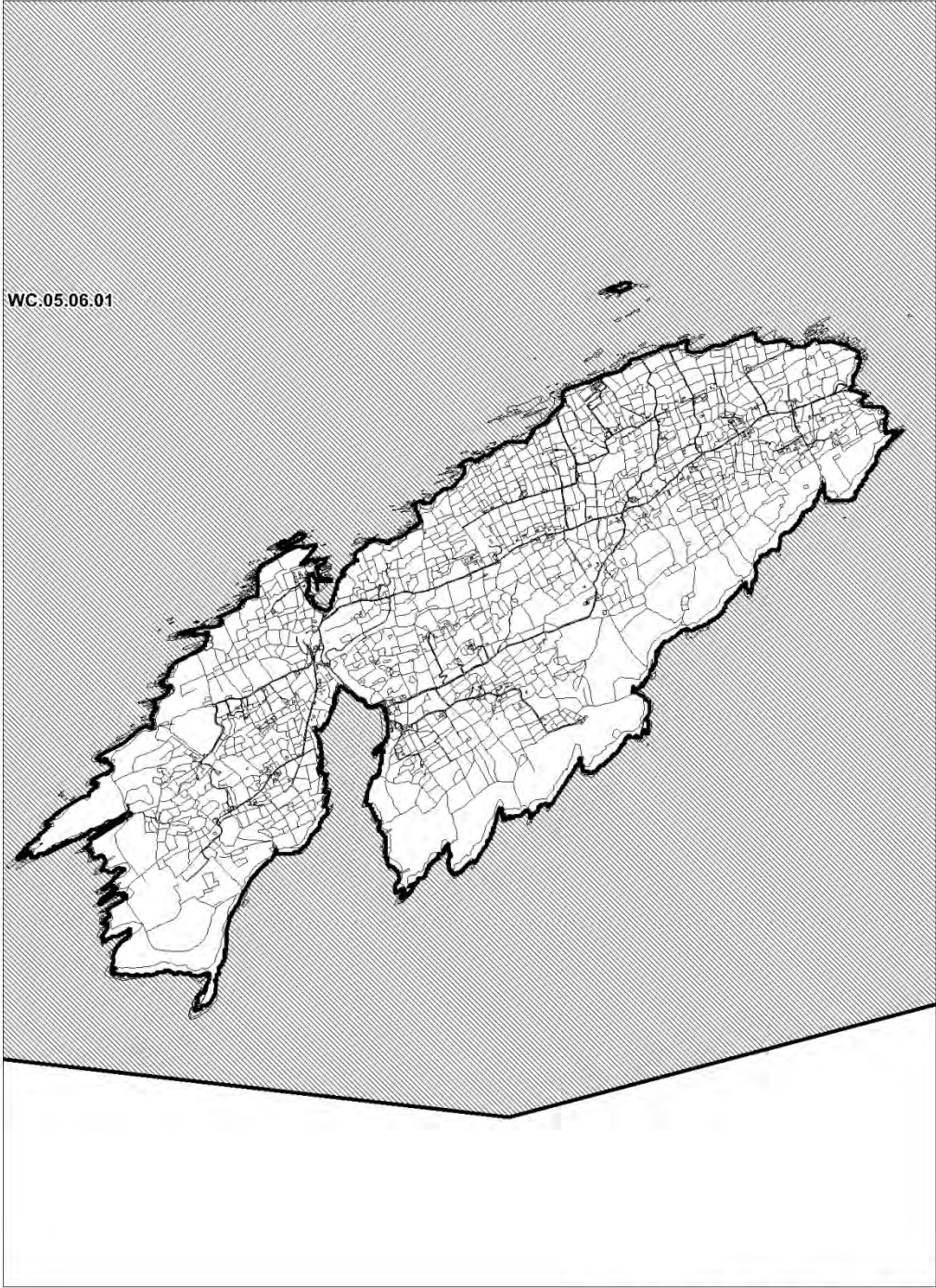
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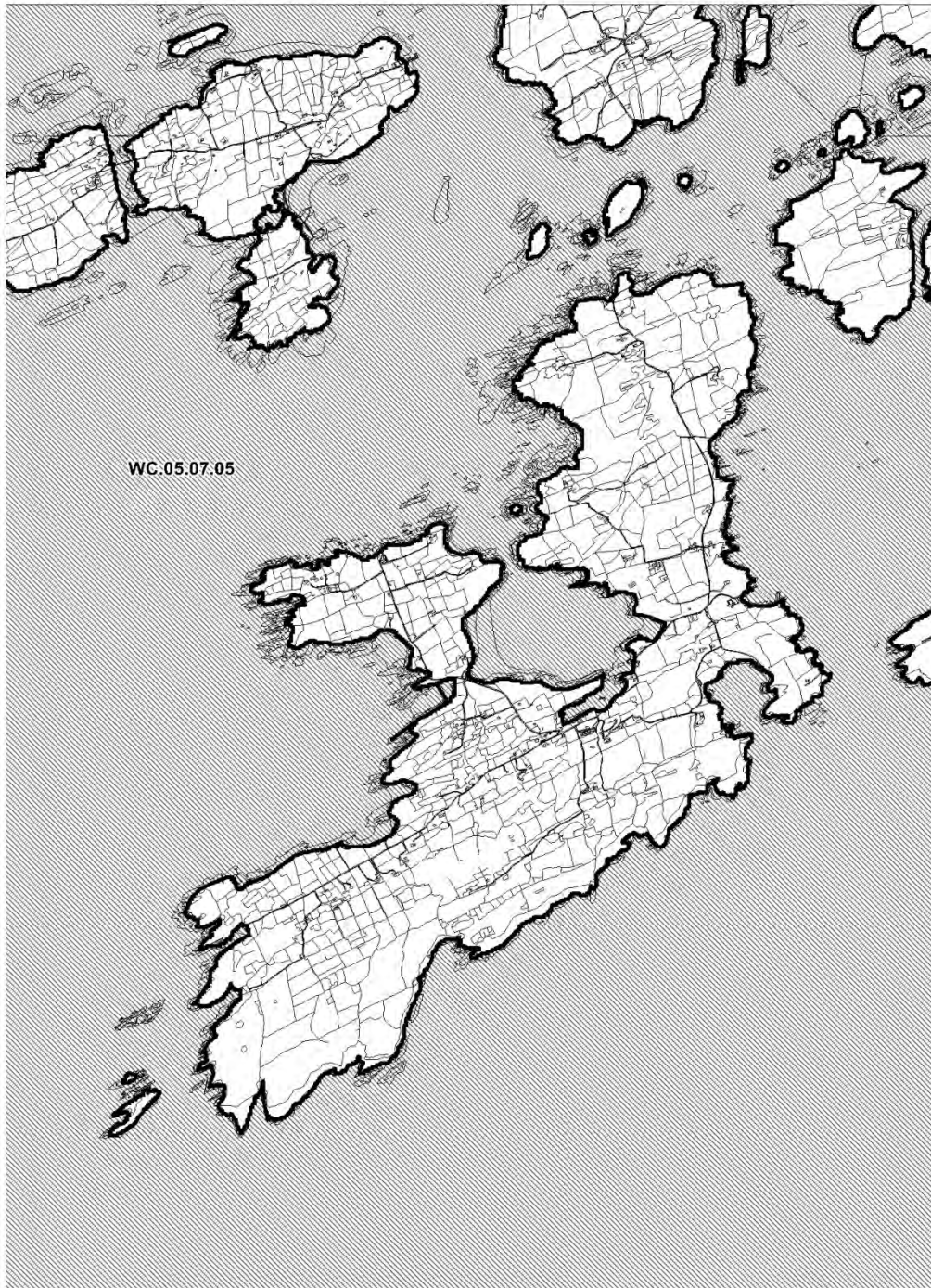
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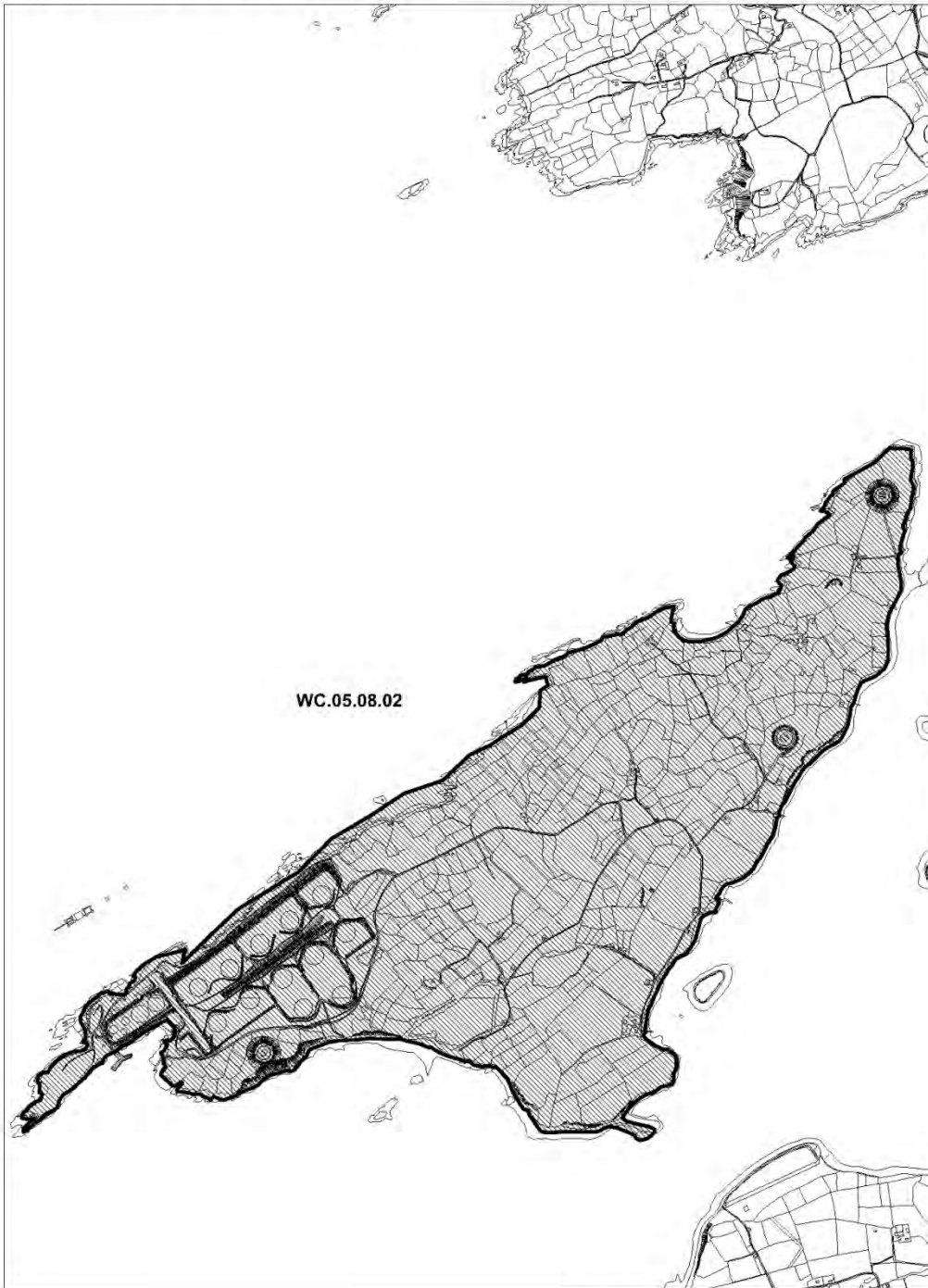
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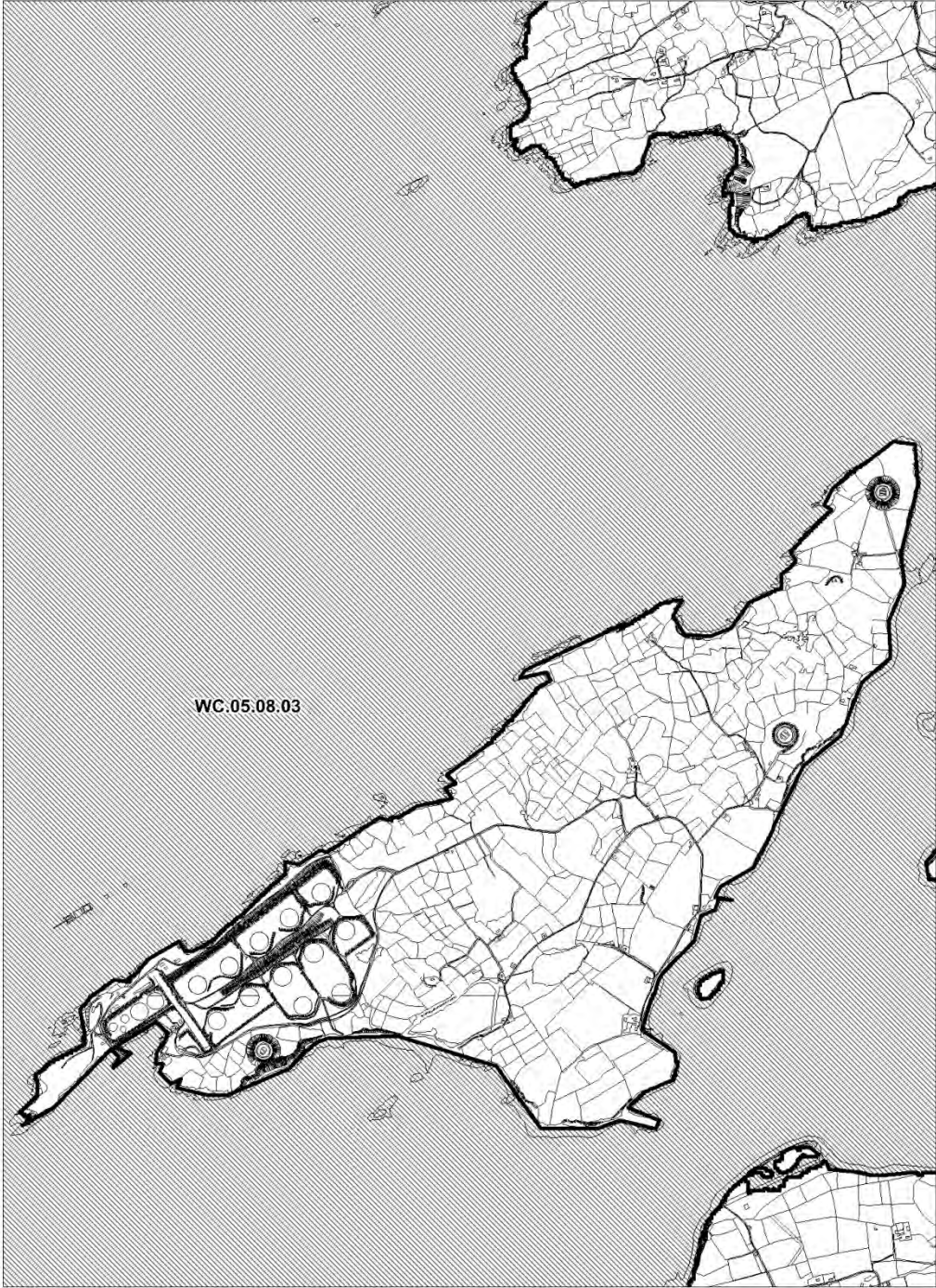
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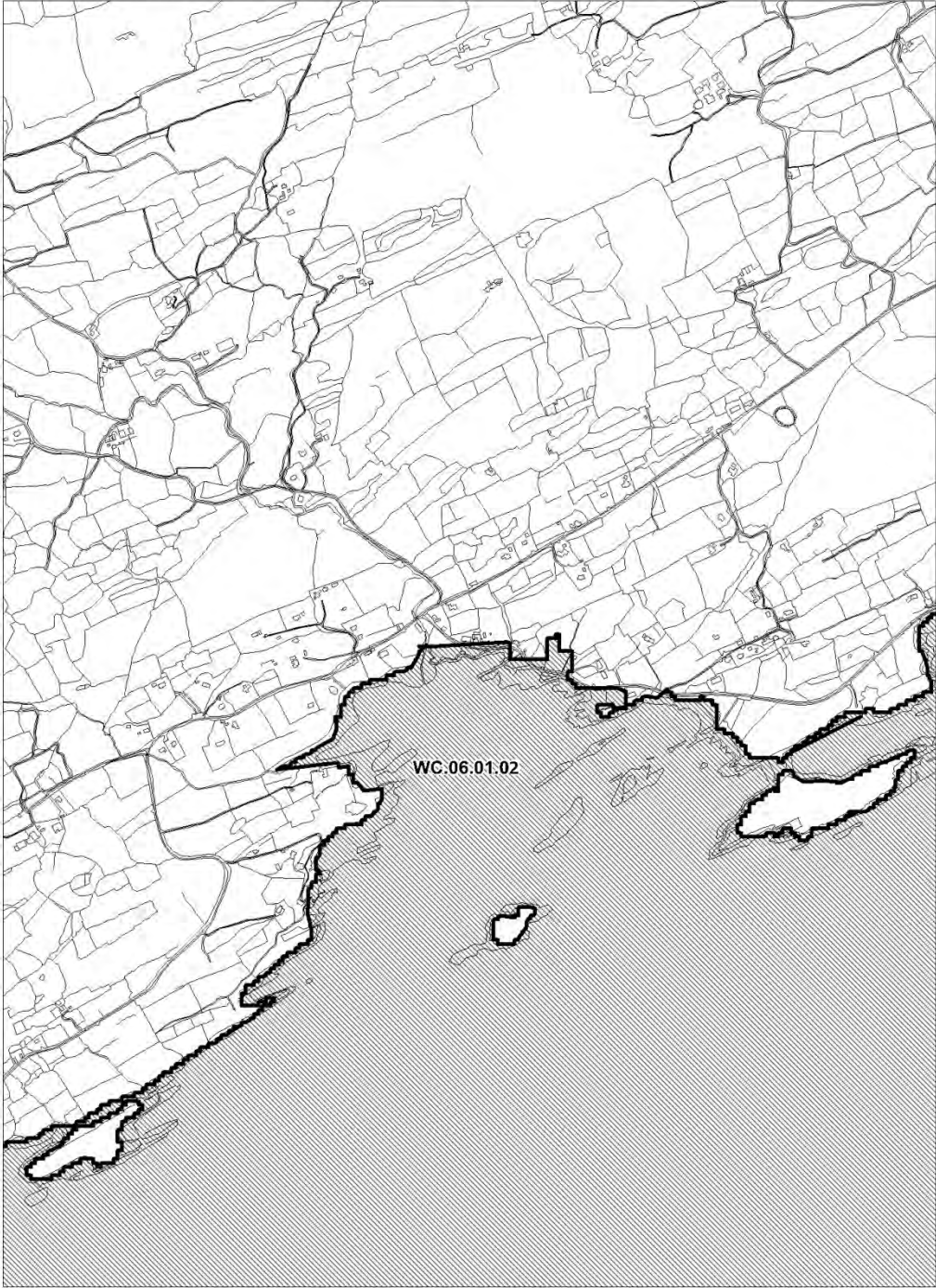
Amendment Ref:WC.05.07.05



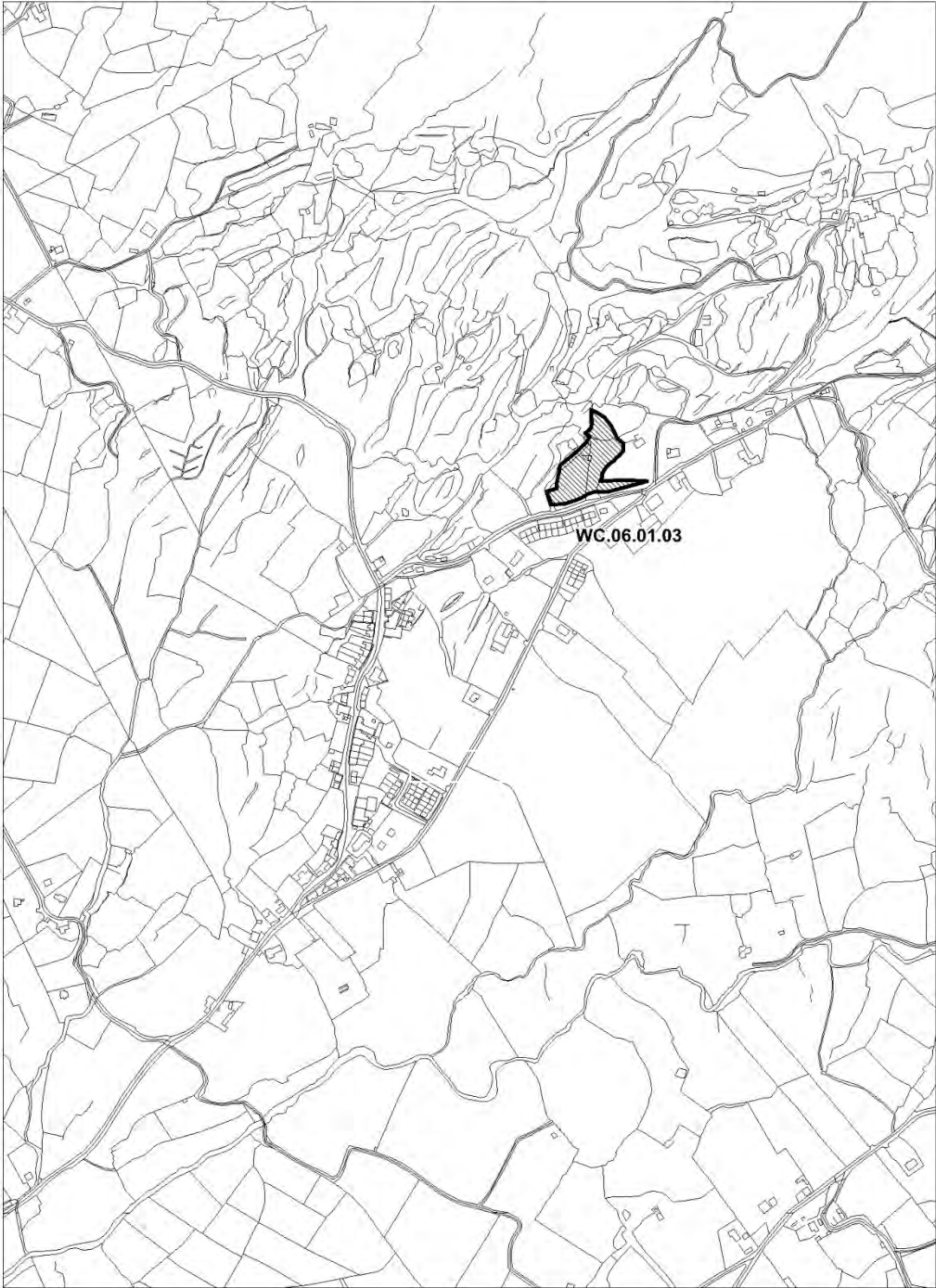
Amendment Ref:WC.05.08.02



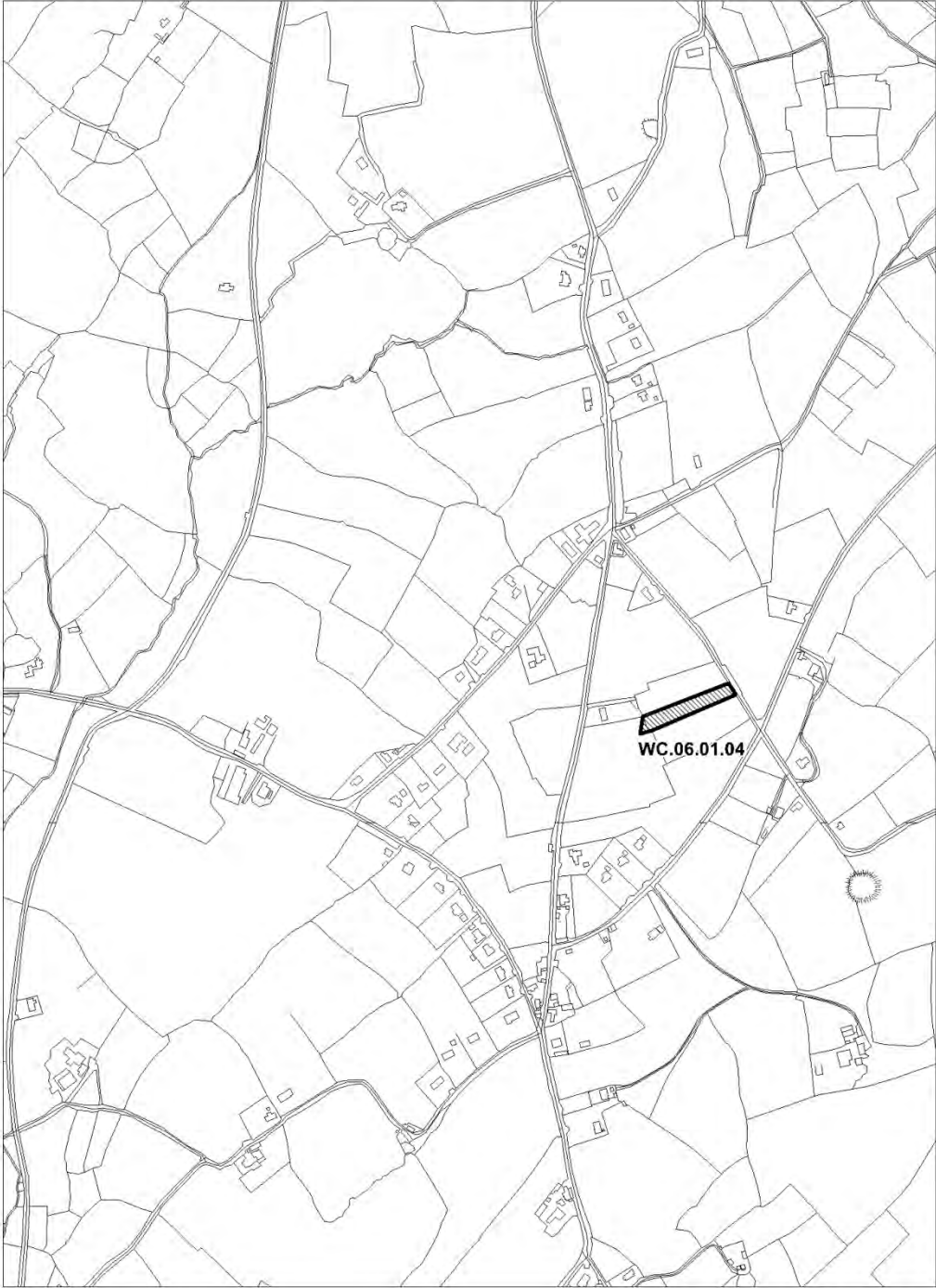
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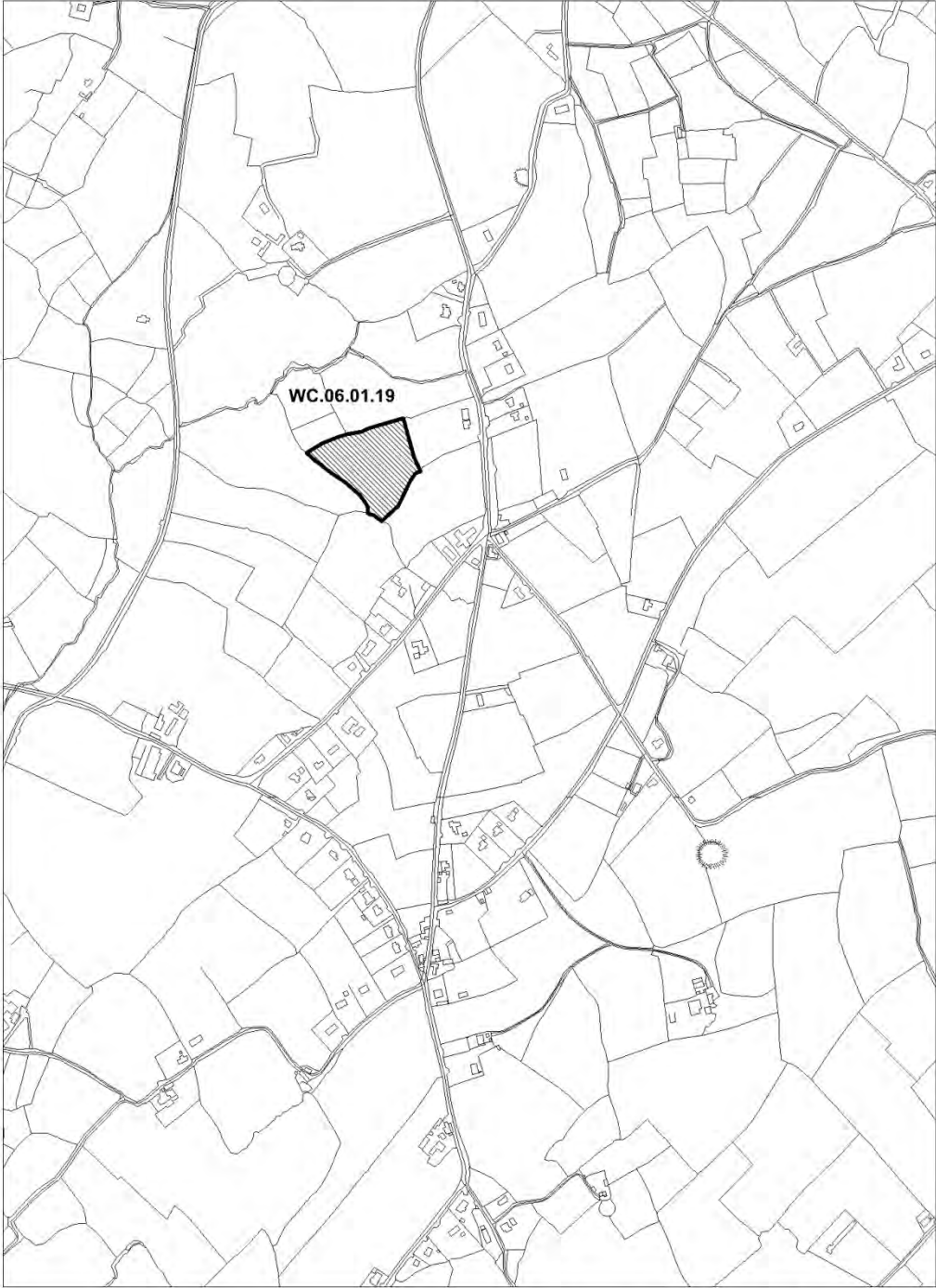
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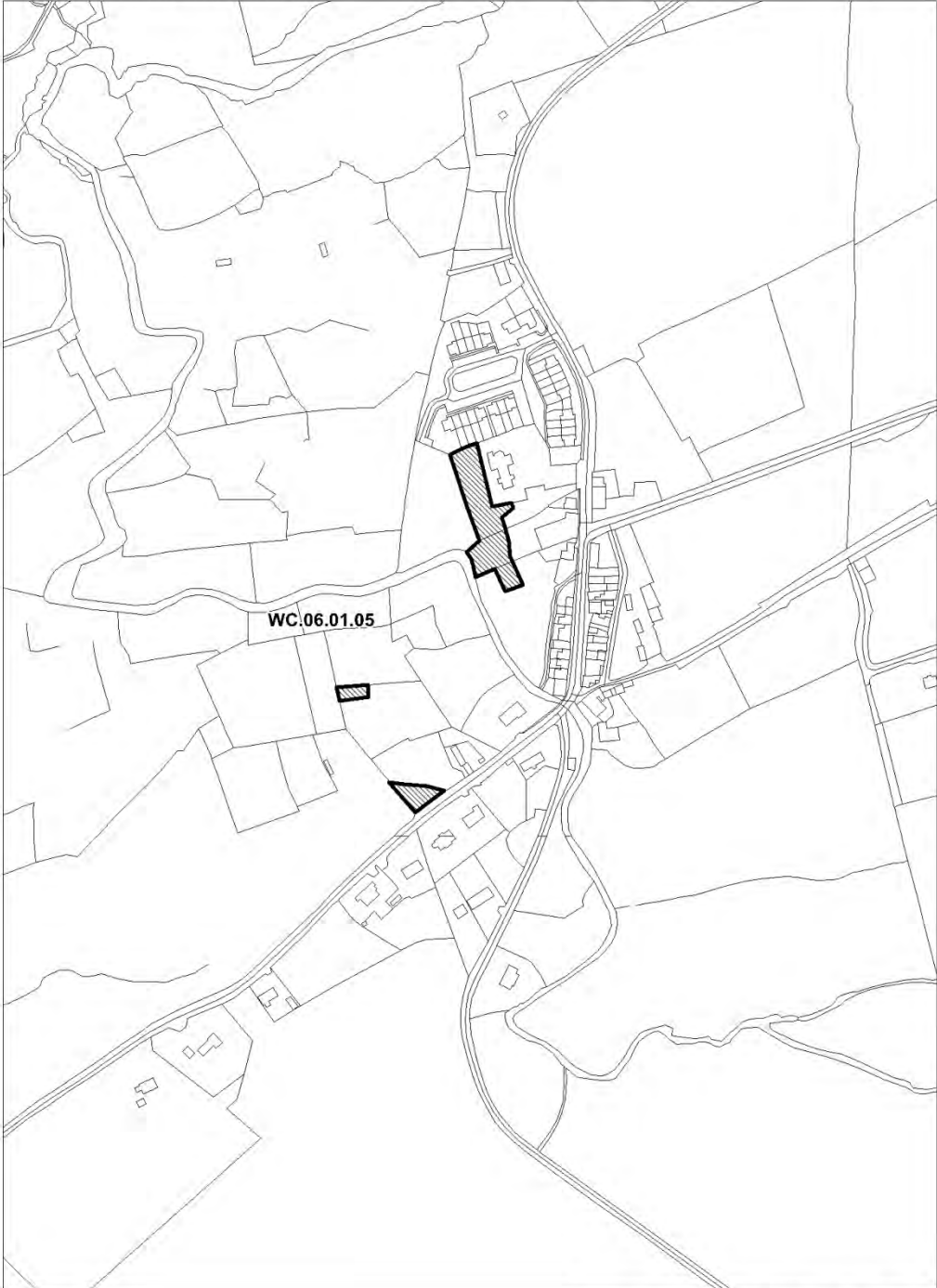
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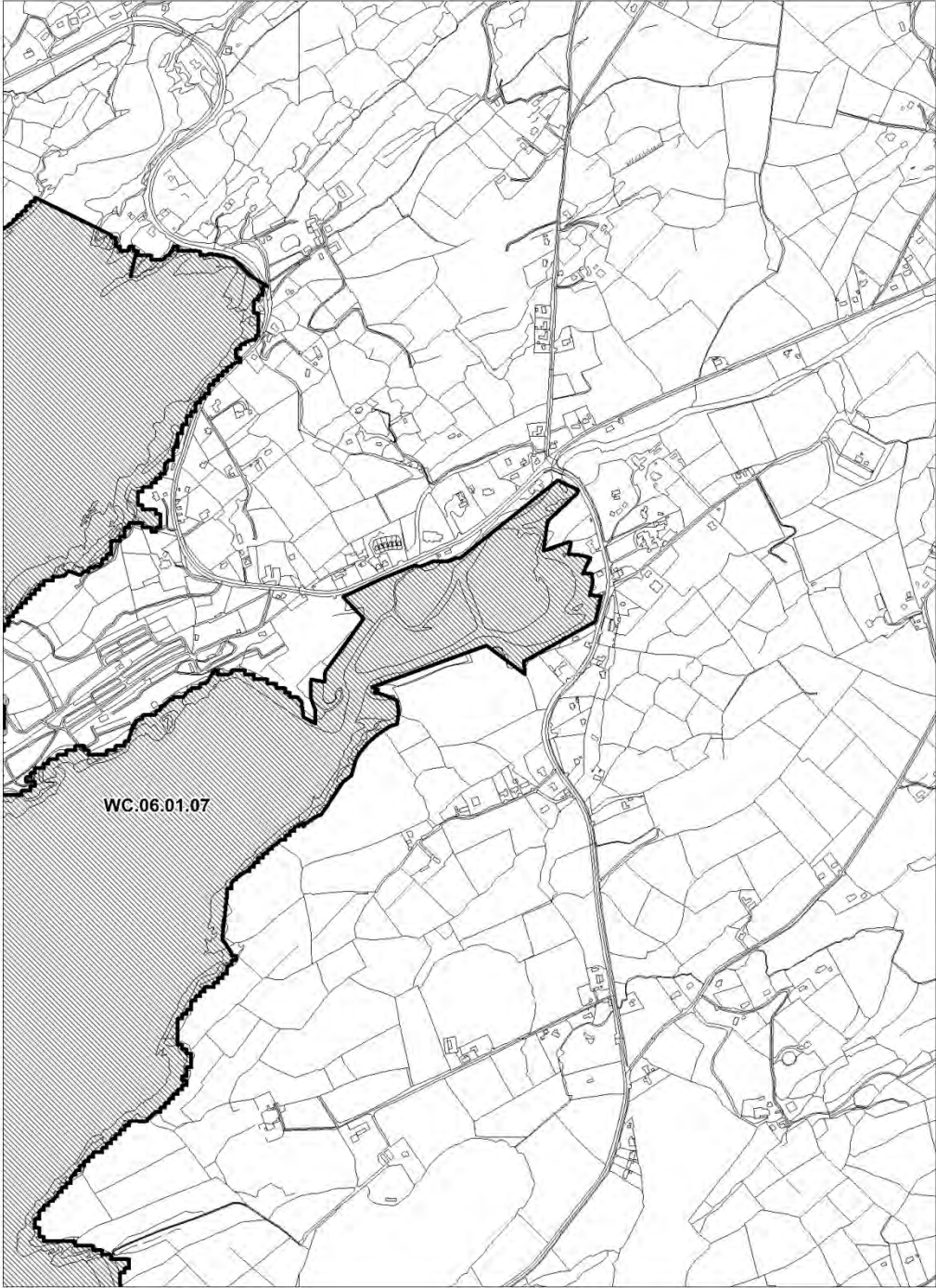
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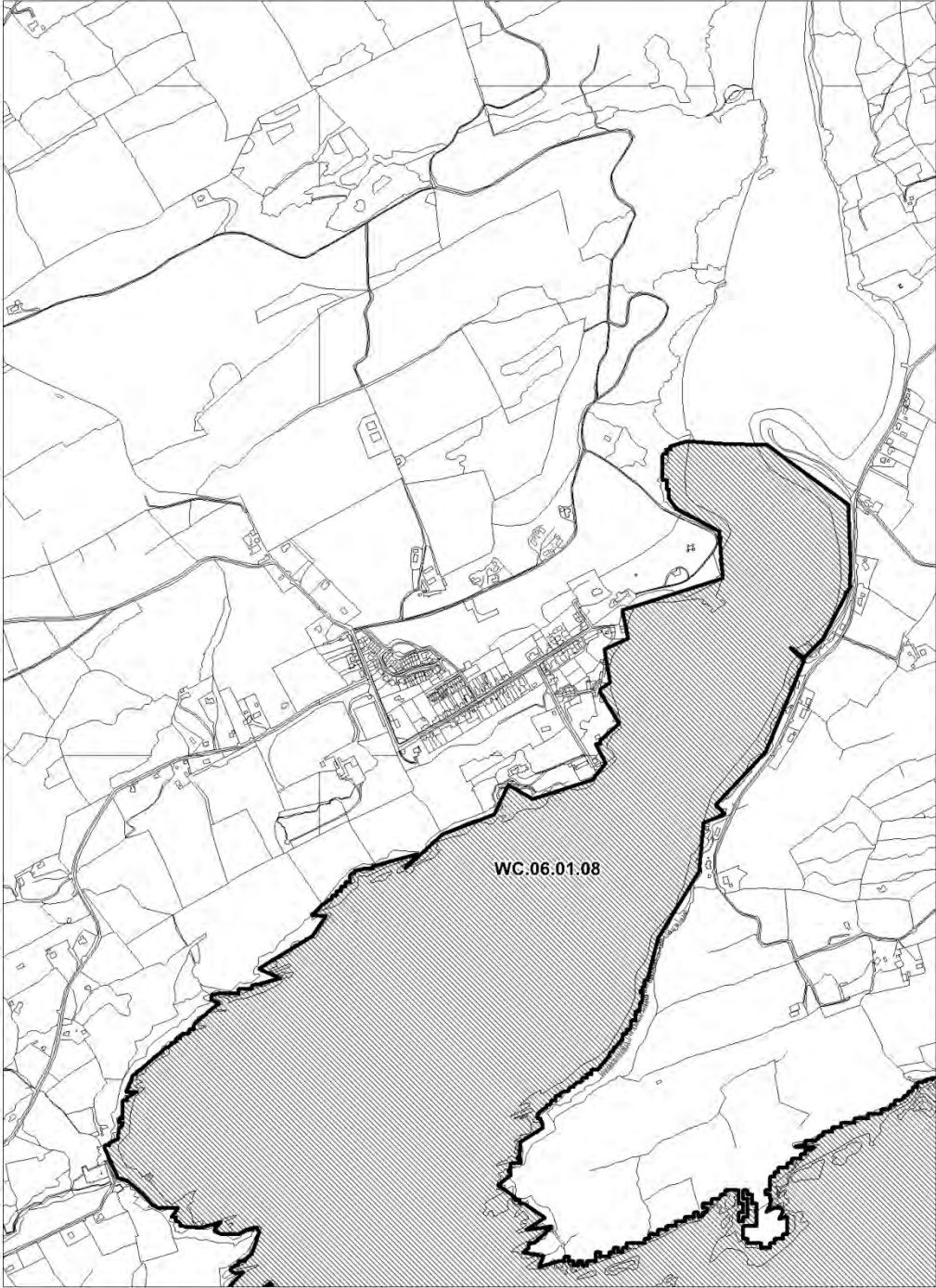
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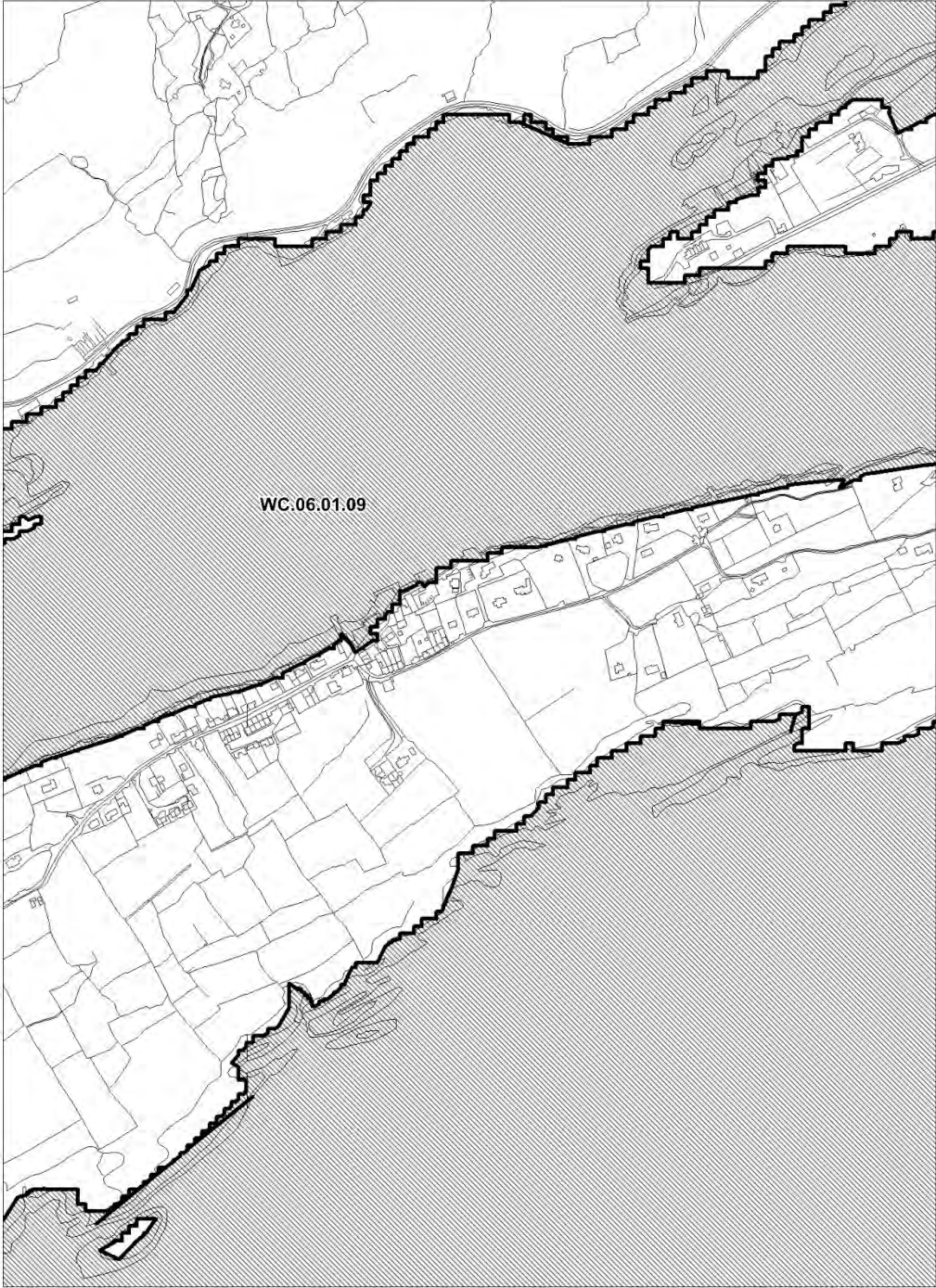
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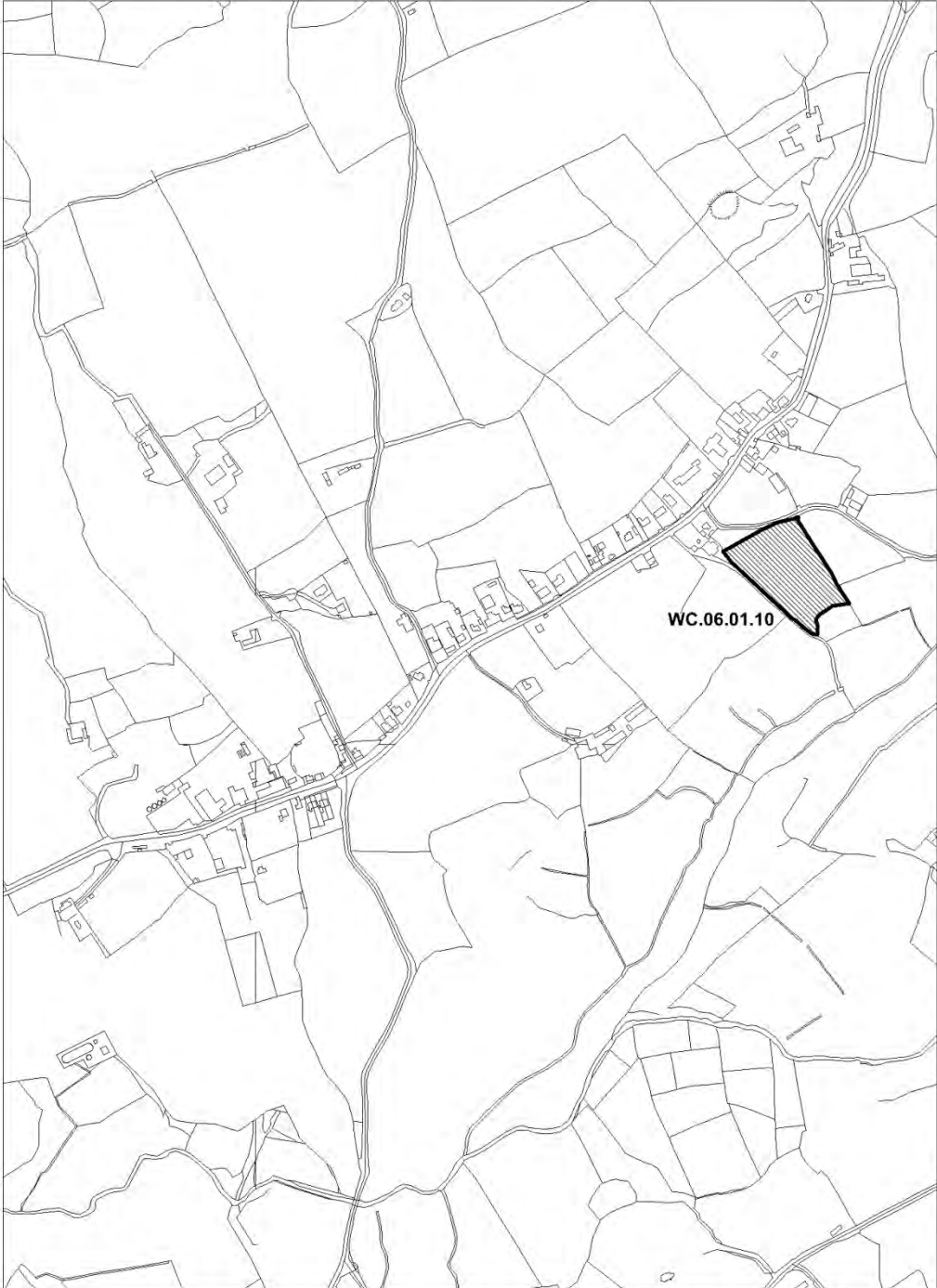
Amendment Ref:WC.06.01.07



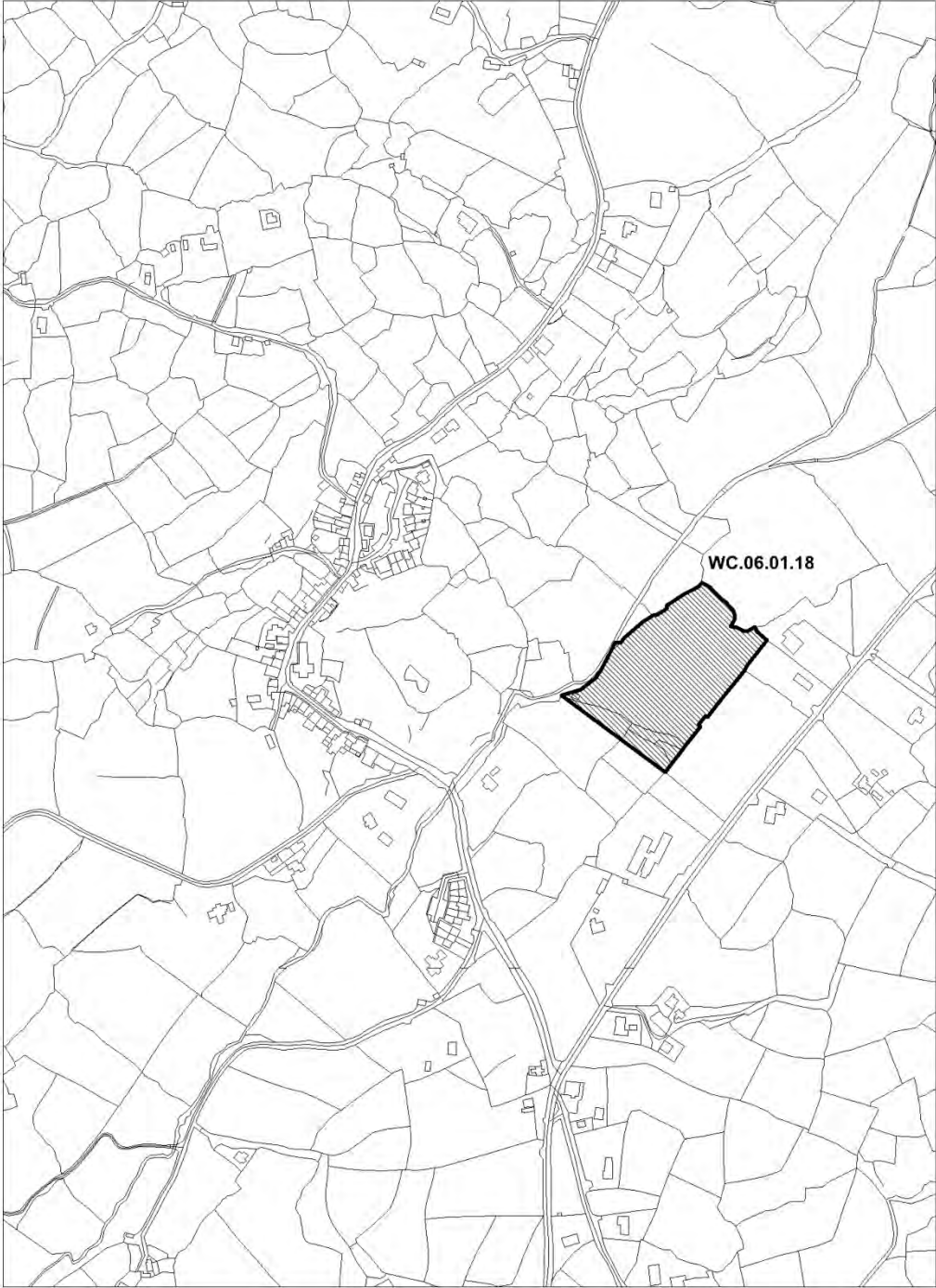
Amendment Ref:WC.06.01.08



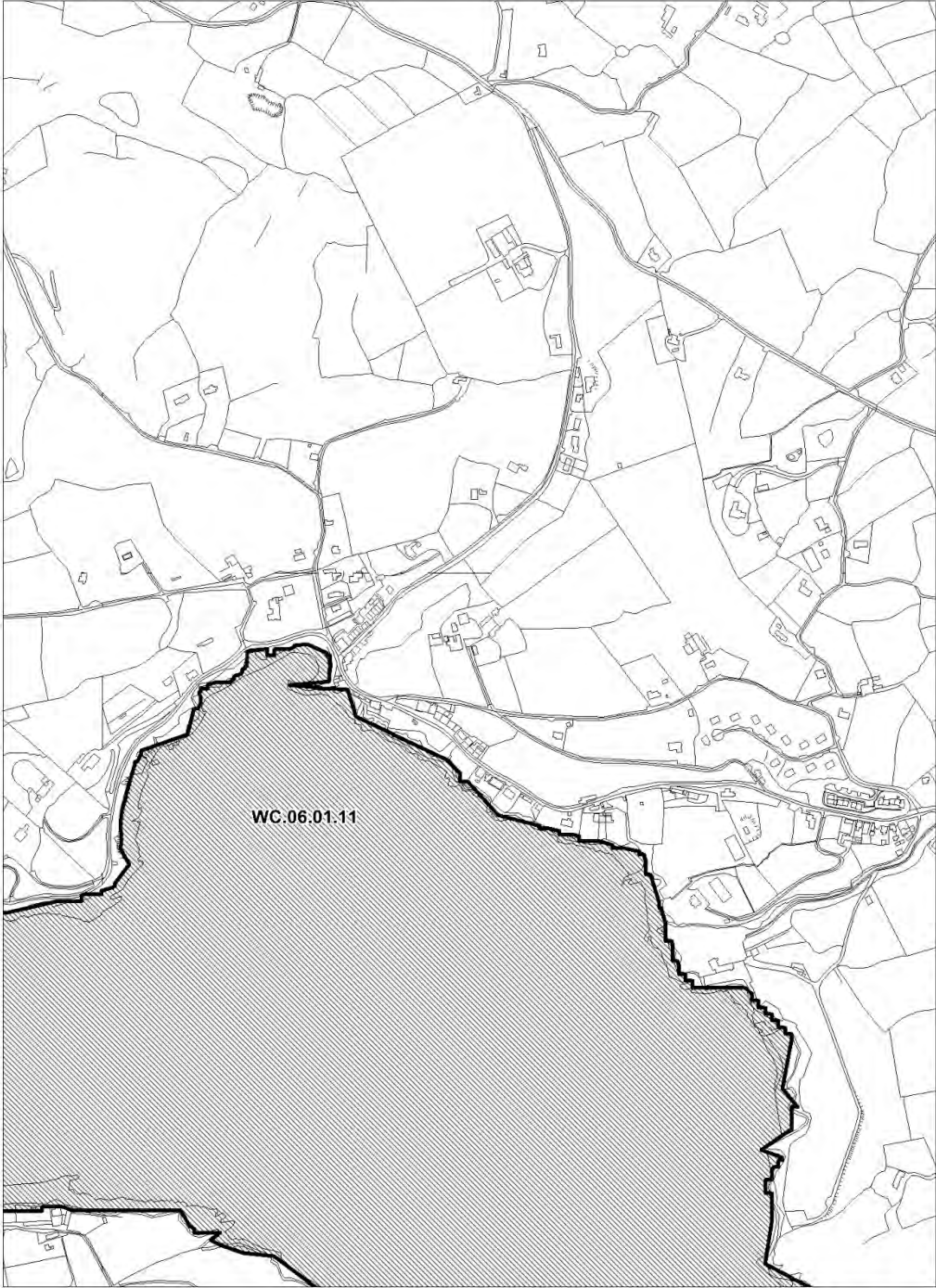
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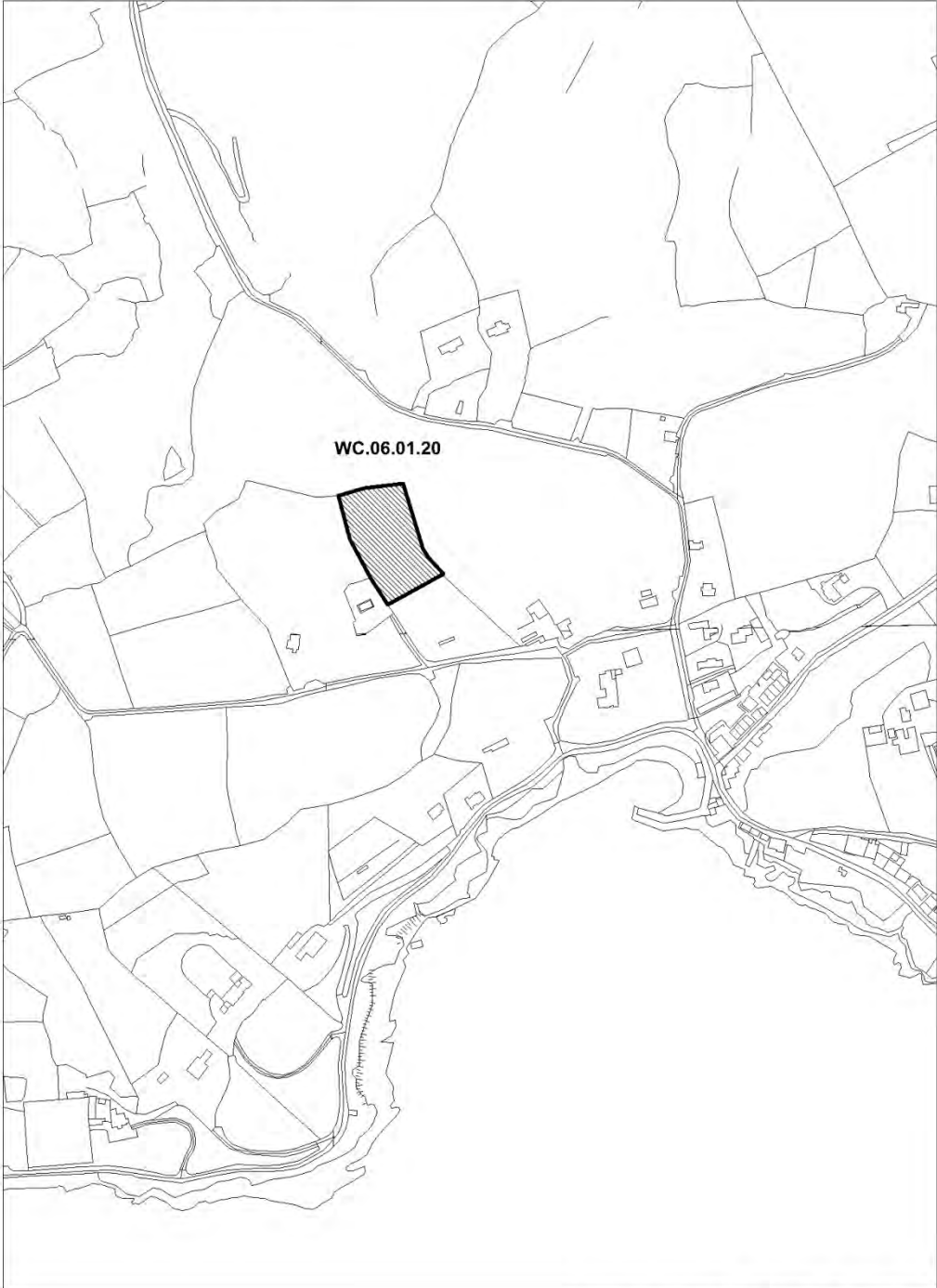
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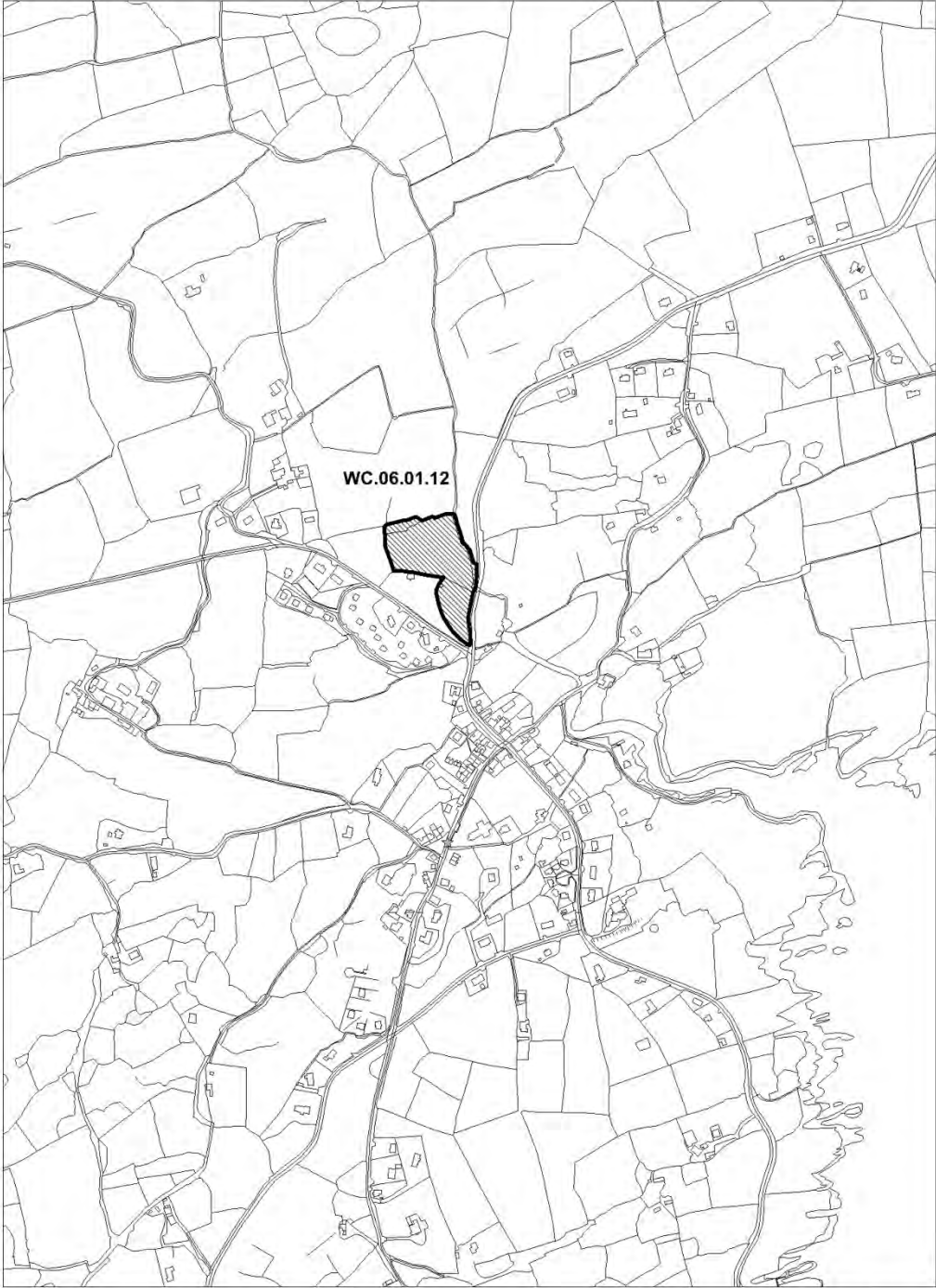
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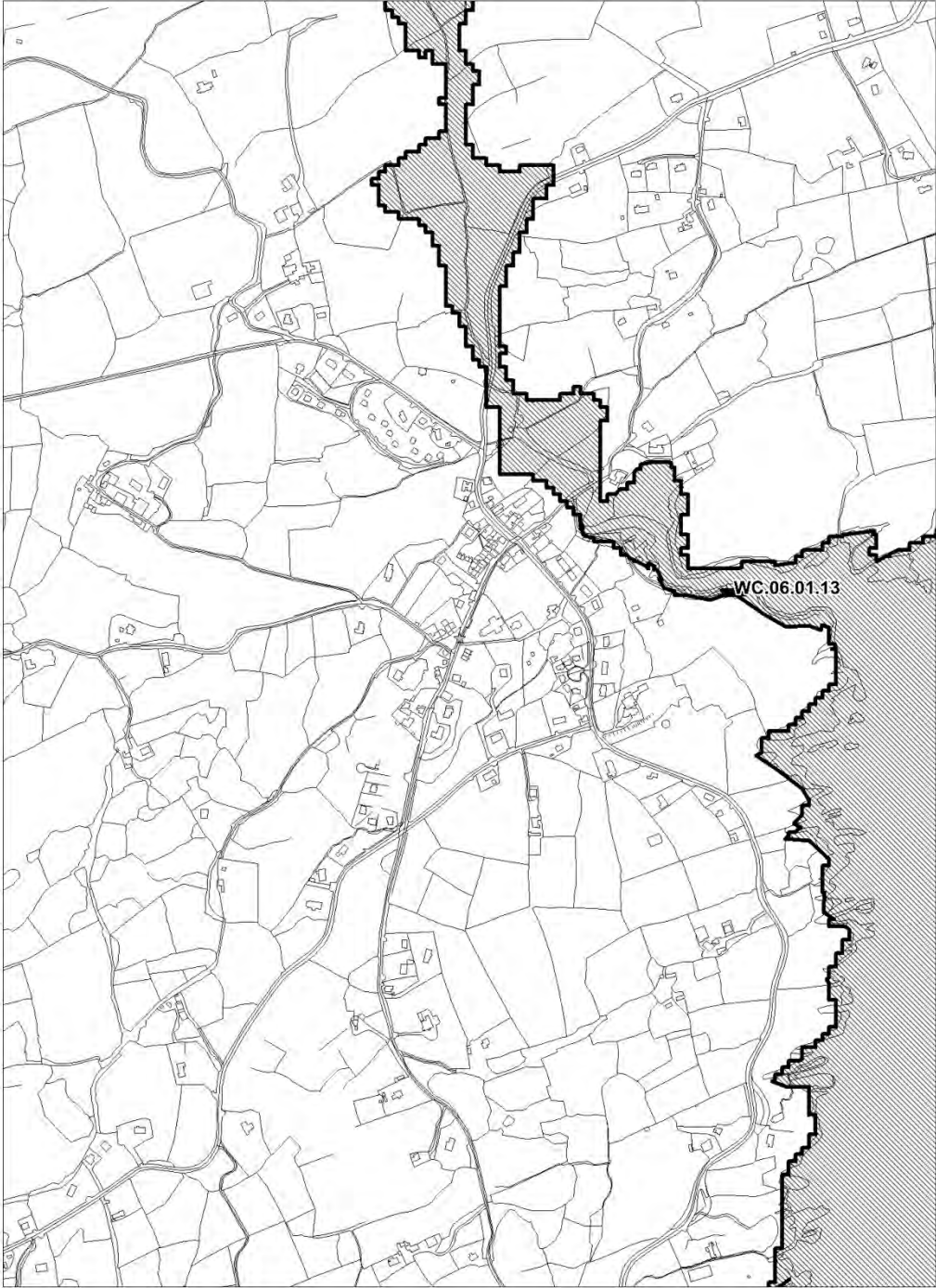
Amendment Ref:WC.06.01.11



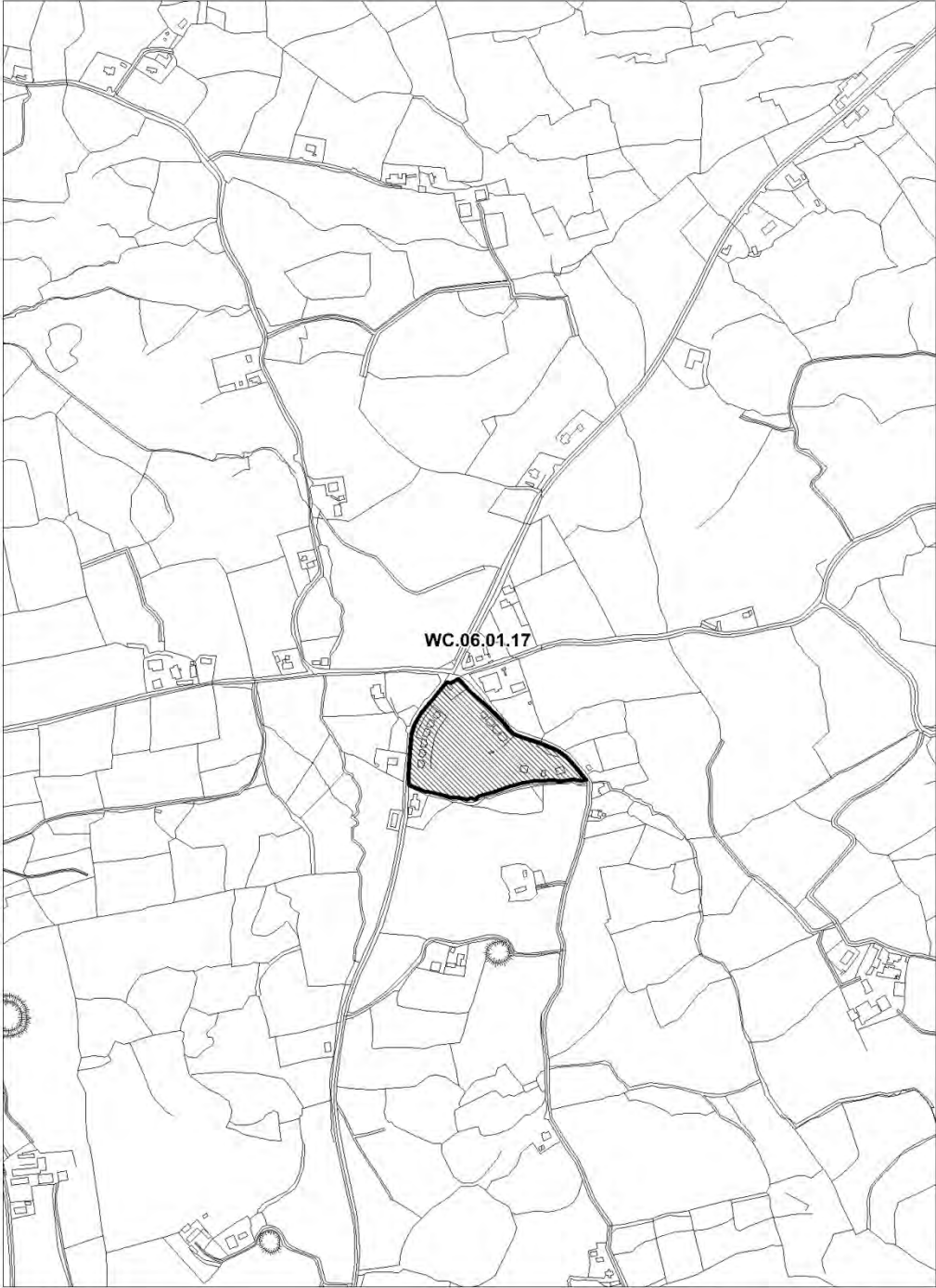
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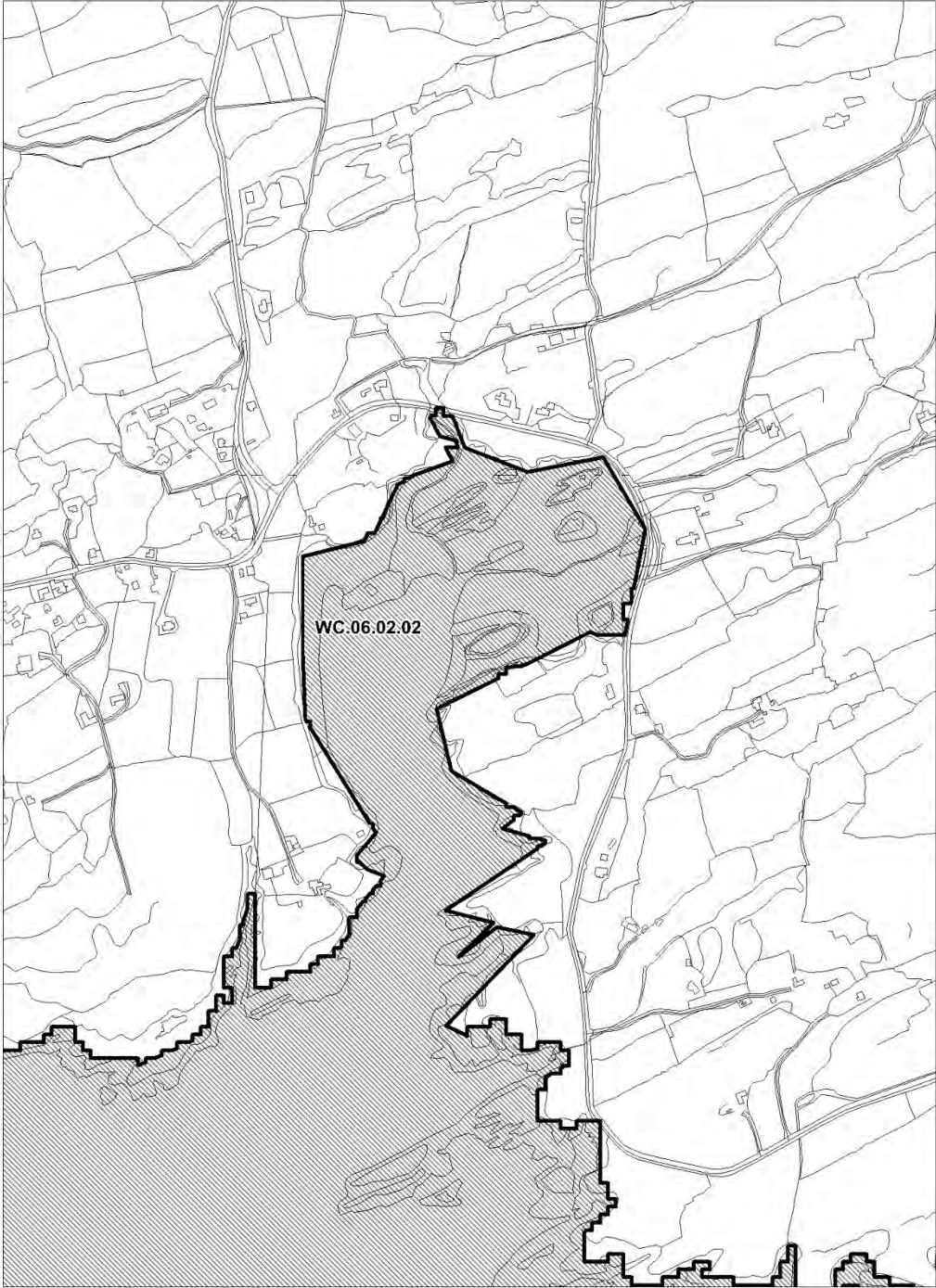
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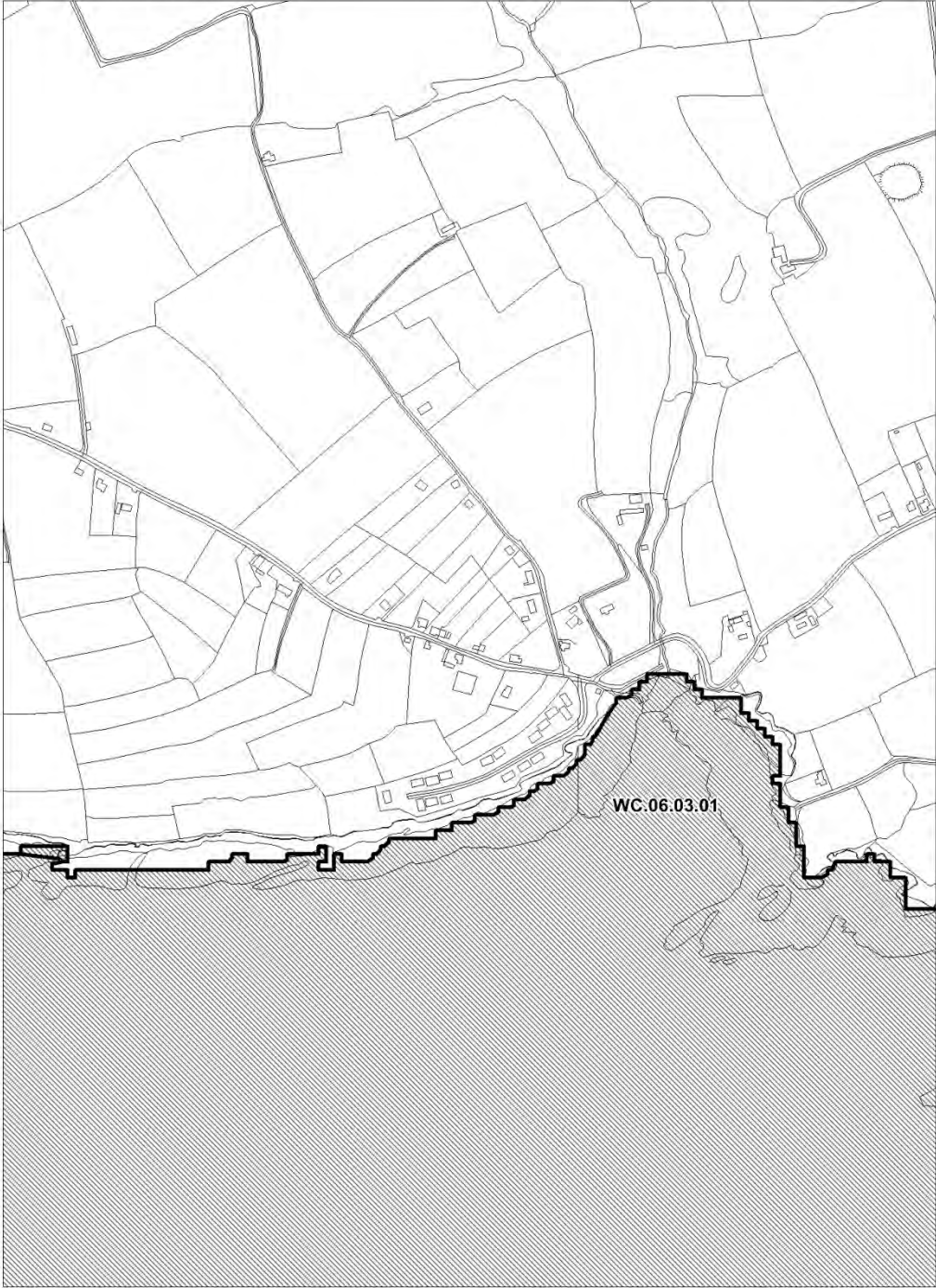
Amendment Ref:WC.06.01.13



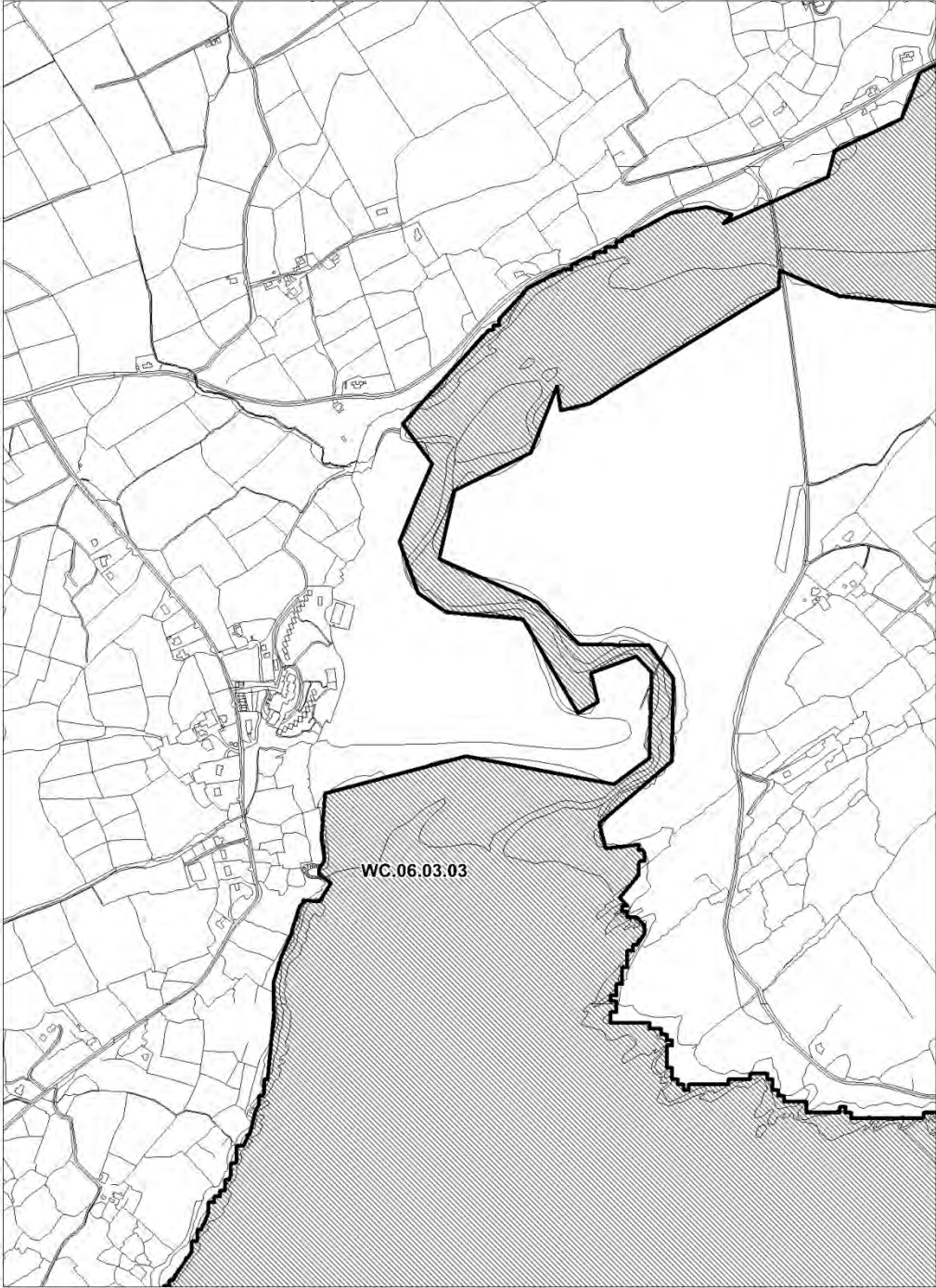
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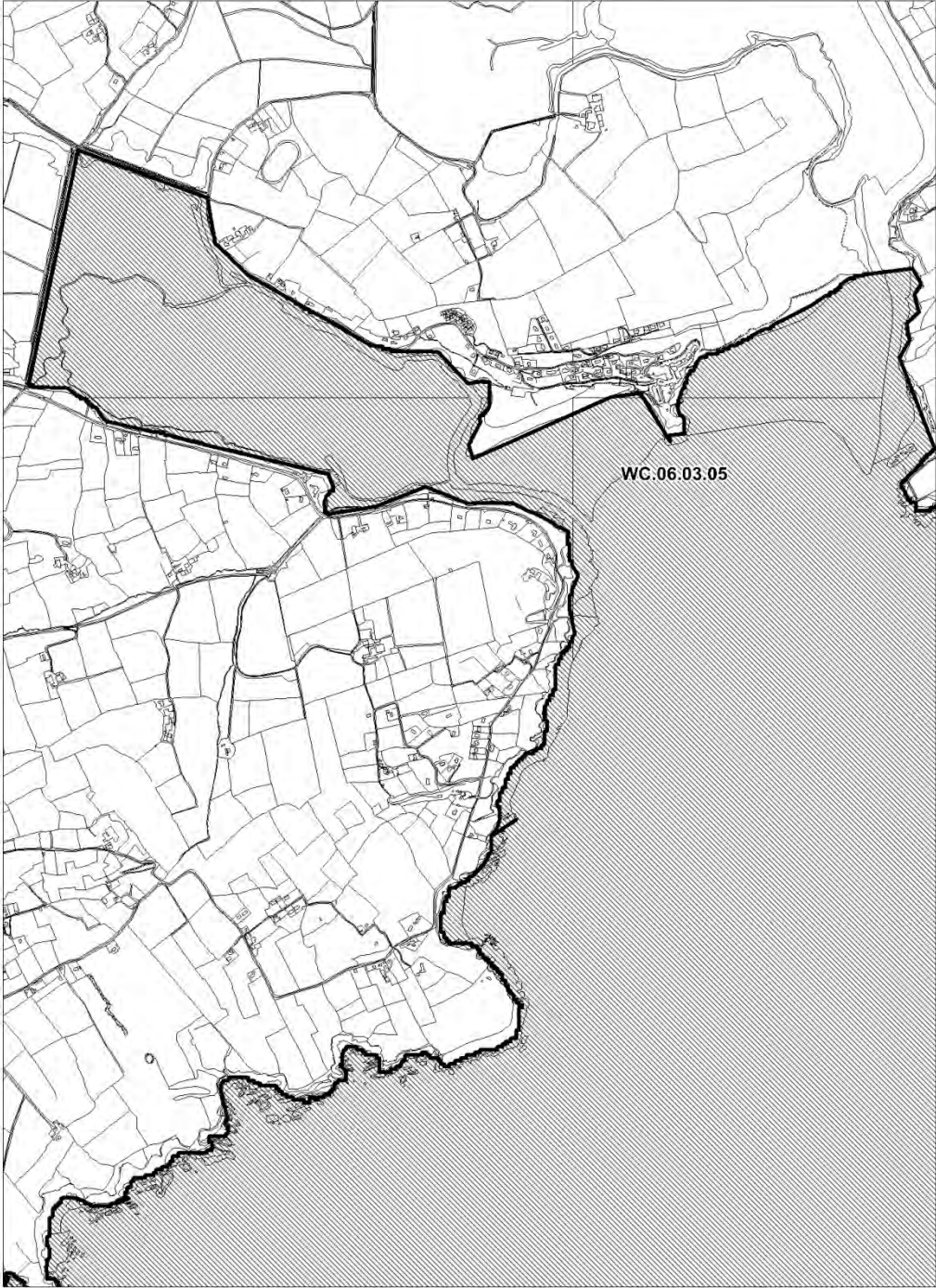
Amendment Ref:WC.06.02.02



Amendment Ref:WC.06.03.01



Amendment Ref:WC.06.03.03



WC.06.03.05

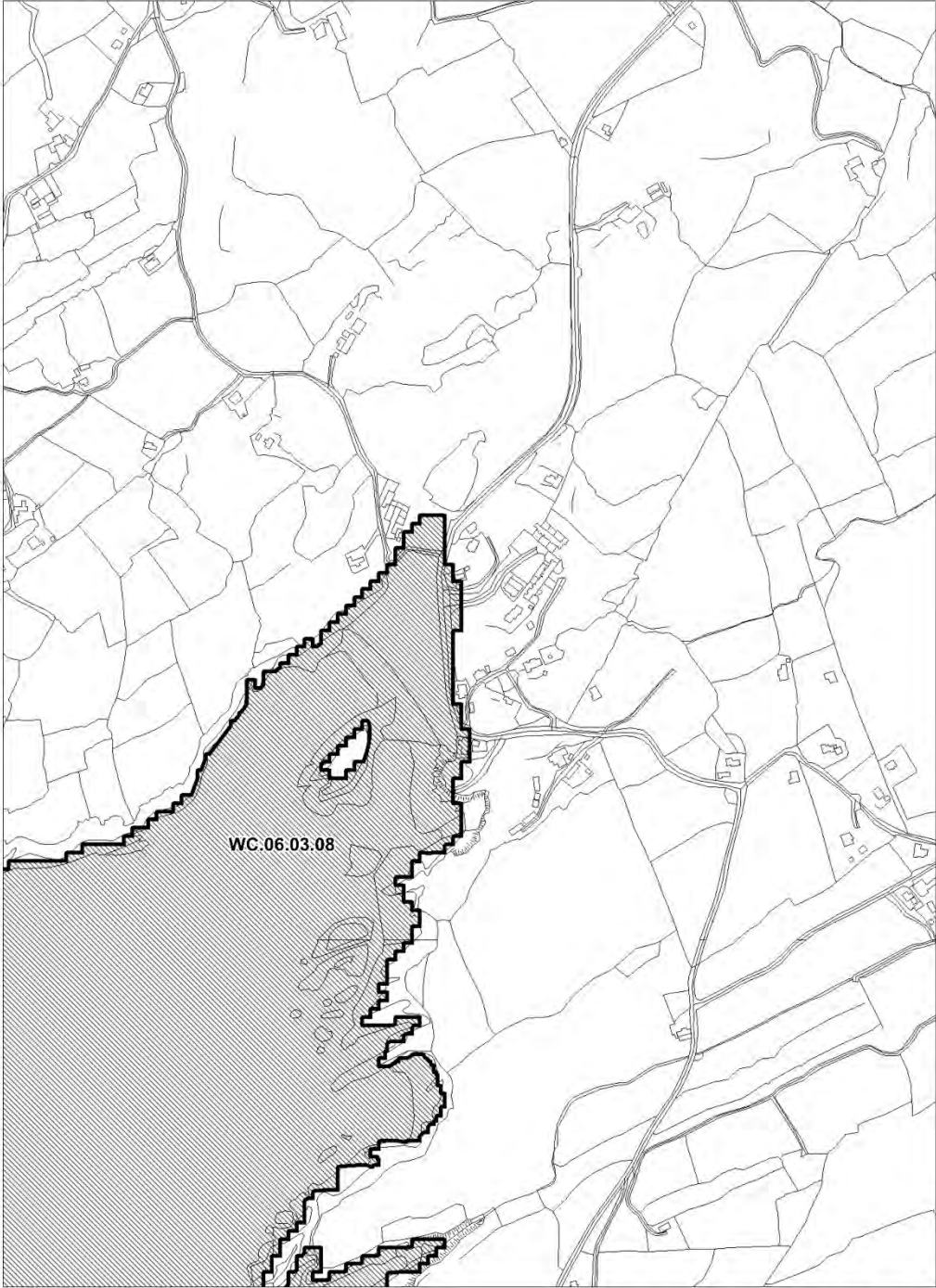
Amendment Ref:WC.06.03.05



Amendment Ref:WC.06.03.06



Amendment Ref:WC.06.03.07



Amendment Ref:WC.06.03.08



