



CORK COUNTY DEVELOPMENT PLAN 2009



1

Volume 1
Overall Strategy and
Main Policy Material

Cork County Council
Planning Policy Unit



Technical Information:

The text volumes of this plan have been designed and laid out using Microsoft Word™ software. Maps in Volume three have been prepared by the staff of the Planning Policy Unit using a MapInfo™ GIS platform. The Compact Disc CD version was developed by the Planning Policy Unit using Adobe® Acrobat ® Distiller™ 5.0.

Copyright: Cork County Council 2009. All rights reserved.
Map base: Ordnance Survey of Ireland Permit Number 7634 ©
Ordnance Survey Ireland and Government of Ireland.
All rights reserved.

This Development Plan was printed on 100% Recycled Paper

CORK

County Development Plan

2009

FOREWORD

Note from the Mayor

On behalf of the Elected Members of the County Council, I am delighted to introduce the Cork County Development Plan 2009. Although this plan takes many of its' strengths from previous County Development Plans, in many important respects it is unique in the approach that it takes to promoting the proper planning and sustainable development of the County.

In particular, this is the first County Development Plan to be written entirely as a strategic document without any reference to 'zoning'. To attempt to deal with the 'big-picture' issues that the County faces in this plan, allowing 'zoning' issues to be separately resolved in the Local Area Plans, is a testament not only to the innovative capacity of the Council's management and staff, but is also a very significant measure of the commitment of the Elected Members of the Council to establishing the right county-wide policies before dealing with local issues.

Our aim is to achieve the right balance of development across the County so that all of its' citizens can achieve the quality of life to which they aspire.

This end result, I believe, is a sound plan that sets out a clear, shared vision for the future development of the county that we all cherish.

Cllr. Noel Harrington
Mayor of the County of Cork

January, 2009

Note from the Manager

This County Development Plan sets out the strategy for the proper planning and sustainable development of County Cork for the next six years. It reflects a whole range of challenges facing the county in these times of economic uncertainty.

The plan looks forward to the horizon year of 2020 so that it is aligned with National and Regional planning policies, and also so that it can provide an adequate framework for the County's Electoral Area Local Area Plans, the review of which will commence this year.

The plan gives particular attention to the sustainable economic development of the County as part of an overall strategy to secure employment and the economic gains made in recent years.

It is also important to note that this is the first Development Plan for this County that has been subject to a Strategic Environmental Assessment. This new procedure ensures that the likely environmental effects of the plan were carefully documented throughout the process, so that they could be fully taken into account when particular decisions were made.

I wish to express my appreciation to the Mayor and Members of the Council, to the officials of the Council, particularly to the staff of the Planning Policy Unit, and to the very large number of the general public who made submissions during the course of the preparation of the Plan.

I am confident that the Plan will make an important contribution to maintaining economic prosperity and development throughout our county into the future.

Martin Riordan
Cork County Manager

January, 2009

Members of Cork County Council

NORTH CORK

Fermoy County Electoral Area

Cllr. Kevin O'Keeffe **(FF)**
Cllr. Frank O'Flynn **(FF)**
Cllr. Aileen D. Pyne **(FG)**
Cllr. Liam O'Doherty **(FG)**

Kanturk County Electoral Area

Cllr. Patrick Buckley **(FG)**
Cllr. Marian Murphy **(FG)**
Cllr. Marie Murphy **(FF)**
Cllr. Noel Buckley **(FG)**
Cllr. Michael Donegan **(FF)**

Mallow County Electoral Area

Cllr. Jerry Mullally **(LAB)**
Cllr. Dan Joe Fitzgerald **(FF)**
Cllr. Noel O'Connor **(FG)**
Cllr. Tom Sheahan **(FG)**

SOUTH CORK

Bandon County Electoral Area

Cllr. Kevin Murphy **(FG)**
Cllr. Alan Coleman **(FF)**
Cllr. Veronica Neville **(FG)**

Blarney County Electoral Area

Cllr. Gerry Kelly **(FG)**
Cllr. Daniel Fleming **(FF)**
Cllr. Tomás Ryan **(FG)**
Cllr. John Gilroy **(LAB)**

Macroom County Electoral Area

Cllr. Michael Creed **(FG)**
Cllr. Aindrias Moynihan **(FF)**
Cllr. Martin Coughlan **(LAB)**

Carrigaline County Electoral Area

Cllr. Seamus McGrath **(FF)**
Cllr. Deirdre Forde **(FF)**
Cllr. Derry Canty **(FG)**
Cllr. Mark O' Keeffe **(FF)**
Cllr. Tim Lombard **(FG)**
Cllr. Paula Desmond **(LAB)**
Cllr. John. A Collins **(FG)**

Midleton County Electoral Area

Cllr. Michael Hegarty **(FG)**
Cllr. John Mulvihill **(LAB)**
Cllr. Noel Collins **(NP)**
Cllr. Maurice Ahern **(FF)**
Cllr. Martin Hallinan **(SF)**
Cllr. Barbara Murray **(FG)**

WEST CORK

Bantry County Electoral Area

Cllr. Dermot Sheehan **(FG)**
Cllr. John Patrick O'Shea **(FG)**
Cllr. Patrick Gerard Murphy **(FF)**
Cllr. Noel Harrington **(FG)**
Cllr. Danny Crowley **(FF)**

Skibbereen County Electoral Area

Cllr. Christopher O'Sullivan **(FF)**
Cllr. Donal F. O'Rourke **(FF)**
Cllr. John Collins **(FG)**
Cllr. Maura Cal McCarthy **(FG)**
Cllr. Jim Daly **(FG)**
Cllr. Tadgh O' Donovan **(FG)**
Cllr. Joe Carroll **(FF)**

Layout of Volume 1:

THE DEVELOPMENT PLAN IS PRESENTED IN THREE VOLUMES:

Volume 1: Overall Strategy and Main Policy Material

Sets out the general objectives of the Development Plan under a range of headings together with the planning principles that underpin them.

Volume 2: Specific Objectives: Heritage and Amenity

Sets out, in detail, a range of specific heritage and amenity objectives of the Development Plan, with particular attention to the Record of Protected Structures.

Volume 3: Maps

The map volume contains six sets of maps: Metropolitan Cork Green Belt; Rural Housing Control Zone; Heritage and Conservation; Landscape Maps, Landscape Character Areas and Types Map and Architectural Conservation Areas.

Chapter 1: Introduction

Chapter 2: Overall Strategy

Chapter 3: Settlements

Chapter 4: Rural, Coastal and Islands

Chapter 5: Economy and Employment

Chapter 6: Transport and Infrastructure

Chapter 7: Heritage and Environment

Chapter 8: Housing and Community Facilities

Chapter 9: Local Area Development

Contents of Volume 1

Chapter 1: Introduction	1
1.1 A New County Development Plan	2
Making the New Plan	2
Purpose of the Plan	2
Planning for Growth	2
Monitoring and Progress	4
1.2 The Process that has been Followed	4
1.3 Form and Content of the Development Plan	6
Written Statement and Maps	6
Approach	7
Chapter 2: Overall Strategy	9
2.1 National and Regional Strategy	10
Other Strategic Documents	14
2.2 Growth and Development in County Cork	15
General Context	15
Population trends	15
Population & Household Targets	18
2.3 Overall Economic Strategy	21
2.4 Key Planning and Sustainable Development Goals	22
The 'County Metropolitan' Strategic Planning Area	24
The CASP Ring Strategic Planning Area	28
The North Strategic Planning Area	32
The West Strategic Planning Area	35
Chapter 3: Settlements	39
3.1 Network Of Settlements	40
The Main Towns – Objectives, Growth Forecasts And Strategic Diagrams	42
3.2 Metropolitan Cork	44
The Cork City Environs	45
Cork City South Environs	46

Cork City North Environs	48
Metropolitan Towns	49
Ballincollig	50
Blarney	52
Carrigaline	53
Carrigtwohill	55
Cobh	56
Glanmire	58
Midleton	59
Passage West	61
Tower	62
Monard	63
3.3 The Network of Settlements Outside Metropolitan Cork	65
Mallow “Hub” Town	65
CASP Ring Towns	67
Bandon	67
Fermoy	69
Kinsale	70
Macroom	71
Youghal	73
County Towns	74
County Towns in the North Strategic Planning Area	75
Buttevant	75
Charleville	76
Kanturk	77
Millstreet	79
Mitchelstown	80
Newmarket	81
County Towns in the West Strategic Planning Area	83
Bantry	83
Castletownbere	85
Clonakilty	86
Dunmanway	88
Schull	89

Skibbereen	90
3.4 Strategic Employment Centres	91
Ringaskiddy	92
Little Island	93
Carrigtwohill	94
Kilbarry (North Environs)	95
3.5 The Network of Settlements in Rural Areas	95
Key Villages	96
Villages	96
Village Nuclei	97
Other Locations	97
Chapter 4: Rural, Coastal and Islands	99
4.1 Rural Housing	100
National Context	100
4.2 Population And Household Trends	102
4.3 Identifying Rural Area Types	104
4.4 Rural Area Types in County Cork	105
Rural Areas under Strong Urban Influence	105
Stronger Rural Areas	106
Structurally Weaker Rural Areas	107
4.5 Future Development Strategy	107
Overall Spatial Strategy	107
Economic Strategy	107
4.6 Sustainable Rural Housing	108
4.7 Greenbelts	110
Policy Context	110
The Planning Principles of a Greenbelt	111
4.8 The Metropolitan Cork Greenbelt	111
Greenbelts around Other Towns	114
4.9 Rural Housing Control Zone (RHCZ)	116
The Needs of Rural Communities	117
4.10 Special Requirements in Scenic and Coastal Areas	118
4.11 Implementing and Monitoring the Settlement Policy	119

Exceptions to the Settlement Policy	119
Use of Occupancy Conditions	119
Monitoring the Settlement Policy	120
Normal proper Planning and Sustainable Development Considerations	120
4.12 Servicing Individual Houses in Rural Areas	121
4.13 Siting, Design and Landscaping of New Dwelling Houses	122
4.14 A Note on Ruinous Dwellings in the Countryside	122
4.15 Countryside Recreation	123
Rights of Way	124
4.16 Coastal Areas	125
4.17 The Special Role of Cork Harbour	128
4.18 Islands	129
Rural Islands	129
Islands in Metropolitan Cork	131
Chapter 5: Economy and Employment	133
5.1 Economic Development	134
National Economic Indicators	134
Cork County Economic Growth	134
5.2 Employment Strategy	136
National and County Employment Structure	136
The Overall Employment Strategy	137
County Metropolitan Strategic Planning Area	140
CASP Ring Strategic Planning Area	146
North Strategic Planning Area	147
West Strategic Planning Area	149
Rural Employment in the Strategic Planning Areas	151
5.3 Land-Use and Economic Development	152
Industry	152
Prevention of Major Accidents	155
Brownfield Development	157
Enterprise Development	158
5.4 Retail Development	161

The Joint Retail Strategy for Cork	161
Retail Hierarchy	162
Cork City Centre	164
Cork Suburbs – District Centres	164
Cork Suburbs – Neighbourhood Centres	166
Metropolitan Towns	167
Ring Towns	168
County Towns	169
Local Retail Centres	170
Core Retail Area Boundaries	170
The Need for Additional Retail Floor Space	171
Retail Warehouses and Retail Parks	174
Assessing New Retail Development	177
Monitoring and Review of Strategy	177
Definitions of Town Centres, Neighbourhood Centres and Other Centres	178
Existing Town Centres	178
New Town Centres	179
Neighbourhood Centres	179
Definitions of Commercial Development	181
General Offices	182
New Commercial Areas	183
Special Use Areas	184
5.5 Rural Economic Development	185
Overall Rural Development	185
Managing Rural Economy	186
Agriculture	186
Organic Farming	187
Bio-Fuels and Energy Crops	187
Agricultural Farm Buildings	188
Rural Enterprise	189
Development of Infrastructure	190
Forestry	191
Commercial Fishing	193

Aquaculture	193
Mineral Extraction	193
5.6 Sustainable Tourism	197
Protection of Tourist Assets	197
The Spatial Framework for Tourism Development	198
Principle Tourist Attractions	199
Areas of Strategic Tourism Potential	199
Marine Leisure	200
Walking and Cycling	202
Rural Tourism	202
Tourism Infrastructure and Facilities	203
Tourism Accommodation	205
Managing the Provision of Holiday Homes	206
Renovations of Demesnes and Estates for Tourist Development	206
5.7 Monitoring Economic Development	208
Chapter 6: Transport and Infrastructure	209
6.1 Transportation Strategy	210
National Transportation Policies	210
A Transportation and Land Use Strategy for County Cork	210
6.2 Public Transport	214
Inter-Urban Public Transport	214
Public Transport in Metropolitan Cork	217
Cork Suburban Rail Network	217
‘Green Routes’ Public Transport Corridors	219
Light Rail and Bus Rapid Transit	221
Park and Ride	222
Rural Public Transport	224
6.3 Road Network	225
National Primary and Secondary Roads	225
Interchanges	226
Service and Rest Areas	226
Regional and Local Roads	228
New Development and the Road Network	229

Parking Policy – Overall Approach	231
Guidance for Areas where On Site Provision may not be Appropriate	232
Parking Standards	232
Cyclists and Pedestrians	234
6.4 Ports and Airports	235
Port of Cork	235
Other Ports and Harbours in the County	236
Water based Public Transport	236
Cork International Airport	237
Aviation related developments in County Cork	238
6.5 Water Supply, Wastewater and Drainage	238
Overall Strategy	238
Water Supplies and Wastewater Disposal	241
Rural Water Supplies	242
Wastewater	242
Wastewater Disposal – Rural Areas	243
Wastewater Disposal – Urban Areas	243
Surface Water Drainage	245
Flooding	246
6.6 Waste Recovery and Recycling	248
Waste Management Assessments	249
Waste Management Facilities	250
6.7 Energy	251
Energy Networks	251
Energy Agency Office	252
Renewable Energy	253
Wind Energy	254
Bioenergy	257
Energy Transmission and Power Lines	257
6.8 Telecommunications	258
Telecommunications Supporting Infrastructure	258
Satellite Dishes	259
Utilities and Infrastructure	260

Chapter 7: Heritage and Environment	261
7.1 Heritage	262
Heritage Legislation and Policy	262
The Natural Environment	263
Designated Natural Heritage Sites	264
Appropriate Assessment	265
Protected Species	267
Natural Heritage outside the Protected Sites	268
Trees and Tree Preservation	270
Areas of Geological Interest	271
Management of Sensitive Sites	271
7.2 Landscape	272
Landscape Character Assessment	273
Landscape Character Assessment of County Cork	273
Historic Character Assessment	275
Seascape Character Assessment	276
Scenic Amenity, Views and Prospects	278
Scenic Routes and Scenic Landscapes	278
7.3 Archaeological Heritage	281
7.4 The Built Environment	284
Protection of Structures	284
Record of Protected Structures	285
Protection of Non-Structural Elements	286
Architectural Conservation Areas	286
New buildings and their Surroundings	289
Design Guidelines	290
7.5 Cultural Heritage	291
Placenames	291
The Gaeltacht and Linguistic Heritage	292
7.6 Environmental Quality	295
Air Quality	295
Water Quality	296
River Basin Management	296

Groundwater Protection	297
Nitrate Vulnerable Zones	299
Noise and Light Emissions	300
Chapter 8: Housing and Community Facilities	301
8.1 Housing: Overall Approach	302
Housing Strategy	302
8.2 House Completions	303
8.3 Housing Density	304
Housing Density in County Cork	305
Achieving Density Targets	306
8.4 Future Housing Requirements	306
Joint Housing Strategy Stakeholders' Forum	308
8.5 Housing Land Supply	308
The Supply of Land for Residential Development	309
Bringing zoned residential lands forward for development	310
8.6 Meeting Housing Needs	311
Social and Affordable Housing	311
Definitions of Social and Affordable Housing	311
Reserved Land for Social and Affordable Housing	311
Demand and Supply Management	312
8.7 Developing Sustainable Residential Communities	313
Urban Design	314
Housing Mix	316
8.8 Special Needs Housing	318
Accommodation for Travellers	318
Student Accommodation	319
Elderly	320
People with Disabilities	321
8.9 Residential Areas	322
8.10 Social and Community Infrastructure	324
General Context	324
Legislative Context	325
Establishing needs and funding provision	325

Multi-use Community Structures and Facilities	326
8.11 Childcare Facilities	327
8.12 Healthcare Facilities	330
Services for the Elderly	332
8.13 Education	333
School Provision in Large New Residential Developments	335
Educational, Institutional and Civic Land Use Categories and Objectives	335
8.14 Open Space and Recreation	336
Cork County Council Recreation and Amenity Policy 2006	337
Replacement/ Redevelopment/ Partial Redevelopment of Leisure and Recreational Facilities	338
Private Open Spaces	340
Public Open Spaces	341
Strategic Provision of Public Open Spaces	341
Standards and Criteria for Public Open Space Provision	342
Open Space, Sports, Recreation and Amenity Areas: Land-Use Categories and Objectives	344
Active Open Space Uses	344
Passive Open Space Uses	344
National Play Policy	345
Chapter 9: Local Area Development	347
9.1 Planning for Local Areas	348
9.2 Overall Approach to Land-Use and Zoning in Local Area Plans	350
9.3 Land-Use	351
Land-Uses in Established Areas	351
Land-Uses in New Areas in Local Area Plans	352
9.4 Natural and Built Heritage	352
9.5 Schedule of Local Area Plans (Electoral Areas)	353
Overall Strategy for Local Area Plans	353
Bandon Electoral Area – Local Area Plan	353
Bantry Electoral Area – Local Area Plan	355
Blarney Electoral Area – Local Area Plan	357
Carrigaline Electoral Area – Local Area Plan	359

Fermoy Electoral Area – Local Area Plan	362
Kanturk Electoral Area – Local Area Plan	364
Macroom Electoral Area – Local Area Plan	366
Mallow Electoral Area – Local Area Plan	368
Midleton Electoral Area – Local Area Plan	370
Skibbereen Electoral Area – Local Area Plan	373
9.6 Special Local Area Plans	375
Appendix A: Environmental Statement	379
Appendix B: Housing Strategy	403
Appendix C: Glossary of Terms	415

Chapter 1

Introduction

This County Development Plan has been prepared in accordance with the steps set out in the Planning and Development Acts. It was adopted by the Members of Cork County Council on 9th January 2009 and formally came into operation on the 6th February 2009.

It is a six year development plan for the County that attempts to set out Cork County Council's strategy for the proper planning and sustainable development of the County. The plan looks forward to the horizon year of 2020 so that it is aligned with National and Regional planning policies and also so that it can provide an adequate framework for the County's Electoral Area Local Area Plans.

During the course of the review of the 2003 Plan, the CASP Strategy and the Joint Housing and Retail Strategies for Cork were updated. This Plan reflects the enhanced economic growth and population targets set out in the CASP Update.

This Development Plan is the county's principle strategic planning policy document. Detailed land-use zoning maps for the settlements of the county are contained in the Electoral Area Local Area Plans and the Special Local Area Plans.

1.1 A New County Development Plan

Making the new plan

1.1.1. This development plan was formally made by the County Council at its meeting of 9th January 2009. Under the provisions of the Planning and Development Acts 2000, the plan formally came into operation on 6th February 2009.

1.1.2. It is expected to remain in force (subject to any interim variations that the Council may make) until early 2015.

Purpose of the Plan

1.1.3. The Plan has been prepared at a time of unprecedented changes in the economy and overall population profile. This plan is part of a series of development plans where the population has grown between 283,100 in 1991 to 361,877 in 2006 and with a target of 458,354 in 2020. Of the current population in the County, 46% live in the main towns and suburban areas while the remaining 54% live in villages and the countryside. Having regard to the exceptional period of growth since 2003 and the revised national population targets coming from the Government, the challenge for Cork County is to ensure continued prosperity while maintaining a balance between Metropolitan Cork, the ring towns, the county towns and the remainder of the County. The population targets in this plan for the year 2020 provide a balanced distribution of population growth between both the main towns and the villages and rural areas.

1.1.4. This plan adopts an approach to population growth, that is dependent on the implementation of the National Spatial Strategy, rather than the 'past trends' approach of previous plans. This new approach is in line with Government advice to local authorities issued in February 2007 and January 2009. As a result, future populations are expressed as 'targets' in this plan rather than 'projections' as in previous plans, to ensure adequate investment in infrastructure, which will help to maintain the County's economic growth and avoid infrastructural deficits.

Planning for Growth

1.1.5. The preparation of this County Development Plan faced a number of significant challenges in terms of both the procedures that were adopted at the various stages of making the plan and in relation to the formulation of appropriate policies and objectives. Of major significance was the publication by the Department for the

Environment Heritage and Local Government of new population targets for the South West Region in February 2007.

1.1.6. Development Plans are required to take account of relevant Government policies such as the National Spatial Strategy 2002-2020, and the Regional Planning Guidelines. Since the publication of the NSS, the Atlantic Gateways Initiative has augmented the national strategy, which aims to co-ordinate and focus development and infrastructure provision in a corridor linking the “Gateway” cities of Galway, Limerick, Cork and Waterford together with the hub towns of Ennis and Mallow, to develop a critical mass of population capable of competing with the Greater Dublin Region. If the County is to continue to play its part as a prosperous counter weight to Dublin and other regions, it is critical that it maintains its cost competitiveness in terms of employment and quality of life benefits, which can only be maintained if sustainable land use planning and policy decisions are adopted and implemented.

1.1.7. Regard has also been had, in reviewing this plan, to recently published Government guidance including the Guidelines for Planning Authorities: Development Plans (2007) and the Guidelines on Sustainable Residential Development in Urban Areas and the companion Urban Design Manual (2008).

1.1.8. This plan also takes into account two further non-statutory documents in the formulation of the overall strategy and objectives. These are the Cork Area Strategic Plan (CASP) 2001-2020 and the North and West Cork Strategic Plan (NWSP) 2002-2020. The updating of CASP and also the Joint Housing and Retail Strategies has been carried out and are now included in the County Development Plan.

1.1.9. The CASP Plan was updated in 2008 to reflect the most recent population and economic targets for the region, and the spatial distribution of population in this Plan reflects the outcome of that update. The updated CASP Strategy includes an increased focus on economic and investment strategy and has also been designed to meet the Government's national policies on spatial strategy and on climate change adjustments.

1.1.10. The outcome of the reviews of the Joint Retail and Housing Strategies were incorporated in the plan at the amendment stage. The Retail Strategy is contained wholly within the Plan (see Chapter 5) and the relevant policy material and objectives of the Housing Strategy have been incorporated in various chapters, though primarily Chapter 8. The Joint Housing Strategy was adopted by the Members of Cork County Council concurrent with the adoption of this Plan on the 9th January 2009.

Monitoring and Progress

1.1.11. It is a requirement under the Planning and Development Acts 2000 for a report to be prepared, two years after the making of the new plan, on the progress achieved in securing the objectives of the development plan. This Progress Report is necessary because, under the Act, it is the duty of the planning authority to “take such steps as are in its powers as may be necessary for achieving the objectives of the development plan”.

1.1.12. To assist in the preparation of this report the County Council will set up systems to monitor development in the county (including planning permissions) to help measure the degree to which the objectives are being achieved.

1.2 The Process that has been followed

1.2.1. An issues paper entitled “Issues to be addressed in the Cork County Development Plan 2009” was prepared prior to the commencement of the review of the County Development Plan. This document was produced following a two-day Stakeholders’ Workshop which was held in September 2006 and was attended by representatives from a number of key stakeholder groups.

1.2.2. In line with the Planning and Development Acts, the review of the previous plan commenced four years after it was adopted with the placing of a public notice on 12th January 2007 announcing the Council’s intention to review the 2003 County Development Plan and inviting submissions and observations from members of the public, as well as from statutory and official bodies and organisations.

1.2.3. During the period of January to March 2007, the issues paper was made available with a number of public exhibitions held throughout the County to encourage people to make submissions and observations.

1.2.4. Over 969 submissions and observations were received by the closing date on 9th March 2007.

1.2.5. A report on these submissions and observations (called the Manager’s Section 11 Report) was presented to the Council in May 2007. This report was able to draw together the main themes and issues arising from the submissions.

1.2.6. The submissions and observations received fell into two broad categories: those that concerned planning issues (Issue – Based submissions) in the general sense, and those that concerned the zoning (Zoning-Based) or re-zoning of lands. The Issue-Based submissions covered a wide range of topics and there was a degree

of complexity involved in them. An analysis of issue-based submissions suggested four key areas; Infrastructure Deficit, (social and physical), Employment and Economy, Harbours and Ports and Energy while other topics such as Housing, Retail, Landscape and Heritage were emphasised as well.

1.2.7. The Planning and Development Acts 2000, as amended, sets out clearly those matters that must be included in a County Development Plan as well as those matters that may be included. Consideration can only be given to matters that relate to the proper planning and sustainable development of the County. In summary, the main requirements of the Plan are to:

- *Set out an overall strategy for the proper planning and sustainable development of County Cork,*
- *Be consistent as far as possible with National Plans, Strategies and Policies which relate to proper planning and sustainable development,*
- *Include objectives for the conservation and protection of the environment,*
- *Include objectives for the zoning of land where the proper planning and sustainable development of the County requires the uses to be indicated,*
- *Incorporate the requirements of the Housing Strategy and Retail Strategy and to ensure that there is sufficient land available to meet the requirements of existing and future population,*
- *Include objectives for the provision of infrastructure including transport, energy and communication facilities, water supplies, waste water facilities, and ancillary facilities.*
- *Include objectives for the integration of the planning and sustainable development of County Cork with the social, community and cultural requirements of the County and its population,*
- *Include objectives for the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest,*
- *Include objectives for the protection of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,*
- *Include objectives for the preservation, improvement and extension of amenities and recreational amenities,*
- *Include objectives for the provision of services for the community including schools, crèche, and other educational and childcare facilities.*

Chapter 1: Introduction

1.2.8. After consideration by the Elected Members of the Council of the Manager's Section 11 Report, the Draft Development Plan was prepared and presented to the Elected Members of the Council in October 2007. After appropriate consideration, the Draft County Development Plan was issued for a 10-week period of public consultation on 14th December 2007.

1.2.9. In all, 467 submissions and observations were received on the Draft Plan during the statutory consultation period. These were summarised and presented to the Elected Members of the Council in the Manager's Report, prepared under section 12(4) of the Planning and Development Act, issued in May 2008. After appropriate consideration, the proposed amendments to the Draft County Development Plan, were issued for a 4-week period of public consultation.

1.2.10. In response, over 760 submissions were received and again these submissions were summarised and presented to the Elected Members in the Manager's Section 12(8) report.

1.2.11. Having considered the Manager's Report, the Elected Members resolved to adopt the County Development Plan at their meeting on the 9th January 2009.

1.3 Form and Content of the Development Plan

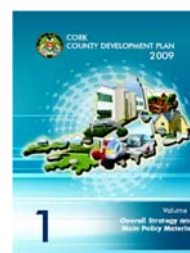
Written Statement and Maps

1.3.1. This Development Plan has a similar format and layout to that of the previous County Development Plan. It is made up of a written statement and a set of maps.

1.3.2. The written statement is in two parts. The first (Volume 1) presents the overall planning strategy, all of the main policy material, and a set of Appendices. The second (Volume 2) shows specific objectives for Heritage and Amenity.

1.3.3. There is a single volume of maps (Volume 3), which includes a number of general countywide maps together with a set of heritage and amenity maps.

1.3.4. This is also the first County Development Plan for Cork that has been subjected to Strategic Environmental Assessment. A detailed environmental report was prepared in relation to the draft plan and made available to the public during the public consultation period. The report and any observations made were taken into account in the formulation of the proposed amendments to the plan and those amendments themselves were made the subject of a further environmental report that was also made available to the public so



that the environmental effects of the policies and objectives of the plan could be fully taken into account when the plan was adopted. The Environmental Statement, showing how the issues raised in the Environmental Reports were reflected in the final form of the plan, is Appendix A at the back of this document.

1.3.5. Almost mid-way through the preparation of the plan the Department for the Environment, Heritage and Local Government issued guidelines to local authorities requiring them to carry out 'Appropriate Assessment' of all future land use plans on foot of the Birds Directive and the Habitats Directive issued by the EU. The guidelines indicated that it was the Governments wish that the requirement should extend to plans already in the course of preparation as well as to plans where preparation had not begun.

1.3.6. Accordingly, both the Draft Plan and the Proposed Amendments have been made the subject of a single 'Appropriate Assessment'. Where appropriate, the issues raised by the Appropriate Assessment have been reflected in the final form of the plan.

Approach

1.3.7. While the approach in this Plan builds upon the previous 6 plans, it differs in some fundamental ways. This Plan reflects the exceptional challenges facing the County in the uncertainty following a period of substantial economic growth.

1.3.8. For planning purposes the County is divided into four different strategic planning areas;

- County Metropolitan,
- CASP Ring,
- North Strategic Planning Area,
- West Strategic Planning Area.

1.3.9. The Plan sets out a number of general aims for the County with more detailed goals for each of the four Strategic Planning areas and finally a relatively large number of objectives based on topics such as transport, housing etc.

1.3.10. An Environmental Report has been prepared in parallel with the Draft Plan. This Report has helped to inform the development of the plan's policies.

1.3.11. Some of the main challenges facing the County over the next 6-10 years are as follows:

- *Maintaining economic prosperity so as to act as a counterbalance to Dublin and other regions.*

Chapter 1: Introduction

- *Directing maximum growth into the towns so as to generate critical population mass as per CASP, NWSP and NSS.*
- *Unlocking infrastructural constraints and delivering community facilities.*
- *Protecting the unique landscape/natural heritage areas/species of the County not only for their own intrinsic value (and to meet with the EU Directives) but as a resource for the tourist economy of the future.*
- *Balance housing growth so that householders of the future will be better able to respond to escalating energy costs.*

1.3.12. The chapters that follow set out the planning policy response of the County Council to these challenges.

Chapter 2

Overall Strategy

This chapter presents the proposed medium term development strategy for County Cork looking forward to the year 2020. It sets out the County strategy for the local implementation of the National Spatial Strategy, the Atlantic Gateways Initiative and the Regional Planning Guidelines for the South-West Region. It also draws on the recommendations of the Cork Area Strategic Plan Update (2001-2020) and the North and West Cork Strategic Plan (2002-2020).

The key aims that underpin the strategy were first developed in the County Development Plan 2003 and this plan seeks to maintain and enhance their implementation into the future in order to achieve:

- a. Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable transportation patterns;
- b. Sustainable patterns of growth in urban and rural areas, reflecting the need to reduce energy consumption and emissions and taking account of the need to plan for the effects of climate change, that are well balanced throughout the County, together with efficient provision of social and physical infrastructure;
- c. Sustainable and balanced economic investment, in jobs and services, to sustain the future population of the County together with wise management of the County's environmental, heritage and cultural assets;
- d. Responsible guardianship of the County so that it can be handed on to future generations in a healthy state.

2.1 National & Regional Strategy

2.1.1 Development plans are required in law to take account of relevant Government policies and the Planning Guidelines prepared by the Regional Authority. In addition, two further non-statutory strategic documents (Cork Area Strategic Plan and the North and West Cork Strategic Plan) are also relevant to this plan and have been taken into account in the formulation of the overall strategy and in the preparation of detailed objectives. The following paragraphs set out a brief summary of the main relevant provisions of each of these documents.

2.1.2. **The National Spatial Strategy (NSS):** Proposes a more balanced pattern of spatial development for the state as a whole, based on continued growth in Greater Dublin but with a significant improvement in the rate of development in nine 'Gateway' cities and nine 'Hub' towns. The strategy emphasises the critical role of 'Gateways' and 'Hubs' in delivering future economic growth and designates Cork as a 'Gateway' City and Mallow as a 'Hub' town.

2.1.3. **The National Climate Change Strategy 2007-2012:** At a UN conference held in Kyoto, Japan in 1997, an historic Protocol was agreed to reduce greenhouse gas emissions to protect the environment. The Irish Government agreed to legally binding limits to the production of these harmful gases in Ireland. The National Climate Change Strategy 2007-2012 sets out a programme of action for achieving these limits. The Strategy for reducing emissions is shared across all sectors but the main focus is on reducing transport emissions, encouraging more use of renewable energy sources, reducing energy consumption of buildings, changes in agriculture including promoting forestry, reducing herds, altering feeding regimes and greater use of agricultural waste and biomass for energy production. The Strategy sees local authorities as the key agents for change at the local level in achieving target reductions through their waste management plans by ensuring those generating waste pay the full cost of waste collection, treatment and disposal. The National Climate Change Strategy is supported by other relevant government policy such as the National Development Plan, Transport 21, National Energy Policy 2007 and the National Energy Efficiency Action Plan.

2.1.4. **Sustainable Residential Development in Urban Areas (Guidelines for Planning Authorities):** This guidance document revises and updates the Residential Density Guidelines for Planning Authorities published in 1999. The guidelines are focused on creating sustainable communities by incorporating the highest design standards and providing a co-ordinated approach to the delivery of essential infrastructure and services. The guidelines recognise that the footprint of urban areas cannot continue to expand unabated and,

in line with the National Spatial Strategy and Regional Planning Guidelines, they promote the consolidation of urban areas by providing for high-density residential development in the right locations, well-serviced in terms of public transport and community facilities and built to the highest possible standards. The guidelines set out a range of policy recommendations regarding:

- the key role of Development Plans and Local Area Plans in setting out policies and standards for sustainable development,
- the role of urban design in creating sustainable communities (including 12 best practice design guide criteria) with particular reference to design and layout of housing schemes,
- key components of sustainable residential development in urban areas,
- the promotion of higher density development in appropriate areas and the appropriate densities and forms of development in smaller settlements
- issues affecting individual dwellings and quality of life

2.1.5. The guidelines are accompanied by a best practice Urban Design Manual that illustrates how the guidelines can be implemented effectively and consistently across the different scales of urban development around the country.

2.1.6. Development Plans: Guidelines for Planning Authorities: The Development Plan Guidelines aim to assist and promote consistent best practice among all planning authorities in the preparation of local authority development plans. The Guidelines aim to improve the quality and consistency of the plans, strengthen their strategic content, and improve the consensus building in the preparation, implementation and review of development plans. The guidance is divided into a number of sections dealing with the role of the development plan, plan format, objectives, process and presentation and monitoring and evaluation.

2.1.7. The Atlantic Gateways Initiative: A Government initiative, augmenting the National Spatial Strategy, aimed to co-ordinate and focus development and infrastructure provision in a corridor linking the 'Gateway' cities of Galway, Limerick, Cork and Waterford, and, together with the 'Hub' towns, develop a critical-mass of population capable of competing with the Greater Dublin Region for future investment and delivering an appropriate balance in the delivery of jobs, services and opportunities between Dublin and the regions.

2.1.8. Regional Planning Guidelines for the South West Region: Prepared by the South West Regional Authority to provide a broad canvas to steer the sustainable growth and prosperity of the region in

Chapter 2: Overall Strategy

line with the key principles of national strategy. Planning Authorities are required to have regard to the guidelines in the discharge of their functions.

2.1.9. **Cork Area Strategic Plan (CASP):** Prepared jointly by the City and County Councils in 2001 to set out a shared vision for the Cork area for the period up to the year 2020. The plan establishes the concept of 'Metropolitan Cork' as an area embracing Cork City, its 'environs' (within the County) and the Metropolitan (or satellite) towns as an integrated unit where there is a single market for jobs and housing and where there is equality of access for all to shops and services, educational and cultural facilities.

2.1.10. CASP proposes a balanced spatial development pattern that provides for the consolidation of development on the southern and western edges of the City. CASP proposes developing the potential of the northern and eastern sides of the City by maximising the use of the rail corridor that is already in place using it as a catalyst for the development of a fully integrated public transport system. The plan sets out proposals for a 'Greenbelt' for Metropolitan Cork so that each town within the area will retain its own distinctive identity, have a clear edge and be surrounded by a high quality landscape to facilitate ready access to the countryside, recreation facilities and wildlife corridors. The plan also proposes population growth led by the creation of new jobs in the 'Ring' towns outside Metropolitan Cork.

2.1.11. The update of CASP was completed in June 2008 and is designed to build on the strengths of Cork and to facilitate Cork to become a leading competitive European city-region. It takes account of revisions reflecting economic, market and policy developments since the original CASP plan was prepared and places particular emphasis on the implementation of policies to achieve CASP goals. It also includes an increased focus on economic and investment strategy. The updated Strategy has also been designed to meet the Government's national policies on spatial strategy and on climate change adjustments.

2.1.12. This update modifies the 2001 CASP and delivers an updated strategy that provides a significant enhancement in economic growth and accommodates a greater population than originally envisaged. The update achieves this while adhering to the key goals for the City-Region that were agreed as part of the 2001 plan. The goals set for the original CASP remain valid and the key issue for this update is to align the implementation of policies with the CASP goals dealing with economic growth, social inclusion, balanced spatial development, environment, urban renewal, transportation and infrastructure

2.1.13. Within both the spatial area and time horizons defined in the CASP 2001, the updated strategy:

- Identifies an economic development strategy for the CASP area that will deliver a major uplift in economic growth and employment capable of sustaining the increased population now being targeted at the area;
- Taking account of this new strategy and the revised population targets for the area, revises the existing CASP spatial development and transportation strategy for the city-region, building on the key goals identified in the 2001 plan; and
- Sets the updated strategy for economic and population growth and transportation within the context of the other key CASP 2001 goals of social inclusion, urban renewal and a high quality environment.

2.1.14. The CASP plan envisages that the population of the CASP Area will grow in line with the Government targets for the South West Region issued in February 2007 to approximately 488,000 by 2020, implying an increase on 2006 levels of some 110,000 persons. The number of jobs is envisaged to expand by over 45,000 to close to 216,000, while the number of households is targeted to rise by approximately 72,000 to 202,000 by 2020. If these projections are to be realised then the updated CASP plan requires action in the following areas:

- Realignment and reinforcement of spatial planning and land use policies;
- Refocusing of economic and investment strategy;
- Front-loading of infrastructure and implementation of integrated transport strategy;
- Specific initiatives to develop the Docklands;
- Implementation of labour force and skills strategy.

2.1.15. **North and West Cork Strategic Plan:** Prepared by Cork County Council in 2002 to establish a strategy to address declining trends in key demographic and economic sectors. The plan sets out sustainable proposals to raise the productive potential of the economy, optimise spatial development patterns, improve access and communication, increase infrastructure provision and resources and promote access to social, recreational and cultural facilities. The plan proposes to strengthen the network of towns by encouraging about 50% of future housing development to locate there to strengthen community ties, make best use of existing services and encourage the provision of new services. The plan also recommends measures to protect the attractive qualities of the area.

Chapter 2: Overall Strategy

2.1.16. **The South West River Basin District Project:** The project began in 2004 and involves the development of a river basin management system, including a programme of measures and a river basin management strategy, designed to achieve at least good status for all waters and to maintain high status where it exists. The South Western River Basin District covers a total area of approximately 15,000 km² and a coastline of over 1,800 km along the Atlantic Ocean and Celtic Sea. The district comprises of the following hydrometric areas together with their associated groundwaters, transitional and coastal waters (up to one nautical mile beyond territorial waters): Blackwater (Munster); Lee – Cork Harbour – Youghal Bay ; Bandon – Ilen ; Dunmanus – Bantry – Kenmare; Laune – Maine – Dingle Bay. The objectives of the project include strengthening compliance with EU Directives and national legislation; collecting and analysing information to determine water quality and identify possible threats to water status; preventing further deterioration and protection/enhancement of water quality; developing a programme of measures to address all significant pressures and sources of impact on aquatic ecosystems and groundwater and promoting sustainable water use. It is envisaged that the final strategy will make recommendations in relation to managing development within the river basin district which will be considered in detail when reviewing the local area plans.

Other Strategic Documents

2.1.17. Cork County Development Board Integrated Strategy for Economic, Social and Cultural Development 2002-2011: A strategy for integrating the economic, social and cultural development of the County.

Development Plan Objectives: National and Regional Planning Policies	
STA 1-1	<p>(a) It is an objective of this plan, subject to considerations of proper planning and sustainable development, to support the implementation of planning and spatial policy expressed in the National Spatial Strategy, The National Climate Change Strategy 2007-2012, The Atlantic Gateways Initiative, The South West Regional Authority Regional Planning Guidelines, National Planning Guidelines, the County Development Board Strategy, the policies expressed in the Cork Area Strategic Plan and the North and West Cork Strategic Plan.</p> <p>(b) It is an objective of this plan to ensure the protection of the environment of the County including the natural and built heritage, landscape and biodiversity.</p> <p>(c) It is an objective of this plan to ensure that growth and development of the county is managed in a manner that does not expose the population to increased risk</p>

Development Plan Objectives: National and Regional Planning Policies	
	<p>from natural hazards such as flooding.</p> <p>(d) Within the context of appropriate national and regional planning policy, it is also an objective of this plan to support the implementation of shared principles expressed in strategies prepared jointly by all the planning authorities including Cork City Council and the Town Council planning authorities within County Cork.</p>

2.2 Growth and Development in County Cork

General Context

2.2.1. Cork is the largest County in Ireland with a total area of 7,454 km² and a coastline of over 1,100 km. The 2006 Census records that the population of the County (including Cork City) was 481,295 persons. Since the previous census in 2002 the overall population of the County had grown by 33,466 persons or 7.5%.

2.2.2. The most recent population targets issued by the Government suggest that the County (including Cork City) should plan for continued strong levels of population growth towards a target of 608,354 persons in the year 2020, an increase of 127,059 persons, or 26.4%, in addition to the number recorded in 2006.

2.2.3. The County lies within the South West Regional Authority area and is bordered to the west by County Kerry (also within the South West Region), to the northwest by County Limerick, the north east by South Tipperary and the east by County Waterford.

2.2.4. Within the County is the second largest City in the state, Cork City. It is the largest centre for population, employment, shops and services in the state other than the capital, Dublin. There are also twelve Town Councils within the County (nine of which are planning authorities and prepare their own statutory development plans).

Population Trends

2.2.5. Changes in population and household patterns are important concepts in development plans because without them, it would be impossible to make estimates of the amount of land and services needed for houses, community facilities, industry and employment, infrastructure etc. Also, because these demographic trends are not the same everywhere, it is important to take account of the reasons

Chapter 2: Overall Strategy

why growth or change might be higher or lower in one area of the County compared to another.

2.2.6. The base year for the growth targets in this plan is the year 2006. This year has been chosen because it is the most recent census year. This makes the assessment of recent trends relatively straightforward. It also corresponds closely to the time when the initial land use survey work for this new plan was being carried out and other relevant socio-economic information is also available for this year to facilitate comparison.

2.2.7. Although a census year has been chosen as the base year for the plan, not all the population and household data in the plan is taken directly from the census. This is because where figures for individual towns or other sub-areas within the County are concerned, direct census figures are not always available and the figures used in the plan have been estimated using other data sources.

2.2.8. Table 2.1 and Figure 2.1 below show the pattern of population and household change in the County from 1991 – 2006.

Table 2.1: Population and Households – Cork County 1991 - 2006				
	1991	1996	2002	2006
Population	283,100	293,323	324,767	361,877
Households	80,200	88,933	105,248	123,295
Average Household Size	3.53	3.30	3.09	2.94

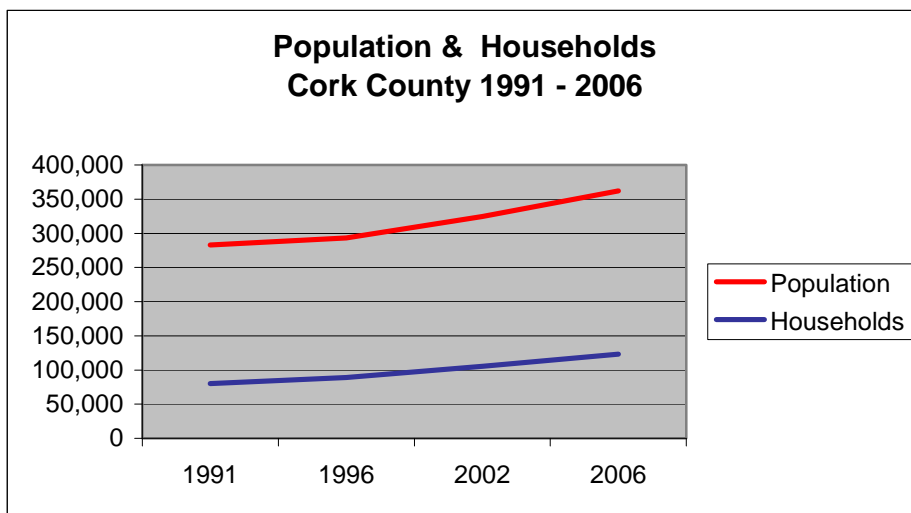


Figure 2.1: Population and Households Cork County 1991-2006

2.2.9. Since 1996, population trends in Ireland and Cork County have changed dramatically. Until then, population trends were largely determined by labour market conditions in Ireland and there had been a long-term trend towards significant levels of emigration with the domestic population remaining broadly static. The 1996 County Development Plan concluded that whilst the international and local economic context was uncertain, the most optimistic assumption on which projections for the 1996 – 2001 period could be based would assume no net migration over that period.

2.2.10. The reality has, in fact, exceeded what was then considered to be an optimistic assumption. The trend towards emigration has reversed, with a strong and continuing trend towards net in-migration, fuelled by very strong domestic economic growth rates. The 1996 County Development Plan forecast the County population would rise to 311,900 by 2001. The next census was not taken until 2002 but at that stage the 1996 projection had been exceeded reaching 324,767. Similarly the County Development Plan 2003 estimated that the County population would reach 365,300 persons by 2011. However, the population had already reached 361,877 by the 2006 census.

2.2.11. This more rapid population growth evident in recent years, consistently exceeding the forecasts of previous plans, has presented serious challenges to the planning system in the County. Land set aside for new development has been taken up much more quickly than anticipated. Social and physical infrastructure planned on the basis of earlier population forecasts has sometimes not had sufficient capacity to match the demand arising from the higher levels of population growth that have been achieved.

2.2.12. Table 2.1 (above) also shows the trend, in recent years, towards smaller households. This is an important factor when estimating the number of new houses that will be necessary to build in the future. In fact, average household size has fallen throughout the state in every census except one since the year 1926. The National Spatial Strategy suggests that average household size in the state, will have fallen to 2.63 by the year 2011. Internationally, the evidence is that average household size is falling in many parts of the world for a number of reasons including: improved life expectancy, increased earning capacity and social preferences. In some European countries average household size is already in the range 2.0 – 2.2 persons per household.

2.2.13. However, this general situation is not reflected in all parts of the County. This strong economic and population growth has tended to concentrate on Cork City (including its' suburban areas located within the County), the nearby towns in 'Metropolitan Cork' and the villages and rural areas within commuting distance of the City. In the more remote areas, many villages and rural areas have still grown relatively rapidly when compared to the towns serving their area

although, overall, growth has been less rapid here than in areas closer to the City.

Population & Household Targets

2.2.14. Although this is a statutory plan that the County Council are required to review every six years, the population and household targets set out in the plan are based on a horizon year of 2020. This year has been chosen because it facilitates comparison with the strategies of the NSS, CASP and the NWCSP. This will help ensure that the Local Area Plans in the County maintain a supply of land set aside for development that avoids the shortages that have sometimes occurred during the life of the previous plans.

2.2.15. In February 2007, the Government published new population targets for the South West Region, including Cork. The methodology used to arrive at these projections differed from the usual trends-based projection methodology. The trends methodology is based on projecting past trends into the future with modifications to take account of how such trends may vary in the future. In the case of the new targets, the impact of the implementation of Government policy in the form of the NSS was specifically factored into the forecasting process and the underlying assumption in these targets is that the Government and Regional policy will be vigorously implemented and will have significant effects on regional population distribution.

2.2.16. A complementary approach has been adopted in the development of the population and household targets for this plan. The aim has been to recognise that the higher overall rates of growth experienced in recent years may continue throughout the period of this plan, rather than relying on the lower, long-term trends-based methodologies used in previous plans, so that the shortages of infrastructure capacity and development land supply that have, to an extent, overshadowed previous plans can, perhaps, be avoided during the life of this plan.

2.2.17. Also, the scale and diversity of County Cork requires a strategy to carefully match the individual potentials of the main areas that make up the County. Based on the approach taken in national, regional and local strategic plans, this plan sets out the County strategy in relation to four 'Strategic Sub-Areas' (see Figure 2.2) that best reflect the differing mix of socio-economic, cultural and environmental issues that define the main areas within the County. These sub-areas are:

'County Metropolitan' Strategic Planning Area: the parts of Metropolitan Cork that fall within the County Council's administrative area. It consists of the suburban areas that adjoin the City administrative area to both the north and the south ('Cork City North Environs' and 'Cork City South

Environs'), the 'Metropolitan Towns' (formerly called 'satellite towns') of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Middleton, Passage West and Tower and the surrounding villages and rural areas.

'CASP Ring' Strategic Planning Area: This area is within the area of the CASP plan but lies outside Metropolitan Cork but includes Mallow, designated as a 'Hub' town by the National Spatial Strategy, and the 'Ring' towns of Bandon, Fermoy, Kinsale, Macroom and Youghal. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

'North' Strategic Planning Area: This area includes the northern part of the area of the North & West Cork Strategic Plan including the towns of Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown and Newmarket. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

'West' Strategic Planning Area: This area includes the western part of the area of the North & West Cork Strategic Plan including the towns of Bantry, Castletownbere, Clonakilty, Dunmanway, Schull, and Skibbereen. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

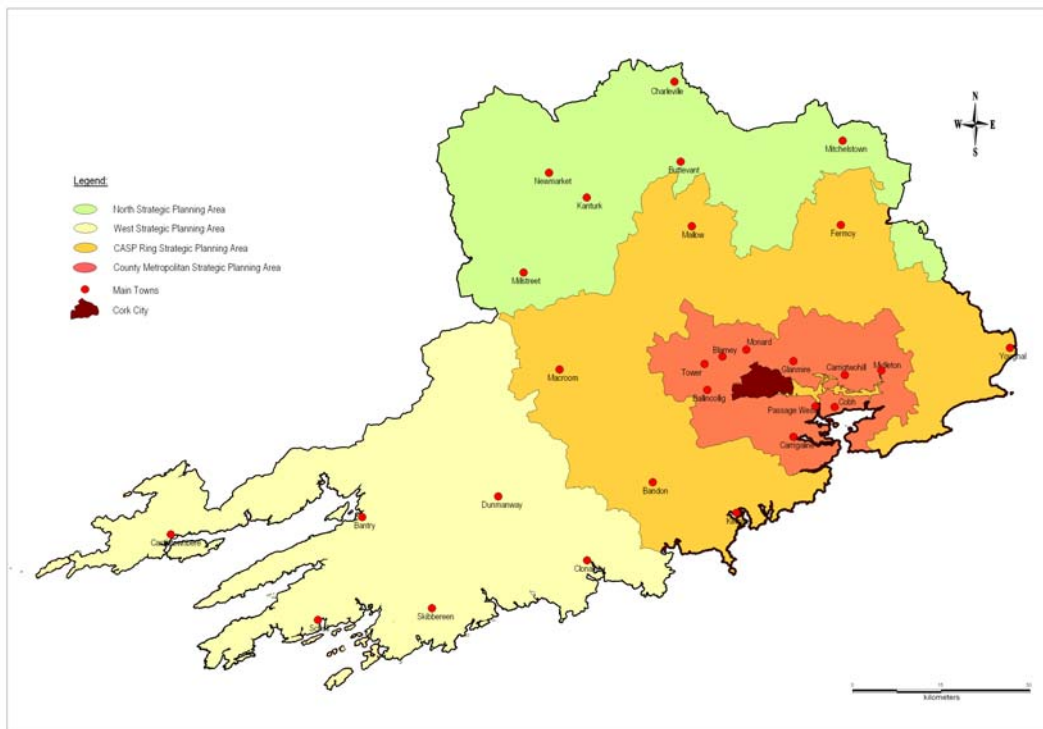


Figure 2.2: Strategic Planning Areas

Chapter 2: Overall Strategy

2.2.18. Tables 2.2 and 2.3 (below) set out the overall population and household targets for the County to the year 2020 and include an indication of the spatial distribution of that growth between the four Strategic Planning Areas making up the County.

Table 2.2: Cork County Population 2006 - 2020					
Strategic Planning Area	Census		Target	Target	Population Increase
	2002	2006	2015	2020	2006-2020
County Metropolitan	134,293	153,123	194,643	216,240	63,117
CASP Ring	92,033	105,055	111,093	121,760	16,705
North	44,286	46,428	51,130	53,885	7,457
West	54,155	57,271	63,071	66,469	9,198
Total Cork County	324,767	361,877	419,937	458,354	96,477

Table 2.3: Cork County Households 2006 - 2020					
Strategic Planning Area	Census		Target	Target	Household Increase
	2002	2006	2015	2020	2006-2020
County Metropolitan	42,152	50,921	72,383	89,726	38,805
CASP Ring	29,976	35,788	42,520	50,525	14,737
North	14,878	16,426	20,243	22,725	6,299
West	18,242	20,160	24,845	27,891	7,731
Total Cork County	105,248	123,295	159,991	190,866	67,571

2.2.19. These tables indicate that average household size in the County will fall from the level of 2.94 persons per household recorded in 2006 towards a level of 2.41 persons per household in the year 2020.

2.2.20. Tables 2.2 and 2.3 (above) are based on the National Population Targets and Projections published by the Department of the Environment, Heritage and Local Government in February 2007 and include an appropriate element of the additional population allocated to the South West Region. Within the area of the Cork Area Strategic Plan (County Metropolitan and CASP Ring Strategic Planning Areas) the tables reflect the recommendations on the updated CASP Strategy finalised at the end of June 2008.

2.2.21. Outside the CASP area, tables 2.2 and 2.3 (above) include provision within the North and West Strategic Planning Areas reflecting the likely effects arising from the enhanced regional population targets and elsewhere in this plan a detailed spatial distribution of this is provided.

2.2.22. Overall, the population targets for 2020 in these tables represent an increase of 96,477 persons (26.6%) and 67,571 households (54.8%) in addition to the level recorded in 2006. Over the 30 years from 1991 to 2020 this represents a 61.9% increase in the population of the County.

2.3 Overall Economic Strategy

2.3.1. The CASP update has a new economic development strategy for the CASP area that will deliver a major uplift in economic growth and employment capable of sustaining the increased population now being targeted at the area. The number of jobs in the CASP area is envisaged to increase by over 45,000.

2.3.2. The CASP update reinforces the City's role as the engine of growth for the region under the revised strategy. The employment strategy focuses on the continued development of the City Centre and the development of the docklands. These areas are prime brownfield locations. The proposed spatial strategy also involves developing the Metropolitan Towns where it is anticipated that the growth in jobs up to 2020 will be strongest in the areas of Blarney, Midleton, Little Island, Carrigtwohill, Ballincollig and Ringaskiddy. The strategy also involves the strengthening of the Ring Towns and the development of Mallow in line with the Special Local Area Plan.

2.3.3. The North and West Cork Strategic Plan identifies a significant external stimulus to raise the productive capacity of North and West County Cork. The plan states that this can be achieved through a number of channels including foreign direct investment, indigenous industry, tourism and decentralisation of public service provision and administration. In North Cork the position of Charleville and Buttevant along the Atlantic Gateway Corridor will accelerate their employment growth in line with the North and West Strategy. In West Cork Clonakilty has been identified as an Integrated Employment Centre to act as a focus for economic and population growth along the Strategic Transport Improvement Corridor to West Cork.

2.3.4. Table 2.4 sets out job growth in the County (excluding the City) in the strategic planning areas of Metropolitan Cork, the CASP Ring and North and West Cork;

Table 2.4: Job Growth in the County			
Area	2006 (Actual Jobs)	Update Target 2020 Jobs	Increase in Jobs
Metropolitan Cork (excl. the city)	61,456	82,053	20,597
Ring Towns and Rural Areas	34,204	43,186	8,982
North Cork	8,125	11,248	3,123
West Cork	10,569	14,614	4,045
County Total	114,354	151,101	36,747

NB: This table is based on the employment forecasts set out in the Cork Area Strategic Plan and the 'National Population Projections and Regional Population Targets 2006-2020' published by the DoEHLG February 2007

2.4 Key Planning and Sustainable Development Goals

2.4.1. When making a development plan, the Planning & Development Acts require planning authorities to consider only the 'proper planning and sustainable development' of the area. Although this idea of 'sustainable development' underpins most national planning policy initiatives, there is no strict definition of the term in the Acts.

2.4.2. For this reason, it is not considered either appropriate or necessary to include a formal definition in this plan. In line with the broad approach taken in the County Development Plan 2003, this plan includes a series of 'key planning and sustainable development goals' for the County. For the first time, in this plan, these high-level aspirations are expressed in relation to each of the four main strategic planning areas making up the County against which the more practical and measurable objectives of this plan and any Local Area Plans can measure their achievements during the lifetime of the plan.

2.4.3. Figure 2.3 summarises the overall strategy of this plan and illustrates the integrated approach that has been taken throughout the four strategic planning areas to its development. The diagram identifies the main centres of population and sets out the broad spatial pattern of the planning issues that the County is facing:

- Significant future pressure for new growth in the 'Gateway', 'Hub' town and generally within the Atlantic Gateway Corridor including its' villages and rural areas;

- The potential for Clonakilty to act as a focal point for new growth in West Cork with investment in the transport corridor linking the town to the Cork 'Gateway';
- Strengthening Rural Areas: with stable or rising population levels, within a well developed town and village structure and in the wider rural areas around them, supported by a traditionally strong agricultural economic base; and
- Rural Diversification Areas; where there has been significant or persistent population decline as well as a weaker economic structure necessitating or with potential for economic diversification.

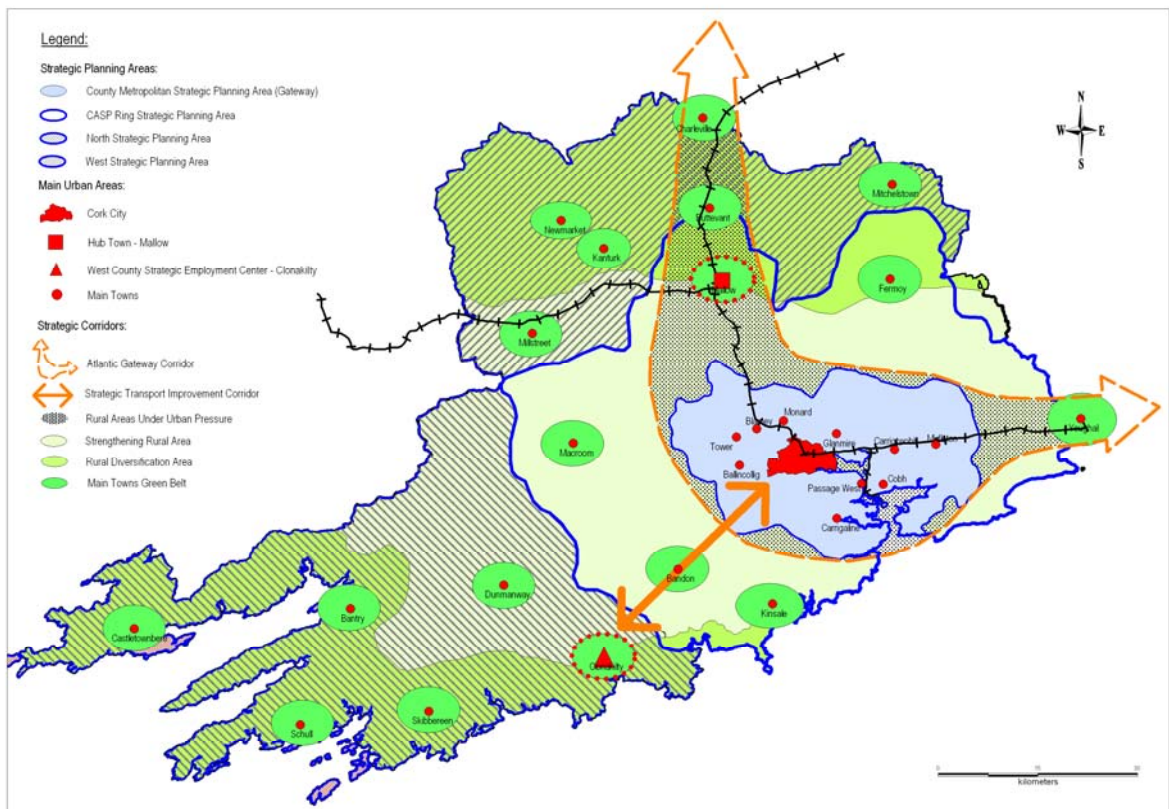


Figure 2.3: Cork County Strategic Diagram

2.4.4. After a brief account of the main planning issues faced in each strategic planning area, the goals for the area are described below:

The 'County Metropolitan' Strategic Planning Area

Background

2.4.5. The CASP vision for Cork redefines the City, its adjoining suburbs or 'environs' within the County and the towns and adjoining areas in the immediate hinterland as a single integrated planning unit known as Metropolitan Cork.

2.4.6. CASP intends this area to function as a single market area for homes and jobs where there is equality of access for all, through an integrated transport system, to the educational and cultural facilities worthy of a modern and vibrant European City. Together with the City, the County Metropolitan Strategic Planning Area makes up the Cork 'Gateway' identified in the National Spatial Strategy and the Atlantic Gateway Initiative. Outside Greater Dublin this area is the largest cohesive metropolitan area in the state and has the potential to play a leading role in the implementation of the Atlantic Gateways Initiative and the achievement of better-balanced spatial development within the state as envisaged by the National Spatial Strategy.

2.4.7. The County Metropolitan Strategic Planning Area has seen the largest increases in population and employment and a significant proportion of that growth has been directed to locations within the Blarney – Cobh/Midleton rail corridor. Growth in the Cork City South Environs, where CASP proposed a strategy directed more towards consolidation was relatively rapid and growth to the north of the City, where CASP encouraged significant new growth was slower than anticipated.

2.4.8. The strategy for the County Metropolitan Strategic Planning Area, is that together with the City, it should maintain its role as the primary location for future growth in population and employment but rebalancing the City along the lines suggested in CASP, with the consolidation of development in the south and west and more rapid growth in the north and east along the rail corridor from Blarney to Cobh and Midleton.

2.4.9. At the same time the aim is to maintain Cork as a relatively compact City, set on the low lying land in the valley of the River Lee at the upper reaches of Cork harbour. Planning policy in successive development plans has sought to protect the hilly land to the north and south and the land around and between the Metropolitan Towns with a 'Greenbelt'. Here, in line with Government policy and in response to the significant development pressure, there are strong controls on individual housing.

2.4.10. The CASP Update employment strategy places strong emphasis on development of brownfield sites in or near the city. Docklands /city centre is the prime brownfield location. There are also a number of additional locations in the suburbs of Cork such as

Mahon, Blackpool/Kilbarry and the Tramore Road area proposed to provide a choice of locations to meet employment needs. It is recognised that development along the rail corridor is consistent with the principle of sustainable development. The Docklands is vigorously supported in this CASP Update as an optimal location for development on the basis of economic and environmental sustainability.

2.4.11. In addition to the strengthening of the City Centre's function, the spatial strategy involves developing the Metropolitan towns in particular Blarney, Monard, Carrigwohill and Midleton in line with recently adopted Special Local Area Plans, and their location along the Mallow-Blarney to Midleton-Cobh rail line. This also supports the continued development of Little Island, Ringaskiddy, the Airport Business Park and Whitegate as strategic employment locations, while also identifying Ballincollig as a new strategic employment location.

2.4.12. Ideally employment and population would be placed in the same location to reduce commuting and to enhance sustainability. This principle has guided the proposed realignment of the spatial strategy with increased population being targeted for the City where there are significant existing employment opportunities. Increased population and development is also targeted for key centres within Metropolitan Cork and in the Ring Towns. There are however constraints on this policy of directing employment to areas of population because significant population has been located in rural areas, contrary to the original CASP goals. There are also constraints in co-locating employment and population due to capacity issues and the need for employers to have access to a sufficiently large pool of skills. In cases where co-location is not feasible the strategy has focused on locating population in areas with access to a rail link and potential rapid transit corridors.

2.4.13. Ideally, a proposed science park should be located close to third level institutions and should include a strong emphasis on R+D activities. There may be, however, a danger of restricting use to one specific activity as could apply to a narrow interpretation of a science park. This proposed new science park should be located close to the city and one option identified for this is at Curraheen in the Carrigaline Electoral Area Local Area Plan. The Council will need to look at measures to bring forward the implementation of this Science Park. It is also appropriate that R+D activities are included as part of the Docklands development.

2.4.14. Other important elements of the strategy for the area concern the critical need to relocate land uses from the port/industrial areas on the eastern approaches to the City so that these areas can be redeveloped to provide a new focus for population and employment growth close to the City centre. The preferred area for the relocation of many of these uses is in the lower harbour mainly

near Ringaskiddy, where deep-water berths exist and are capable of expansion, and modern motorway standard roads are planned to facilitate the movement of freight to and from the new port facilities.

2.4.15. Cork International Airport also plays an important role in the development of the County and the region as a whole. Here the aim is to promote a development strategy that will maintain and enhance the infrastructure and resources necessary for its long-term development.

2.4.16. Table 2.5 sets out the population forecast for the County Metropolitan Strategic Planning Area for the period 2006 to 2020. The table shows that the population of the City Environs and the Metropolitan Towns has grown strongly since 2002 reflecting their critical strategic role within the Cork 'Gateway'. Almost all of these urban areas are close to or have already exceeded their population forecast for 2020 based on the existing Regional Planning Guidelines forecasts of 2004. This underlines the importance to the County Metropolitan area of the additional population that it will attract as a result of the Government's latest population targets for the South West Region issued in February 2007 and achieving the spatial distribution of population recommended by CASP and the update. The population of the villages and rural areas has also grown but at a slower rate, broadly complementing the CASP strategy.

Table 2.5: County Metropolitan Strategic Planning Area Population 2006-2020			
			Target
Main Towns	2002	2006	2020
*Cork North Environs	3,778	4,732	9,031
*Cork South Environs	26,381	30,002	30,102
Ballincollig	14,591	15,760	21,430
Blarney	2,146	2,400	7,533
Carrigaline	11,191	12,835	14,066
Carrigtwohill	1,411	2,782	12,012
Cobh	9,811	11,303	14,543
*Glanmire	6,853	8,385	10,788
Midleton	7,957	10,048	23,735
Monard	0	0	7,788
Passage West	4,595	5,203	5,286
Tower	3,032	3,102	3,660
Total Main Towns	91,746	106,552	159,974
Villages and Rural	42,547	46,571	56,266
Total County Metropolitan	134,293	153,123	216,240
NB: Data in this table for 2020 is based on the targets for the South West Region announced in February 2007 by the DoEHLG.			
* Population estimate based on Geo Directory residential points for 2002 and 2006			

2.4.17. The policy and objectives of this plan for the County Metropolitan Strategic Planning Area are based on the following planning and sustainable goals:

- a. *To recognise the importance of the role to be played by Metropolitan Cork in the development of the Cork 'Gateway' as a key part of the Atlantic Gateways Initiative and, in tandem with the development of Cork City, to promote its development as an integrated planning unit to function as a single market area for homes and jobs where there is equality of access for all, through an integrated transport system, to the educational and cultural facilities worthy of a modern and vibrant European City.*

- b. To maintain the principles of the Metropolitan Cork Greenbelt to protect the setting of the City and the Metropolitan Towns and to provide easy access to the countryside and facilities for sports and recreation.*
- c. In the Cork Harbour area generally, to protect and enhance the area's natural and built heritage and establish an appropriate balance between competing land-uses to maximise the areas overall contribution to Metropolitan Cork.*
- d. To assist in the redevelopment of the Cork City Docklands by providing for the relocation and development of industrial uses and major port facilities, primarily at Ringaskiddy, where deep-water berths can be developed and modern road infrastructure is planned to facilitate freight transport.*
- e. To recognise the long-term importance of Cork International Airport and to maintain and enhance the infrastructure and other resources likely to be required for its future development.*
- f. To develop the Cork City Environs so that they complement the City as a whole. In the south, priority should be given to consolidating the rapid growth that has occurred in recent years by the provision of services, social infrastructure and recreation facilities to meet the needs of the population. The North Environs will play a major role in the rebalancing of the City in terms of future population and employment growth.*
- g. To maximise new development, for both jobs and housing, in the Metropolitan Towns served by the Blarney – Midleton/Cobh rail route (including the proposed new settlement at Monard) and to enhance the capacity of these towns to provide services and facilities to meet the needs of their population.*
- h. To provide an enhanced public transport network linking the City, its' environs, the Metropolitan towns and the major centres of employment.*

The CASP Ring Strategic Planning Area

2.4.18. The 'Hub' town of Mallow is the key economic driver of this strategic planning area because of its location within the Atlantic Gateways Corridor almost mid-way between the Cork and Limerick Gateways at a strategic junction in the rail and national road network.

2.4.19. Outside the towns the area consists largely of a strengthening agricultural area and is characterised by;

- *A growing population;*
- *Relatively high productivity agricultural practices/traditions;*
- *Agriculture as the primary rural land use; and*
- *A modest requirement to identify rural diversification strategies.*

2.4.20. In the south of the area, to the west of Kinsale, the coastal area is identified as a rural diversification area largely because of the potential for tourism and other new forms of employment to augment agriculture and fishing and to become more significant economic sectors. It is important to develop a strategy that will protect the assets of the area's natural and built heritage and encourage the development of visitor facilities.

2.4.21. To the north of both Mallow and Fermoy are further areas identified as rural diversification areas largely because of the extent to which quarrying and other non-agricultural uses have influenced more traditional land use patterns. The main opportunity to strengthen the permanent population structure of the area is by strengthening the economic and employment base of the towns and larger villages and by promoting a stronger tourism and leisure economy through the protection of the assets of the area's natural and built heritage.

2.4.22. Table 2.6 sets out the population forecast for the CASP Ring Strategic Planning Area for the period 2006 to 2020. The area as a whole experienced significant population growth, in excess of 14%. Over 10% of the areas' overall population growth occurred in the 'Hub' Town of Mallow. However, approximately 67% of the population growth in the area in that period occurred in the villages and rural areas with only 23% of the population growth occurring in the remaining five towns within the area (i.e. excluding Mallow).

2.4.23. Whilst the overall level of growth is a positive indicator for the area, the relatively small quantum of growth in the towns (other than Mallow) is a concern for their future if these important urban areas are to retain a sufficient critical mass of population in order to attract new investment and employment and develop and modernise the range of services and facilities that they offer. If left unbalanced, the spatial pattern of growth that has occurred over the last few years could result in a structural decline in these towns, possibly undermining their ability to attract new investment in jobs and services to the detriment of the area as a whole. Whilst the villages and rural areas could continue to attract population this would be without the population density to secure a parallel growth in local employment and services, resulting in increasingly isolated rural communities dependent on unsustainable long distance commuting for employment and essential services.

Chapter 2: Overall Strategy

2.4.24. The strategy also involves the strengthening of the urban areas of the Ring Towns as the main focus for employment development, with a focus on Mallow as a hub town, in accordance with the Special Local Area Plan. The strategy also takes cognisance of the proposed Atlantic Corridor.

2.4.25. CASP Update has acknowledged that the Metropolitan Greenbelt policies appear to be generally working in controlling the spread of one-off housing in 'Areas Under Strong Urban Influence'. However, it has also recognised the emerging issue of growth in rural areas of the CASP Ring Strategic Planning Area. CASP update has acknowledged that one of the key issues facing the CASP Ring Strategic Planning Area is achieving a balance between the growth of the towns and rural areas that is consistent with the key CASP goal of reinforcing the Ring Towns function and role within the sub-region.

2.4.26. Mechanisms to address this problem will need to be considered and in this regard the County Council will continue to monitor the rate of rural one-off house permissions in rural areas of the CASP Ring Strategic Planning Area over the next two years in order to ensure that the distribution of growth in the CASP Ring Strategic Planning Area is meeting the targets for rural one off houses set out in Chapter 4 of this Plan.

2.4.27. It is intended to address this matter in full in the Managers Progress report on the Development Plan under Section 15(2) of the Planning and Development Act, 2000, with a view to introducing appropriate policies by way of a variation to the plan as required.

Table 2.6: CASP Ring Strategic Planning Area Population 2006 - 2020			
			Target
	2002	2006	2020
Main Towns			
Mallow	8,937	10,241	20,000
Bandon	5,161	5,822	7,379
Fermoy	4,804	5,873	7,442
Kinsale	3,554	4,099	4,519
Macroom	2,985	3,553	4,351
Youghal	6,597	6,785	8,309
Total Main Towns	32,038	36,373	52,000
Villages and Rural	59,995	68,682	69,760
Total CASP Ring	92,033	105,055	121,760
NB: Data in this table for 2020 is based on the targets for the South West Region announced in February 2007 by the DoEHLG.			

2.4.28. Within this strategic planning area, the future pressure for growth will focus most closely within the Atlantic Gateways Corridor from Youghal in the east to Mallow in the North. The corridor is served by a rail route, although the section serving Youghal is presently disused. Improvements to the N20 and N25 national routes have resulted in the villages and rural areas within the corridor becoming highly attractive to car based commuters.

2.4.29. The policy and objectives of this plan for the CASP Ring Strategic Planning Area are based on the following planning and sustainable goals:

- a. *To recognise the importance of the role to be played by Mallow as a 'Hub' town in the implementation of the National Spatial Strategy and the Atlantic Gateways Initiative; to promote its development as a major centre of employment and population where there is a high standard access to educational and cultural facilities;*
- b. *To establish an appropriate balance in the spatial distribution of future population growth, broadly in line with the Cork Area Strategic Plan, so that Bandon, Fermoy, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;*
- c. *To protect and enhance the natural and built heritage assets of Kinsale to facilitate the development of the town as a Principal Tourist Attraction;*
- d. *To facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;*
- e. *To strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity so that agriculture remains the principal rural land use and focussing other employment development in the main towns and key villages;*
- f. *To secure the reopening of the rail route linking Cork and Middleton to Youghal;*
- g. *To recognise the importance of the Strategic Transport Improvement Corridor to the overall economic potential of the south-western part of the area and the facilitation of a balanced economic strategy for the County as a whole.*

The North Strategic Planning Area

2.4.30. For many decades the North Strategic Planning Area has been associated with declining socio-economic indicators. Both the larger settlements and the rural areas have been seriously affected by declining agricultural employment that, in turn, leads to a falling population. Unlike the westerly parts of the County (although this area has important natural and built heritage features), the absence of a tourism tradition has made recovery more problematic. However, improved road links to Cork and Limerick and lower property prices linked to the opportunities for an attractive rural lifestyle, have led to a modest reversal of the declining population trends in many areas over more recent years.

2.4.31. Large parts of the area are identified as rural diversification areas largely because of some areas of less intensive or productive agricultural practices/traditions and a weaker population structure. Wind farms, forestry and quarrying rather than more traditional land use patterns are more in evidence. The main opportunity to strengthen the permanent population structure of the area is by strengthening the economic and employment base of the towns and larger villages and by promoting a stronger tourism and leisure economy through the protection of the assets of the area's natural and built heritage.

2.4.32. In 2002, the County Council adopted the North and West Cork Strategic Plan that sets out a 20-year strategy to address the structural socio-economic and infrastructure issues that the area faces. At the heart of the strategy are proposals to rebalance the population structure of the area by allowing the villages and rural areas to maintain healthy growth levels. The strategy encourages a greater proportion of the new population in the area to locate in the towns so that they will develop a more effective critical mass of population that will allow the development of their shops, employment, services and other facilities to become self-sustaining, to the benefit of the area as a whole.

2.4.33. In 2006, the Government announced the Atlantic Gateways Initiative, augmenting the NSS and aiming to focus infrastructure, population and employment growth in a strategic corridor linking the 'Gateway' cities and 'Hub' towns from Waterford to Galway, including Cork, Limerick and Mallow. The long-term aim is that through the development of enhanced transportation infrastructure and a co-operative strategy between the gateway cities, this corridor will be able to develop a critical mass of population that, in future, will enable it to compete effectively with Greater Dublin for economic investment. Within the North Strategic Planning Area, the towns of Buttevant and Charleville are located along this strategic corridor.

2.4.34. Table 2.7 sets out the population forecast for the North Strategic Planning Area for the period 2006 to 2020. The area as a

whole experienced modest population growth, 4.8% overall between 2002 and 2006. However nearly 74% of that growth occurred in the villages and rural areas with only 26% occurring in the towns. Most of the towns, however, recorded a modest increase in population in the same period but Buttevant and Newmarket recorded a population decline.

2.4.35. Whilst the overall level of growth is a positive indicator for the area, especially when compared to the decline in previous years, the relatively small proportion of growth in the towns is a concern for their future, if the strategy put forward in the North and West Cork Strategic Plan is to be achieved and these urban areas are to develop a sufficient critical mass of population in order to attract new investment and employment and develop and modernise the range of services and facilities that they offer. This plan will attempt to rebalance the spatial distribution of population more in line with the proposals of the North and West Cork Strategic Plan without jeopardising the modest and fragile growth trend that has established itself in this area since 2002.

2.4.36. Within this strategic planning area, the future pressure for growth will focus mostly within the Atlantic Gateways Corridor, including Buttevant and Charleville. The corridor is served by a rail-route, although there are no passenger facilities at Buttevant at present. Improvements to the N20 will result in the villages and rural areas within the corridor becoming highly attractive to car based commuters. Stronger growth than has been evident in the past is forecast for Mitchelstown because of its strategic location in the N8 corridor.

Table 2.7: North Strategic Planning Area Population 2006 - 2020			
	Estimated		Target
	2002	2006	2020
Main Towns			
Buttevant	987	914	1,501
Charleville	2,685	2,984	4,925
Kanturk	1,651	1,915	2,400
Millstreet	1,289	1,401	1,756
Mitchelstown	3,300	3,365	5,346
Newmarket	1,055	949	1,189
Total Main Towns	10,967	11,528	17,117
Villages and Rural	33,319	34,900	36,768
Total North	44,286	46,428	53,885
NB: Data in this table for 2020 is based on the targets for the South West Region announced in February 2007 by the DoEHLG.			

2.4.37. The policy and objectives of this plan for the North Strategic Planning Area are based on the following planning and sustainable goals:

- a. *To recognise the importance to the area of the Atlantic Gateways Initiative; to acknowledge the potential of the towns located within the Atlantic Gateway Corridor to act as a focus for new investment in jobs and housing and to recognise the value of such investment to the area as a whole;*
- b. *To establish an appropriate balance in the spatial distribution of future population growth so that Kanturk, Millstreet, Mitchelstown and Newmarket, can accelerate their rate of growth, broadly in line with the North and West Cork Strategic Plan, and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;*
- c. *To facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;*
- d. *To strengthen and protect the rural communities of the area by encouraging sustainable growth in*

population, protecting agricultural infrastructure and productivity and focussing other employment development primarily in the main towns and key villages;

e. To recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy through the protection of the area's natural and built heritage, and by encouraging appropriate new forms of employment development.

The West Strategic Planning Area

2.4.38. Although the West Strategic Planning Area has been associated with declining socio-economic indicators, its attractive county towns, coastal and upland scenery have helped offset the impact of declining agricultural and fishery employment. Unlike the northern parts of the County, this area has a relatively strong tourism tradition that has provided a degree of protection from some of the worst effects of decline in more traditional sectors. Improved road links to Cork, linked to the opportunities for an attractive coastal and rural lifestyle, have led to a reversal of the declining population trend in many areas over more recent years.

2.4.39. The western and coastal parts of the area are identified as rural diversification areas largely because of the less intensive or productive agricultural practices/traditions and a weaker population structure. Many houses are second or holiday homes and are only occupied for parts of the year. The area also includes some of the most sensitive landscape within the County. The main opportunity to strengthen the permanent population structure of the area is by strengthening the economic and employment base of the towns and larger villages and by developing the tourism and leisure economy through the protection of the assets of the area's natural and built heritage, particularly the outstanding coastal and upland landscape in the west and south of the area.

2.4.40. In the east, outside the towns, the area consists largely of a strengthening agricultural area and is characterised by;

- *A growing population;*
- *Relatively high productivity agricultural practices/traditions;*
- *Agriculture as the primary rural land use; and*
- *A modest requirement to identify rural diversification strategies.*

2.4.41. In 2002 the County Council adopted the North and West Cork Strategic Plan that sets out a 20-year strategy to address the structural socio-economic and infrastructure issues that the area

faces. At the heart of the strategy are proposals to rebalance the population structure of the area by allowing the villages and rural areas to maintain healthy growth levels but encouraging a greater proportion of the new households in the area to locate in the towns so that they will develop a more effective critical mass of population that will allow the development of their shops, employment, services and other facilities to become self-sustaining, to the benefit of the area as a whole.

2.4.42. Table 2.8 sets out the population forecast for the West Strategic Planning Area for the period 2006 to 2020. The area as a whole experienced modest population growth, 5.7% overall between 2002 and 2006. However, as in the North Strategic Planning Area, nearly 74% of that growth occurred in the villages and rural areas with only 26% occurring in the towns. Most of the towns, however, recorded a modest increase in population in the same period but Castletownbere and Schull recorded a population decline.

2.4.43. Whilst the overall level of growth is a positive indicator for the area, especially when compared to the decline in previous years, the relatively small proportion of growth in the towns is a concern for their future, if the strategy put forward in the North and West Cork Strategic Plan is to be achieved and these urban areas are to develop a sufficient critical mass of population in order to attract new investment and employment and develop and modernise the range of services and facilities that they offer. This plan will attempt to rebalance the spatial distribution of population more in line with the proposals of the North and West Cork Strategic Plan without jeopardising the modest and fragile growth trend that has established itself in the area.

2.4.44. To support the area's economic and population growth, and to establish a balance within the County, Clonakilty is designated in this plan as an Integrated Employment Centre to act as a focus for economic and population growth. In addition, and in support of this measure, priority will be given to the provision of enhanced transportation infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area. Bantry, Castletownbere and Schull are designated as Principal Tourist Attractions.

Table 2.8: West Cork Strategic Planning Area Population 2006 - 2020			
	Estimated		Target
	2002	2006	2020
Main Towns			
Bantry	3,150	3,309	5,484
Castletownbere	875	868	1,439
Clonakilty	3,698	4,154	7,218
Dunmanway	1,532	1,522	1,976
Schull	693	576	748
Skibbereen	2,000	2,338	3,035
Total Main Towns	11,948	12,767	19,900
Villages and Rural	42,207	44,504	46,569
Total West	54,155	57,271	66,469
NB: Data in this table for 2020 is based on the targets for the South West Region announced in February 2007 by the DoEHLG.			

2.4.45. The policy and objectives of this plan for the West Strategic Planning Area are based on the following planning and sustainable development goals:

- a. *To recognise the importance of the role to be played by Clonakilty as a 'West Cork Strategic Employment Centre'; 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;*
- b. *To recognise the importance of the Strategic Transport Improvement Corridor to the development of Clonakilty, the overall economic potential of the West Strategic Planning Area and the facilitation of a balanced economic strategy for the County as a whole;*
- c. *To establish an appropriate balance in the spatial distribution of future population growth so that Bantry, Castletownbere, Dunmanway and Skibbereen, can accelerate their rate of growth, broadly in line with the North and West Cork Strategic Plan, and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport.*
- d. *To recognise the international importance and the importance to the region's tourism economy, of the scenic and landscape qualities of the coastal and upland areas, particularly along the peninsulas in the southwest*

and to protect these landscapes from inappropriate development.

e. To facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.

f. To encourage a vibrant and well populated countryside, recognising the needs, to strengthen and protect the rural communities of the area by encouraging sustainable and balanced growth in both urban and rural populations, maintain traditional rural settlement patterns in rural areas and the islands, protecting agricultural and fishery infrastructure and productivity and focussing other employment development in the main towns and key villages;

g. To recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy both through the protection of the area's natural and built heritage and by encouraging appropriate new forms of employment development.

h. To protect and enhance the natural and built heritage assets of Bantry, Castletownbere and Schull from inappropriate development to facilitate the development of the towns as Principle Tourist Attractions.

i. To recognise the role to be played by Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities.

Chapter 3

Settlements

This chapter presents the policies required for sustaining a healthy network of settlements across a whole range of urban, suburban and rural locations throughout the County. In accordance with the overall strategy of the plan, it is based on the following important principles:

- a. A strong network of settlements is important for sustaining healthy population levels and enhancing quality of life. Also, the functional relationships between the different types of settlements need to be clearly understood;
- b. Urban sprawl on the edge of the city (and on the edges of towns) should be prevented and a clear character distinction between built-up areas and the open countryside should be maintained;
- c. A clear strategy for the development of the towns and urban areas is important for the County to achieve its full economic potential. The towns and other main areas will play an important role in delivering jobs and services to the rural areas around them.

3.1 Network of Settlements

3.1.1. The established network of settlements in County Cork has been strengthened over the years by active development plan policies to direct development and services to appropriate locations and to promote economic investment by protecting the character and amenity of the various settlements.

3.1.2. When the economy goes through cycles of rapid growth (such as over the last decade), investment tends to be spread relatively widely with most parts of the County experiencing at least some degree of heightened activity. During this period of sustained growth, the market focuses heavily on the city and the surrounding area resulting in increased pressure on both social and physical infrastructure, on the environment, and on the ability of services to adapt to increasing demands. Experience shows that as the economic cycle begins to slow, there is an even stronger tendency to focus on the more established market areas.

3.1.3. In the more remote areas of the County, which tend to have a weak urban fabric of towns and villages and a wide dispersal of housing in the agricultural hinterland, the inherent problems of the current settlement pattern are emphasised, even in periods of growth.

3.1.4. To counterbalance these effects - congestion at the centre and stagnation on the periphery - a very strong network of interdependent settlements must be promoted throughout the County in a proactive way. This is especially so for the period of this development plan which will come into force during an uncertain economic phase, particularly in the housing market at the end of a sustained period of growth.

3.1.5. The objectives set out in this section, mindful of these new circumstances are a refinement of the current development plan provisions, taking into account the recommendations at a national level, of the National Spatial Strategy and The Atlantic Corridor, at a regional level, the Regional Planning Guidelines for the South West Region and at a sub-county level both the Cork Area Strategic Plan (CASP) and the North and West Cork Strategic Plan (NWCSP).

3.1.6. As set out in the Overall Strategy, there are 4 Strategic Planning Areas within County Cork and each main town is located within a discrete planning area according to its location;

Strategic Planning Area	Settlements
County Metropolitan Strategic Planning Area	City Environs (North and South) Ballincollig Blarney Carrigaline Carrigtwohill Cobh Glanmire Midleton Passage West Tower
CASP Ring Strategic Planning Area	Bandon Fermoy Kinsale Macroon Mallow Youghal
West Strategic Planning Area	Bantry Castletownbere Clonakilty Dunmanway Schull Skibbereen
North Strategic Planning Area	Buttevant Charleville Kanturk Millstreet Mitchelstown Newmarket

Table 3.1: Strategic Planning Areas in County Cork

3.1.7. The following diagram gives an overview and shows the relationships between the different types of settlements within this settlement network including the villages and smaller settlements, giving emphasis to the 'Gateway' and 'Hub' from the National Spatial Strategy and Atlantic Corridor.

3.1.8. The characteristics of each settlement type are outlined in the following sections.

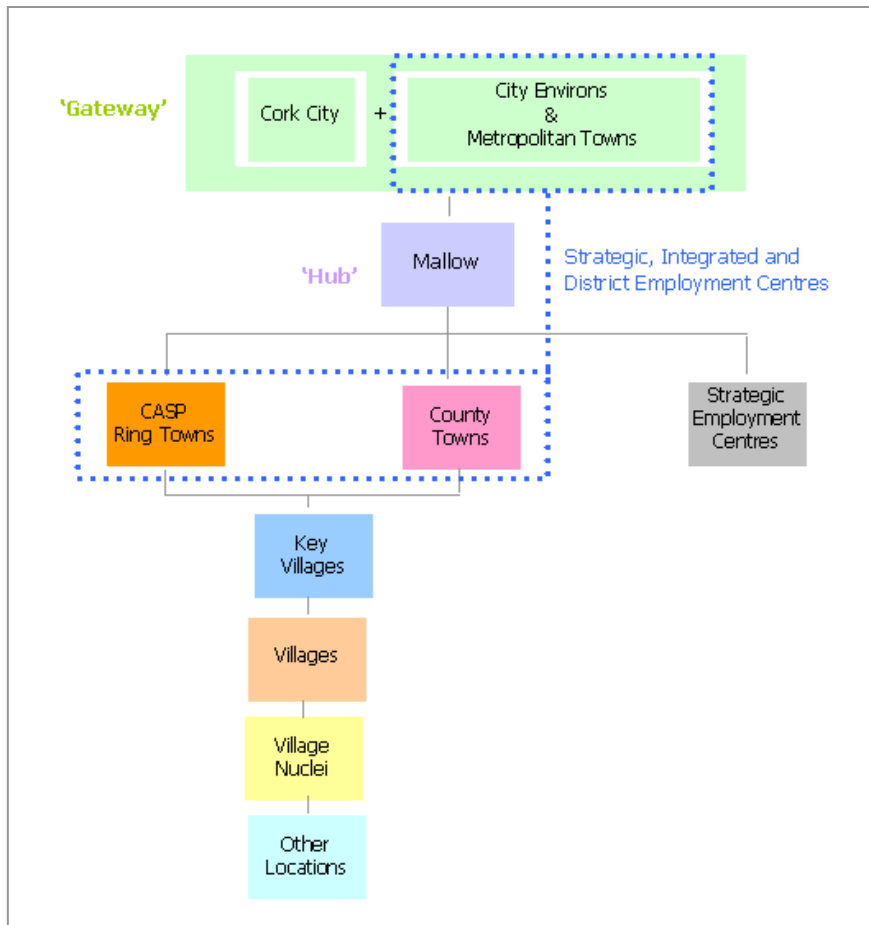


Figure 3.1: Network of Settlements including Employment Centres

The Main Towns – Objectives, Growth Forecasts and Strategic Diagrams

3.1.9. This chapter also gives a brief synopsis of the planning and development issues for each of the main towns in the County, according to their location within the four main strategic planning areas. The objective for each settlement is accompanied by a summary of the population trends and forecasts, an indication of the numbers of new households required and also an indicative diagram for the settlement.

3.1.10. In the County Metropolitan Strategic Planning Areas and the CASP Ring Strategic Planning Areas the overall strategy and population projections for each town are derived from CASP. However, following the publication by the Department of the Environment, Heritage and Local Government of revised population targets for the South West Region in February 2007, the City and

County Councils put in hand proposals for an update to the original CASP document to take account of these new targets. The updated figures based on the most recent population targets are now included following the updating of CASP.

3.1.11. The indicative diagrams aim to give strategic guidance and will inform more detailed proposals in the Local Area Plans. It is important to note that these diagrams reflect lands that are already zoned in the local area plans, therefore no new lands are identified in the diagrams at this stage. In addition, it should also be noted that these diagrams are indicative in nature and do not follow field boundaries.

3.1.12. The Guidelines on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in December 2008 provide further guidance on the appropriate scale of development in smaller towns and villages. Concerns have been raised about the impact of rapid development and expansion on the character of smaller towns and villages through poor urban design and particularly the impact of large housing estates with a standardized urban design approach on the character of towns and villages that have developed slowly and organically over time. In order for these settlements to thrive and succeed, their development must strike a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. The Guidelines suggest a number of key points in this regard:

- Development must normally be plan led;
- New Development should contribute to compact towns and villages; giving priority to local trips by walking and cycling, prioritising the re-use of brown field development land and other underused lands or through the development of acceptable green field sites;
- Higher Densities are appropriate in certain locations; increased densities should be supported following the guidance of National Planning Policy (National Spatial Strategy / Atlantic Corridor) and also as a means of reinforcing the street pattern or assisting in the redevelopment of backlands while taking care to protect the architectural and environmental qualities of the settlement;
- Offering alternatives to urban generated housing; in some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for lower densities of development may be considered acceptable at locations on serviced land within the environs of the town or village in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking and cycling distance;

Chapter 3: Settlements

- Generally, the scale of new development should be in proportion to existing development; because of the scale of smaller towns and the villages, it is generally preferable that their development proceeds on the basis of a number of well integrated sites within and around the urban centre. The Local Area Plans will provide guidance on the level of residential development appropriate to each settlement and settlement type.
- Local authorities have a vital role to play in encouraging development through the provision of essential services.

Development Plan Objectives: Role of the Main Towns	
SET 1-1	<p>Role of the Main Towns</p> <p>a) It is an objective of this Plan to prioritise the sustainable development of the main towns in the County to achieve their target populations and enhance their capacity to attract new investment in employment, services and public transport for the benefit of their own populations and that of their rural hinterlands.</p> <p>b) The Local Area Plans will give guidance on the scale, character, layout and design appropriate to each town and on the timely delivery of both physical and social infrastructure required for the town to achieve its target population and develop in a sustainable manner.</p>

3.2 Metropolitan Cork

3.2.1. The Metropolitan Towns, formally known as ‘Satellite towns’ lie within the County Metropolitan Area around the city and its hinterland. The main towns, which it includes, are Cork City and its Environs, together with the Metropolitan Towns of **Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Midleton, Passage West and Tower.**

3.2.2. These urban areas play a significant role in the implementation of the NSS and in the development of the Cork ‘Gateway’.

The Cork City Environs

3.2.3. The Cork City Environs are located to the north and south of the city council administrative area. The South Environs of the city is located on the southern edge of the River Lee valley. In the past, this area experienced more rapid growth than the more hilly land comprising the City North Environs. CASP sets out a strategy of consolidation for the area, directing larger scale growth to the north and east of Cork.

Development Plan Objectives: Role of the City Suburbs	
SET 2-1	<p>Role of the City Suburbs</p> <p>It is an objective of this Plan to develop the City suburbs that lie within the County Area so that they complement the development of the City as a whole, consolidating recent growth in the south and providing enhanced potential to rebalance the City through new development in the north.</p>

3.2.4. The **South City Environs** includes well established centres of population including Douglas, Rochestown and Grange and priority will be given to consolidating the rapid growth that has occurred in recent years with the provision of services, social infrastructure and recreation facilities to meet the needs of the existing population. The South Environs has exceeded the original CASP based population forecast for 2020 and the CASP update project has reviewed its capacity for the future.

Cork City South Environs

Development Plan Objectives: Cork City South Environs	
SET 2-2	It is an objective of this Plan to consolidate the rapid growth of recent years with the provision of services, social infrastructure and recreational facilities in the future, protecting the important Green Belt areas to the south and directing pressure for new growth towards the City's North Environs where it can assist in rebalancing the city as a whole. In addition, the Carrigaline Electoral Area Local Area Plan will pay particular attention to the future development potential of the Tramore Valley.

3.2.5. The CASP Update project, gives guidance on the potential for new public transport infrastructure to assist in reducing road congestion and it also gives clear guidance on the potential of the area to accommodate additional population. The Carrigaline Electoral Area Local Area Plan will establish clear limits on the development of the area, address problems of congestion and improve the quality of life for residents by encouraging the provision of improved social infrastructure, recreation facilities and consolidating its role as a district employment centre.

3.2.6. The population of the City South Environs has grown rapidly in recent years. Although the target population for 2020 represents only a modest increase above present levels the projected fall in household size is likely to result in significant growth in the number of future households and strong demand for house building. Up to 2014, it will be necessary to maximise the use made from existing zoned land and the Local Area Plan review will give more detailed guidance on density. After 2014, the future focus of the South City Environs area will be centred around the redevelopment of the Tramore Road area for more employment intensive uses, as well as significant residential development, and the delivery of a high quality public transport corridor connecting the Airport and the Airport Business Park to the City Centre and Ballyvolane.

3.2.7. The potential of this area warrants close cooperation with the City Council so as to ensure a high quality environment is achieved through an appropriate balance of land uses. Development in Douglas will promote urban regeneration of the district centre to include a wider range of uses and enhanced shopping, social, leisure and recreation facilities serving the community. In addition, the Joint Retail Strategy hierarchy identifies the Cork Suburbs (Douglas) as a District Centre.

3.2.8. There is potential for significant employment development on brownfield land close to Douglas centre. The Council recognises a particular need to address the current and future community and recreational needs for the area in the context of future developments.

3.2.9. The 2006 Housing Land Availability Study identified sufficient land in the Cork City South Environs to build about 571 units, and in addition, the Amendment to the Carrigaline Local Area Plan (October 2007) identified additional lands capable of accommodating a total for the settlement of about 1,050 units.

Cork International Airport

3.2.10. A Special Local Area Plan will be prepared in line with objective INF 4-3 in Chapter 6 of this plan.

Curraheen

3.2.11. The CASP Update notes that growth in the southwest is focused on additional job creation in CUH, CIT and UCC with the development of the Wilton District Centre and the Curraheen road (Bishopstown). The document also notes that a location for the provision of science and technology facilities together with a specialist centre for R&D and technical innovation activities modelled on best international practice including focused business space linked to CIT and UCC has been identified at Curraheen road on lands west of CIT. A study is currently in hand to review the effectiveness of the existing zoning in Curraheen that will require an amendment to the Carrigaline Electoral Area Local Area Plan.

Table 3.2: Population and Households South Environs				
South Environs	2002	2006	2020 Target	Growth 2006-2020
Population	26,381	30,002	30,102	100
Households*	8,270	9,967	12,434	2,467

* Estimate

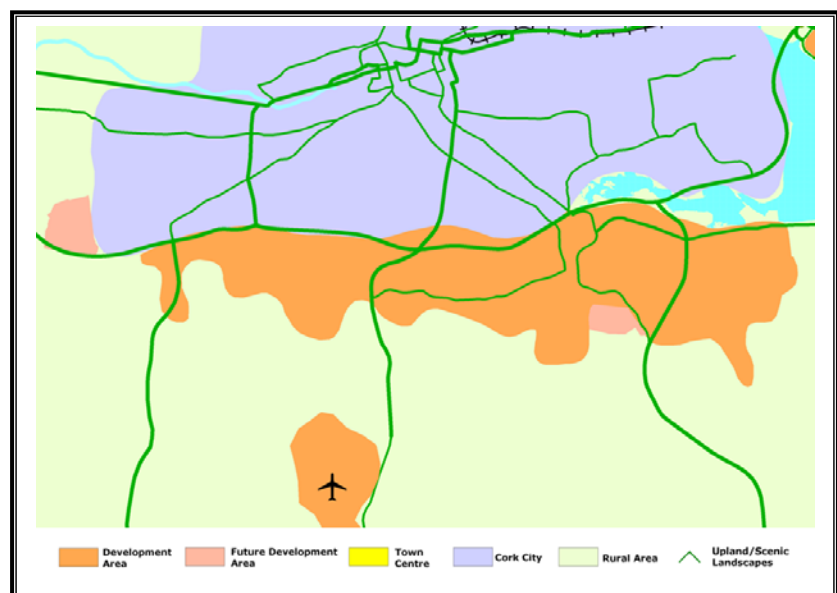


Figure 3.2: Cork City South Environs Strategic Diagram

Cork City North Environs

Development Plan Objectives: Cork City North Environs	
SET 2-3	It is an objective of this Plan to recognise the important role that this area will play in rebalancing the city socially and economically and relieving excess development pressure from the City South Environs. In addition, the Blarney Electoral Area Local Area Plan will need to set out a framework for the future development of the Ballyvolane area.

3.2.12. Although less well served by transportation, sanitary and other infrastructure than other parts of the city, many parts of the North Environs are located close to the city centre. The CASP Update Project, gives priority to locations close to the city for new population growth, in addition to the allocation to the city itself and along the railway line. This is designed to meet sustainable development objectives and facilitate public transport provision. It also gives a greater choice of residential location and type for people who would like to live in or close to the city. As a result, a significant increase in population is targeted for Ballyvolane, and the review of the Blarney Electoral Area Local Area Plan will need to set out a framework for this development.

3.2.13. The proposed spatial strategy involves reinforcing the City's role as the engine for growth for the region. It will be important to seek a co-ordinated approach to development in this location, in co-operation with the City Council and to allow for the timely provision of social and physical infrastructure, which is essential to the future development of the area.

3.2.14. In addition, the Joint Retail Strategy hierarchy identifies the Cork Suburbs (Ballyvolane) as District Centres, which seeks the development of mixed uses to include retail with urban design and access improvements with the possibility of new/expanded district centres to serve the north – west.

3.2.15. The 2006 Housing Land Availability Study identified sufficient land in the Cork City North Environs to build about 417 units.

Tivoli

3.2.16. The CASP Update suggests that the redevelopment of Tivoli, factoring in the existing rail line, provides the opportunity to deliver increased population and employment for the City, linked to the planned relocation of the Port of Cork container terminal. In this eventuality an additional station at Tivoli to support the future redevelopment of this area may also be required. It is recommended that the demand forecasts for the railway corridor be reviewed and

updated after the opening of the Midleton Rail Corridor in 2009 taking into account the CASP Update Strategy.

Table 3.3: Population and Households Cork City North Environs				
North Environs	2002	2006	2020 Target	Growth 2006-2020
Population	3,778	4,732	9,031	4,299
Households*	1,184	1,572	3,789	2,217

* Estimate

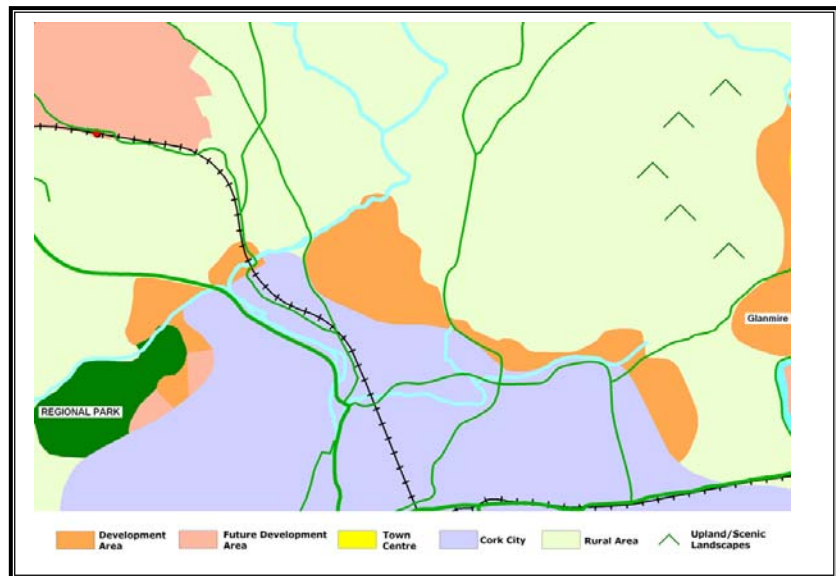


Figure 3.3: Cork City North Environs Strategic Diagram

Metropolitan Towns

3.2.17. For the most part, the Metropolitan Cork towns are expected to experience significant population and jobs growth to the end of the CASP period (2020) and beyond. This requires measures to encourage a significant shift towards development locations that can offer high quality public transport facilities, particularly rail and bus.

3.2.18. The new railway line from Cork to Midleton scheduled to open during the first quarter of 2009 will play a major role in the development of this strategy to the east of the city. From a land use planning perspective the Special Local Area Plans (2005) prepared for Midleton, Carrigtwohill and Blarney (Monard) have set out the preferred and agreed location for each new station within its urban setting and also the future development of the settlement, in line with the projections in the Cork Area Strategic Plan.

3.2.19. The new town of Monard, originally recommended as part of the strategy outlined in the Cork Area Strategic Plan, also forms part

Chapter 3: Settlements

of the Blarney – Kilbarry Special Local Area Plan (2005), where provision has been made for a new settlement comprising about 5,000 units based around a proposed urban centre to include a railway station. It is envisaged that this new settlement will fulfil the role of a Metropolitan Town in this part of the rail corridor.

3.2.20. Alternative sustainable public transport proposals including light rail and guided bus will be investigated for the larger Metropolitan Towns, in particular, Carrigaline to the south and Ballincollig to the west. Many of the Metropolitan Towns have already reached or are near to the expected forecasts for their population and the CASP Update sets new targets for these towns.

Development Plan Objectives: Role of the Metropolitan Towns	
SET 2-4	It is an objective to promote the Metropolitan Towns as critical population, service and employment centres, within the Cork 'Gateway'. It is an objective to promote high levels of community facilities and amenities and to enhance their clearly defined greenbelt setting with high quality and integrated public transport connections.

Ballincollig

Development Plan Objectives: Ballincollig	
SET 2-5	It is an objective of this Plan to encourage the development of Ballincollig as a major centre of both population and employment.

3.2.21. The CASP Update project identified Ballincollig as a suitable location capable of accommodating additional population and employment growth, and the provision of a high quality public transport corridor connecting Ballincollig to the City Centre, Docklands and Mahon. In addition to being considered as an additional area for housing development it is also one of the new strategic employment locations with an additional forecast of 4,000 jobs aimed to satisfy the projected increase in market and non-market services in the CASP region.

3.2.22. To the north of Ballincollig Town the potential for future growth is constrained by the floodplain of the River Lee, which is an important environmental amenity for the population of the town. Land south of the town, north of the N22, represents a major strategic development opportunity for Metropolitan Cork and the review of the relevant Electoral Area Plan will give consideration to the desirability of bringing this land forward for development. In order to achieve both its residential and employment function, major national, non-national

roads and service infrastructure investment will be required in order to improve linkages within the town, to Cork City and within the region. The Joint Retail Strategy hierarchy identifies Ballincollig as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

3.2.23. Indications are that the projected population growth for Ballincollig will lead to a requirement for the expansion of existing secondary school sites and also through the development of a new green field site for a primary school.

3.2.24. The 2006 Housing Land Availability Study identified sufficient land in Ballincollig to build 1954 units, and in addition the Amendment to the Carrigaline Electoral Area Local Area Plan (October 2007) identified additional lands capable of accommodating a total for the settlement of about 3,258 units.

Table 3.4: Population and Households Ballincollig				
Ballincollig	2002	2006	2020 Target	Growth 2006-2020
Population	14,591	15,760	21,430	5,670
Households *	4,574	5,236	8,876	3,640

*Estimate

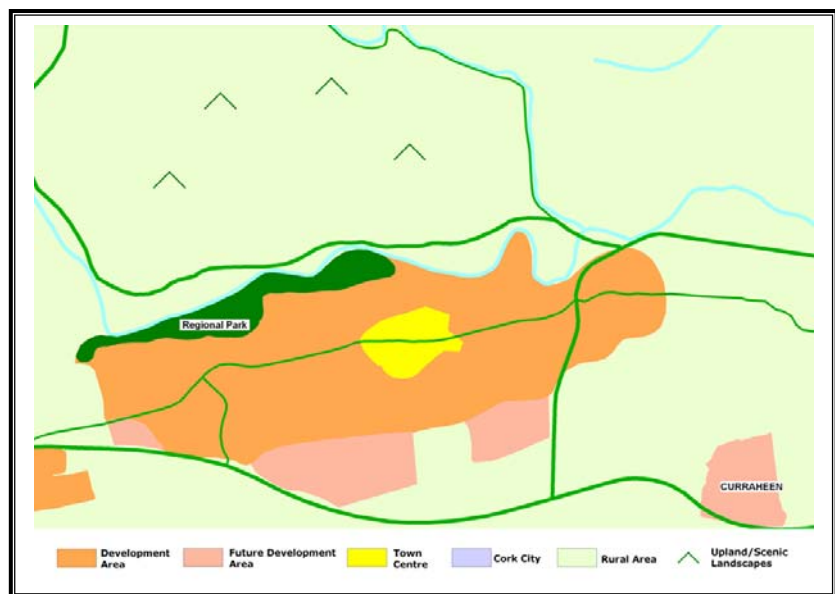


Figure 3.4: Ballincollig Strategic Diagram

Blarney

Development Plan Objectives: Blarney	
SET 2-6	It is an objective of this Plan to secure the implementation of the major mixed-use development proposed in the Blarney-Kilbarry Special Local Area Plan to co-ordinate with the re-opening of the railway station.

3.2.25. The CASP Update envisages further population growth along the rail line to the north and east of the City including Blarney, however it is not envisaged that this will require significant additional lands to be zoned. The Special Local Area Plan adopted in September 2005 provides for 2,500 units at Stoneview and this development also requires proposals for the provision of a new railway station, including park and ride facilities and the timing of its construction. Indications are that the projected population growth for Blarney will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Blarney Special Local Area Plan.

3.2.26. The Joint Retail Strategy hierarchy identifies Blarney as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

3.2.27. Blarney should maintain its role to act as an integrated employment centre and form an important part of the mixed-use development. It is also important to protect the character of the older part of the town nearest the Castle through careful management of new development to reinforce the importance of this area to the County's tourism industry.

3.2.28. The 2006 Housing Land Availability Study identified sufficient land in Blarney to build about 3,054 units based on the density standards adopted in the SLAP.

Table 3.5: Population and Households Blarney				
Blarney	2002	2006	2020 Target	Growth 2006-2020
Population	2,146	2,400	7,533	5,133
Households*	673	797	3,174	2,377

* Estimate

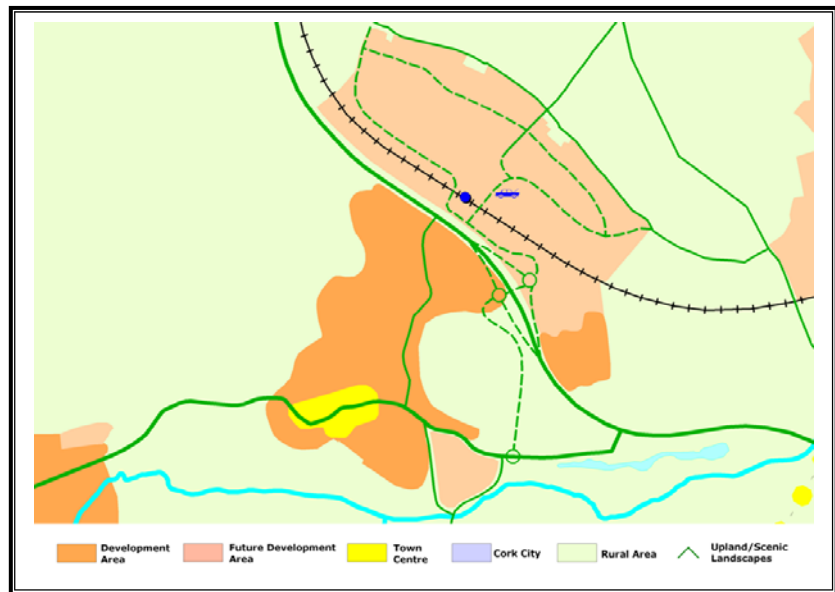


Figure 3.5: Blarney Strategic Diagram

Carrigaline

Development Plan Objectives: Carrigaline	
SET 2-7	It is an objective of this Plan to consolidate the rapid growth of recent years broadly within the town’s existing development boundary, protecting the important Green Belt areas.

3.2.29. The review of the Carrigaline Electoral Area Local Area Plan will include measures required to focus on the consolidation of the town centre, with additional retail/services/commercial and residential uses, taking into account the flooding issues in the town, the high amenity and environmental value along the Owenabue River corridor, as well as the provision of substantial soft infrastructure to support the town’s population, including recreational and amenity areas and the provision of additional educational facilities on existing primary and secondary school sites.

3.2.30. In terms of hard infrastructure, the transport plan prepared for Carrigaline focuses on the importance of the delivery of the relief road to the west of the town, required in order to alleviate some of the current traffic congestion within the town and also improvement to the public transport infrastructure in the town. The Carrigaline

Chapter 3: Settlements

Transportation Plan has also identified a requirement for a western bypass to the town and consideration will be given to identifying a suitable route during the life time of this plan. In addition, the town will link into the proposed Lower Harbour Sewerage scheme, and future water supply will be provided from the Cork Harbour and City scheme. Consideration will also be given to achieving the town’s potential as a district employment centre. In addition, the Joint Retail Strategy hierarchy identifies Carrigaline as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

3.2.31. The 2006 Housing Land Availability Study identified sufficient land in Carrigaline to build 1483 units, and in addition the Amendment to the Carrigaline Electoral Area Local Area Plan (October 2007) identified additional lands capable of accommodating a total for the settlement of about 2,711 units.

Table 3.6: Population and Households Carrigaline				
Carrigaline	2002	2006	2020 Target	Growth 2006-2020
Population	11,191	12,835	14,066	1,231
Households*	3,508	4,264	5,855	1,591

*Estimate

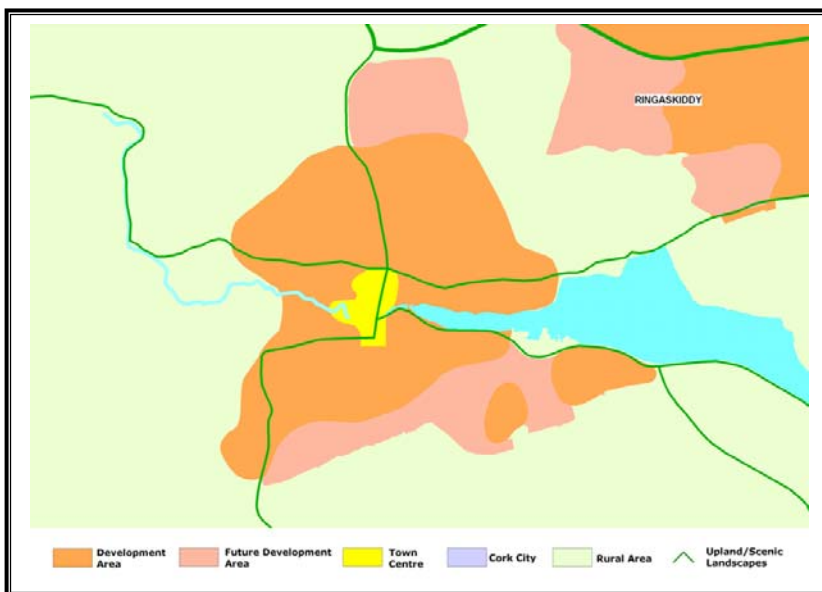


Figure 3.6: Carrigaline Strategic Diagram

Carrigwohill

Development Plan Objectives: Carrigwohill	
SET 2-8	It is an objective of this Plan to secure the completion of the major mixed-use development proposed in the Carrigwohill Special Local Area Plan planned to co-ordinate with the re-opening of the railway station.

3.2.32. The CASP Update envisages further population growth along the rail line to the north and east of the City including Carrigwohill, with the additional growth occurring mainly after 2014. It is not envisaged that this will require significant additional lands to be zoned, but rather that a change in densities is achieved on lands already zoned for development.

3.2.33. Given the lack of progress to date and the critical importance of this development area to the Cork Suburban Rail Network Project, the County Council intends to take steps in addition to those identified in the Special Local Area Plan, to ensure that a Masterplan is put in place in a timely and efficient manner.

3.2.34. In addition, consideration will also be given to improvements to the existing town centre, extending the range of retail functions, enhancing the attractiveness of the public realm and improving the quality of life for the town's residents. Major existing and planned employment development warrant the town's designation as a strategic employment centre, while retaining its attractive setting within the Metropolitan Green Belt.

3.2.35. Indications are that the projected population growth for Carrigwohill will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Carrigwohill Special Local Area Plan. Additional focus on the provision of significant hard and soft infrastructure, including self-sustaining retail and service functions is required. The town benefits from good road connections onto the N25, although there are capacity issues at peak periods. Local road infrastructure needs to be improved. Carrigwohill lies adjacent to a Scenic Landscape Area, affording excellent opportunities for a high quality living environment. The Joint Retail Strategy hierarchy identifies Carrigwohill as a Metropolitan Town, which seeks expansion in line with the planned population and employment developments for the settlement.

3.2.36. The 2006 Housing Land Availability Study identified sufficient land in Carrigwohill to build about 3069 units based on the density standards adopted in the SLAP.

Chapter 3: Settlements

Table 3.7: Population and Households Carrigtwohill				
Carrigtwohill	2002	2006	2020 Target	Growth 2006-2020
Population	1,411	2,782	12,012	9,230
Households*	442	924	5,012	4,088

* Estimate

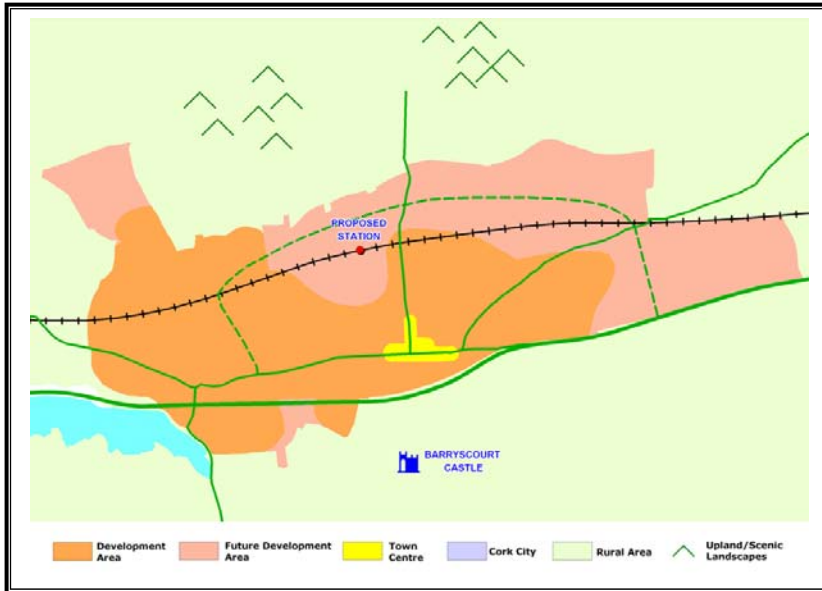


Figure 3.7: Carrigtwohill Strategic Diagram

Cobh

Development Plan Objectives: Cobh	
SET 2-9	It is an objective of this Plan to facilitate the development of the town to fulfil its potential as a centre for population and as a district employment centre.

3.2.37. Cobh overlooks Cork Harbour which provides an attractive setting. Cobh has significant potential as the tourism base for East Cork, with a number of significant attractions, further enhanced by its cruise terminal, and the potential for an iconic tourism product at Spike Island. The town’s commuter rail service to Cork has helped sustain relatively rapid population growth in recent years but the lack of modern road infrastructure and waste water treatment facilities threatens its future potential for further population and employment growth. The town has the opportunity to increase its residential population further to sustain and deliver additional retail, commercial and service functions to support the resident and tourist populations.

3.2.38. The most appropriate location for this is to the north of the town along the Ballynoe Valley, which will consolidate the commercial function established at Ticknock. Growth here should be linked to the provision of a new rail station at Ballynoe and should have connectivity to the town of Cobh. The CASP Update acknowledges that there is also potential to redevelop the former IFI site at Marino Point. The review of the Local Area Plan will establish an appropriate development framework for this site. The potential of waterbased links from Cobh to Cork City should also be explored, for example water buses, to cater for both local and tourist commuting.

3.2.39. Topography and heritage constraints limit the potential of the intensification of the town centre, although an urban design strategy is proposed which should address some of these issues. The Joint Retail Strategy hierarchy identifies Cobh as a Metropolitan Town, which seeks the provision of more convenience and tourism comparison floorspace.

3.2.40. Indications are that the projected population growth for Cobh will lead to a requirement for the development of a new primary school and a post primary school on green field sites.

3.2.41. A Special Study will be prepared jointly with the Town Council to resolve critical infrastructure issues and set out a development framework to inform future Local Area Plans.

3.2.42. The 2006 Housing Land Availability Study identified sufficient land in Cobh to build about 1195 units.

Table 3.8: Population and Households Cobh				
Cobh	2002	2006	2020 Target	Growth 2006-2020
Population	9,811	11,303	14,543	3,240
Households*	3,076	3,755	6,051	2,295

*Estimate

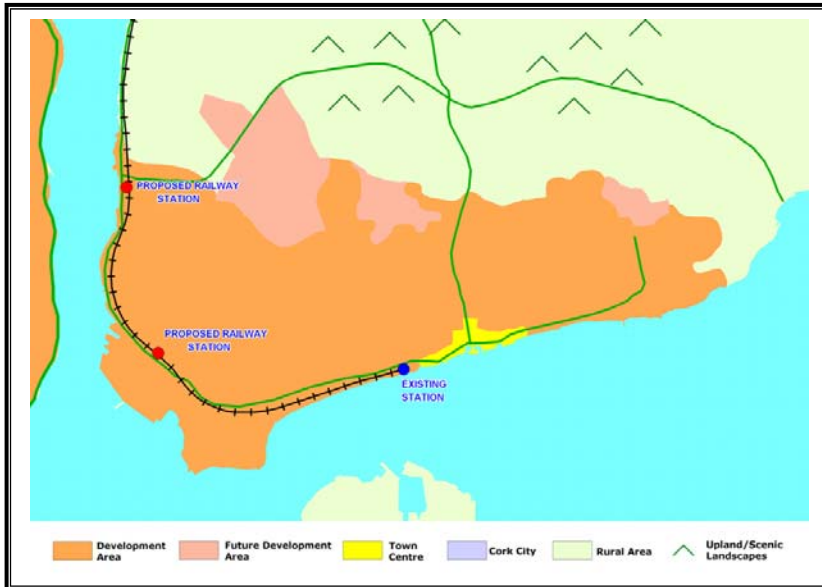


Figure 3.8: Cobh Strategic Diagram

Glanmire

Development Plan Objectives: Glanmire	
SET 2-10	The objective of this Plan, in line with the proposals set out in the Blarney Electoral Area Local Area Plan, is to seek co-ordinated residential development on lands that are within the development boundary.

3.2.43. The CASP Update project notes the potential for on-going population growth in Glanmire / Riverstown and further detail will be outlined in the Blarney Electoral Area Local Area Plan. This plan will also seek to achieve this growth in tandem with high quality social and community facilities and improved transport linkages, while protecting its attractive woodland setting within Metropolitan Cork. In addition, the Joint Retail Strategy hierarchy identifies Glanmire as a Metropolitan Town where incremental retail growth should be in line with current and planned population levels. The settlement is identified as having a local role to play in the provision of employment.

3.2.44. Indications are that the projected population growth for Glanmire will lead to a requirement for the expansion of existing school sites and also through the development of a new green field site for a primary school.

3.2.45. The 2006 Housing Land Availability Study identified sufficient land in Glanmire to build about 1602 units.

Table 3.9: Population and Households – Glanmire				
Glanmire	2002	2006	2020 Target	Growth 2006-2020
Population	6,853	8,385	10,788	2,403
Households*	2,148	2,786	4,510	1,724

* Estimate

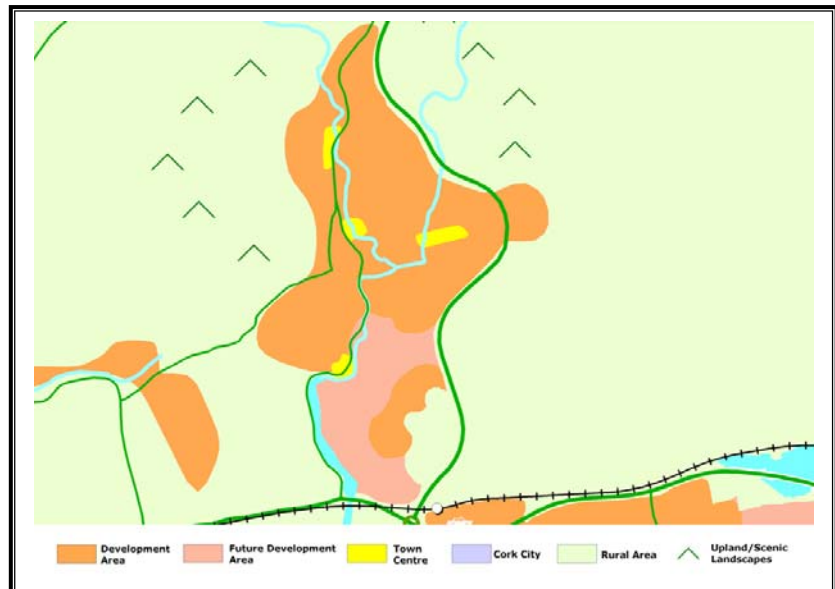


Figure 3.9: Glanmire Strategic Diagram

Midleton

Development Plan Objectives: Midleton	
SET 2-11	It is an objective of this Plan to secure the completion of the major mixed-use development proposed for the Waterrock Area and the GAA lands in the Midleton Special Local Area Plan , planned to co-ordinate with the re-opening of the railway station, and to facilitate its growth as an integrated employment centre while maintaining its attractive setting within the Metropolitan Cork Green Belt.

3.2.46. Future development of the main growth areas is dependant on the completion of appropriate roads infrastructure within the established urban area, including the Midleton Northern Relief Road and appropriate, efficient links to the National Route Network.

3.2.47. Future employment growth for the town is focused on retail and commercial development to ensure a self-sustaining service-based town into the future, with continued investment in the town

Chapter 3: Settlements

centre required. The CASP Update envisages further population growth along the rail line to the north and east of the City including Midleton. However it is not envisaged that this will require significant additional lands to be zoned, but rather that a change in densities is achieved on lands already zoned for development.

3.2.48. It was originally intended that the Masterplan at Waterrock would be prepared by the intending landowners and developers, however given the lack of progress to date and the critical importance of these development areas to the Cork Suburban Rail Network Project, the County Council intends to take steps in addition to those outlined in the SLAP to ensure that a Masterplan is put in place.

3.2.49. Indications are that the projected population growth for Midleton will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Midleton Special Local Area Plan. The Joint Retail Strategy hierarchy identifies Midleton as a Metropolitan Town, which seeks expansion in line with the planned population increase for the settlement.

3.2.50. Ballinacurra will continue to consolidate, focusing on the provision of social and community facilities and improvements to the village core.

3.2.51. The 2006 Housing Land Availability Study identified sufficient land in Midleton to build about 4723 units based on the density standards adopted in the SLAP.

Table 3.10: Population and Households
Midleton

Midleton	2002	2006	2020 Target	Growth 2006-2020
Population	7,957	10,048	23,735	13,687
Households*	2,494	3,338	9,822	6,484

* Estimate

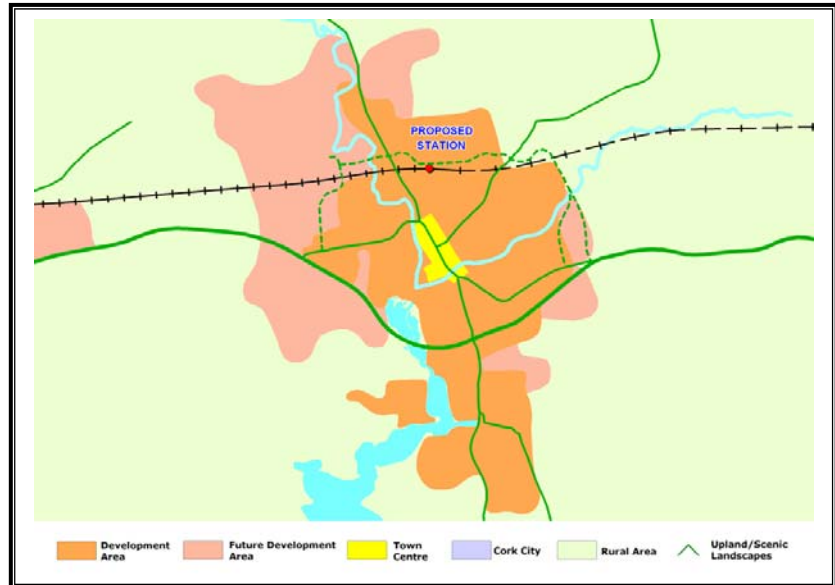


Figure 3.10: Midleton Strategic Diagram

Passage West

Development Plan Objectives: Passage West	
SET 2-12	It is an objective of this Plan to support the function of Passage West primarily as a residential settlement due mainly to its close proximity to both Cork City and the employment centres of Ringaskiddy and Carrigaline.

3.2.52. The town, including Monkstown and Glenbrook overlooks Cork Harbour, which provides an attractive setting. The dockland area represents a significant urban renewal opportunity. Continued population growth may be constrained by the town’s topography, the lack of wastewater treatment facilities and transportation infrastructure and the impact of the docks near its centre. The CASP Update notes that there is potential for on-going population growth and the Carrigaline Electoral Area Local Area Plan will give consideration to the need for town centre improvements and its role as a local employment centre. In addition, the Joint Retail Strategy hierarchy identifies Passage West as a Metropolitan Town, which seeks incremental growth in line with current and planned population increase for the settlement.

3.2.53. The 2006 Housing Land Availability Study identified sufficient land in Passage West to build about 419 units.

Table 3.11: Population and Households Passage West				
Passage West	2002	2006	2020 Target	Growth 2006-2020
Population	4,595	5,203	5,286	83
Households*	1,440	1,729	2,252	524

* Estimate

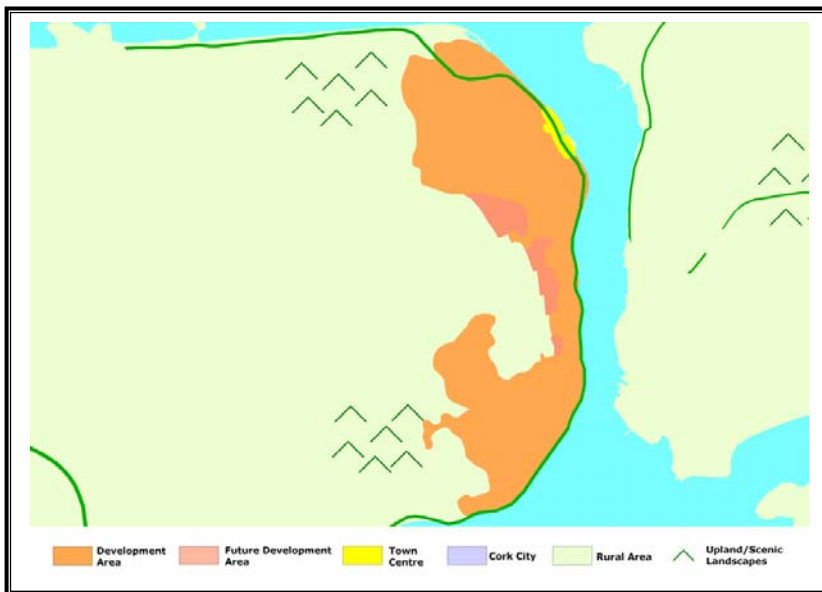


Figure 3.11: Passage West Strategic Diagram

Tower

Development Plan Objectives: Tower	
SET 2-13	It is an objective of this Plan to support the functions of Tower as a residential settlement taking advantage of its strategic location and close proximity to employment centres including Cork City.

3.2.54. There are limited opportunities for growth here due to landscape and topography issues, including flooding and also the importance of maintaining the strategic Metropolitan Green Belt gap between Tower and Blarney. The CASP Update has given guidance on the scale of future growth and the Blarney Electoral Area Local Area Plan will make provision for local employment services and social infrastructure. The Joint Retail Strategy hierarchy identifies Tower as a Metropolitan Town, which seeks incremental growth in line with current and planned population levels.

3.2.55. The 2006 Housing Land Availability Study identified sufficient land in Tower to build about 332 units.

Table 3.12: Population and Households – Tower				
Tower	2002	2006	2020 Target	Growth 2006-2020
Population	3,032	3,102	3,660	558
Households*	950	1,031	1,585	555

*Estimate

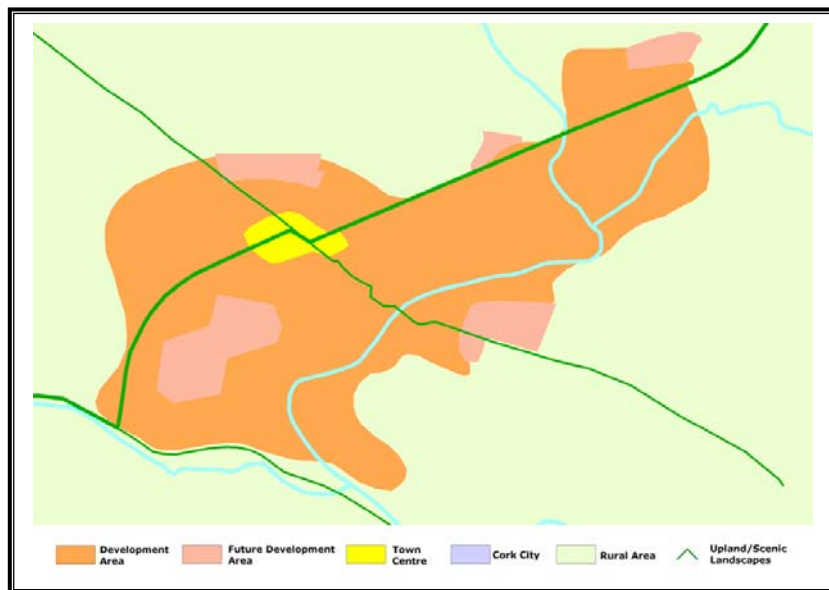


Figure 3.12: Tower Strategic Diagram

Monard

Development Plan Objectives: Monard	
SET 2-14	It is an objective of this Plan to establish a new town at Monard, in accordance with a masterplan drawn up on the basis of the brief contained in the Blarney – Kilbarry Special Local Area Plan, and including provision of the on and off site infrastructure necessary to service this new town.

3.2.56. The Blarney – Kilbarry Special Local Area Plan gave guidance on the approach to planning the new development of Monard, capable of accommodating a target population based on the development of about 5,000 housing units, with 75% to be completed by 2020 through the preparation of a non-statutory masterplan or a Strategic Development Zone. A request to seek a Strategic Development Zone designation for the Monard site was made to the Department of Environment, Heritage and Local Government in July

Chapter 3: Settlements

2008. It is considered that seeking the early implementation of Monard is an important part of this plan.

3.2.57. Some of the infrastructure necessary to serve the proposed new town at Monard and referred to in the Special Local Area Plan is likely to occur outside the X-01 zone as defined in that Plan including the trunk water connection, trunk sewer, storm water attenuation facilities (probably in the form of SUDS). In addition the transportation facilities and road network will need to cater for local journeys and longer distance travel by efficient links from Monard to adjoining settlements including Kileens and Whitechurch and the National Road Network. The precise location and layout of this essential off – site infrastructure will need to be specified and designed in more detail in, or in parallel with the Masterplan for Monard and to be subject to any necessary approved procedures before or at the same time as the Masterplan. The Joint Retail Strategy hierarchy identifies Monard as a Metropolitan Town, which seeks provision of retailing as part of the new settlement.

3.2.58. Indications are that the projected population growth for Monard will lead to a requirement for the development of a new primary school and a new post primary school on green field sites.

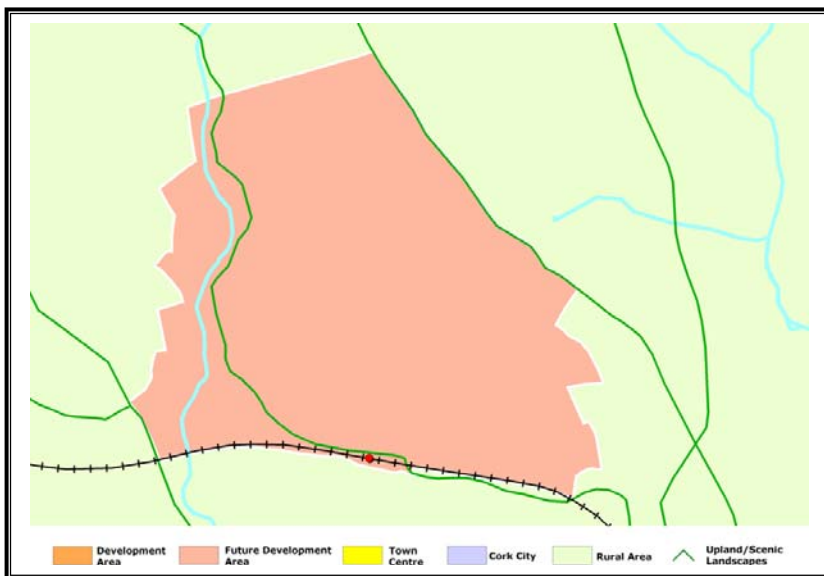


Figure 3.13: Monard Strategic Diagram

3.3 The Network of Settlements outside Metropolitan Cork

3.3.1. Complementing Metropolitan Cork itself, a range of other settlements make up the network in the remainder of the County. Of these, the principle settlement is Mallow designated as a 'Hub' town in the National Spatial Strategy and in West Cork, Clonakilty which is designated as an integrated employment centre in this plan.

Mallow 'Hub' Town

3.3.2. Mallow's designation as a 'Hub' town and its strategic location within the Atlantic Corridor supporting the 'Gateways' of Cork and Limerick, make it a critically important driver both in North Cork and within the South West Region. The National Spatial Strategy states that as a 'hub' Mallow "*will perform an important role within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications, infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.*"

3.3.3. In June 2007, Mallow Town Council and Cork County Council adopted the Mallow Special Local Area Plan. The plan identifies a new economic strategy for the town, a unified approach to future population growth and a development framework for the town and its immediate environs.

Development Plan Objectives: Mallow 'Hub' Town	
SET 3-1	It is an objective of this Plan through the Mallow Special Local Area Plan, to maximise the economic potential of Mallow as a 'Hub' town within the 'Atlantic Corridor' and to develop it as a major integrated employment centre so that it fulfils its role within the NSS structure at the regional or county level.

3.3.4. The CASP Update envisages further population growth along the rail line to the north and east of the City including Mallow, however it is not envisaged that this will require significant additional lands to be zoned, but rather that a change in densities is achieved on lands already zoned for development, through a review of the Mallow Special Local Area Plan. Indications are that the projected population growth for Mallow will lead to a requirement for the expansion of existing school sites and also through the development of new green field sites as required by the Mallow Special Local Area Plan.

Chapter 3: Settlements

3.3.5. In addition, the Joint Retail Strategy hierarchy identifies Mallow as a Ring Town where expansion should occur in line with the 'Hub' town status to provide large floor space to attract more premium occupiers and develop as one of the largest towns in the County. The 'Hub' town of Mallow will require significant efforts to address current infrastructure deficiencies in order to achieve its ambitious population and employment targets.

3.3.6. The 2006 Housing Land Availability Study identified sufficient land in Mallow to build about 1827 units, and in addition the Mallow Special Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 6827 units based on the density standards adopted in the SLAP.

3.3.7. Mallow is designated as an Integrated Employment Centre and a range of employment sites have been identified in the SLAP including the employment led re-development of the Sugar Factory site to the west of the town. These sites provide opportunities for marketing the town, catering for Mallow's role both as a 'Hub' town and as a major integrated employment centre for North Cork. Mallow is set in a rich and diverse landscape strategically located in the Blackwater Valley. This setting provides an attractive backdrop for the town and should be protected.

Table 3.13: Population and Households
Mallow

Mallow	2002	2006	2020 Target	Growth 2006-2020
Population	8,937	10,241	20,000	9,759
Households*	2,911	3,483	8,300	4,817

* Estimate

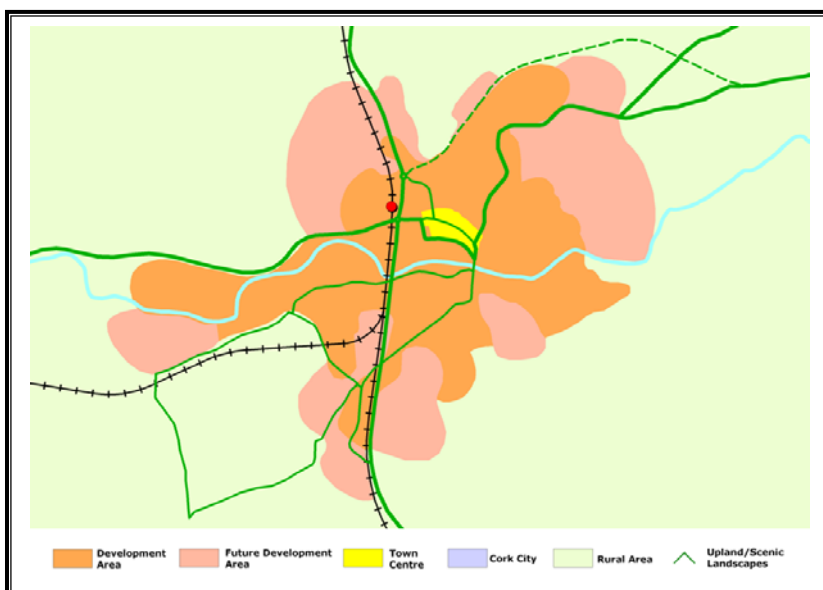


Fig. 3.14: Mallow Strategic Diagram

CASP Ring Towns

3.3.8. The CASP Ring towns of Bandon, Fermoy, Kinsale, Macroom, Youghal, the 'Hub' town of Mallow together with the Metropolitan Cork Towns and their hinterlands form the remainder of the area to which the Cork Area Strategic Plan (CASP) relates.

3.3.9. It is critical to the success of the plan that development is encouraged within these settlements rather than the villages and surrounding rural hinterland, so that they can build up a critical mass of population necessary to attract new investment in jobs, services and public transport.

3.3.10. In order to enhance the quality of life for the residents and to act as the cornerstone of a strengthened tourist economy, it is important that the natural and built heritage in these towns, is enhanced. The CASP Update has set revised population targets for these towns.

Development Plan Objectives: Role of the CASP Ring Towns	
SET 3-2	It is an objective of this Plan to provide a better balance of development throughout the CASP area, by giving priority to the provision of infrastructure, to accelerate the rate of population and employment growth in the CASP Ring Towns so that they can fulfil their economic and employment potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland.

Bandon

Development Plan Objectives: Bandon	
SET 3-3	It is an objective of this plan to reinforce the role of the town as a district employment centre creating opportunities for both town centre regeneration, and consideration of out of town centre retail activity while protecting its built and natural heritage from inappropriate development. The need for any out of town centre retail activity will be considered in accordance with the retail planning guidelines.

3.3.11. The setting of Bandon within the Bandon River Valley provides an attractive backdrop for the town and should be protected. As part of the Strategic Transport Improvement Corridor proposed for the route from Cork to Clonakilty, consideration will be given to the

Chapter 3: Settlements

need to improve the present route removing through traffic from the town. In addition, the Joint Retail Strategy hierarchy identifies Bandon as a Ring Town with potential for town centre regeneration forming part of its overall strategy. The CASP Update has provided guidance on the scale of future growth of the settlement and the Bandon Electoral Area Local Area Plan will make provision for enhanced services and social infrastructure.

3.3.12. Indications are that the projected population growth for Bandon will lead to a requirement for the expansion of existing primary school sites.

3.3.13. The 2006 Housing Land Availability Study identified sufficient land in Bandon to build 1677 units, and in addition the Amendment to the Bandon Electoral Area Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1891 units.

Table 3.14: Population and Households Bandon				
Bandon	2002	2006	2020 Target	Growth 2006-2020
Population	5,161	5,822	7,379	1,557
Households*	1,681	1,980	3,122	1,142

*Estimate

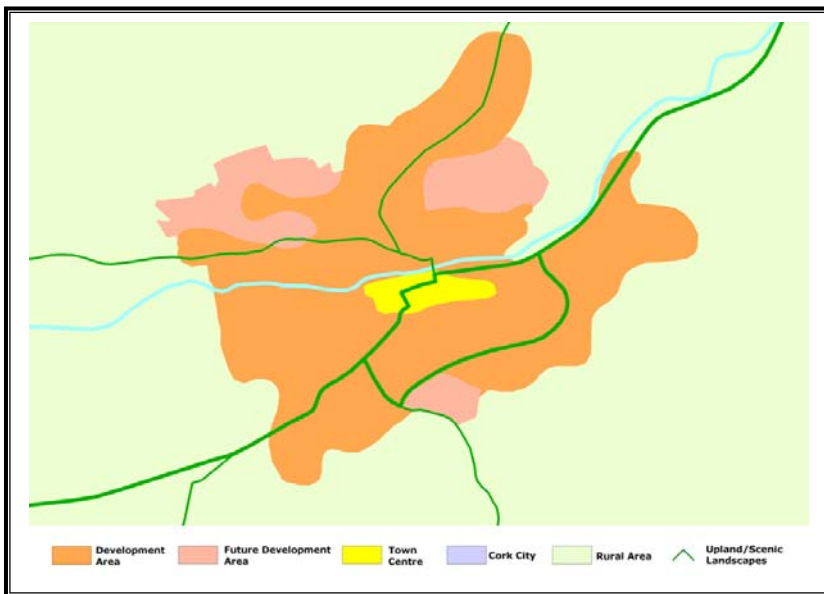


Figure 3.15: Bandon Strategic Diagram

Fermoy

Development Plan Objectives: Fermoy	
SET 3-4	It is an objective of this Plan to promote and support urban renewal and regeneration within the town centre, commercial and retail development in the County area along the River Blackwater, and to expand its commercial base and strengthen its function as a district employment centre.

3.3.14. The CASP Update suggests that growth will be experienced in Fermoy town and its hinterland and the Fermoy Electoral Area Local Area Plan will make provision for this growth together with enhanced services, social infrastructure and future employment requirements. In addition, the Joint Retail Strategy hierarchy identifies Fermoy as a Ring Town with potential for town centre regeneration forming part of its overall strategy. Indications are that the projected population growth for Fermoy will lead to a requirement for an expansion of existing school places at primary level and post primary level. The completion of the bypass has reduced the volume of through traffic in Fermoy, which has created opportunities for rejuvenation of the town centre. The setting of Fermoy within the Blackwater Valley provides an attractive backdrop for the town and should be protected. Flood management issues also need to be addressed.

3.3.15. The 2006 Housing Land Availability Study identified sufficient land in Fermoy to build about 1572 units, and in addition the Amendment to the Fermoy Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 2194 units.

Table 3.15: Population and Households Fermoy				
Fermoy	2002	2006	2020 Target	Growth 2006- 2020
Population	4,804	5,873	7,442	1,569
Households*	1,565	1,998	3,148	1,150

* Estimate

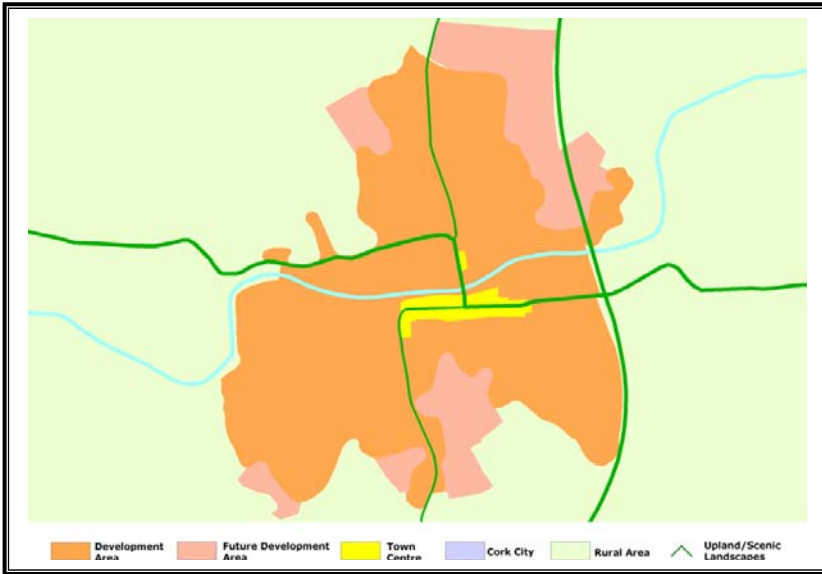


Figure 3.16: Fermoy Strategic Diagram

Kinsale

Development Plan Objectives: Kinsale	
SET 3-5	It is an objective of this Plan to protect and enhance the natural and built heritage assets of the town for appropriate development and to facilitate the development of the town as a principal tourist attraction, consolidating and regenerating the built developed area within its scenic and coastal setting.

3.3.16. Kinsale has a magnificent enclosed harbour, which includes two important forts and the protection of this scenic coastal environment is important to the economic future of the town. Continued improvements to the road infrastructure in Kinsale should relieve congestion. The review of the Bandon Electoral Area Local Area Plan will make provision for enhanced services and social infrastructure and marine – leisure facilities.

3.3.17. The town is designated as a district employment centre because of the important role that the tourism economy plays in this part of the County and the future provision of sites for employment uses will be considered in both the Kinsale Town Plan and the Carrigaline Electoral Area Local Area Plan. In addition, the Joint Retail Strategy hierarchy identifies Kinsale as a Ring Town with potential for town centre regeneration forming part of its overall strategy. Consideration will also be given to the role of ‘brownfield’ sites in meeting the overall development needs of the town.

3.3.18. The 2006 Housing Land Availability Study identified sufficient land in Kinsale to build about 786 units.

Table 3.16: Population and Households Kinsale				
Kinsale	2002	2006	2020 Target	Growth 2006-2020
Population	3,554	4,099	4,519	420
Households*	1,158	1,394	1,949	554

*Estimate

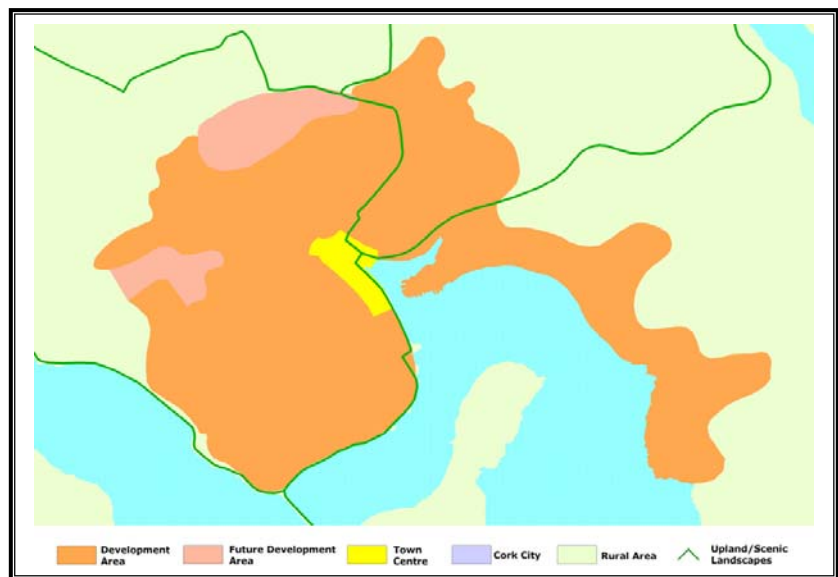


Figure 3.16: Kinsale Strategic Diagram

Macroom

Development Plan Objectives: Macroom	
SET 3-6	It is an objective of this Plan to promote its growth as a district employment centre by increasing the range of employment opportunities, to support the continued redevelopment of brownfield lands within the town centre in the Macroom Town Plan, and to promote its strategic location both within the County and within the south-west region.

3.3.19. Macroom town has an attractive setting with the Lee Valley and the Gearagh to the south. The provision of the proposed N22 bypass will help reduce through traffic and allow for environmental

Chapter 3: Settlements

improvements in the town centre. The CASP Update gives further guidance on the scale of future growth for Macroom, and the Macroom Electoral Area Local Area Plan will make provision for the enhanced services and social infrastructure required for this population growth. In addition, the Joint Retail Strategy hierarchy identifies Macroom as a Ring Town where expansion should be in line with the planned population growth for the town.

3.3.20. Indications are that the projected population growth for Macroom will lead to a requirement for the expansion of existing primary school sites.

3.3.21. The 2006 Housing Land Availability Study identified sufficient land in Macroom (Environs) to build about 49 units.

Table 3.17: Population and Households Macroom				
Macroom	2002	2006	2020 Target	Growth 2006-2020
Population	2,985	3,553	4,351	798
Households*	972	1,209	1,880	671

* Estimate

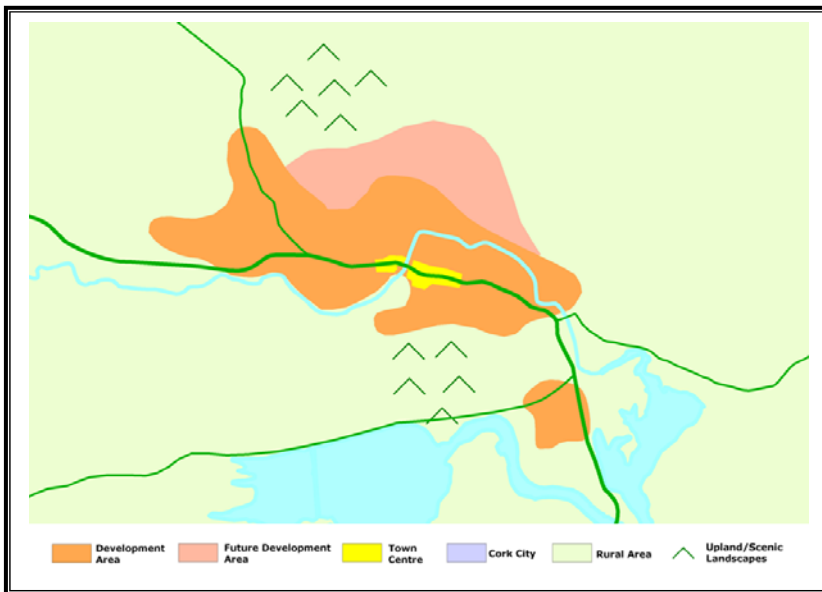


Figure 3.17: Macroom Strategic Diagram

Youghal

Development Plan Objectives: Youghal	
SET 3-7	It is an objective of this plan to capitalise further from the by-pass in terms of its district employment centre and tourism functions, by encouraging a broader range of development options for the development of its strategically located employment sites and to secure the reopening of the disused rail line from Midleton and Cork.

3.3.22. The completion of the Youghal bypass has reduced congestion in the town centre making it a more attractive environment for residents and tourists. The town has an attractive townscape and seaside setting. There is also potential for the town to promote its heritage and tourist function specifically through the development of a marina. The town would also benefit from the provision of community and recreation facilities both for visitors and local residents. The CASP Update has given guidance on the scale of future growth and the Midleton Electoral Area Local Area Plan will make provision for enhanced services and social infrastructure and the town's role as a district employment centre.

3.3.23. In addition, the Joint Retail Strategy hierarchy identifies Youghal as a Ring Town with potential for expansion in line with planned population growth.

3.3.24. The 2006 Housing Land Availability Study identified sufficient land in Youghal to build about 139 units, and in addition the Amendment to the Midleton Electoral Area Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 309 units.

Table 3.18: Population and Households Youghal				
Youghal	2002	2006	2020 Target	Growth 2006-2020
Population	6,597	6,785	8,309	1,524
Households*	2,149	2,308	3,504	1,196

*Estimate

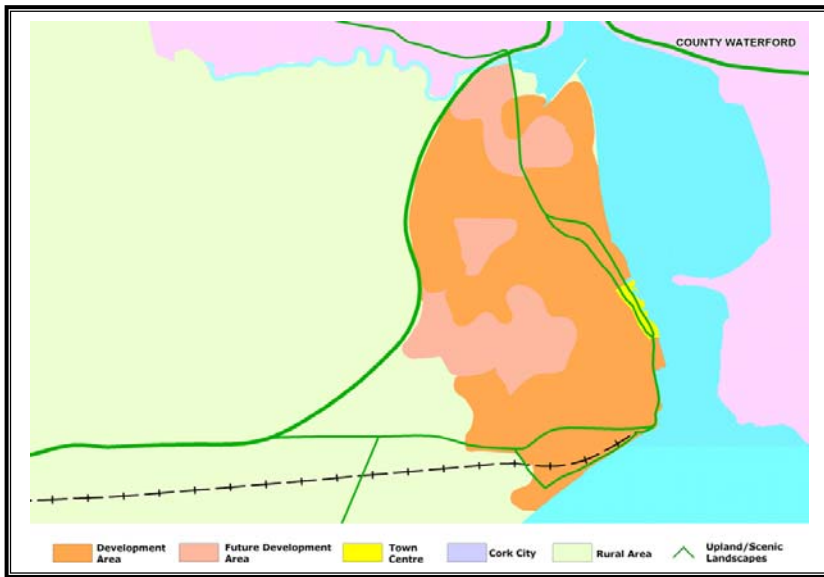


Figure 3.18: Youghal Strategic Diagram

County Towns

3.3.25. It is important that the county towns can accelerate their rate of population growth through improved balanced spatial development within the County as a whole. Such a critical mass is necessary to build and expand on the existing economic and social roles that these towns play, particularly with regard to their large rural hinterlands.

3.3.26. These towns also perform an important role in the tourism sector of the economy, particularly those towns which are on the coast or in the case of Millstreet provide a specialised event role for both the County and the south-west region. It is important that these roles are recognised and further developed to the advantage of the local economy.

3.3.27. The strategy for growth set out in the North and West Strategic Plan 2002–2020 recommends that 50% of new housing should be located in the towns with the other 50% to be located in the smaller settlements and ‘rural’ areas.

Development Plan Objectives: Role of the County Towns in North and West Cork	
SET 3-8	To provide a better balance of development between each town and its rural hinterland, broadly in line with the North and West Cork Strategic Plan, it is an objective of this plan, by securing the provision of critical infrastructure, to accelerate the rate of population and employment growth in these towns so that they can fulfil their role as economic and employment centres providing for the needs of their extensive rural hinterlands.

County Towns in the North Strategic Planning Area

3.3.28. There are six county towns in North Cork; Newmarket, Charleville, Millstreet, Mitchelstown, Kanturk and Buttevant. In this plan, Buttevant has been promoted to a county town owing to its existing and proposed educational and service facilities and its location on the Atlantic Corridor between the Mallow 'Hub' and the Limerick 'Gateway'.

Buttevant

Development Plan Objectives: Buttevant	
SET 3-9	The objective of this Plan is to reverse recent declining trends in the town so that its population base and employment capacity will be strengthened in the future. It is also an objective to recognize its important strategic position on the Atlantic Corridor and the importance of high quality links to the National Primary Route Network.

3.3.29. Buttevant is located between Mallow and Charleville within the Atlantic Corridor and acts as a service provider for its rural hinterland. Currently the railway station in Buttevant is not in use but in future consideration could be given to reopening the station as part of the Atlantic Corridor in the Mallow Electoral Area Local Area Plan. There are short/medium term proposals to upgrade the N20 to motorway standard and links from this National Primary Route to Buttevant are important. The recent completion of the waste water treatment plant and a riverside walk along the Awbeg, would further enhance the environmental amenity of the town. The Joint Retail Strategy hierarchy identifies Buttevant as a County Town which suggests incremental growth in retail floorspace in line with current and planned population levels.

3.3.30. The 2006 Housing Land Availability Study identified land to build about 296 residential units, based on the current Local Area Plan and on densities appropriate for a village. The change in status of Buttevant, to a County Town in this plan allows for an increase in density where it is considered practicable and in accordance with the proper planning and sustainable development of the settlement. If there is a requirement to identify additional lands for development, this will be carried out as part of the review of the Local Area Plan. There is a need to secure sequential and orderly development in this settlement and the Local Area Plan will also give further guidance on this.

Table 3.19: Population and Households Buttevant				
Buttevant	2002	2006	2020 Target	Growth 2006-2020
Population	987	914	1,501	587
Households*	331	323	633	310

* Estimate

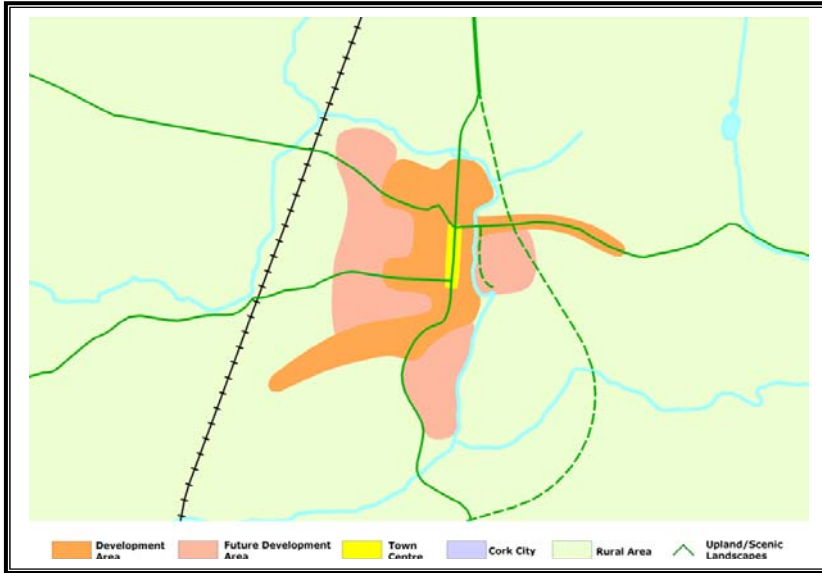


Figure 3.19: Buttevant Strategic Diagram

Charleville

Development Plan Objectives: Charleville	
SET 3-10	The objective for Charleville is to promote its potential as an important node on the Atlantic Corridor between the 'Gateway' cities of Cork and Limerick providing employment, commercial and industrial services for the surrounding rural hinterland.

3.3.31. There are short/medium term proposals to upgrade the N20 to motorway standard and the provision of additional off-street car parking would also enhance the amenity value of the town and enable full appreciation and enjoyment of the town's architectural heritage. The town's role as a district employment centre needs to be considered and detailed proposals will be set out in the Kanturk Electoral Area Local Area Plan. The Joint Retail Strategy hierarchy identifies Charleville as a County Town which seeks incremental growth in line with current and planned population levels.

3.3.32. Indications are that the projected population growth for Charleville will lead to a requirement for the expansion of existing

school sites and also possibly through the development of new green field sites.

3.3.33. The 2006 Housing Land Availability Study identified sufficient land in Charleville to build about 1124 units.

Table 3.20: Population and Households Charleville				
Charleville	2002	2006	2020 Target	Growth 2006-2020
Population	2,685	2,984	4,925	1,941
Households*	901	1,054	2,078	1,024

* Estimate

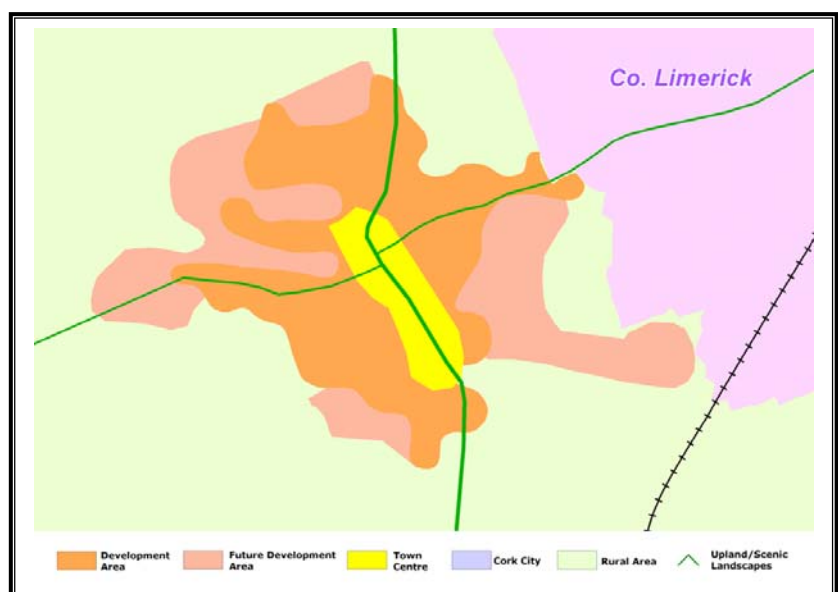


Figure 3.20: Charleville Strategic Diagram

Kanturk

Development Plan Objectives: Kanturk	
SET 3-11	The objective of this Plan is to strengthen the role of Kanturk as an important centre of population, district employment centre and services centre, serving a wide rural hinterland.

3.3.34. The setting of Kanturk amongst the tributaries of the River Blackwater provides an attractive backdrop for the town and should be protected. The resolution of traffic management issues, including the possible provision of new distributor routes and off-street car parking, will be considered in the Kanturk Electoral Area Local Area Plan. The

Chapter 3: Settlements

Joint Retail Strategy hierarchy identifies Kanturk as a County Town, which seeks incremental growth in line with current and planned population levels. The Local Area Plan will encourage the redevelopment of existing brown field sites within the town centre.

3.3.35. Indications are that the projected population growth for Kanturk will lead to a requirement for the expansion of existing school sites and the consideration of new sites.

3.3.36. The 2006 Housing Land Availability Study identified sufficient land in Kanturk to build about 858 units, and in addition the Amendment to the Kanturk Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1821 units.

Table 3.21: Population and Households Kanturk				
Kanturk	2002	2006	2020 Target	Growth 2006- 2020
Population	1,651	1,915	2,400	485
Households*	544	677	1,013	336

* Estimate

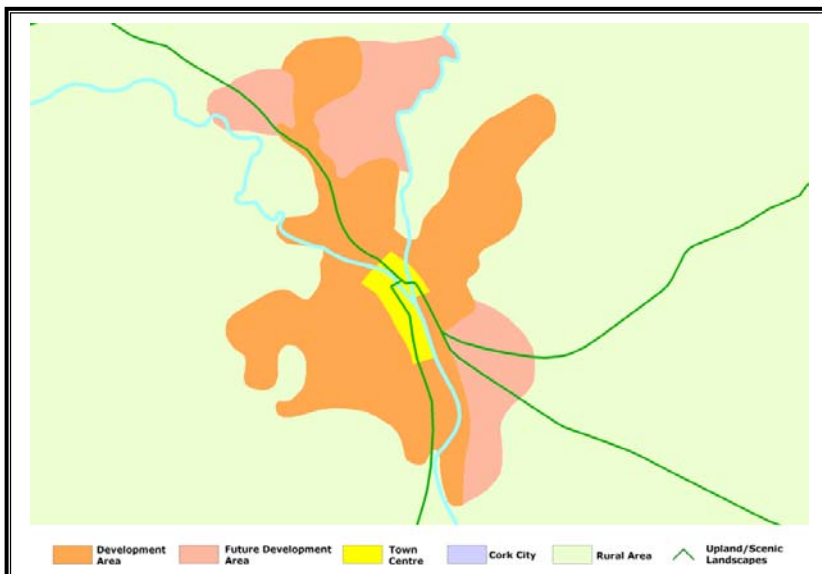


Figure 3.21: Kanturk Strategic Diagram

Millstreet

Development Plan Objectives: Millstreet	
SET 3-12	The objective of this Plan is to strengthen the role of Millstreet as an important centre for population a district employment centre, services and cultural/business events centre serving a wide rural hinterland.

3.3.37. The scenic landscapes to the south and east of the town, in particular Claragh Mountain, provide an attractive setting for the town and should be protected by the Kanturk Electoral Area Local Area Plan. The Local Area Plan will encourage the regeneration and development of more appropriate uses on brown field sites within the town centre. In addition the Local Area Plan will ensure that there is adequate provision of industrially zoned land particularly in locations which avoid traffic congestion in the town centre.

3.3.38. The 2006 Housing Land Availability Study identified sufficient land in Millstreet to build about 959 units.

Table 3.22: Population and Households – Millstreet				
Millstreet	2002	2006	2020 Target	Growth 2006-2020
Population	1,289	1,401	1,756	355
Households*	433	495	741	246

* Estimate

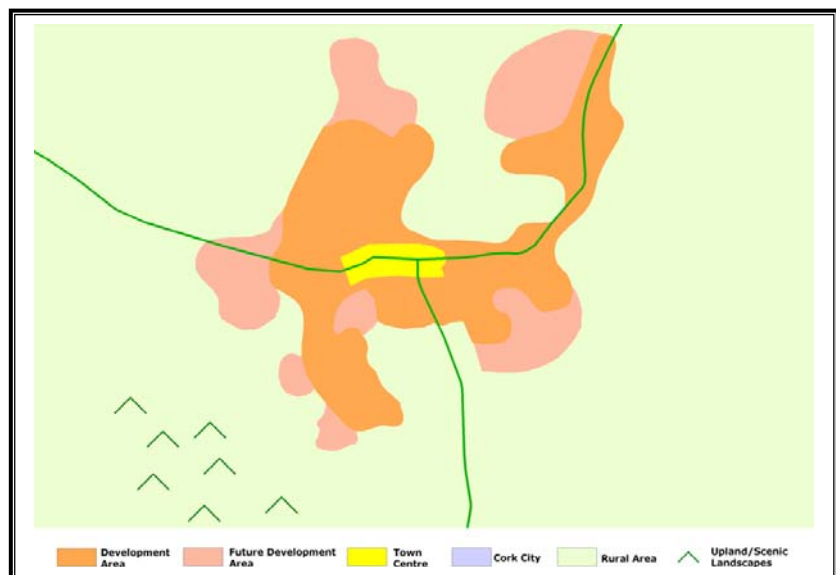


Figure 3.22: Millstreet Strategic Diagram

Mitchelstown

Development Plan Objectives: Mitchelstown	
SET 3-13	It is an objective of this Plan to encourage a strong rate of population and employment growth to derive the greatest benefits from its strategic location.

3.3.39. Mitchelstown is at an important location on the N8 corridor from Dublin to Cork. The Fermoy Electoral Area Local Area Plan will provide for the continued strengthening of the town centre and the need to encourage economic diversification. There is potential for further development of logistics and distribution operations in the town given its important location. Promotion of the town’s role as a district employment centre will need to be explored in this regard. The Joint Retail Strategy hierarchy identifies Mitchelstown as a County Town which seeks growth in line with planned population levels.

3.3.40. In addition, it is important that future development has regard to the architectural and historic character of the town. Indications are that the projected population growth for Mitchelstown will lead to a requirement for the expansion of existing school sites and also possibly through the development of new green field sites.

3.3.41. The 2006 Housing Land Availability Study identified sufficient land in Mitchelstown to build about 1868 units, and in addition the Amendment to the Fermoy Electoral Area Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 2273 units.

Table 3.23: Population and Households Mitchelstown				
Mitchelstown	2002	2006	2020 Target	Growth 2006-2020
Population	3,300	3,365	5,346	1,981
Households*	1,107	1,189	2,256	1,067

*Estimate

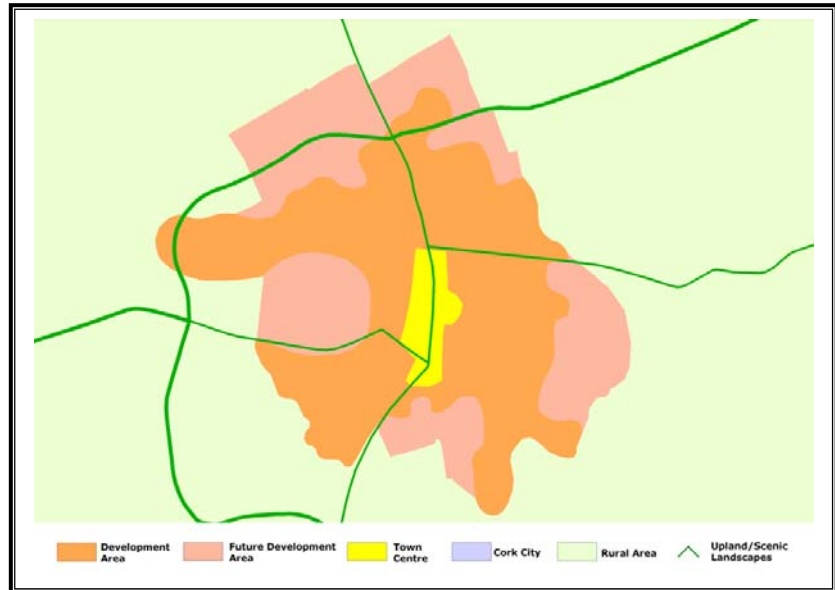


Figure 3.23: Mitchelstown Strategic Diagram

Newmarket

Development Plan Objectives: Newmarket	
SET 3-14	The objective of this Plan is to strengthen the role of Newmarket as an important centre of population, a district employment centre and services centre serving a wide rural hinterland.

3.3.42. Newmarket is located in the heart of the North Cork countryside and the Kanturk Electoral Area Local Area Plan will encourage the reversal of recent declining trends in the town, so that its population base and employment capacity will be strengthened in the future. The town has ample area within which to expand and the task will be to ensure consolidated growth occurs around the main core. The Joint Retail Strategy hierarchy identifies Newmarket as a County Town which seeks its consolidation as a local service centre.

3.3.43. The 2006 Housing Land Availability Study identified sufficient land in Newmarket to build about 342 units.

Table 3.24: Population and Households Newmarket				
Newmarket	2002	2006	2020 Target	Growth 2006-2020
Population	1,055	949	1,189	240
Households*	354	335	502	167

*Estimate

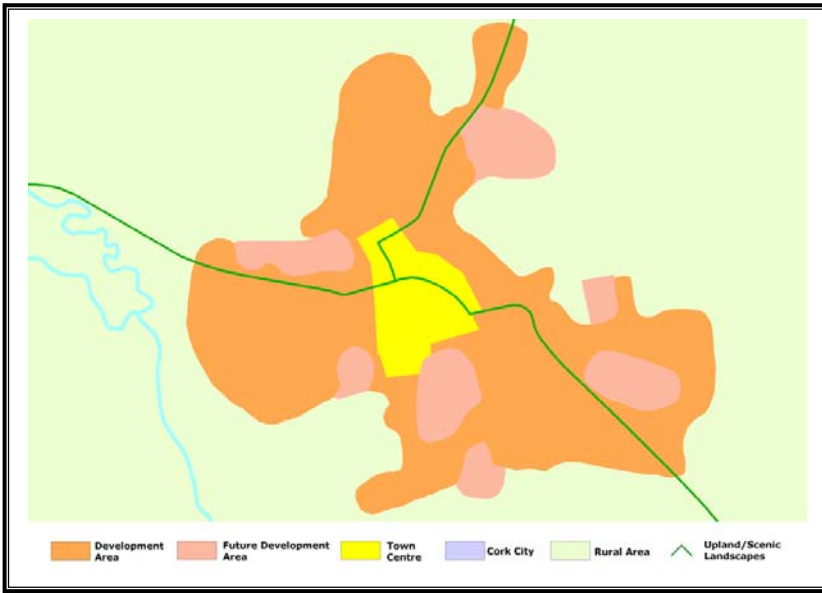


Figure 3.24: Newmarket Strategic Diagram

County Towns in West Strategic Planning Area

3.3.44. There are six county towns in West Cork, **Clonakilty, Skibbereen, Bantry, Schull, Castletownbere** and **Dunmanway**. Clonakilty acts as the integrated employment centre for West Cork to act as a counterbalance to the growth in the Atlantic Corridor from Charleville to Youghal via Mallow and Cork.

Bantry

Development Plan Objectives: Bantry	
SET 3-15	It is an objective of this plan to develop Bantry as a significant District Employment Centre, an important centre of population with potential for enhanced employment and transport links for future tourism, marine and port related activity and protect its natural and built heritage so as to protect and improve quality of life. It is important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented.

3.3.45. In recent years, the range of services in Bantry's town centre has expanded with the increase in comparison retail and the development of a new hotel along the waterfront on the western approach to the town. Bantry Bay together with Bantry House and Gardens provides a dramatic and attractive landscape setting for the town centre. The potential of the town as a centre for population and employment has been limited because of inadequate sanitary infrastructure and it is critical that this issue be resolved in the future. Recently, solutions to the water and sanitary infrastructure have been identified that will provide capacity to service zoned land in the immediate future. The Bantry Electoral Area Local Area Plan will secure the provision of a relief road to relieve congestion in the town centre, the development of zoned lands on the eastern side of the town and the enhancement of its role as a district employment centre and as an important location for marine and aquaculture industries.

3.3.46. As a district employment centre, Bantry will need to provide employment opportunities to sustain the future population growth planned not only for the town but also for much of the rural hinterland. Key sectors will be tourism (e.g. Bantry House), artisan foods, marine fishing, aquaculture and services. The review of the Bantry Electoral Area Local Area Plan will need to ensure that adequate land and infrastructure are provided. The review of the Bantry Electoral Area Local Area Plan will also assess the need for additional zoned land to accommodate the targeted population and identify the potential of the private airstrip close to Bantry Town.

Chapter 3: Settlements

3.3.47. Indications are that the projected population growth for Bantry will lead to a requirement for the expansion of existing primary school sites.

3.3.48. In addition, the review of the Local Area Plan will need to assess the vitality and viability of the town centre and make recommendations for possible improvements or intensification of retail activity. The sequential test and retail impact methodologies may indicate appropriate locations for some modern retail formats. The Joint Retail Strategy hierarchy identifies Bantry as a County Town where its strategic aim is to encourage incremental growth in line with current and planned population levels.

3.3.49. The 2006 Housing Land Availability Study identified sufficient land in Bantry to build about 1425 units.

Table 3.25: Population and Households Bantry				
Bantry	2002	2006	2020 Target	Growth 2006-2020
Population	3,150	3,309	5484	2,175
Households*	1,061	1,165	2,304	1,139

* Estimate

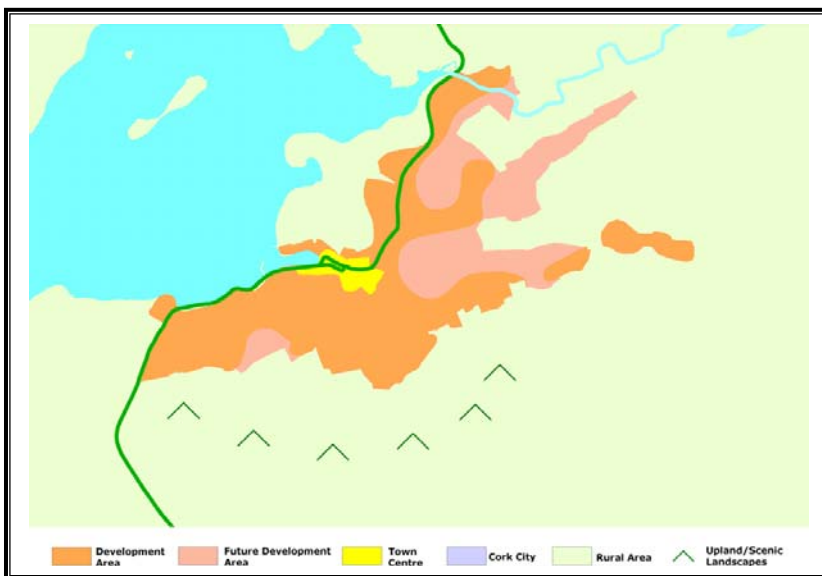


Figure 3.25: Bantry Strategic Diagram

Castletownbere

Development Plan Objectives: Castletownbere	
SET 3-16	The objective of this Plan is to support and expand its designation as a specialist employment centre, protect the natural and built heritage and protect and improve the quality of life. It is also important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented.

3.3.50. Castletownbere is located on the Beara Peninsula and has a unique landscape setting with an important harbour where fishing and marine related activities are central to its employment function. The town's dramatic and unspoilt landscape is an important asset for the development of its tourism activity. The Bantry Electoral Area Local Area Plan will secure the provision of a relief road which will feed into a traffic management plan, critical to the future development of the settlement, together with the provision of social and community facilities. The Local Area Plan will also take into account the findings of the proposed integrated development strategy to be prepared for Castletownbere. It is also important that the objectives of the Marine Leisure Infrastructure Strategy for West Cork which was prepared by Cork County Council and the Coastal and Marine Resources Centre (UCC) in 2007 are fully implemented as a key part of the development of the settlement. It is considered important that a special study of the harbour area be prepared as part of the Integrated Development Strategy for Castletownbere and its hinterland, and this may be undertaken by the County Development Board.

3.3.51. The Joint Retail Strategy hierarchy identifies Castletownbere as a County Town which seeks its consolidation as a local service centre.

3.3.52. The 2006 Housing Land Availability Study identified sufficient land in Castletownbere to build 665 units, and in addition the Amendment to the Bantry Electoral Area Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1065 units.

Table 3.26: Population and Households Castletownbere				
Castletownbere	2002	2006	2020 Target	Growth 2006-2020
Population	875	868	1,439	571
Households*	295	306	605	299

* Estimate

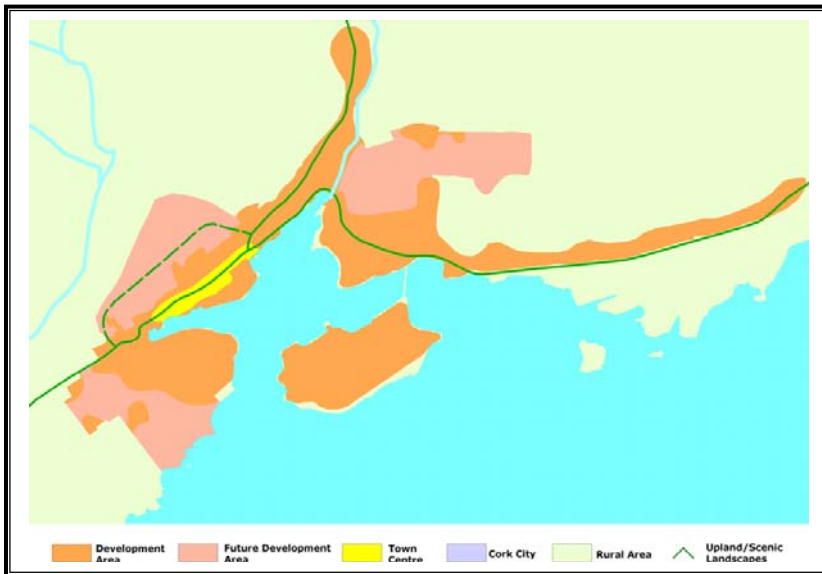


Figure 3.26: Casletownbere Strategic Diagram

Clonakilty

Development Plan Objectives: Clonakilty	
SET 3-17	It is an objective of this Plan to develop Clonakilty as an Integrated Employment Centre for West Cork, building on its successful technology park, strong population growth, potential for enhanced transport links and strategic location within West Cork.

3.3.53. Consideration will be given to the urgent need for a Special Local Area Plan to guide this development strategy and it will be important for close co-operation between the Town Council and the County Council in the preparation of this plan. 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. In order to establish a balance within the County, Clonakilty is designated in this plan as an Integrated Employment Centre to act as a focus for economic and population growth. In addition, and in support of this measure, priority will be given to the provision of enhanced transportation and roads infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area. Within the town itself, a Transportation Plan is being prepared and this will provide guidance on the movement of people around the town and in identifying the town’s core area. In addition, it is important that the future development of the town is sympathetic to the architectural and historic character of the town. The Joint Retail Strategy hierarchy identifies Clonakilty as a County Town, which

suggests its expansion in line with population growth to become the main retail centre in West Cork.

3.3.54. Indications are that the projected population growth for Clonakilty will lead to a requirement for the expansion of existing school sites and also possibly through the development of new green field sites.

3.3.55. The 2006 Housing Land Availability Study identified sufficient land in Clonakilty to build 166 units, and in addition the Amendment to the Skibbereen Local Area Plan (June 2007) identified additional lands capable of accommodating a total for the settlement of about 1280 units.

Table 3.27: Population and Households Clonakilty				
Clonakilty	2002	2006	2020 Target	Growth 2006-2020
Population	3,698	4,154	7,218	3,064
Households*	1,245	1,463	3,033	1,570

* Estimate

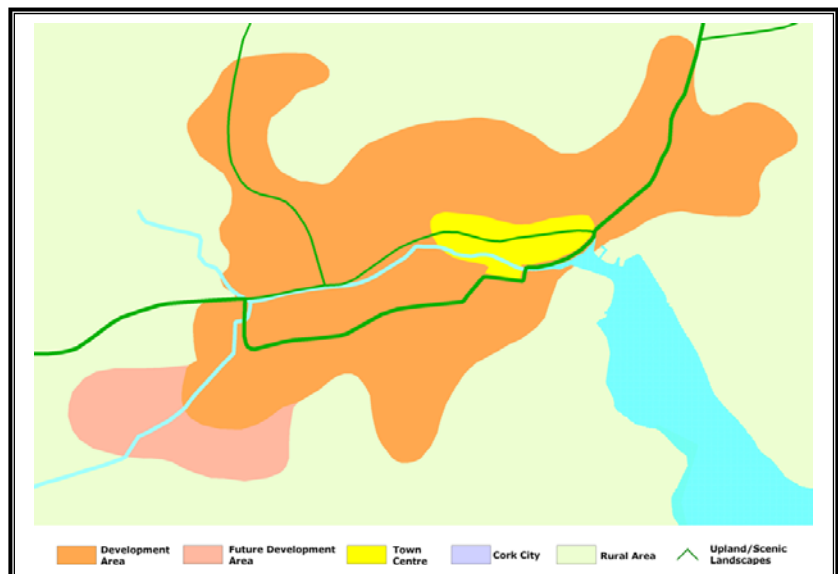


Figure 3.27: Clonakilty Strategic Diagram

Dunmanway

Development Plan Objectives: Dunmanway	
SET 3-18	The objective of this Plan is to strengthen the role of Dunmanway as an important centre of population, employment, recreation, amenity and services serving a wide rural hinterland.

3.3.56. There is also potential to strengthen the town’s tourism industry due to its location close to the main tourism centres in West Cork and its role as a district employment centre. The Skibbereen Electoral Area Local Area Plan will provide for an increased level of comparison-shopping in the town taking guidance from the Joint Retail Strategy which identifies Dunmanway as a County Town focusing on its consolidation as a local service centre. In addition, the Local Area plan will support the objectives of the Integrated Strategy for Dunmanway, acknowledging its development potential to the north of the settlement and its strategic location within West Cork, also addressing congestion and recreation issues. The town has benefited from recent infrastructure improvements.

3.3.57. The 2006 Housing Land Availability Study identified sufficient land in Dunmanway to build about 776 units.

Table 3.28: Population and Households Dunmanway				
Dunmanway	2002	2006	2020 Target	Growth 2006-2020
Population	1,532	1,522	1,976	454
Households*	516	536	830	294

*Estimate

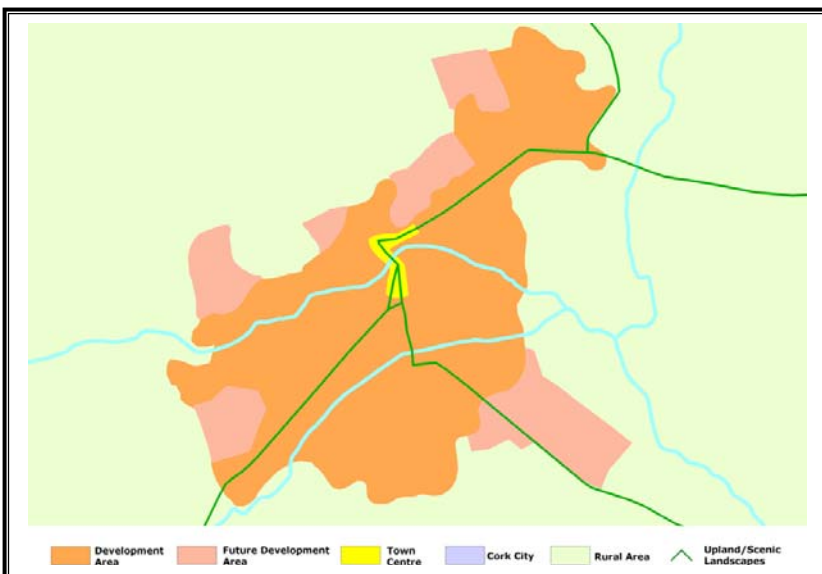


Figure 3.28: Dunmanway Strategic Diagram

Schull

Development Plan Objectives: Schull	
SET 3-19	It is an objective of this plan for Schull to maintain its attractive setting and its status as a local employment centre. The Bantry Electoral Area Local Area Plan will address this issue while encouraging appropriate employment diversification. It is important that the objectives contained in the Marine Leisure Infrastructure Strategy for West Cork are implemented.

3.3.58. Schull is located on the Mizen Peninsula in West Cork and functions as a principal tourist destination, due mainly to its scenic amenities, extensive coastline and marine leisure.

3.3.59. Tourism and in particular, marine related development and the local food industry are key components of the local employment sector in Schull. The supply of land for these uses will be reviewed during the preparation of the Bantry Electoral Area Local Area Plan in order to cater for the future development needs of the town and its role as a local employment centre. It is also important that the objectives of the Marine Leisure Infrastructure Strategy for West Cork which was prepared by Cork County Council and the Coastal and Marine Resources Centre (UCC) in 2007 are fully implemented. In addition, the Joint Retail Strategy hierarchy identifies Schull as a County Town which seeks its consolidation as a local service centre.

3.3.60. The 2006 Housing Land Availability Study identified sufficient land in Schull to build about 354 units.

Table 3.29: Population and Households Schull				
Schull	2002	2006	2020 Target	Growth 2006-2020
Population	693	576	748	172
Households*	233	203	314	111

*Estimate

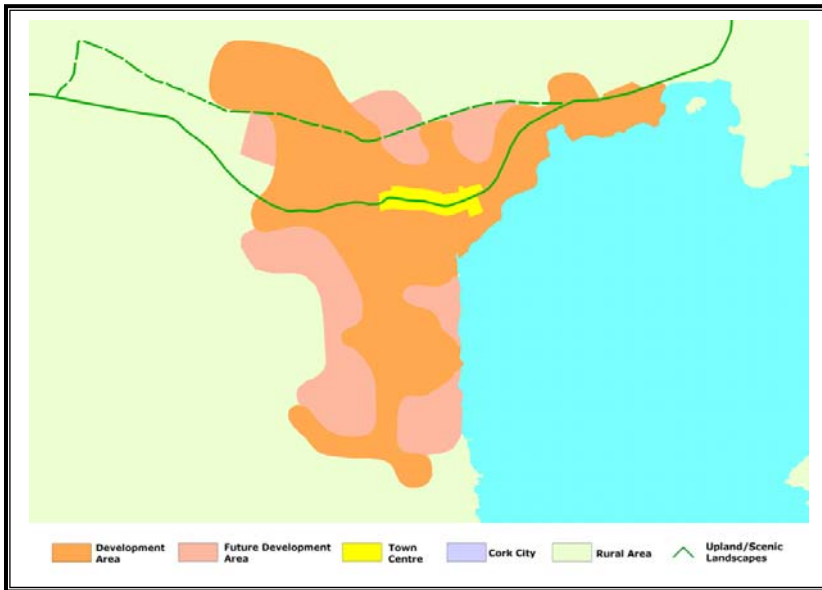


Figure 3.29: Schull Strategic Diagram

Skibbereen

Development Plan Objectives: Skibbereen	
SET 3-20	The objective of this Plan is to strengthen the role of Skibbereen as an important centre for population, employment, services and tourism, which would also serve a wider rural area, including the islands.

3.3.61. Skibbereen is an important service and retail centre for a large rural hinterland and also acts as a gateway to a number of the islands. The Skibbereen Electoral Area Local Area Plan will provide for the protection of the setting of the town, in particular the hills and scenic landscape to the southwest of the town. It will encourage balanced development, supporting its role as a district employment centre and recognise that the town, with its recent improvements to water and sanitary infrastructure, will cater for all future developments including industrial, tourism and educational needs.

3.3.62. The local area plan will also promote the settlements role as a centre for Arts and Crafts within West Cork and will review the possibility of promoting associated post second level education / facilities in these areas. It is also important that future development is sympathetic to the architectural and historic character of the town.

3.3.63. The Joint Retail Strategy hierarchy identifies Skibbereen as a County Town which seeks incremental growth in line with current and planned population levels.

3.3.64. The 2006 Housing Land Availability Study identified sufficient land in Skibbereen [Environs] to build about 264 units.

Table 3.30: Population and Households – Skibbereen				
Skibbereen	2002	2006	2020 Target	Growth 2006-2020
Population	2,000	2,338	3,035	697
Households*	673	823	1,275	452

* Estimate

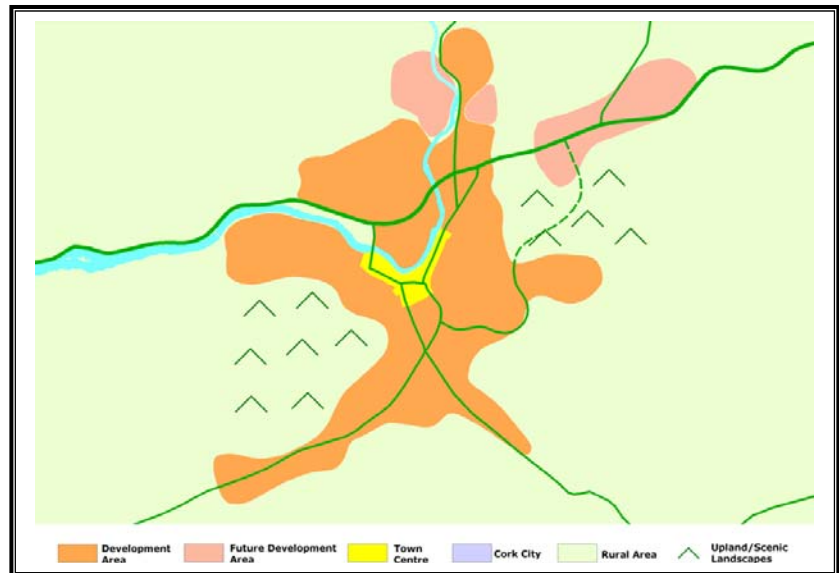


Figure 3.30: Skibbereen Strategic Diagram

3.4 Strategic Employment Centres

3.4.1. Generally, strategic employment centres are those that are strategic locations for large scale industry usually associated with FDI (foreign direct investment) companies who require large stand alone premises and employ large numbers of employees. Characteristically, these companies are located on the periphery of large conurbations (city and metropolitan areas) and should have good access to public transport services. Typical land uses in these centres are: large-scale manufacturing plants (in excess of 60ha) for pharmaceuticals, bio-chemical, electronic, telecommunications, and international traded services.

3.4.2. The primary locations for large-scale manufacturing industry in County Cork have developed in the Cork Metropolitan Strategic Planning Area and are located at Ringaskiddy, Little Island, Carrigtwohill and Kilbarry, (which is located in the Cork City North Environs). The continued availability of suitable land within these centres is critical to the success of these strategic employment centres. In addition, these centres urgently need improved transport connections to public transport, the airport and port facilities, with a high capacity for water and waste water infrastructure particularly where hazardous material or processes are involved. The CASP

Chapter 3: Settlements

Update, as part of the new economic development strategy, has identified additional land for employment uses, within the Cork Metropolitan Strategic Planning Area, to satisfy the additional population targets up to 2020 given in this plan.

3.4.3. Ringaskiddy, with excellent port facilities, will also play an important role in the redevelopment of the Cork City Docklands by providing for the relocation and development of industrial uses and major port facilities. These and other land use planning considerations for the Strategic Employment Centres are further outlined in the Economy and Employment chapter of this plan.

Development Plan Objectives: The Role of the Strategic Employment Centres	
SET 4-1	(a) It is an objective to recognise, as special parts of the settlement network, those established settlements, which because of the strategic qualities have evolved as important locations for industrial development, employment and economic activity. (b) It is an objective to safeguard these strategic industrial locations against inappropriate development that would undermine their suitability for long-term strategic use.

Ringaskiddy

Development Plan Objectives: Ringaskiddy	
SET 4-2	It is an objective of this Plan to encourage the development of Ringaskiddy as a major location for port development and large-scale industry, taking account of the need to enhance public transport including the provision of a high quality green route and protect the environment of the existing residential community, to continue the sustainable development of Ringaskiddy.

3.4.4. Ringaskiddy is one of the most significant employment areas in the County. It is the location of modern deep-water port facilities, a naval and marine training institution and has successfully attracted major, large scale, high technology manufacturing plants. There are advanced proposals to upgrade the N28 to motorway standards. The review of the Carrigaline Electoral Area Local Area Plan will consider the following issues: securing enhanced public transport infrastructure possibly by the provision of a high quality green route, improved traffic management and environmental protection for the existing residential community in the area.

3.4.5. The Port of Cork Strategic Plan was aligned with the CASP goals and the CASP Strategy articulated the key linked benefits of the

Port's strategy of relocating the Container Terminal from Tivoli to Ringaskiddy. The Planning Authorities in conjunction with the Port of Cork will carefully assess the issues raised by An Bord Pleanála in relation to future Ringaskiddy developments and if necessary consider possible alternatives.

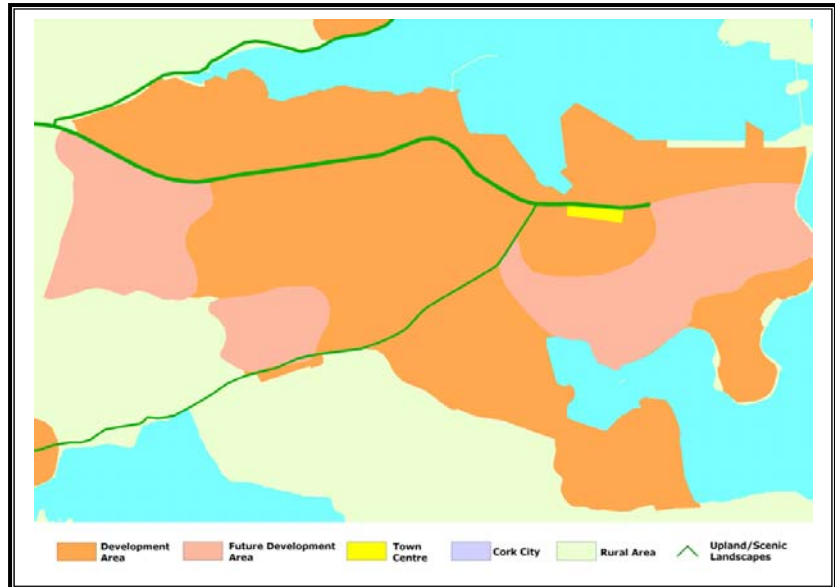


Figure 3.31: Ringaskiddy Strategic Diagram

Little Island

Development Plan Objectives: Little Island	
SET 4-3	It is an objective of this Plan to consolidate the development of Little Island as a strategic employment centre, maximising its contribution to the economy of Metropolitan Cork. The Plan will take into account the need to enhance public transport through improved linkages with the existing rail station centred around the existing neighbourhood centre. It is envisaged that this will reduce reliance on the N25 for commuter traffic, protect the environment of the existing residential community and continue the sustainable development of Little Island.

3.4.6. Its location close to Cork and its good access to National Routes for heavy goods vehicles have been important factors in its economic development. However, although there is a passenger rail service, there is a need for the Blarney Electoral Area Local Area Plan to identify measures to reduce congestion caused by commuter traffic, which may threaten the economic potential of the area. The CASP Update suggests that Little Island, requires an improved linkage with the existing rail station. More detailed guidance is set out in Chapter 5 of the plan. The island occupies a prominent position in the harbour

Chapter 3: Settlements

and it is important to protect and enhance its environmental amenities enjoyed by the community in the area.

3.4.7. Any proposals to change the use of existing sports and recreation facilities will need to be assessed in line with objective HOU 14-2 and the other objectives of this plan.

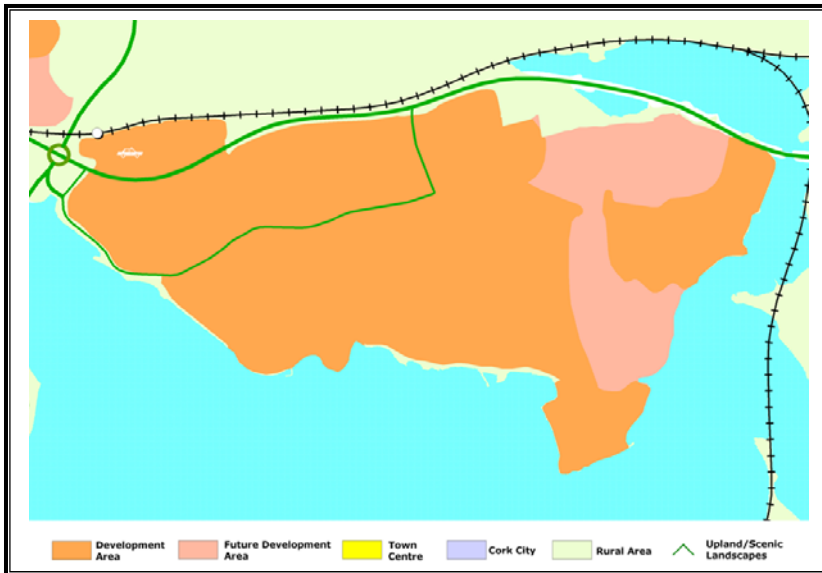


Figure 3.32: Little Island Strategic Diagram

Carrigtwohill

Development Plan Objectives: Carrigtwohill	
SET 4-4	It is an objective of this plan to continue the sustainable development of Carrigtwohill as a Strategic Employment Centre, to enhance its contribution to the economy of the County broadly in line with the Special Local Area Plan for the town.

3.4.8. Carrigtwohill is an important location for high technology manufacturing plants and it is an objective of this plan to continue this development. There is capacity within the existing supply of zoned land for additional employment led development. The town is a particularly sustainable employment location because of its strong supply of housing development and the proposals for enhanced rail passenger services to be delivered in 2009. The Carrigtwohill Special Local Area Plan sets out a framework for this development.

Kilbarry (North Environs)

Development Plan Objectives: Kilbarry (North Environs)	
SET 4-5	It is an objective of this plan to strongly promote the development of Kilbarry as a strategic employment centre, to strengthen the social and economic rebalancing of the city and its environs.

3.4.9. Kilbarry has been identified by the IDA as an important location for major employment development serving the north of the city. The role of the proposed Northern Ring Route will be a critical factor in providing suitable national transportation links. However, the Blarney Electoral Area Local Area Plan will need to address the need for public passenger transport, and non-national road links to facilitate commuter traffic.

3.5 The Network of Settlements in Rural Areas

3.5.1. In order to help strengthen rural villages and other settlements that are the primary focus for the development of rural areas and the provision of key services, it is important that a network of these settlements is established in the Local Area Plans. This will create a balanced framework for public and private sector investment in housing, community facilities, employment, infrastructure and public transport. The network of settlements in the County's rural areas is made up of key villages, villages, village nuclei, and other locations.

3.5.2. The Local Area Plans will facilitate the provision within the development boundaries of key villages and villages in rural areas of small residential clusters or 'Bhaile' planned as a single entity consisting of 10-12 detached dwellings located on suitable sites which can be adequately serviced and provided with proper footpath and road access to the village centre and subject to normal planning and sustainable development considerations.

Development Plan Objectives: The Role of Villages and Other Settlements in Rural Areas	
SET 4-6	It is an objective to establish a settlement network for the rural areas of the County in Local Area Plans so that this can be used to guide the development of the villages, and other settlements particularly with regard to housing, community facilities, employment, infrastructure and public transport. Such development should promote sympathetic village development in tandem with the provision of services and avoid large scale suburban housing layouts.

Key Villages

3.5.3. Key Villages are important locations for the provision of jobs and services in rural areas. They generally serve large rural hinterlands and have a good range of services and facilities, including employment opportunities and access to public transport. Through the Local Area Plans, detailed policies and objectives will be developed so that they will act as the primary focus for investment in housing, transport, employment, education, shopping, health facilities and community services.

Development Plan Objectives: The Role of Key Villages	
SET 4-7	<p>(a) Through the preparation of Local Area Plans, it is an objective to establish key villages as the primary focus for development in rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.</p> <p>(b) It is an objective that Local Area Plans make provision for zoned land to accommodate new development at a scale, layout and design that reflects the character of each village.</p>

Villages

3.5.4. Villages will generally have a smaller range of services and employment opportunities that are found in key villages. These will often include a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport. Through the Local Area Plans, the villages will form an important component of the settlement network and provide important services and facilities to significant rural hinterlands.

Development Plan Objectives: The Role of Villages	
SET 4-8	<p>(a) It is an objective to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p> <p>(b) It is an objective that Local area plans, make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.</p>

Village Nuclei

3.5.5. Village Nuclei will generally have one or more existing community or other local facilities. Through the Local Area Plans, they will form an important component of the settlement network, by providing a basic level of services and by generally facilitating the development of individual houses as an alternative to locations in the countryside.

Development Plan Objectives: The Role of Village Nuclei	
SET 4-9	<p>(a) It is an objective to preserve the rural character of village nuclei and encourage small scale expansion, generally through low-density individual housing, in tandem with the provision of services.</p> <p>(b) It is an objective that Local Area Plans, make provision for new development at a scale, layout and design that reflects the character of each village.</p>

Other Locations

3.5.6. The Local Area Plans will also address the role played by certain 'Other Locations' within the rural areas of the County. Whilst these may not form a significant part of the settlement network, they often function as important areas for tourism, heritage, recreation and other uses. A study has been completed to identify the planning uses relevant to these settlements and further guidance may be obtained from this study.

Development Plan Objectives: The Role of Other Locations	
SET 4-10	It is an objective for Local Area Plans to recognise 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, including residential.

Chapter 4

Rural, Coastal and Islands

This Chapter sets out the policies required for the sustainable development of rural areas, i.e. those areas within each of the four Strategic Planning Areas detailed in Chapter 2 which lie outside the network of settlements as identified in Chapter 3. It also deals with coastal and island areas. In accordance with the overall development strategy for the County, it is based on the following important principles:

- a. Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy. The special land use requirements of primarily agricultural areas and the open countryside should also be accommodated;
- b. Large numbers of dispersed, urban-generated houses in rural areas can have a detrimental effect on the long-term viability of individual settlements. They can also be unsustainable in terms of transport patterns and the provision of services and infrastructure;
- c. Population loss and economic decline are key issues for some rural, coastal and island areas, and planning policy should be directed at reversing these trends;
- d. Island communities need particular support in their economic, social and cultural development to ensure equality of opportunity with the mainland;
- e. Many coastal areas have limited capacity to accommodate large-scale development and their environmental assets should be protected. Other coastal areas are more robust but they can still be threatened by inappropriate development and management measures.

4.1 Rural Housing

National Context

4.1.1. The National Spatial Strategy (NSS) recognises the long tradition of people living in rural parts of Ireland and promotes sustainable rural settlement as a key component of delivering more balanced regional development. The Strategy recognises that urban and rural areas are intrinsically interdependent and that policies for a strong spatially balanced urban structure must be matched by policies for rural areas and strengthening rural communities.

4.1.2. The Strategy recognises the importance of strengthening the rural economy in order to maintain population levels and communities in the long term. The strategy equally recognises that rural areas contain some of the most important national resources in terms of natural environment, landscape and heritage and that the sensitive development and conservation of these resources and heritage is essential to the underpinning of the rural and national economy.

4.1.3. The NSS outlines four broad objectives for a sustainable rural settlement policy:

- a) To sustain and renew established rural communities and the existing stock of investment in a way that responds to the various spatial, structural and economic changes taking place, while protecting the important assets rural areas possess.
- b) To strengthen the established structure of villages and smaller settlements both to support local economies and to accommodate additional population in a way that supports the viability of public transport and local infrastructure and services such as schools and water services.
- c) To ensure that key assets in rural areas such as water quality and the natural and cultural heritage are protected to support quality of life and economic vitality.
- d) To ensure that rural settlement policies take account of, and are appropriate to, local circumstances.

4.1.4. The National Spatial Strategy calls for settlement policies in development plans and their implementation to take into account both the differing circumstances and demands facing rural areas and varying rural development contexts. The strategy identifies four different types of rural area and calls for different policy responses for each. The broad different types of rural area are:

- *rural areas under strong urban influences,*
- *stronger rural areas,*
- *structurally weak areas,*
- *areas with predominately dispersed settlement patterns.*

4.1.5. An important element of the strategy is the differentiation between urban and rural generated housing needs. Rural generated housing is defined by the NSS as housing needed in rural areas within the established rural community by people working in rural areas or in nearby urban areas. Rural generated housing needs arise for people who are an intrinsic part of the rural community by way of background or the fact that they work full-time or part-time in rural areas.

4.1.6. As a general principle, subject to good planning practice in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value, the NSS provides that rural generated housing needs should be accommodated in the areas where they arise. In addition, the NSS indicates that measures should be adopted by planning authorities that ensure that the provision of new housing is targeted to meet rural housing needs. This might include permitting new housing in rural areas subject to conditions that such housing be occupied by established members of the rural community.

4.1.7. Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. With regard to urban generated housing in the open countryside, the NSS indicates that development driven by urban areas should take place, as a general principle, within the built up areas and on lands identified, through the development plan process, for integrated, serviced and sustainable development.

4.1.8. The NSS also acknowledges that some persons from urban areas seek a rural lifestyle with the option of working in or travelling to and from, nearby larger cities and towns. Smaller towns and villages are seen as having a key role in catering for these types of housing demand in a more sustainable manner. Sustainable development of villages however requires that such development be of a design, layout and scale appropriate to the village. In addition, priority needs to be given to locations where development can be supported by public transport and dependency on car based commuting is reduced.

4.1.9. Following on from the NSS, the Department of the Environment, Heritage and Local Government published '**Sustainable Rural Housing Guidelines for Planning Authorities**' in April, 2005. The Guidelines outline in Section 2.1. that, in supporting housing development patterns in rural areas that are sustainable, policies and practices of Planning Authorities should seek to:

Chapter 4: Rural, Coastal and Islands

- *Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated, and;*
- *Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.*

4.1.10. An important task in addressing these aims is identifying future needs of rural communities and setting out policies for acceptable development in the development plan. The guidelines require Planning Authorities to support the following overarching policy objectives in their policies, practices and actions:

- *Support development needed to sustain and renew established rural communities;*
- *Ensure that the planning system guides development to the right locations in rural areas thereby protecting natural and man-made assets in those areas, and;*
- *Analyse the different types of economic, social and physical circumstances of different types of rural areas and to tailor planning policies to respond to these differing local circumstances.*

4.2 Population and Household Trends

4.2.1. Although there have been rapid increases in the rate of urbanisation in Ireland in recent years, a significant proportion of the population of Cork lives in rural areas i.e. in or near rural villages or in individual houses in the countryside.

4.2.2. As Table 4.1 illustrates, in 2006 46% of the population of the County (excluding the Cork City Council area) lived in the main towns of the County, with the remaining 54% of the population living outside the main towns in the smaller villages and open countryside. As expected within the area defined as Metropolitan Cork, 70% of the population lived in the main towns and urban areas surrounding the City.

Table 4.1: Urban/Rural split of Population for the County overall and per Strategic Planning Area 2002 & 2006				
	2002 Urban¹	2002 Rural²	2006 Urban	2006 Rural
County	45%	55%	46%	54%
County Metropolitan	68%	32%	70%	30%
CASP Ring	35%	65%	35%	65%
North	25%	75%	25%	75%
West	22%	78%	22%	78%

4.2.3. An examination of the spatial distribution of household growth in the 2006 Census indicates that, with the exception of the Metropolitan Cork Strategic Planning Area, most of the growth has occurred in the villages and open countryside rather than in the main towns. This represents a lost opportunity for the towns of the County in terms of attaining the critical population mass necessary to support economy activity, foster entrepreneurship, encourage private investment and sustain key social and community infrastructure and services. Continued incremental growth in the level of housing in the open countryside also has implications for the key rural resources of agricultural land, water quality, landscape and heritage, important resources for the tourism and recreation sectors and for future rural diversification opportunities.

4.2.4. The North and West Cork Strategic Plan, published in 2002, recognises that achieving a shift in the spatial distribution of development in favour of the towns is an essential requirement if the core development issues of falling population and rural decline are to be addressed. Strengthening the urban fabric of North and West Cork is seen as essential if the areas are to become more attractive for young adults to live and work in. With this in mind, the Plan recommends that 50% of all new housing should be directed to the towns of North and West Cork, 30% to the villages and the remaining 20% accommodated in the open countryside. The distribution that has been achieved in the period since 2002 is indicated in Table 4.2 below. It is clear that if this target is going to be achieved in the medium to long term, particularly for the villages, then the rate of development of one off housing in the countryside will need to moderate.

¹ Urban includes all the main towns of the County.

² Rural includes villages and smaller settlements and the open countryside.

Table 4.2 Household change in Urban & Rural Areas, by Strategic Planning Areas in County Cork, 2002-2006*

	2002			2006			Actual change	% of total growth rate	
	Total	Urban ¹	Rural ²	Total	Urban	Rural		Total	Urban
County	105,248	46,900	58,348	123,295	56,339	66,956	18,047	52%	48%
Metropolitan	42,152	28,761	13,391	50,921	35,399	15,522	8,769	76%	24%
CASP Ring	29,976	10,436	19,540	35,788	12,372	23,416	5,812	33%	67%
North SPA	14,878	3,680	11,198	16,426	4,073	12,353	1,548	25%	75%
West SPA	18,242	4,023	14,219	20,160	4,495	15,665	1,918	25%	75%

* Figures are estimates as census boundaries and town boundaries differ in some areas.

4.3 Identifying Rural Area Types

4.3.1. The Sustainable Rural Housing Guidelines stress the importance of research and analysis being carried out into population and development trends in rural areas before Planning Authorities initiate the process of drafting the written statement. This analysis should include the identification of the location and extent of the rural area types set out in the National Spatial Strategy.

4.3.2. For the review of the Plan, the Planning Authority has carried out an assessment in accordance with the approached outlined in the Guidelines:

- *Analysis and mapping of the data on planning applications for housing submitted since the adoption of the 2003 County Development Plan (applications lodged, granted, refused etc.);*
- *Analysis of housing development using the An Post Geo Directory;*
- *Analysis of Census data on population and household trends.*

4.3.3. The main findings of this analysis are as follows:

- *Greenbelt policies appear to be working at controlling the pace of sporadic housing development within the County Metropolitan Strategic Planning Area;*
- *The pace of development within the rural housing control zone is very significant;*

¹ Urban includes all the main towns of the County

² Rural includes villages and smaller settlements and the open countryside

- *One in every three (or 36%) of one off rural houses permitted in the County in the four year period since the adoption of the 2003 plan were located within the CASP Ring Strategic Planning Area;*
- *One in every four (or 26%) of one off rural houses permitted in the County in the four year period since the adoption of the 2003 plan were located outside of the Rural Housing Control Zone but within the CASP boundary;*
- *There is evidence that the area under strong urban influence now covers the entire CASP area and in some areas extends beyond it.*

4.4 Rural Area Types in County Cork

Rural Areas Under Strong Urban Influence

4.4.1. Rural areas under strong urban Influence are areas which exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large cities and towns, rapidly rising population, evidence of considerable pressure for development of housing due to proximity to such urban areas, or to major transport corridors with ready access to the urban area, and pressures on infrastructure such as the local road network.

4.4.2. Cork City and the wider Metropolitan Cork area exert considerable economic influence over the whole of County Cork and this influence extends to cover the CASP Ring Strategic Planning Area.

4.4.3. The CASP Update and the 2006 census figures, which confirm the trends highlighted in Section 4.3, show that the CASP Ring Strategic Planning Area has not performed in line with the original CASP strategy, with growth in the urban areas significantly underperforming when compared to the targets.

4.4.4. In contrast, population growth recorded by the 2006 Census for the villages and rural areas was significantly in excess of target. In fact, in the villages and rural areas recorded growth was so rapid that the 2020 target of the original CASP was exceeded by a margin of 5,000 persons by 2006. If this trend were to continue, population growth in the Villages and Rural areas of the CASP Ring would exceed 31,000 persons above the level recorded in 2006 with over two thirds of the new population occurring in individual houses built outside existing settlements.

4.4.5. Growth on this scale in these locations would inhibit the growth of the County's urban areas and lead to the County failing to achieve its full medium or longer-term economic potential. It could only be maintained through large scale commuting reliant on

significantly increased use of the private car, placing the planned road network for the County under extreme strain, significantly at variance with National Policies. The viability of planned investment in high capacity public transport and other critical infrastructure would be seriously undermined.

4.4.6. To achieve the target population of just less than 122,000 persons will require a modest increase in the rate of development in the Ring Towns to be off-set by a moderation in the rate of growth experienced in recent years in the villages of the area. The rate at which permissions are granted for individual houses in rural areas will need to be reduced significantly below the levels recorded in the last few years.

4.4.7. The Village/Rural Areas population target for the CASP ring equates to 6,769 houses over 14 years which equates to 484 p/a in the villages/rural areas. The County Council will continue to monitor the rate of rural one off house permissions in the CASP Ring Rural Areas over the next two years in order to ensure that the distribution of growth in the CASP Ring Area is meeting the targets set out. If the current trends continue the County Council will introduce policy measures to the entire CASP Ring Rural Areas to ensure that the above targets are met.

Stronger Rural Areas

4.4.8. In these areas population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base. The key challenge in these areas is to maintain a reasonable balance between development activity in the extensive network of smaller towns and villages and housing proposals in wider rural areas.

4.4.9. Large parts of the North and West Cork Strategic Planning Areas can be classified as Strong Rural Areas. Within these areas the focus is on balanced spatial development between the towns and rural area so that the towns of the County can accelerate their rate of growth and achieve a critical mass of population to enable them to attract new investment in employment, services and public transport. As with all other parts of the County every effort is made to accommodate sustainable rural housing development for local rural persons with a genuine housing need.

Structurally Weaker Rural Areas

4.4.10. These areas generally exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure based on indices of income, employment and economic growth. In these areas, the challenge is to arrest sustained population and economic decline with a focus on both key settlements and rural areas.

4.4.11. There are small pockets of persistent population decline throughout the County, most notably in the north west and in the more remote parts of West Cork. Within these areas, the focus is on balanced spatial development between the towns and rural area so that the towns can accelerate their rate of growth, broadly in line with the North and West Cork Strategic Plan. Economic diversification and maximising the potential of the tourism section is also critical in helping to achieve this critical mass of population. As with all other parts of the County, every effort is made to accommodate sustainable rural housing development for local rural persons with a genuine housing need. It is further acknowledged that some of these areas, particularly so in West Cork, contain some of the most important national resources in terms of natural environment, landscape and heritage and that the sensitive development and conservation of these resources and heritage is essential to the underpinning of the rural and national economy.

4.5 Future Development Strategy

Overall Spatial Strategy

4.5.1. As outlined in Chapter 2 the main focus of the overall strategy for future development of the County is towards the achievement of a more balanced pattern of spatial development, in accordance with the provisions of the National Spatial Strategy, the Cork Area Strategic Plan and the North & West Cork Strategic Plan. This strategy envisages that the towns will accelerate their rate of growth and that the development of housing in rural areas will moderate.

Economic Strategy

4.5.2. Within the County, there are serious disparities between the prosperity and growth evident in the Metropolitan Area around Cork City and the relative weakness of the economy in North and West Cork with its high dependence on the agricultural and fishing sectors. While it is important to provide for the development needs of established economic sectors, such as agriculture in North and West Cork, it is essential over the life of this plan to provide opportunities

and, if possible incentives, for economic diversification within these areas.

4.5.3. Economic development and growth is dependent on job creation. A key element of the employment strategy of this development plan, as outlined in Chapter 5, is the identification of a hierarchy of employment centres that will facilitate a more sustainable pattern of economic development across the County. These employment centres will be located within the existing pattern of settlements. Most of the main towns in the County are classified as District Employment Centres. Local Employment Centres will operate in more rural areas at the level of key village and village. Rural Employment areas are also recognised and include sectors such as agriculture, tourism, mineral extraction, commercial fishing and rural industry.

4.6 Sustainable Rural Housing

4.6.1. Following on from the tradition established in successive County Development Plans and the assessment of rural area types detailed in section 4.4 above, policies in relation to rural housing are tailored to reflect the varied demands, pressures and circumstances that exist in each of the four strategic planning areas of the County and the provisions of the Cork Area Strategic Plan and North and West Cork Strategic Plan. Central to these policies is the key objective of sustaining rural communities and accommodating rural housing needs within rural areas where this is possible in accordance with the principles of proper planning and sustainable development.

4.6.2. The rural housing policies of this plan seek to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of 7 years in a particular area. It will be sufficient for applicants for planning permission to show that they have lived in the relevant area for 7 years or more at any point in the past, as a means of demonstrating their connection to the local community.

4.6.3. It should also be noted that the restrictions on one off rural housing detailed in this chapter *do not* apply within the development boundaries of any settlement.

4.6.4. Within the **County Metropolitan Strategic Planning Area** the CASP strategy applies. This seeks to consolidate the development of the city and protect the identity of the city and the Metropolitan Towns within the established Greenbelt setting. In support of these objectives the Metropolitan Greenbelt is protected by a set of strong housing policies (see section 4.8). In the rural areas outside the Greenbelt, the Rural Housing Control Zone is being maintained (see section 4.9) with strong controls on commuter housing. Within both

the Greenbelt and the Rural Housing Control Zone there are exceptions to the strict housing policies for local rural housing needs.

4.6.5. Within the **CASP Ring Strategic Planning Area**, future development is guided by the overall goal of achieving more balanced spatial development. In terms of housing in the countryside, the settlement policies of the Rural Housing Control Zone (see section 4.9) cover some of this area. Greenbelts also exist around all the main towns (see section 4.8). Within the Greenbelts and the Rural Housing Control Zone there are exceptions to the strict housing policies for local rural housing needs. Outside of the control zone and scenic and coastal areas applications for rural housing are assessed on their merits, subject to normal proper planning and sustainable development criteria and the wider policies and objectives of the County Development Plan. However, as noted earlier in Section 4.4, there is currently a problem with the rate of development of individual rural houses within the CASP Ring Strategic Planning Area. It is the intention of this plan to continue to monitor the rate of rural one off house permissions in the CASP Ring Rural Areas over the next two years in order to ensure that the distribution of growth in the CASP Ring Area is meeting the original CASP Goals. If the current trends in the CASP Ring Rural Areas continue during the lifetime of this plan, the County Council will introduce policy measures to the entire CASP Ring Rural Area.

4.6.6. Future development within the **North Strategic Planning Area** needs to be guided by the overall goal of achieving more balanced spatial development so that the towns can accelerate their rate of growth. Greenbelts exist around all the towns and help manage pressure for urban housing (see section 4.8). Outside of the greenbelts and scenic areas, there are no specific policy restrictions on one-off housing in the countryside – such applications are assessed on their merits based on normal proper planning and sustainable development criteria and the wider policies and objectives of the County Development Plan. However, the pace of development in the countryside can be expected to moderate in line with the growth of the towns and villages as outlined in the North and West Cork Strategic Plan.

4.6.7. Future development within the **West Strategic Planning Area** needs to be guided by the overall goal of achieving more balanced spatial development so that the critical mass of population envisaged by the North and West Cork Strategic Plan is achieved. Greenbelts exist around all the towns and help manage pressure for urban housing (see section 4.8). Outside of the Greenbelts and scenic and coastal areas there are no specific policy restrictions on one-off housing in the countryside – such applications are assessed on their merits based on normal proper planning and sustainable development criteria and the wider policies and objectives of the County Development Plan. However, the pace of development in the

countryside can be expected to moderate in line with the growth of the towns and villages.

4.7 Green Belts

4.7.1. As detailed above greenbelts exist around Metropolitan Cork and around the main towns of the County.

Policy Context

4.7.2. The National Spatial Strategy for Ireland 2002-2020 recognises that, the prime consideration from an environmental viewpoint in trying to consolidate and strengthen the larger settlements of the country and the areas under strong urban pressure, is to maintain the distinction between the cities, the towns and the countryside in order to prevent the further erosion of the respective advantages of both rural and urban areas. The NSS saw this being expressed through the establishment of a “Green Structure”.

4.7.3. The Regional Planning Guidelines (RPG) and the Cork Area Strategic Plan (CASP) similarly support implementation of Greenbelt policies to help conserve the unique environmental qualities of the region. The Government guidelines on Sustainable Rural Housing also recognise the need to manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

4.7.4. A formal Greenbelt policy has been in operation around the hinterland of Cork City for over ten years and has helped in preserving the identity of the City itself within a ring of distinctive unspoilt hillsides and ridges. It has also ensured that there is a clear separation between the city suburbs and the Metropolitan Towns which in turn adds to the distinctiveness of those towns. Although each generation has experienced consistent development pressures on Greenbelt land, it is recognised that the Greenbelt has largely been successful in preventing a sprawling metropolis occurring in the Cork area.

4.7.5. For the smaller towns it has also been beneficial to have reasonably strict controls in their immediate hinterland. It has helped to maintain the identity of the towns and has encouraged more development activity within the development boundaries.

4.7.6. The character of all settlements can also be undermined by linear roadside frontage on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built up area and open countryside. Such development also raises important sustainability issues.

The Planning Principles of a Greenbelt

4.7.7. For the purposes of this plan the following principles underlie the designation of the greenbelts around Metropolitan Cork and the county towns:

- *Maintenance of distinction in character between the town or city urban and rural areas by the prevention of unrestricted sprawl of urban areas into the countryside;*
- *Prevention of individual settlements merging into one another;*
- *To focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of areas;*
- *Provision of a source of recreation and amenity and to allow for open countryside to be within easy reach of most built up areas; and*
- *Retention of land in agriculture, forestry or other uses which would otherwise be susceptible to inappropriate development.*

4.8 The Metropolitan Cork Greenbelt

4.8.1. Three distinct types of green belt land are identified within the Metropolitan area. The first, A1, requires the highest degree of protection because it is made up of the prominent open hilltops, valley sides and ridges that give Cork its distinctive character and the strategic, largely undeveloped gaps between the main Greenbelt settlements.

4.8.2. The second type of Greenbelt land, A2, also requires protection. These areas are the largely undeveloped open Greenbelt lands that define the distinctive open agricultural setting for the towns and villages of Metropolitan Cork. It has relatively low levels of development at present.

4.8.3. The third type, A3, represent pockets within the Greenbelt (outside towns and villages) which over the years have become relatively built up, typically through incremental one-off dwellings. Though unserved, they still require protection but they are not as sensitive as A1 and A2 areas.

4.8.4. It is estimated that there are over 9,500 dwellings currently in the Greenbelt outside of any town or village, representing a population of up to 30,000 people. Retaining the Greenbelt into the future, therefore, represents a serious planning challenge and any incremental erosion of Greenbelt lands over time needs to be carefully

Chapter 4: Rural, Coastal and Islands

monitored. The overall zoning objective for Greenbelt lands is for agriculture, recreation or open space uses.

4.8.5. While the overall objective for Greenbelt lands is to reserve them generally for use as agriculture, open space and recreation (Objective RCI 8-3), it is important to recognise that there are a certain number of long-established commercial or institutional uses lying entirely within the Greenbelt. Examples of this would include garden centres, hotels, care institutions, and tourism enterprises such as Fota Island. It is not the intention of this plan to restrict their continued operation or (subject to maintaining the specific function and character of the Greenbelt in the area) to prevent appropriate proposals for expansion / intensification of the existing uses. This of course would only apply to authorised uses and also be subject to normal proper planning considerations (objective RCI 8-9).

4.8.6. There may also be circumstances where development of a strategic and exceptional nature, that would not be suitably located within zoned lands, may be accommodated successfully in certain Greenbelt locations. This would only be appropriate where the impact of the development on the specific function and open character of the Greenbelt can be minimised (objective RCI 8-10).

Development Plan Objectives: Greenbelt Objectives	
RCI 8-1	<p>Metropolitan Cork Greenbelt It is an objective to maintain the Metropolitan Cork Greenbelt (as shown on the maps in Volume 3 of this Plan) which encompasses the City and its suburbs together with the satellite towns, villages and countryside of Metropolitan Cork.</p>
RCI 8-2	<p>Purpose of Greenbelt (a) It is an objective to maintain a Green Belt for Metropolitan Cork with the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus attention on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area.</p> <p>(b) It is an objective to recognise that in order to strengthen existing rural communities provision can be made within the objectives of this plan to meet exceptional individual housing needs within areas where controls on rural housing apply.</p>
RCI 8-3	<p>Land Uses Within the Metropolitan Greenbelt It is an objective to preserve the character of the Metropolitan Greenbelt as established in this Plan and to</p>

Development Plan Objectives: Greenbelt Objectives	
	reserve generally for use as agriculture, open space or recreation uses those lands that lie within it.
RCI 8-4	<p>Greenbelt Areas requiring Special Protection (A1) (a) It is an objective to protect those prominent open hilltops, valley sides and ridges that define the character of Cork and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements. These areas are labelled A1 in the Greenbelt maps and it is an objective to preserve them from development. (b) It is an objective to recognise that exceptional individual housing needs of people engaged in agriculture / landowners with a genuine connection to the area, or their immediate family members may arise from time to time within the A1 Greenbelt area. Such exceptional needs may be accommodated on Greenbelt lands, subject to the availability of a suitable site and normal proper planning and sustainable development considerations.</p>
RCI 8-5	<p>Generally Open Greenbelt Lands (A2) (a) It is an objective to preserve the largely undeveloped nature of those open Greenbelt lands (labelled A2 in the Greenbelt maps) that define the distinctive open agricultural setting of the Metropolitan Cork settlements. (b) It is an objective to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of seven years within a particular A2 area. Such exceptional needs may be accommodated within the same A2 area, subject to the availability of a suitable site and normal proper planning and sustainable development considerations.</p>
RCI 8-6	<p>Relatively Developed Greenbelt Areas (A3) (a) It is an objective to recognise those relatively built up pockets of Greenbelt land (labelled A3 in the green belt maps) that may be suitable for a very limited amount of further development. (b) It is an objective to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of seven years within a particular A3 area. Such needs may be accommodated within the same A3 area, or an adjacent A3 area, subject to the availability of a suitable site and normal proper planning and sustainable development considerations.</p>
RCI 8-7	<p>Sustainability of Exceptions to Greenbelt Policies (a) It is an objective to recognise that by reason of the number of people currently living within Greenbelt areas, the granting of regular exceptions to overall policy is likely to give rise over the years to incremental erosion of much of the green belt. (b) It is an objective, over the period of this development</p>

Development Plan Objectives: Greenbelt Objectives	
	plan to monitor the scale and annual rate of development within the Greenbelt in order to assess the effectiveness of the Greenbelt policy.
RCI 8-8	<p>Active Uses of Greenbelt Lands</p> <p>It is also an objective generally to facilitate active uses of the Metropolitan Greenbelt and to encourage proposals which would involve the development of parks, countryside walks or other recreational uses within the Greenbelt. Any built development associated with such uses should not compromise the specific function and character of the greenbelt in the particular area.</p>
RCI 8-9	<p>Long established uses</p> <p>It is an objective to recognise the requirements of long established commercial or institutional uses located entirely within the greenbelt which may make proposals for expansion / intensification of existing uses. Such expansion proposals of an appropriate scale would only be considered in special circumstances, having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations.</p>
RCI 8-10	<p>Strategic and Exceptional Development</p> <p>It is an objective to recognise that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.</p>

Greenbelts Around Other Towns

4.8.7. In the ring towns / county towns and smaller settlements the plan recognises that development should be discouraged in the immediate surroundings of the settlements in order to prevent sprawl near towns and to control linear roadside development.

4.8.8. The Local Area Plans define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. The boundaries of these Greenbelts will generally follow readily identifiable physical features and the definition of their physical extent should reflect:

- *The visual setting of the town;*
- *The main approach routes;*

- *The need to maintain strategic gaps with other settlements;*
- *Areas of designated landscape importance; and*
- *Areas of known nature conservation value.*

4.8.9. Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this (as stated in objective GB 1-1 of the Local Area Plans) will only be allowed in the case of an individual who can demonstrate a strong family tie to a specific location and a genuine housing need, or in the circumstances referred to in paragraphs 4.8.5 and 4.8.6 of this plan.

4.8.10. However, in some areas, as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. The Local Area Plans have identified and provided guidance on these areas designated under Zoning Objective GB 1-2. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements. Because of the exceptional pressure for development in Metropolitan Cork, it is inappropriate to adopt this more flexible approach within the Metropolitan Cork Greenbelt.

4.8.11. Those intending to build houses within the Greenbelts around the ring and county towns are advised to consult the Cork Rural Design Guide for advice on site choice, design and landscaping at an early stage in their preparations.

Development Plan Objectives: Greenbelt Objectives	
RCI 8-11	<p>Greenbelts Around Settlements</p> <p>(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.</p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns.</p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) The local area plans will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is</p>

Development Plan Objectives: Greenbelt Objectives	
	considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses.

4.9 Rural Housing Control Zone (RHCZ)

4.9.1. For rural areas under strong urban pressure, it is important that policies are put in place to offset the very real pressures for large numbers of urban generated houses to locate there. These pressures are noticeable around all main towns but are particularly severe in areas within easy commuting distance of Greater Cork City, an area of around 275,000 people.

Development Plan Objectives: Urban Pressures on Rural Areas	
RCI 9-1	<p>Urban Pressures on Rural Areas</p> <p>It is an objective to recognise the serious long-term effects that urban-generated housing development can have on rural areas, in terms of the viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.</p>

4.9.2. The Rural Housing Control Zone around Metropolitan Cork, established under the 2003 County Development Plan is being retained in this plan and is shown in detailed maps in Volume 3 of the plan. Its purpose is primarily to restrict individual urban-generated houses in such areas. By implementing strict controls in the Rural Housing Control Zone, it will have the effect of protecting the character of the rural areas and allowing rural people to have relatively easy access to the available sites in their local area, thus helping to maintain important family ties.

Development Plan Objectives: Rural Housing Control Zone	
RCI 9-2	<p>Rural Housing Control Zone</p> <p>(a) It is an objective to recognise the particular development pressures for large numbers of urban generated commuter housing in the countryside, outside the Greenbelt, but within easy commuting distance of the city.</p> <p>(b) It is an objective to maintain the Rural Housing Control Zone, with strict controls on commuter housing, that covers those rural areas outside the Metropolitan</p>

Development Plan Objectives: Rural Housing Control Zone	
	<p>area that are under most pressure for development. The Rural Housing Control Zone is shown on detailed maps in Volume 3 of this plan.</p> <p>(c) It is an objective to discourage strongly new individual housing from being located within the Rural Housing Control Zone (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective RCI 9-3 below.</p>

The Needs of Rural Communities

4.9.3. Although the policies presented in this chapter are based on sound planning principles, it is also important to recognise that strict planning controls should not necessarily have a negative effect on established rural communities. In spite of the important reasons for controls in some areas, provision must also be made to sustain communities such as this by allowing people to build in their local area on suitable sites. This is expressly stated in objective RCI 9-3 below. The plan recognises in particular, the importance to rural people of family ties and ties to a local area such as a parish, townland, or the catchment of a rural school.

4.9.4. Allowing exceptions such as this in areas of strict planning control also allows local people to have access to suitable sites that otherwise might be much less affordable if they were competing with potential buyers from outside the area (e.g. the quarter of a million people within easy distance of the city).

Development Plan Objectives: The Needs of People in Rural Communities	
RCI 9-3	<p>The Needs of People in Rural Communities</p> <p>(a) It is an objective to recognise the special needs of rural communities and, in particular, the genuine aspirations of people in rural areas, outside the Metropolitan Cork Green Belt, who have lived in a rural area for seven years or more and wish to live and / or work in their local area.</p> <p>(b) It is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning and sustainable development considerations.</p>

4.10 Special Requirements in Scenic and Coastal Areas

4.10.1. This plan continues the policy of the 2003 Development Plan which recognised that the sensitive scenic and coastal parts of the County have relatively limited capacity (both environmentally and in terms of scenic amenity) to accommodate individual houses in significant numbers. In such areas, where there are high levels of pressure for development of this kind, it is considered that the priority must be given to the full time housing needs of local people who live in the area.

4.10.2. Allowing exceptions for local people in such scenic and coastal areas also allows local people to have access to sites which otherwise might be prohibitively expensive.

4.10.3. The scenic landscapes are currently being reviewed, however, due to significant issues raised by rural communities it is considered that further consultation with the public is necessary before finalising the County’s scenic landscape.

4.10.4. It is the intention of the Council to finalise the County Landscape Strategy to include policy recommendations for the County Development Plan before proceeding with a Variation to the County Development Plan to give effect to the County Landscape Strategy (See Chapter 7).

Development Plan Objectives: Rural Houses in Scenic and Coastal Areas	
RCI 10-1	<p>Rural Houses in Scenic and Coastal Areas</p> <p>(a) It is an objective to recognise that scenic and coastal parts of the County generally have limited capacity, both in environmental and scenic amenity terms, to accommodate individual dwellings in the countryside.</p> <p>(b) It is an objective to strongly discourage new dwellings in such areas except within established villages (or village nuclei). This restriction is relaxed in principle for the year-round occupation of people who have lived for a period in excess of seven years in their local area and subject to a suitable site being available.</p> <p>(c) For the purposes of this objective, ‘Coastal Areas’ means those areas from which the sea, a lake or inlet are visible and ‘scenic areas’ includes those areas identified as scenic landscape on the scenic amenity maps in Volume 3 of this plan.</p>

4.11 Implementing and Monitoring the Settlement Policy

4.11.1. The planning principles and objectives presented in this chapter have set out a settlement policy that seeks to establish a strong network of settlements throughout the County, to build up rural villages and to safeguard the needs of rural communities in a practical way. An important effect of this is that in certain circumstances there will be strict policy controls on individual rural dwellings.

4.11.2. Subject to accommodating certain local rural needs (see objective RCI 9-3 in particular), these controls generally apply in green belts around the city and the main towns (Section 4.7 & 4.8 above), in the rural housing control zone (Section 4.9) and in scenic and coastal areas (Section 4.10). In other areas, applications for rural housing will be assessed on their merits, subject to normal considerations of proper planning and sustainable development and by reference to the overall policies and objectives of the Development Plan.

Exceptions to the Settlement Policy

4.11.3. As explained above, the possibility of allowing certain exceptions to the settlement policy in individual cases has been provided for in the objectives. Allowing a large number of exceptions could of course have negative planning effects in the longer term. For this reason it is important to ensure that exceptions are allowed only where they are genuinely warranted.

Use of Occupancy Conditions

4.11.4. It is important to overall confidence in the planning process and the policies contained in this plan that, where exceptions to the general policy are made to cater for the genuine housing needs of local persons, that the houses subsequently built are occupied by the persons for whom they are intended. To this end it is the policy of the Council to attach occupancy conditions to such permissions requiring the house to be occupied by the intended person for a seven year period.

Development Plan Objectives: Use of occupancy conditions in certain circumstances	
RCI 11-1	It is an objective to include a condition on any grant of permission for a dwelling house in the Rural Housing Control Zone, Greenbelts, Scenic Amenity and Coastal areas that stipulates that the dwelling house shall be first occupied as a place of permanent residence by the applicant for a minimum period of seven years.

Monitoring the Settlement Policy

4.11.5. The settlement policy is based on a clear set of principles which aim for a sustainable settlement pattern for County Cork. It will be important, over the coming years to monitor progress on achieving this goal.

Development Plan Objectives: Monitoring the Settlement Policy	
RCI 11-2	It is an objective during the period of this Development Plan to monitor carefully the scale, rate and location of newly permitted developments in order to assess the degree to which settlement policy objectives are being achieved right across the network of settlements.

Normal Proper Planning and Sustainable Development Considerations

4.11.6. The policies contained in this chapter have set out whether in principle; certain kinds of development (e.g. an individual house) are acceptable in particular areas. It is important to point out however, that the policies in themselves cannot indicate whether an individual planning application will be granted or not. All applications for planning permission have to be tested against a range of normal planning and sustainable development criteria.

4.11.7. The normal planning and sustainable development criteria against which an application is assessed, would include such things as:

- *How the proposal relates to the overall strategy, policies and objectives of the County Development Plan and any relevant Local Area Plan;*
- *The settlement pattern of the area and whether the proposal would give rise to a ribbon of linear roadside frontage development;*
- *Whether the design and scale of the proposal is appropriate to the surroundings;*
- *Whether the site is in an exposed or visually obtrusive location;*
- *Whether it is on a dangerous or high speed stretch of road*
- *Whether an excessive length of roadside hedgerow or trees need to be removed to provide an entrance;*

- *Whether there is an over-concentration of septic tanks and private wells in the area;*
- *Whether there are any sewage disposal, drainage or water supply concerns;*
- *Whether there are any pollution or public safety concerns;*
- *Whether it would unduly affect other properties in the area,*
- *Whether there are any archaeological or other heritage factors involved; and*
- *Whether it is in a scenic or nature conservation area*

4.11.8. The list of criteria given above is not an exhaustive one. Information and advice on planning applications can be obtained from the County Council's planning office and various guidance material (such as design guidance and development control standards) will be issued from time to time.

4.12 Servicing Individual Houses in Rural Areas.

4.12.1. All rural houses in unserviced areas rely on individual on-site waste water treatment facilities and water supplies. It is essential, in terms of public health and protecting groundwater and overall environmental quality, that the original site selection process verifies that the site is suitable for such development in the first instances and that the waste water treatment systems are correctly designed, installed and maintained over its lifetime. In this regard, the Council will ensure that proposals for septic tanks and proprietary treatment systems comply with relevant approved standards. A new European standard for small waste treatment plants has been introduced and will come into force on 1 July 2009. This standard was adopted by the European Committee for Standardisation, CEN and transposed in Ireland by the National Standards Authority of Ireland NSAI, as IS EN 12566-3:2005. The EPA is currently reviewing the Wastewater Treatment Manual for Single Houses 2000 and intends to publish a revised Code of Practice which will provide guidance on implementation of EN 12566-3:2005 in Ireland.

Development Plan Objectives: Servicing Individual Houses in Rural Areas	
RCI 12-1	It is an objective to ensure that proposals for development incorporating septic tanks or proprietary treatment systems comply with relevant approved guidelines, (including maintenance) and to ensure that the cumulative impact of such systems are considered in the assessment process.

4.13 *Siting, Design and Landscaping of New Dwelling Houses*

4.13.1. Proper site selection and good house design can ensure that a dwelling is more easily assimilated into the landscape and can make a dwelling more efficient, practical and suited to the needs of its occupants. The Cork Rural Design Guide was commissioned by the Council in order to make it easier for those proposing to build, renovate or extend individual rural houses in rural County Cork to obtain planning permission. The guide seeks to do this by explaining key design principles and the characteristics of Cork’s heritage and landscape which need to be considered when proposing new development. The Council is not seeking to have all houses look the same and the Guide encourages new and imaginative designs provided they complement their surroundings. The Guide includes sections on site selection, site layout, appropriate house design, good construction and landscaping.

Development Plan Objectives: Design and Landscaping of New Dwelling Houses	
RCI 13-1	<p>Design and Landscaping of New Dwelling Houses</p> <p>(a) It is an objective to encourage new dwelling house design that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.</p> <p>(b) It is an objective to promote sustainable approaches to dwelling house design by encouraging proposals to be energy efficient in their design and layout.</p> <p>(c) It is an objective to require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings.</p>

4.14 *A note on Ruinous Dwellings in the Countryside*

4.14.1. It is not the intention of the settlement policy objectives of this plan generally to prevent the renovation of a ruinous or disused dwelling in the countryside for use as a dwelling, or in certain cases, the replacement of a ruinous or disused dwelling with a new dwelling at the same location, subject to an appropriate design, and scale of building. This would not apply where the existing structure is not substantially still in place and would of course be subject to normal planning considerations, as well as the requirements of other objectives in this plan (such as those relating to protected structures, scenic views and prospects, archaeology etc.). A ruinous dwelling

substantially still in place is defined as a structure with the main walls substantially intact.

4.14.2. Proposals to renovate, modify or change the use of other derelict buildings (i.e. those that are not or were not dwellings) are generally dealt with on their merits on a case-by-case basis having regard to the relevant policies and objectives of the plan (in particular the settlement policy) as they apply to the relevant area.

4.15 Countryside Recreation

4.15.1. Recreation is an important component of modern living and has a valuable social, economic and educational role to play in modern society. Cork County Council recognises the considerable recreational potential which is available in the rural environment of County Cork and the potential role of this sector in terms of rural diversification and supporting the rural economy. The Minister for Community, Rural and Gaeltacht Affairs established 'Comhairle na Tuaithe' in 2004 to address three priority issues:

- Access to the Countryside;
- The development of a Countryside Code, and;
- The development of a National Countryside Recreation Strategy.

4.15.2. The National Countryside Recreation Strategy was finalised in 2006 with its purpose to define the scope, vision and a suggested framework for implementation for Countryside Recreation as agreed by Comhairle na Tuaithe. The five Strategic Objectives set out in the National Countryside Recreation Strategy are as follows:

1. To achieve sustainable and responsible recreation in the countryside.
2. To promote caring recreational use of the countryside.
3. To develop a national framework that promotes the rights and responsibilities of both owners and users.
4. To develop a suitable structure to deliver a national countryside recreation service in a strategic and co-ordinated way.
5. To secure a package of funding mechanisms to deliver on the objectives of the Strategy.

4.15.3. The Council is committed to the protection and sustainable development of the amenities of the County for recreational purposes to the benefit of residents of the County as well as the promotion of Tourism. The Council has recently been involved with the County Sports Partnership and the Irish Sports Council in publishing a guide to Walking Trails in County Cork and will continue to support such initiatives in the future. The Council will engage with the process of

Chapter 4: Rural, Coastal and Islands

developing a County Recreational Trails Policy and will support such facilities in line with the recommendations of the policy. The Local Area Plan review process may also need to examine the identification of new walking / cycling or access routes to particular amenity areas after initial and proper consultation in advance with the landowner. The detailed policies and objectives relating to sustainable tourism development are outlined in Chapter 5 of this plan.

Development Plan Objectives: Countryside Recreation	
RCI 15-1	<p>Countryside Recreation</p> <p>(a) It is objective of the Council to support the diversification of the rural economy through the development of the recreational potential of the countryside in accordance with the National Countryside Recreation Strategy.</p> <p>(b) It is an objective of the Council to engage with the process of developing a County Recreational Trails Policy as provided for under the Councils Recreation and Amenity Policy. Where appropriate, and after initial and proper consultation with the landowner, the Local Area Plans may also need to examine the identification of new walking / cycling routes and access routes to particular amenity areas.</p>

Rights of Way

4.15.4. The Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility.

4.15.5. The Council also recognises that a register or databases of public Rights of Way would be useful in promoting awareness of these issues. However, it is expected that the legal and administrative difficulties in doing this would be considerable. An initial scoping exercise could be carried out to establish the feasibility of setting up such a database / register.

Development Plan Objectives: Rights of Way	
RCI 15-2	<p>Rights of Way</p> <p>It is a general objective, wherever possible, to preserve established public Rights of Way, to promote the way-marked ways network within the County and, subject to</p>

Development Plan Objectives: Rights of Way	
	proper consultation in advance with landowners, to give general support to increase access to open areas including uplands and coastlines.

4.16 Coastal Areas

4.16.1. The Cork coastline extends for some 1100 km, approximately one fifth of the national coastline. It is home to 65% of the County's population who live on or adjacent to the coast, including seven inhabited islands. It contains areas of intense activity and some of our most important economic activities are located here. The Port of Cork, Whiddy Island Oil Trans-shipment Terminal and Castletownbere fisheries port for example are of national importance.

4.16.2. The natural assets of the Coastline including its harbours and numerous beaches enable the County to offer tourism as an important economic activity. Cork Harbour is the most significant port in the state, outside Dublin, and has an important role in the continuing success of the marine – leisure, recreation and tourism sectors in the South West Region. Cork County Council recognises that areas of the Coastline are a valuable amenity resource with significant recreation potential. The detailed policies and objectives relating to sustainable tourism development are outlined in Chapter 5 of this Development Plan.

4.16.3. The coast also contains some of our most stunning scenery and internationally important habitats. There are significant stretches which are undeveloped, remote and peaceful. A common characteristic of our entire coastline is its complexity.

4.16.4. Some of the key issues facing the coastal zone of Cork are:

- Lack of integration between regulatory bodies that control activities in the Coastal Zone.
- Greater public awareness of and involvement in environmental issues.
- Decline in traditional industries such as fishing due to impact of EU quota restrictions.
- Expansion of newer industries such as aquaculture which require an integrated response between land and sea.

Chapter 4: Rural, Coastal and Islands

- Protection against risks including flooding and erosion.
- Economic decline in peripheral areas.
- Need for ongoing maintenance and upgrading of ports and facilities.
- Increased pressure for development. Satellite imagery shows that the proportion of the coastal zone covered by discontinuous urban development has increased by over 25% since the mid 1980's.
- Development of sustainable marine tourism opportunities.

4.16.5. The Coastal Zone is therefore a very special place with unique interactions between people and their environment. Historically, different parts of the coastal zone have been managed by separate agencies. This has sometimes resulted in a lack of co-ordination, leading to difficulties for the people and environments of these areas. The County Council, for example, is the primary regulatory body on the landward side, the Department of Marine and Natural Resources on the seaward side, while many other bodies have a role in regulating and promoting development. The interrelations between people and their natural environment is not confined within administrative boundaries and so there is a clear need for regulatory bodies to work together to best manage the coastal zone.

4.16.6. Cork County Council has taken a lead in this field through its participation in the EU Demonstration Programme on Integrated Coastal Zone Management and the development of the Bantry Bay Coastal Zone Charter. This Charter is the first Integrated Coastal Management Plan in Ireland. It was developed on the basis of consensus amongst all local stakeholders and regulatory bodies on how the coastal zone should be managed. These lessons have helped to define the way ahead for coastal management in County Cork.

4.16.7. The Council continues to be involved in European Projects in relation to coastal zone management through its involvement in the IMCORE Project, which is focusing on the promotion of approaches to reducing the impacts of climate change on coastal resources, using Cork Harbour as a case study area. This new project, which follows on from the success of the COREPOINT initiative, will also enable and support the implementation of the Cork Harbour Integrated Management Strategy, which was finalised in May 2008.

4.16.8. Cork's coastal and inland waters are a major asset in terms of tourism. It is estimated that the marine leisure sector supports

14,500 jobs, but that there is considerable potential to increase this, which could be important throughout the County (East and West Cork in particular). Both the North and West Cork Strategic Plan and the Cork Area Strategic Plan emphasise the potential for development of marine leisure.

4.16.9. Marine leisure facilities should be sited, designed and managed to avoid the visual intrusion, pollution, and conflicts with other uses with which they can otherwise be associated.

4.16.10. In 2008, nine 'Blue Flag' beaches were designated in County Cork. To achieve 'Blue Flag' status, a bathing site, in addition to maintaining a high standard of water quality, must meet specified objectives with regard to the provision of safety services and facilities, environmental management of the beach area and environmental education. It is the policy of Cork County Council to maintain its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities. Designated bathing areas, Blue Flag beaches and other high quality beaches within the County, are significant local amenities and are also important from a tourist potential perspective.

Development Plan Objectives: Coastal Zone Management	
RCI 16-1	<p>The Broad Scope of Coastal Zone Management</p> <p>(a) It is an objective to support the development of an integrated approach to coastal zone management in Ireland generally and in particular to foster the application of this concept in appropriate coastal zones throughout the County.</p> <p>(b) It is an objective, where the sensible identification of coastal zone units involves crossing local administration boundaries, to co-operate with adjoining local / planning authorities in promoting coastal zone management in a particular area.</p>
RCI 16-2	<p>Approach to Coastal Zone Management</p> <p>(a) It is a particular objective, to promote concepts of coastal zone management that strive for meaningful participation of all stakeholders to address issues in coastal zones, that are as fully integrated as possible and that deliver appropriate responses to local requirements.</p> <p>(b) It is an objective as a County Council, to continue to work with the Department of the Marine and Natural resources, The Department of the Environment & Local Government, the Department of Arts, Heritage and the Gaeltacht, and other relevant bodies in the promotion of coastal zone management.</p>
RCI 16-3	<p>Coastal Zone Initiatives</p> <p>(a) It is an objective, within Local Area Plans to identify those coastal areas that may have particular coastal</p>

Development Plan Objectives: Coastal Zone Management	
	<p>zone management requirements and, where appropriate set out any requirement that may exist for special coastal management plans.</p> <p>(b) It is a particular objective, when considering coastal zone management initiatives, to have regard to the need for effective co-ordination between Council departments and areas of service and to the lessons and ongoing experience of the Bantry Bay Coastal Zone Charter.</p>
RCI 16-4	<p>Development in Coastal Areas</p> <p>(a) It is an objective, for coastal areas, to encourage development generally to be located in accordance with the settlement policies of this plan and in particular to recognise the limited capacity of many coastal areas for accommodating development on a large scale.</p> <p>(b) It is a particular objective to reserve sufficient land in the various settlements to accommodate the particular requirements of coastal industry, ports and harbour development and other coastal infrastructure.</p>
RCI 16-5	<p>Marine leisure</p> <p>It is an objective to support the development of rural Cork's inland and coastal marine leisure facilities, where this is compatible with the long-term well-being of the environment and local livelihood.</p>
RCI 16-6	<p>Coastal Amenities</p> <p>It is an objective of the Council to maintain and improve its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities, in accordance with the principles of proper planning and sustainable development.</p>
RCI 16-7	<p>Designated Bathing Areas</p> <p>It is an objective to support and protect designated bathing areas as valuable local amenities and a tourism resource.</p>

4.17 The Special Role of Cork Harbour

4.17.1. Cork Harbour is one of the finest natural harbours in the world, a unique natural environment, with a rich and diverse heritage, landscape and mix of uses. It's sheltered and deep water channels make the Harbour an ideal location for shipping and boating activities. The Harbour area is the focus for key industries such as the pharmaceutical industry and Ireland's only oil refinery at Whitegate. Much of the coast is characterised by agricultural land use or protected habitats, including internationally important mudflats of major significance for waders.

4.17.2. Older industrial sites at Haulbowline and Marino Point which occupy key waterfront locations within the harbour are awaiting new uses. The Port of Cork and other industries are preparing to relocate primarily to Ringaskiddy which will free up land for the regeneration of the City Docklands. Spike island is no longer required for use as a prison and with its military and maritime history, offers the potential for the development of a major tourist attraction. New marinas are also proposed to further expand recreational capacity. Collectively, these developments signal an increased role for the harbour in the future economic, tourism and recreational life of Metropolitan Cork.

4.17.3. It is recognised that the full potential of the harbour could best be realised through a more integrated approach to its planning and development. In this regard, the Council will seek to prepare an overall study for the development of the harbour. This study will build on work currently underway in the COREPOINT and IMCORE Projects and will inform future reviews of the Midleton, Blarney and Carrigaline Electoral Area Local Area Plans which straddle Cork Harbour.

4.18 Islands

Rural Islands

4.18.1. The unique group of islands off the coast of County Cork have, for decades, experienced the forces of decline that, only more recently, have been experienced in the mainland rural areas. Of course, the added isolation of an island location has exacerbated the effects of these forces of decline. The island communities, however, have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and have retained, and even developed, their unique culture and identity. The islands are an important part of the culture, heritage, ecology, economy and tourist appeal of the County.

4.18.2. Within West Cork there are 7 islands with permanent populations, and these are identified in the Skibbereen and Bantry Local Area Plans, respectively. Numerous political policy initiatives, both nationally and locally (including the West Cork Islands Study, 1994), over many years have done much to help alleviate the impact of these economic and social forces on these isolated communities. It is recognised that the issues relating to the Islands are both sensitive and complex and in this regard, it is considered that the West Cork Islands Study which was originally published in 1994, should be updated. The three islands with the most significant populations (Bere Island, Clear Island and Sherkin Island) have all experienced a recent decline in population from 2002 Census figures. According to 2006

Chapter 4: Rural, Coastal and Islands

Census results, the populations of Bere Island, Clear Island and Sherkin Islands were 187, 125, and 106 persons respectively.

4.18.3. The area of Bere Island, which is the largest of West Cork's islands uniquely creates the potential for some appropriate development, that could improve the economic outlook for the community, helping to sustain current population levels. The Bere Island Conservation Plan (2003) is considered to be an innovative example of stakeholder consultation and ownership for the community of Bere Island. The Bantry Electoral Area Local Area plan, 2005, states that the main tools to achieving stability of population is through promoting the retention of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities, which attract tourists as well as having their own intrinsic merit.

4.18.4. Dursey and Long Island are close to complete depopulation and have less than 10 inhabitants each. In the longer term this situation could arise on Hare and Whiddy Islands. There are also 9 islands with an area in excess of 50 acres each that are uninhabited.

4.18.5. In many ways, the isolation of the islands, that has caused this long period of decline, is also one of their most attractive features. The increasing desire amongst many who live in urban communities to holiday or own second homes in very remote locations may result in some inward investment to the islands. The impact of development proposals will need to be carefully assessed to prevent adverse physical or social impacts. Proposals for second homes, even in small numbers, can have seriously adverse effects on islands where the natural population base is already fragile.

Development Plan Objectives: Islands	
RCI 18-1	Supporting the Islands It is an objective to support the inhabited islands in County Cork and to recognise the special planning and development needs of islands and island communities, particularly access, infrastructure and services.
RCI 18-2	Economic Development on the Islands It is an objective to support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands.
RCI 18-3	Development Proposals on the Islands (a) It is an objective generally to support sustainable development proposals that contribute to the long term economic and social development of the islands. (b) In particular, it is an objective to give priority to

Development Plan Objectives: Islands	
	<p>development that contributes to retention of the year-round population on the islands, has a clear and identifiable economic and social benefit (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.</p> <p>(c) It is an objective to restrict the development of individual second homes, except where existing dwellings are restored or extended.</p> <p>(d) It is a particular objective to ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.</p>
RCI 18-4	<p>Islands in the Local Area Plans</p> <p>(a) It is a particular objective to incorporate all inhabited islands within a scheduled Local Area Plan in order to take account of the special local requirements of individual islands and to ensure that local planning is not confined to built up mainland areas only.</p> <p>(b) It is an objective to undertake a review of the West Cork Islands Study.</p>
RCI 18-5	<p>Uninhabited Islands</p> <p>(a) It is an objective generally to preserve access to all islands, including uninhabited ones.</p> <p>(b) For currently uninhabited islands it is an objective to recognise the potentially long term serious impacts that particular kinds of development, such as individual holiday homes or second homes, can have and to restrict developments that lead to individual islands having a single use only.</p>
RCI 18-6	<p>Bere Island Conservation Plan</p> <p>It is an objective to support the implementation of the Bere Island Conservation Plan.</p>

Islands in Metropolitan Cork

4.18.6. The Midleton Electoral Area to the east of Cork City includes the islands of Haulbowline, Fota, Spike and the Great Island. Within the Midleton Electoral Area Local Area Plan, Haulbowline and Fota are designated as *Other Locations*. Great Island includes the town of Cobh which is managed by Cobh Town Council while the environs of the town are included as a Main Settlement within the Midleton Electoral Area Local Area Plan. The remaining parts of Great Island are within the Metropolitan Greenbelt. Spike Island, because of ownership by the Department of Justice and its status until recently as a prison is not specifically covered by the Local Area Plan. As noted

Chapter 4: Rural, Coastal and Islands

in section 4.16 above, both Haulbowline and Spike Island have significant roles to play in the future development of Cork Harbour.

Chapter 5

Economy and Employment

This chapter presents policies and objectives for the planning of the economic development of the County, which is based on the following main strategic principles:

- a. Facilitating the growth of the local economy through an informed planning policy framework that meets the existing and future employment needs of the County;
- b. The promotion of a strategic, sustainable economic development strategy that identifies an appropriate hierarchy of employment centres, that are related to the overall development strategy of the County and areas of predicted population growth and residential development;
- c. Promote and encourage economic development to meet the needs of rural areas while safeguarding their environmental character;
- d. Enhance the economic vitality and viability of the main settlements in County Cork. Enhance the economy and local service function of key villages and villages across the County;
- e. Ensure that the future economic growth of the County is supported by an Integrated Strategic Transportation Network.

5.1 Economic Development

National Economic Indicators

5.1.1. Up until recently the Irish economy had grown by an average 5-6% per annum since 1995. The scale of the growth was the highest in Europe and has seen the Irish economy expand by 51% during this period. According to the Economic and Social Research Institute (ESRI) (Quarterly Economic Commentary, Spring 2007), Gross National Product (GNP) grew by 6% in 2006, however since 2006 the Irish economy has been in the midst of a contraction that is large by both historic and international comparisons. For 2009, GNP is expected to fall by 4.6% in volume terms. Coming after an anticipated contraction of 2.6% in 2008, the accumulated fall in output is dramatic. (ESRI) (Quarterly Economic Commentary, Winter 2008).

Cork County Economic Growth

5.1.2. County Cork has attracted the largest share of the nation's economic growth outside of Dublin. In the Metropolitan Area, some economic sectors have thrived in the past, partly because of the existence in that area of particular physical or social characteristics such as access to modern port facilities or to a labour market with particular skills. So that the best use can be made of available land and other resources over the lifetime of this plan, it is important to identify these special characteristics and ensure that inappropriate development does not prejudice their best use in the future.

5.1.3. Within the County, there are serious disparities between the prosperity and growth evident in the Metropolitan Area around Cork City and the relative weakness of the economy in North and West Cork with its high dependence on the agricultural and fishing sectors. While it is important to provide for the development needs of established economic sectors, such as agriculture in North and West Cork, it is essential to provide opportunities and, if possible, incentives for economic diversification within these areas.

5.1.4. The National Spatial Strategy, the Regional Planning Guidelines, the Cork Area Strategic Plan (CASP Update 2008) and the North and West Cork Strategic Plan have guided the economic development strategy for County Cork. In particular, the CASP Update has identified a number of key economic development policies that influence the County's economic strategy, these are:-

- the need for strengthening the role of the City Centre (through regeneration of brownfield lands),

- the focus of economic development along the suburban railway corridor between Mallow, Blarney, Carrigtwohill and Midleton,
- the continued growth of the strategic employment areas of Kilbarry, Ringaskiddy, Little Island, Airport Business Park and Whitegate,
- the identification of the need for an additional strategic employment centre in Ballincollig and the need for a science park at Curraheen,
- the strengthening of all Ring Towns with particular emphasis on the development of Mallow as a Hub Town.

5.1.5. The North and West Cork Strategic Plan identified Clonakilty as a major economic development node, and the need to strengthen the corridor between Mallow and Charleville in North Cork. The latter has been manifested in the National Spatial Strategy programme for the development of the Atlantic Corridor linking gateways.

5.1.6. While it is necessary to address economic disparities that exist within the County, it is important to acknowledge disparities in national economic development. The Atlantic Corridor is an attempt to address the economic imbalance that exists nationally by focusing development along the Corridor, which runs from the Gateway cities of Galway through Limerick, Cork and onto Waterford. Currently this region attracts a critical mass of population of approximately 1 to 2 million (within 45 minutes drive time of towns and cities in the Corridor) and it is intended that this critical mass of population will compete with the Greater Dublin Region for future investment.

Development Plan Objectives: Economic Development	
ECON 1-1	<p>Overall Strategy for Economic Development</p> <p>(a) It is an objective generally to encourage all forms of economic and employment development throughout the County in response to the policies and objectives contained within the National Spatial Strategy, the Regional Planning Guidelines, the North and West Cork Strategic Plan, the CASP Update 2008 and in accordance with the overall development strategy and objectives of this plan.</p> <p>(b) It is an objective of the plan to support the Atlantic Corridor, in order to achieve a better balance of economic development between Greater Dublin and the Regions, by focusing investment as a priority in the County</p>

Development Plan Objectives: Economic Development	
	<p>Metropolitan Strategic Planning Area, Mallow Hub and the other Main Towns in the Corridor as the principle centres for employment and economic development in line with the aspirations of the National Spatial Strategy.</p> <p>(c) It is an objective of the plan to develop co-operative strategies, to promote regional economic development, with other Gateway Cities along the Atlantic Corridor.</p> <p>(d) It is an objective to promote sustainable economic development in the county along the suburban rail corridor (Blarney – Monard - Mallow-Carrigtwohill – Midleton- Cobh), the strategic employment areas (Kilbarry, Ringaskiddy, Little Island, Whitegate, Airport Business Park and Ballincollig) as well as in Clonakilty and the major Ring Towns in order to provide a balance in economic development and employment across the County as a whole.</p>

5.2 Employment Strategy

National and County Employment Structure

5.2.1. Up until recently high economic growth in the County had facilitated high employment growth. According to the Central Statistic Office (CSO) (Quarterly Statistics 2007), total employment in the State was 2.1 million in 2007, representing an annual growth rate of 3.9%. This growth was experienced in a broad range of sectors, with construction experiencing significant levels of growth. It is now expected that average employment will fall by 117,000 in 2009. A fall in employment of that size will be consistent with net outward migration of 50,000, the unemployment rate averaging 9.4% and participations falling by 1.3 percentage points (ESRI) (Quarterly Economic Commentary, Winter 2008).

5.2.2. In County Cork, the Census results show a growth rate of 22% between 2002 and 2006, which is higher than the national average. There has been a structural shift in the County's economy with high growth in the construction industry (53%) and the health/social work sector (37%) and declines in the agricultural and manufacturing sectors. Cork City has shown higher rates of decline than the County in manufacturing, banking/finance and education but has good growth in the hotel industry and construction. However with

the recent decline in the economy, it is expected that these figures will change dramatically.

5.2.3. The highest growth in employment has been experienced in Metropolitan Cork (including the City and Metropolitan Towns) as a single employment market. Outside of Metropolitan Cork, Macroom, Fermoy and Skibbereen have recorded the highest rate of growth in employment.

5.2.4. The Cork Area Strategic Plan (CASP) has been updated. This update estimates a net increase of 45, 021 additional jobs required to support the projected increase in population in the CASP region. In order to achieve this growth in the CASP area, the economic strategy will focus on measures to facilitate a more diversified economic base, a focus on cost competitiveness and productivity and choice of investment locations, a significantly expanded labour market and skills strategy and a specific targeted plan to develop the Docklands.

5.2.5. Although the update of CASP is being brought into effect at a time of economic uncertainty where the growth rates of recent years would appear unlikely to be repeated at least in the short term, the aim of the update remains focused on the sustainable delivery of the Government's population targets for the South West Region.

The Overall Employment Strategy

5.2.6. Economic development and employment growth is dependent upon employment creation. Therefore, the overall strategy for employment growth is the:

Promotion of the Atlantic Corridor, maximising the economic development potential of Metropolitan Cork and other county towns in order to achieve balanced and sustainable patterns of growth through economic investment in jobs and services so as to sustain the future population of the County whilst recognising the need for diversity in the rural areas.

5.2.7. A key element of this strategy is the concentration of new economic and employment development primarily within the main towns to bring balance across the County. This will improve the level of employment choice in the more remote parts of the County and strengthen the importance of these settlements in the overall network of settlements. In order to implement this employment strategy, it will be necessary to identify a hierarchy of employment centres within the four Strategic Planning Areas that will ensure a sustainable pattern of economic development across the County, both in urban and rural areas.

5.2.8. It is important to ensure new economic and employment opportunities are developed in tandem with the provision of new housing developments. This strategy will provide people with the

opportunity to live closer to work and reduce the need for commuting. The hierarchy of employment centres are shown in Table 5.1 below.

Table 5.1: Hierarchy of Employment Centres	
Major Employment Centres Strategic, Integrated and Specialised	Large-scale, strategic and specialised manufacturing areas.
District Employment Centres	Main towns providing employment needs of urban areas as well as large rural hinterlands.
Local Employment Centres	Small towns and key villages providing employment needs for local hinterlands.
Rural Employment Areas	Rural employment in the countryside.

5.2.9. Whilst the County Economic Strategy will continue to support the development of the county as an internationally attractive cluster for the bio-pharma and ICT sectors it is considered likely that the major growth in employment within the CASP area will be in the traded services sectors. The main areas of potential growth include the following:

- Internationally traded services, including business services, software, financial, and a range of back-office functions;
- Nationally traded services, including areas such as head office activities for Irish corporates and health, education, consumer services and business services.

5.2.10. Ideally employment and population would be placed in the same location to reduce commuting and to enhance sustainability. There are however constraints in co-locating employment and population due to capacity issues and the need for employers to have access to a sufficiently large pool of skills. In cases where co-location is not feasible the employment strategy has focused on locating population in areas with access to a rail link and potential rapid transit corridors. Similarly, County Cork can achieve its full economic potential by emphasising strong growth in the Metropolitan areas followed by more measured growth in the Ring and County areas.

5.2.11. The table below indicates the updated projections for the distribution of job creation within the County area. The enhanced economic and investment strategy is designed to deliver a major uplift in economic growth and consequent employment generation, amounting to an estimated 36,000 new jobs over the remainder of the period to 2020, compared with the 2006 position. The table also shows the distribution of the jobs by main land use categories; namely industry, enterprise and retail/commercial in each of the Strategic Planning Areas. The majority (40%) of jobs will be in the enterprise sector (business and technology and offices) and the Metropolitan Area (57%) will be the main area for investment in jobs.

Table 5.2 Future Jobs in Strategic Planning Areas by Land Use Up to 2020

Land Use	County Metropolitan Area	Ring Towns	North	West	Total
Enterprise	9,914	2,967	549	1,393	14,823
Industry	6,152	3,463	1,446	1,326	12,387
Retail/Commercial	4,530	2,552	1,128	1,326	9,536
Total	20,596	8,982	3,123	4,045	36,746

NB: Future jobs were calculated using Indicative Future Employment Growth set out in Tables 3.7 and 3.9 in the CASP Update and the National Spatial Strategy population uplifts for North and West Cork.

5.2.12. In order to give guidance on the amount of land required for future employment uses in the Local Area Plans, indicative land requirements for employment uses have been forecast using standards modified from the CASP Update and incorporated into the relevant land use categories; namely enterprise and industry. Retail and commercial uses will mostly be located in Town Centre locations throughout the County in accordance with the recommendations of the Joint Retail Strategy, so no land requirements are provided for this use category.

5.2.13. Planning for future employment development requires a more broadly based approach than planning for other development sectors, particularly housing development, due to the increasingly diverse nature and requirements of development in the economic and employment sector. One of the most important factors is that there is a good choice and plentiful supply of land available. These figures will inform the future requirement for new employment land in the Local Area Plans.

5.2.14. The following table gives future land requirements for 2020 in the Strategic Planning Areas;

Table 5.3 Employment land requirements (hectares) in strategic planning areas – Up to 2020

Land Use	County Metropolitan	CASP Ring	North and West	Total
Enterprise	52.9	15.8	9.7	78.4
Industry	123.0	69.2	57.7	249.9
Total	175.9	85.0	67.4	328.3

The calculations for the land requirements modified average standards used by the CASP Update 2008 for the County. Enterprise development averages 32m² per job at 30% coverage and average 2 storeys. Industry averages 40m² per job, 20% coverage and average 1 storey.

Development Plan Objectives: Employment	
ECON 2-1	<p>Overall Employment Strategy</p> <ul style="list-style-type: none"> (a) It is an objective to encourage economic growth through an Employment Strategy that supports the different goals established for Strategic Planning Areas through a hierarchy of employment centres that encourages a more balanced and sustainable development pattern of housing and employment across the County. A range of employment opportunities should be available within the hierarchy of employment centres to achieve this balance and sustainability. (b) It is an objective to maintain and enhance the economy of Rural Areas in line with policies outlined in the National Spatial Strategy, the Ireland Rural Development National Strategy, 2007-2013 and the North and West Cork Strategic Plan, whilst safeguarding its environment. (c) It is an objective to encourage continued growth in employment in the county and to stimulate economic investment in the bio-pharma sectors as well as traded services sector broadly in the areas and sectors identified in Tables 5.2 and 5.3. (d) It is an objective to promote rural economic development by adopting a policy framework that recognises the need to promote the long term sustainable social and environmental development of rural areas, and encourages economic diversification and facilitates the growth of rural enterprises. (e) It is an objective to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

County Metropolitan Strategic Planning Area

5.2.15. The employment strategy will focus investment in the County Metropolitan Strategic Planning Area as the primary centre of employment. It will also acknowledge the role of Cork City and the Docklands for future economic development and employment. One of the main aims of the overall strategy in this plan is to recognise that

the County Metropolitan Strategic Planning Area functions as a single housing and jobs market. Within this area, there is a need to ensure equality of access for all, through an integrated transport system, to the educational and cultural facilities worthy of a modern and vibrant European City.

5.2.16. The main aim of the plan will be to re-balance the provision of jobs in the County Metropolitan Strategic Planning Area so that all residents have access to opportunities for employment within easy distance from their homes, thereby reducing levels of commuting in the area as a whole.

5.2.17. The County Metropolitan Strategic Planning Area has a number of major **employment centres** that provide significant sources of employment for most of the people that live in the area. Most of these are usually large in scale and are situated in strategic locations. Within the category of Major Employment Centres, there are a number of key **strategic, integrated and specialised** employment centres, which provide different types of functions.

5.2.18. Generally, strategic employment centres are those that are strategic locations for large-scale industry usually associated with FDI (Foreign Direct Investment) companies that require large, stand-alone premises and employ large numbers of employees. Characteristically, these companies are located on the periphery of large conurbations (city and metropolitan areas) and have good access to public transport services. Typical land-uses in these centres are: large-scale manufacturing plants (in excess of 60ha) for pharmaceuticals, bio-chemical, electronic, telecommunications, bio-medical and international traded services. The primary locations for large-scale manufacturing industry have been planned and developed at Ringaskiddy, Little Island, Carrigwohill and Kilbarry, which is located in the Cork City North Environs. The main issues critical to the success of these strategic employment centres are:

- *Continued availability of suitable land;*
- *Improved public transport services to relieve congestion on the main roads;*
- *Comprehensive water and wastewater infrastructure particularly where hazardous material or processes are involved.*

5.2.19. The proposed spatial strategy in the CASP Update involves support for the development of **Ringaskiddy** as a strategic employment location, focused on industry. Major transport infrastructure proposals include potential for enhanced development of port related facilities at Ringaskiddy. Ringaskiddy will continue to act as a Strategic Employment location and indeed should see significant industrial employment growth. Ringaskiddy has excellent port facilities and contains predominantly large-scale manufacturing

Chapter 5: Economy and Employment

industrial uses that occupy large, stand alone sites. The area also has a number of residential and amenity uses that require protection against inappropriate development. The provision of large scale industry and port related development in Ringaskiddy will also play an important role in the redevelopment of the Cork City docklands by providing for the relocation and development of industrial uses and major port facilities. It is an important element of the CASP Update that the remaining port activities close to the city centre, including the container facilities at Tivoli, should be relocated to areas where larger modern ships can be accommodated and where they are served directly by the national road network, facilitating the movement of freight by road without the need for heavy goods vehicles to pass through either the city centre or any other major residential areas. This relocation will release the land presently occupied by the port facilities and other industry for redevelopment and stimulate much needed urban renewal close to the heart of the city.

5.2.20. Cork County Council is committed to the relocation of port facilities to Ringaskiddy and will engage with the Port of Cork and other relevant stakeholders, to seek a resolution to the issues raised by An Bord Pleanála and if necessary give consideration to possible alternative locations.

5.2.21. In order to establish an appropriate land-use strategy for Ringaskiddy, the Carrigaline Electoral Area Local Area Plan will address the land-use issues associated with the port relocation. This Plan sets out a strategy to maximise the regional economic potential of other undeveloped land and to establish infrastructure to support enhanced public transport to serve the area.

5.2.22. **Little Island** has developed as the key location for a variety of industrial activities. It has a number of large-scale manufacturing industries together with a mixture of small to medium sized industrial parks and a larger-scale office park (Eastgate). It enjoys excellent links to the National road network, is close to the Jack Lynch tunnel and will be linked to the Midleton-Blarney Suburban Rail Network. For these reasons it has proved a particularly suitable location for a mixture of employment led industrial, enterprise and distribution developments. Little Island has been identified as a Strategic Employment Centre in the CASP Update and this is reflected in the objectives of this plan. The further development of Little Island is premised on the provision of high quality public transport including improved linkages with the existing railway station. According to the CASP Update Little Island's Employment Type is Business and Technology/Offices/Distribution. The key planning issues for Little Island are; accessibility by public transport, impact on existing residential amenities, provision of high quality open space, amenities for workers and residents and consolidation of localised services. There are also opportunities for the redevelopment and intensification of existing lands and the Local Area Plans will strengthen the supply of land in Little Island. In the short term Little Island requires urgent

focus on the provision of bus based public transport in a balanced response to the over reliance on car dominated commuting in the employment areas in Little Island itself.

5.2.23. **Carrigtwohill** is an important location for high technology manufacturing plants and it is an objective of this plan to continue this development. There is capacity within the existing supply of zoned land for additional employment led industrial and enterprise development. The town is a particularly sustainable employment location because of its strong supply of housing development and the proposals for enhanced rail passenger services to be delivered in 2009.

5.2.24. **Kilbarry** has been identified by the IDA as an important location for major employment development serving the north of the City. The role of the proposed Northern Ring Route will be a critical factor in providing suitable national transportation links. However, the Local Area Plan will need to address the need for public passenger transport, and non-national road links to facilitate commuter traffic. The land is suitable for more employment led large-scale industry and enterprise development.

5.2.25. The table below outlines the number of actual jobs in the major employment centres in the County Metropolitan Strategic Planning Area. Significant employment is also projected to arise from the proposed science park at Curraheen. The table also gives the projected growth in jobs for these areas up to 2020. These main employment growth areas are Ringaskiddy, Carrigaline, Kilbarry, Ballincollig, Little Island, Carrigtwohill, Whitegate and the Airport. The table also shows the balance in the number of jobs which will be distributed between the other main towns and other locations in County Metropolitan Strategic Planning Area.

Table 5.4: Future Employment Growth in the County Metropolitan Strategic Planning Area			
Area	2006	2020	Growth in Jobs
Ringaskiddy and Carrigaline	7,816	10,316	2,500
Kilbarry (part of)	2,552	4,302	1,750
Ballincollig	8,686	12,800	4,114
Little Island and Carrigtwohill	12,760	14,934	2,174
Airport	2,232	3,232	1,000

Table 5.4: Future Employment Growth in the County Metropolitan Strategic Planning Area			
Whitegate	743	2,743	2,000
Total	34,789	48,327	13,538
Main Town and Other Locations	26,668	33,726	7,058
Total	61,457	82,053	20,596

Development Plan Objectives: Strategic Employment Centres in County Metropolitan Strategic Planning Area	
ECON 2-2	<p>County Metropolitan Strategic Planning Area</p> <p>(a) It is an objective to promote the development of Ringaskiddy, Little Island, Carrigtwohill and Kilbarry as Strategic Employment Centres, which will be the primary locations for large-scale industrial development.</p> <p>(b) It is an objective to ensure that sufficient and suitable land is zoned for appropriate uses. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development for these uses.</p>

5.2.26. Other major employment centres in the County Metropolitan Strategic Planning Area are specialised centres located at Whitegate and Cork Airport Business Park. The Specialist Employment Centres are those centres of employment that produce specialised goods and services. Generally, the category covers a mixture of locations that require good access to ports/airport for transportation of their goods and services. **Whitegate** is responsible for the storage and processing of strategic energy resources (oil and gas products) in the Cork Harbour. It is the intention of the plan to continue the use of the land for large-scale industrial purposes. The other specialised employment centre in the Cork Metropolitan Strategic Planning Area is the **Airport Business Park** located near the Cork International Airport, south of the City, that provides a prestigious office based industrial area for international traded services.

5.2.27. The main towns of **Midleton** and the **Blarney/Monard** area are located on the suburban rail network and will benefit from access to public transportation infrastructure. As **Integrated Employment Centres**, the aim is for balanced provision of land for housing and for employment development. These towns are located east and north of the City and will provide much of the re-balancing in the provision of

housing and employment. The planned development of settlements in the rail corridor will provide access to a mix of employment uses including large scale industry and office based industry and enterprise. The Cork Area Strategic Plan Update recognises that development along the rail corridor is consistent with the principle of sustainable development.

5.2.28. **Ballincollig**, located to the west of the City, has benefited from a new national road bypass and has the potential to develop further in the provision of additional housing and employment as an integrated employment centre. The range of employment activities provided for in these centres is to include both small-scale and large-scale employment led industrial and enterprise development (office-based industry, manufacturing and distribution).

5.2.29. **Cobh** is located on the suburban rail line to Cork and is overlooking Cork Harbour. While it has lost many large-scale employment uses over the years, it has the potential to be a district employment centre, to provide additional jobs and houses for the existing urban area and the small hinterland that it serves within the County Metropolitan Strategic Planning Area.

Development Plan Objectives: Strategic Employment Centres in County Metropolitan Strategic Planning Area	
ECON 2-3	<p style="text-align: center;">County Metropolitan Strategic Planning Area</p> <ul style="list-style-type: none"> (a) It is an objective to promote the development of Whitegate and Airport Business Park as Specialist Employment Centres. (b) It is an objective to promote the development of Midleton, Ballincollig and Blarney/Monard as Integrated Employment Centres that will provide sustainable levels of jobs and housing for the estimated population levels. (c) It is an objective to promote the development of Cobh as a district employment centre that will provide sustainable employment and housing for the urban area and its small hinterland. (d) It is an objective to ensure that sufficient and suitable land is zoned for appropriate uses. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development for these uses.

CASP Ring Strategic Planning Area

5.2.30. Employment in this strategic planning area is mainly focused on the development of **Mallow** Town as a Hub Town (identified by the NSS). In association with the role as a Hub Town, Mallow will be designated as an Integrated Employment Centre, where additional jobs and houses can be provided to sustain the estimated population levels anticipated for this town on the Atlantic Corridor.

5.2.31. Other towns in this strategic planning area are the Ring Towns of **Fermoy, Youghal, Macroom and Bandon**, all of which have been designated as District Employment Centres. It is important for these strategic towns to retain a sufficient critical mass of population in order to attract new investment and employment and develop and modernise the range of services and facilities that they offer. In order to establish an appropriate balance in the spatial distribution of growth, these centres will provide additional employment for the population expected in the towns as well as providing an improved service for the large rural hinterlands in the area.

5.2.32. **Kinsale** is located within the CASP Ring Strategic Planning Area. With its attractive setting, it functions as a principal tourist attraction of national importance, where it is paramount that the natural and built heritage assets are protected.

5.2.33. In all other areas, it is important, where practicable, to recognise that related economic activities need to develop in close proximity to each other, forming clusters. This will serve to strengthen the development of specialist skills in strategic labour markets as well as provide diversification of the local labour markets in central, more rural locations. In all cases, there should be potential to lessen any adverse environmental impacts and reduce unnecessary travel to work. The development of the key villages and rural areas in this strategic planning area is guided by the need to balance the rate of future population growth with that of the main towns, so that there is necessary protection of those areas under pressure for urban development. The employment will be provided in the network of villages in the rural areas as **local employment centres** and their development will assist with the strengthening of rural communities, whilst protecting agricultural infrastructure and productivity.

Development Plan Objectives: Employment in CASP Ring Strategic Planning Area	
ECON 2-4	<p>CASP Ring Strategic Planning Area</p> <p>(a) It is an objective to promote the development of Mallow Hub as an Integrated Employment Centre within the Atlantic Corridor.</p>

Development Plan Objectives: Employment in CASP Ring Strategic Planning Area	
	<p>(b) It is an objective to promote the development of the ring towns of Fermoy, Youghal, Macroom and Bandon as District Employment Centres, which are major centres of population and employment growth of countywide significance.</p> <p>(c) It is an objective to recognise the role played by the key villages and villages as local employment centres where investment can be focused in creating a critical mass of population and employment that will sustain a local rural hinterland.</p> <p>(d) It is an objective to ensure that sufficient and suitable land is zoned for appropriate uses. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development for these uses.</p>

North Strategic Planning Area

5.2.34. Employment in this strategic planning area has been declining through changes to the agricultural sector and the fall in agri-processing employment. Large parts of the area have opportunities for rural economic diversification. This potential will be manifested in strengthening the permanent population structure through the diversification of the rural economy and improved economic and employment in the main towns and larger villages.

5.2.35. The North and West Cork Strategic Plan sets out a 20-year strategy to address the structural, socio-economic and infrastructure issues in the area. At the heart of the strategy are proposals to rebalance the population structure of the area by allowing the villages and rural areas to maintain healthy growth levels but encouraging a greater proportion of the new population in the area to locate in the towns. This will help the main towns develop a more effective critical mass of population, which in turn will facilitate the development of their retail sector, their employment function, services and other facilities. The aim is for the towns to become self-sustained centres, that will be of benefit to the area as a whole.

5.2.36. The Atlantic Corridor augments the NSS and aims to focus infrastructure, population and employment growth in a corridor that includes the main towns of Buttevant and Charleville. Mitchelstown is located on the N8 corridor to Dublin and is equally important as a town on the periphery of the County with major connections to the Mallow Hub and the Cork Gateway.

Chapter 5: Economy and Employment

5.2.37. The three main towns of Newmarket, Millstreet and Kanturk form a group of urban development nodes in the western part of the planning area that could compete with other towns for additional employment. These towns can accelerate their rate of growth, broadly in line with the North and West Cork Strategic Plan, and increase the population levels for them to maximise their potential to attract new investment in employment, services and public transport.

5.2.38. These main towns are designated as **District Employment Centres**, which are centres serving the employment needs of urban areas as well as large rural hinterlands. An appropriate quantum of land will need to be provided within the urban areas to accommodate a range of employment activities including office based industry and manufacturing. Serviced industrial sites and incubator units should be available within these centres. The main opportunity to strengthen the permanent population in these areas is by strengthening the economic and employment base of the towns and larger villages.

5.2.39. Employment in the small towns, key villages, villages and rural areas will benefit from the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy through the protection of the area's natural and built heritage, and by encouraging appropriate new forms of employment development. This will be supported by the designation of the key villages as focal points or **Local Employment Centres**, which will strengthen and protect the rural communities of the area and encourage sustainable growth in population, while protecting agricultural infrastructure and productivity.

Development Plan Objectives: Employment in North Strategic Planning Area	
ECON 2-5	<p>North Strategic Planning Area</p> <p>(a) It is an objective to promote the development of Charleville and Buttevant as District Employment Centres within the Atlantic Corridor.</p> <p>(b) It is an objective to promote the development of the main towns of Kanturk, Newmarket, Millstreet and Mitchelstown as District Employment Centres, which are major centres of population and employment growth, which serve their wider hinterland.</p> <p>(c) It is an objective to promote the key villages and villages as local employment centres where investment can be focused on creating additional employment opportunities in the centre that will sustain a local rural hinterland.</p> <p>(d) It is an objective to ensure that sufficient and</p>

Development Plan Objectives: Employment in North Strategic Planning Area	
	suitable land is zoned for appropriate uses. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development for these uses.

West Strategic Planning Area

5.2.40. Employment in this strategic planning area has been declining through changes to the agricultural sector and commercial fishing industry. However, the most positive aspect of this strategic planning area is the attractive main towns, coastal and upland scenery which promotes an important tourism economy of national significance.

5.2.41. Large parts of the area have opportunities for rural economic diversification. This potential will be manifested in strengthening the permanent population structure through the diversification of the rural economy and improved economic conditions and employment in the main towns and larger villages.

5.2.42. As in the North Strategic Planning Area, the North and West Cork Strategic Plan sets out a 20-year strategy to address the structural socio-economic and infrastructure issues in the area. At the heart of the strategy are proposals to rebalance the population structure of the area by allowing the villages and rural areas to maintain healthy growth levels but encouraging a greater proportion of the new population in the area to locate in the towns so that they will develop a more effective critical mass of population.

5.2.43. Whilst there have been declines in the commercial fishing economy overall, the planning area has an important port at Castletownbere which is the largest white fish port in the country. Its strategic location in Bantry Bay, promotes the town and its hinterland as a **Specialised Employment Centre** in commercial fishing and it is the intention of the plan to continue this large-scale industrial development.

5.2.44. To support the area's economy and population growth, and to establish a balance within the County, Clonakilty is designated in this plan as an **Integrated Employment Centre** to act as a focus for economic and population growth. In addition, and in support of this measure, priority will be given to the provision of enhanced transportation infrastructure along the N71 corridor to improve the quality of this critical economic link to the Cork area. A Special Local Area Plan (SLAP) will be prepared for Clonakilty to identify sufficient land for additional employment, housing and associated services to support its designation as a major centre for employment and

Chapter 5: Economy and Employment

population with a high standard access to educational and cultural facilities. The SLAP will emphasise the importance of a Strategic Transport Improvement Corridor to the development of Clonakilty as well as the overall economic development of the West Strategic Planning Area thus ensuring more balanced economic development across the County as a whole.

5.2.45. The western and coastal parts of the area are identified as rural diversification areas largely because of the less intensive or productive agricultural practices/traditions and a weaker population structure. Many houses are second or holiday homes and are only occupied for parts of the year. The area also includes some of the most sensitive landscape within the County, particularly along the three main peninsulas; Bere, Mizen and Sheeps Head. The main opportunity to strengthen the permanent population structure of the area is by strengthening the economic and employment base of the towns and larger villages and by developing the tourism and leisure economy through the protection of the assets of the area's natural and built heritage particularly the outstanding coastal and upland landscape in the west and south of the area.

5.2.46. To support this opportunity, Bantry, as a **District Employment Centre** for a large hinterland, and Schull as a Local Employment Centre for a smaller hinterland, are also the principal tourist attraction hubs in the strategic planning area.

5.2.47. The main towns of Skibbereen and Dunmanway are designated as **District Employment Centres**, which are centres serving the employment needs of urban areas as well as large rural hinterlands. An appropriate quantum of land will need to be provided within the urban areas to accommodate a range of employment activities including office based industry and manufacturing. Serviced industrial sites and incubator units should be available within these centres. The main opportunity to strengthen the permanent population in these areas is by strengthening the economic and employment base of the towns and larger villages.

5.2.48. In the West Strategic Planning Area, increased employment will benefit from diversification of the rural economy by promoting a stronger tourism and leisure economy and the protection of the area's natural and built heritage. This will be supported by the designation of the key villages as focal points or **Local Employment Centres**, which will strengthen and protect the rural communities of the area and encourage sustainable growth in population, while protecting agricultural infrastructure and productivity.

Development Plan Objectives: Employment in West Strategic Planning Area	
ECON 2-6	<p>West Strategic Planning Area</p> <ul style="list-style-type: none"> (a) It is an objective to recognise Castletownbere's role as a Specialised Employment Centre in West Cork. (b) It is an objective to promote the development of Clonakilty as an Integrated Employment Centre, with additional jobs and housing that will sustain the estimated population growth and serve a larger hinterland along the Strategic Transport Improvement Corridor to West Cork. (c) It is an objective to promote the development of Bantry, Skibbereen and Dunmanway as District Employment Centres for their local labour markets so that they meet the employment needs of an urban area and its wider rural hinterland. (d) It is an objective to promote the key villages and villages as local employment centres where investment can be focused on creating additional employment opportunities that will sustain a local rural hinterland. (e) It is an objective to ensure that sufficient and suitable land is zoned for appropriate uses. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development for these uses.

Rural Employment in the Strategic Planning Areas

5.2.49. It is important to recognise in all the strategic planning areas that there is a role for rural employment in contributing to the general economic growth of the County. The rural employment base should encourage diversification of the rural economy by promoting stronger tourism and leisure activities and encouraging more appropriate forms of rural employment development. It can comprise of a number of different sectors including agriculture (arable, dairy, organic), forestry, tourism (walking, cycling, leisure fishing, golfing, water based activities), mineral extraction (quarries etc), commercial fishing (boats – excluding processing) and rural enterprises.

Development Plan Objectives: Rural Employment in Strategic Planning Area	
ECON 2-7	<p>Rural Employment</p> <p>It is an objective to recognise the contribution of rural employment to the growth of the economy in the strategic planning areas and to promote that growth by encouraging rural enterprise generally and promote certain kinds of rural enterprise, especially those activities that are resources dependant, including renewable energy production and small scale industry.</p>

5.3 Land-use and Economic Development

5.3.1. The main towns are the engines for economic growth and are the main employment centres for future development. While recognising that there is a role for the rural areas in the provision of employment, it is limited and the main focus should be on the main towns.

5.3.2. In providing for new areas of economic development in the plan, priority should be given for the need to provide a choice of locations to the investor (for land zoned for industry, enterprise and commercial/retail) and a choice of transport modes for the employee. It is particularly important that new development should be located within existing settlements to encourage economic diversification and networking between related businesses, enhance the degree of employment choice and provide at least some opportunities for travel to work by public transport.

5.3.3. In all main towns, economic development will be focused on the different land uses that represent the different functions, namely, Industry; Enterprise, Retail and Commercial Development. Business Parks, which can offer diversity in employment type, size and setting, can be included under each of these land uses.

Industry

5.3.4. Industrial areas are concerned with process-orientated employment and production that includes manufacturing (those activities that create noise, vibrations, smells, fumes, smoke, soot, ash dust or grit), repairs, warehousing, distribution, open-storage and transport operating centres. With certain exceptions, as set out in the objectives below, industrial areas that are not used for small to medium sized industry, warehousing or distribution are considered generally to be suitable for waste management activities (including the recovery and treatment of waste materials but not including landfill or incineration of waste generated elsewhere).

5.3.5. Generally, these uses do not serve visiting members of the public and so would not be appropriate to town centres. Similarly, industrial areas need a measure of protection from other uses that could be more appropriately located in other areas (e.g office based industry, retailing etc). Proposals for inappropriate forms of new development, such as retail warehousing, in established industrial areas and the intensification of uses that would be more appropriate to other areas, should be resisted.

5.3.6. New buildings should be single storey with high ceilings to provide versatility and adaptability to accommodate a broad range of types of plant, machinery and delivery vehicles throughout their design life. It is important to apply high standards of layout, landscaping and design to help assimilate these areas into their surroundings. These areas require accessibility by both public transport and commercial vehicles.

5.3.7. The scale of appropriate industrial development will be dependent upon its location within the employment hierarchy. Large-scale industrial development should be encouraged in the Major Employment Centres. Small to medium scale industrial development, which include the provision of incubator units, should generally be located in the Integrated, District and Local Employment Centres. These areas should cater for manufacturing (those activities that create noise, vibrations, smells, fumes, smoke, soot, ash dust or grit), repairs, warehousing, distribution, open-storage, and transport operating centres type activities. Given their scale, these areas are more likely to be located in District Employment Centres rather than Strategic Employment Centres. . Normally it will be appropriate to seek relocation for the industry on suitable land identified in Local Area Plans. It will be important that the Local Area Plans and Special Local Area Plans provide a choice of locations for the expansion and development of new industries located within the main settlements and employment centres, where possible in close proximity to public transport.

5.3.8. The general objectives for industrial development are set out in the following table.

Development Plan Objectives: Industry	
ECON 3-1	<p>Appropriate Uses In Industrial Areas</p> <p>(a) It is an objective of the County Development Plan to promote the development of industrial areas as the primary location for uses that include manufacturing, repairs, warehousing, distribution, open storage, waste materials treatment and recovery and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will</p>

Development Plan Objectives: Industry	
	<p>not normally be encouraged.</p> <p>(b) It is an objective that industrial areas that are not used for small to medium sized industry, warehousing or distribution are considered generally to be suitable for waste management activities (including the treatment and recovery of waste material but not including landfill or contract incineration facilities). In the interests of clarity, contract incineration facilities comprise those whose primary role is to manage wastes that are not generated by the company.</p> <p>(c) It is an objective that, subject to local considerations, civic amenity sites and waste transfer stations may be suitable on industrial sites with warehousing and/or distribution uses.</p>
ECON 3-2	<p>Locations for Large-Scale Industrial Development</p> <p>It is an objective to ensure that sufficient and suitable land is zoned for sustainable large-scale and general industry taking into account the objectives of this plan (including development to meet the likely needs of the chemical, pharmaceutical and oil refining sectors) at the major employment centres of Ringaskiddy, Whitegate, Carrigtwohill, Kilbarry and Little Island. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development for these uses.</p>
ECON 3-3	<p>Locations for Distribution Industry Development</p> <p>In addition to land zoned for large-scale and general industry, it is an objective to ensure that sufficient and suitable land is zoned for distribution industry development at the key location of Little Island. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development by these sectors.</p>
ECON 3-4	<p>Locations for large scale long established industrial uses.</p> <p>(a) In some circumstances significant benefits can arise from the relocation of large scale industrial uses that are located close to town centres.</p> <p>(b) Normally it will be appropriate to seek relocation for the industry on suitable land identified in Local Area Plans.</p> <p>However, in cases where the zoned land is clearly unsuitable for a particular industrial use, consideration may be given to more sustainable, alternative locations</p>

Development Plan Objectives: Industry	
	outside or close to the town subject to normal proper planning considerations.
ECON 3-5	<p>Locations for Port Related Development</p> <p>It is an objective to ensure that land with the potential to accommodate port related development, particularly at Ringaskiddy, but also at the other ports throughout the County, is, normally, protected from inappropriate development that would prejudice its long term potential to accommodate this form of development.</p>
ECON 3-6	<p>Site Design, Access and Car Parking</p> <p>It is an objective to ensure that the likely demand for car parking and delivery vehicles are fully met within the site, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.</p>
ECON 3-7	<p>Building Design – Industrial Areas</p> <p>It is an objective to ensure that, normally, new buildings in primarily industrial areas are single storey with high ceilings to provide versatility and adaptability to accommodate a broad range of types of plant machinery and delivery vehicles throughout their design life.</p>

Prevention Of Major Accidents

5.3.9. A number of industries in County Cork are affected by the Seveso II Directive (96/082/EEC). This EU Directive seeks to prevent major industrial accidents involving dangerous substances and to limit the consequences of accidents on people and the environment. In this plan, the focus is to ensure that:

- *Proposals for new establishments at risk of causing major accidents;*
- *Proposals for the expansion of existing establishments designated under the directive; and*
- *Other developments proposed near to existing establishments,*

all take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.

5.3.10. The industries that are currently (September 2007) covered by the directive are listed in Table 5.5 and indicated on the relevant Local Area Plans and Special Local Area Plans. The Health and Safety Authority have established generic 'consultation distances'

Chapter 5: Economy and Employment

surrounding these establishments and these are also indicated in the table.

Table 5.5: List of industries affected by the Seveso II Directive		
Establishment	Location	Consultation Distance (m)
Bantry Terminals Ltd.	Reenrou, Bantry, Co. Cork.	Whiddy Island
BOC Gases Ireland Ltd	Little Island, Co. Cork.	700m
Calor Gas Teo	Whitegate, Co. Cork.	600m
Calor Gas Teo *	Tivoli, Co. Cork.	600m
Cognis Ireland Ltd	Little Island, Co. Cork.	1000m
Conoco Phillips Whitegate Refinery Ltd	Whitegate, Co Cork.	1500m
Derrymore Agencies Ltd	Quartertown, Mallow, Co. Cork.	600m
Dynea Ireland Ltd	Marino Point, Cobh, Co. Cork.	1000m
Eli Lilly S.A	Dunderow, Kinsale, Co. Cork.	1000m
ESB Aghada Power Station	Whitegate Co. Cork.	1500m
Flogas Irl.Ltd *	Tivoli Ind. Est, Cork.	600m
Goulding Chemicals Ltd	Centre Park Road, Cork.	1000m
Grassland Fertilizers Ltd	Carrigrohane Road, Cork.	1000m
Irish Distillers Ltd	Midleton, Co. Cork.	300m
Irish Oxygen Company Ltd	Waterfall Road, Cork.	1000m
National Oil Reserves Agency*	ESB Marina Tank Farm, Centre Park Road, Cork.	1500m
Novartis Ringaskiddy Ltd	Ringaskiddy, Co. Cork.	1000m
Pfizer Ireland Pharmaceuticals	Drug Subs Plant, Ringaskiddy, Co. Cork.	1000m
Pfizer Ireland Pharmaceuticals	Little Island, Co. Cork.	1000m
Pfizer Ireland Pharmaceuticals	Loughbeg, Ringaskiddy, Co. Cork.	1000m
Pfizer Cork Limited	Inchera, Little Island, Cork.	1000m
Smithkline Beecham (Cork) Ltd	GlaxoSmithkline Beecham (Cork) Ltd, Currabinny, Co. Cork.	1000m
Tervas Ltd.	Knockburden, Co. Cork.	600m
Topas Energy Ltd	Centre Park Road, Cork.	1000m
Vita Cortex Ltd.*	Kinsale Road, Cork.	1000m

* located within Cork City Council Boundary.

Development Plan Objectives: Seveso	
ECON 3-8	<p>Prevention of Major Hazardous Accidents</p> <p>It is an objective to reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking into account the advice of the Health and Safety Authority when proposals for new development are considered.</p>
ECON 3-9	<p>Proposals for New Establishments</p> <p>It is an objective, in assessing applications for new development or expansion of existing development involving hazardous substances, to have regard to:</p> <ul style="list-style-type: none"> • The Major Accidents Directive (Seveso II) (96/082/EEC), • Potential adverse impacts on public health and safety and • The need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.
ECON 3-10	<p>Proposed Development Adjacent to Existing Establishments</p> <p>The Health and Safety Authority have established consultation distances surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it is an objective to ensure that development within these distances complies with the requirements of the Major Accidents Directive (Seveso II). The Council will consult with the Health and Safety Authority regarding any such proposals.</p>

Brownfield Development

5.3.11. Since 2003, there have been a number of closures of large-scale manufacturing plants in County Cork. Typical examples of closures in the County include the ISPAT steel manufacturing facility at Haubowline Island in Cork Harbour; the IFI site in the inner harbour; Mallow Sugar Factory and others. It is important to acknowledge that the redevelopment of brownfield sites is inherently more sustainable than the development of greenfield sites and should be encouraged. When discussing redevelopment proposals, it is important to address the potential of these sites for economic development and employment creation. There is also a need to take care of the likely environmental impact of the redevelopment of these sites.

Development Plan Objectives: Brownfield Sites	
ECON 3-11	<p>Employment Potential of Brownfield Sites</p> <p>It is an objective to recognise the employment potential of brownfield sites in both urban and rural areas in the County and their contribution to a more sustainable pattern of development.</p>

Enterprise Development

5.3.12. Enterprise Development is the term used to describe a broad range of economic and employment generating developments that, like industry, rely on process-oriented activities to produce goods and services. However, in contrast to industry, these uses require high quality environmental conditions and tend to locate where there is access to appropriately skilled labour markets and along public transport corridors (suburban rail network) rather than near sources of raw materials or market areas.

5.3.13. This group of economic activities includes ‘office-based industry’. These enterprises are offices concerned with producing an end product or providing telephone or web-based services. They do not normally serve visiting members of the public. They should be located primarily in enterprise locations (such as business or technology parks) or at city centre or town centre locations.

5.3.14. Problems can arise in these areas particularly, when inappropriate uses such as industrial development or retailing can cause bad neighbour problems, traffic congestion and can threaten the vitality of town and neighbourhood centres. A measure of protection is required to encourage appropriate uses and resist the development or intensification of other uses.

5.3.15. Travel to work patterns can result in heavy peak hour traffic to and from these areas. Therefore improved accessibility by public transport and the implementation of other commuter management measures (park and ride) are essential to reduce this congestion.

5.3.16. There has been significant growth in these activities in the Cork Metropolitan Strategic Planning Area, especially to the east of the City (Eastgate) and south-west of the City (Airport Business Park) over recent years and this has played a part in not only offsetting the loss of employment in other sectors, such as agriculture but also fuelling much of the growth that the Metropolitan Area has experienced. In both examples, there is only a small amount of land left for further development and new sites for similar development need to be identified in the plan particularly within the Cork Metropolitan Strategic Planning Area. Similarly, sites need to be

identified for similar types of enterprise parks in the urban areas of all other Strategic Planning Areas.

5.3.17. One of the principle findings of the Business Land Availability Survey, which was completed in October 2006, was that the Irish Economy has experienced a general shift away from the traditional manufacturing type industries towards higher value, office based activities that require more modern and efficient business space. Over the life of this plan, it is assumed that this trend will continue facilitating an increased demand for modern, office campus type developments in accessible locations. In the longer term, the growth of both University College Cork and Cork Institute of Technology will ensure the continued provision of a skilled labour force in Cork, which in turn is likely to stimulate further growth. The main pressure for this growth will arise in Metropolitan Cork where there is the greatest concentration of existing operations.

5.3.18. Science, technology and knowledge driven enterprises have become increasingly important to economic success in a global society. While lands have been identified and zoned in the Carrigaline Electoral Area Local Area Plan for the development of a Science Park, this opportunity has not been advanced to date. In view of the importance of such a facility in a knowledge based economy, the Council will review the policy of providing a Science Park and make the necessary arrangements, in collaboration with the third level institutions in the area, to ensure the delivery of such a facility incorporating high tech, science and research related business.

5.3.19. It is important to ensure that there is adequate protection of the most suitable land for future expansion in this sector. Appropriately zoned land will be identified in the Local Area Plans within a variety of settlements, so that opportunities can be exploited when they arise and a range of choice provided as a priority to the investor and potential employee.

5.3.20. Enterprise Areas include activities such as software development, IT, commercial research and development, data processing and telemarketing. These enterprise areas require landscaping, design and environmental standards higher than those in industrial areas.

Development Plan Objectives: Enterprise Areas	
ECON 3-12	<p>Enterprise Areas</p> <p>(a) It is an objective to promote the development of Enterprise Areas as the primary locations for the development of employment uses that are inappropriate to town centres and require environmental standards higher than those in</p>

Development Plan Objectives: Enterprise Areas	
	<p>industrial areas, such as office based industry and business parks. The development of inappropriate uses, such as industry and retailing will not, normally, be encouraged. Non-retail general offices may be permitted in the County Metropolitan Strategic Planning Area, Mallow and Clonakilty Integrated Employment Centres but will be discouraged in other Strategic Planning Areas unless, on a case-by-case basis, it can be demonstrated that suitable premises or sites are not available in town centres. Non retail commercial uses will be considered, provided that the area as a whole generally remains in enterprise uses.</p> <p>(b) It is an objective to have a range of enterprise areas across the County in accordance with the hierarchy of employment centres and these will be determined in the Local Area Plans.</p> <p>(c) Having regard to the provisions of the EU Block Exemption dated 1st October, 2002, the Council considers it necessary to make provision for the possible location of car showroom (auto mall) developments within Enterprise Areas.</p> <p>(d) Car showrooms (auto malls) may be located in Enterprise Areas subject to a full assessment of the supply of car showrooms in the general area and the overall scale and design of the proposed development, together with the proximity to the National Primary Routes and/or centres of population, provided that any such development will not be detrimental to the enterprise area.</p>
ECON 3-13	<p>Locations for Enterprise Areas</p> <p>It is an objective to ensure that the Local Area Plans and Special Local Area Plans provide sufficient land zoned for the enterprise needs of the County in locations that are in accordance with the hierarchy of employment centres. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development of these uses.</p>
ECON 3-14	<p>Site Design, Access and Car Parking</p> <p>It is an objective to ensure that the likely demand for car parking and delivery vehicles are fully met within the site, to apply the highest standards of design, hard</p>

Development Plan Objectives: Enterprise Areas	
	and soft landscaping and to ensure that pedestrian and public transport access is provided.

5.4 Retail Development

5.4.1. Cork City Council and Cork County Council jointly commissioned consultants to prepare the Cork Strategic Retail Study (March 2008). This strategy will replace the existing Joint Retail Strategy and has been incorporated in this section as follows;

The Joint Retail Strategy for Cork

5.4.2. The Retail Planning Guidelines published by the Department of the Environment and Local Government in January 2005 require the larger urban areas of the Country, including Cork City and County, to prepare retail strategies and policies for their areas. The strategies, to be included in all future development plans, are to comprehensively address the following matters:

- Confirm the retail hierarchy, the role of centres and the size of the main town centres;
- Define the boundaries of the core shopping areas;
- Identify the additional floor-space requirements;
- Provide strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

5.4.3. Cork City Council and Cork County Council jointly commissioned consultants to prepare the Cork Strategic Retail Study (March 2008), hereafter referred to as the CSRS. The strategy set out in this document is based on the findings of that study and will replace the existing Joint Retail Strategy. All the planning authorities in Cork including the City and County Councils, will adopt the strategy and include it within their development plans. It will form the agreed basis on which each authority will be able to formulate appropriate development plan objectives or policies for retail development in its area and which will be used in the determination of applications for

planning permission. The Town Councils will use this Retail Strategy as guidance in their relevant development plans.

Development Plan Objectives: Role of the Retail Strategy	
ECON 4-1	<p>a) It is an objective to include the Cork Planning Authorities Joint Retail Strategy in current and future development plans together with appropriate objectives that will secure its implementation.</p> <p>b) It is also an objective to have regard to the Retail Planning Guidelines for Planning Authorities, in determining planning applications for retail development.</p>

Retail Hierarchy

5.4.4. At the heart of this strategy is a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development.

5.4.5. In July 2007 there was a total of 384,625 sq m. of net retail floor space in Cork City and County. 74% of this was comparison floor space (including retail warehousing) and the remainder convenience goods space. Some 37% of retail floor space is in the city centre and suburbs and the remainder is distributed relatively evenly elsewhere in the county. The city centre is the main comparison goods shopping destination with 55% of pure comparison expenditure (excluding retail warehousing). Mahon has been developed since the last strategy was adopted and now has a 10% share of comparison expenditure. Other significant comparison goods centres are Douglas at 6% and Mallow at 5%.

The hierarchy is summarised in Table 5.6:

Table 5.6 – Retail Hierarchy		
Description	Locations	Overall Strategy
Cork City	City Centre	Expansion to provide large floor plates to attract more premium occupiers
	Docklands	Provision of new retail at Docklands incorporating a new district centre and 3 neighbourhood centres as set out in local area plans to serve new residential & employment development
Cork Suburbs - District Centres	Blackpool, Douglas, Wilton, Ballyvolane.	Development of mixed use to include retail, with urban design and access improvements Possibility of new/expanded district centres to serve north-west.
Cork Suburbs – Neighbourhood Centres	Mahon Point	No significant comparison retail expansion envisaged. Mixed use with urban design and access improvements desirable
	Bishopstown, Bishopstown Court, Togher, Hollyhill,	Prevention of change of use of local shops to non-retail. Small-scale expansion.
Metropolitan Towns	Ballincollig, Blarney, Midleton, Carrigaline	Expansion in line with planned population increase
	Monard	Provision of retailing as part of new settlement
	Carrigtwohill	Expansion when new housing or employment developments come forward
	Glanmire, Tower, Little Island, Passage West	Incremental growth in line with current and planned population levels
	Cobh	Provision of more convenience and tourism comparison floorspace
Ring Towns	Mallow	Expansion in line with hub town status to provide large floor plates to attract more premium occupiers. Should be developed as one of the largest towns in the County.
	Youghal, Macroom	Expansion in line with planned population growth
	Bandon, Fermoy	Expansion with potential for town centre regeneration
	Kinsale	Consolidation as local service and tourism centre
County Towns	Clonakilty	Expansion to become the main retail centre in West Cork
	Kanturk, Charleville, Bantry, Mitchelstown, Skibbereen, Buttevant	Incremental growth in line with current and planned population levels
	Millstreet, Newmarket, Dunmanway, Castletownbere, Schull	Consolidation as local service centres.

Cork City Centre

5.4.6. Cork City Centre is the primary retail centre in the County and the focus for comparison retail development. It currently supports 84,770 square metres of net retail floorspace, of which 73,765 square metres (or 87 per cent) is for comparison goods. The city centre is undergoing major redevelopment at present with large retail developments under construction at Cornmarket Street and St. Patrick’s Street/Emmet Place and others planned for Grand Parade.

5.4.7. Cork City Centre provides the main venue for higher order comparison goods and “fashion” goods within the Cork Metropolitan Area. It is therefore at the top of the hierarchy within the region. The CSRS proposes, in line with national guidance, that this dominant position of the City Centre be protected in terms of comparison goods, and particularly higher order comparison goods.

5.4.8. Major redevelopment of the Docklands areas close to the city centre is planned over the coming decades. While the Docklands will not primarily be developed as a retail destination it will include retailing in the form of a district centre and 3 neighbourhood centres, which will be rolled out in tandem with the needs of the expanding population and in accordance with the North and South Docks Local Area Plans .

Development Plan Objectives: Strategic Role of Cork City Centre	
ECON 4-2	<p>a) It is an objective to acknowledge Cork City Centre as the primary retail centre in the County and the focus for comparison retail development.</p> <p>b) It is an objective to recognise the need for Cork City Centre to both expand and improve the quality of the retail experience offered to meet its planned role as a retail centre of international importance.</p> <p>c) It is an objective to support the development of retailing in Docklands in tandem with growth in population, as proposed in the North and South Docklands Local Area Plans.</p>

Cork Suburbs - District Centres

5.4.9. Currently there are four suburban District Centres in the Cork suburbs: one to the North (Blackpool), one to the south west (Wilton), one to the south (Douglas) and one to the east, (Mahon Point). These centres are characterised by medium or large foodstore anchors together with a range of comparison shopping. It is the Councils’ intention that these District Centres should progressively develop as mixed use urban centres rather than stand alone shopping centres.

Development Plan/local plan policies will guide the form of future development so that they evolve into fully functioning mixed-use, higher density urban centres with greatly enhanced public transport, access and parking demand management.

5.4.10. The additional comparison floorspace for the suburbs (see Table 5.7) needs to be allocated to include a reasonably even distribution of such space in the city suburbs. It is intended that such space be distributed 40%/ 60% northside/southside respectively, to help redress current imbalance in provision. Mahon is by far the largest centre at 14,000 sq m comparison space and it should remain generally at this level over the lifetime of the strategy, (limited expansion of up to 10% will be considered for urban design reasons). It is considered that no other suburban centre should exceed the level of Mahon. It is considered appropriate to direct the bulk of the additional southside share of the new comparison floorspace to the other District Centres in the south and south-west, with a small amount to neighbourhood centres. On the northside there is scope for consolidation of the existing district centre in Blackpool as well as for additional provision in the northwest and north-east of the city in order to deliver a more equitable distribution of space. In the north-east this will be achieved by the upgrading of Ballyvolane neighbourhood centre to a district centre. In the north-west this can be achieved by upgrading of existing neighbourhood centres to district centres or if this is not feasible, development of new district centres.

5.4.11. The 12,000 net square metres of convenience space (see table 5.7) should be distributed according to current and future population levels and expenditure patterns, taking into account the objective of redressing the northside/ southside imbalance.

Development Plan Objectives: Strategic Role of Suburban District Centres	
ECON 4-3	<p>a) It is an objective to acknowledge the importance of Cork Suburban District Centres in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population.</p> <p>b) It is an objective to recognise the need to carefully control the future expansion of Suburban District Centres so that they progressively develop as mixed use urban centres and that the planned development of Cork City Centre and the Metropolitan Towns can be successfully achieved.</p> <p>c) It is an objective to ensure an even distribution of comparison floorspace in the city suburbs by allocating new floorspace (as shown in Table 5.7) at the ratio of 40/60 to the northside /southside respectively. No suburban centres will have a greater amount of comparison floorspace than the current</p>

Development Plan Objectives: Strategic Role of Suburban District Centres	
	<p>largest centre (Mahon), which will not grow significantly over the period of the strategy.</p> <p>d) To ensure that on the northside there is scope for consolidation of Blackpool as well as additional provision in the north east through upgrading Ballyvolane to a district centre and in the north west of the city, either through upgrading an existing neighbourhood centres or development of new District Centres. On the south side there is scope for expansion of comparison retailing in Douglas and an opportunity for remodelling and expansion of Wilton District Centre, so that they evolve into mixed- use centres with high quality design.</p>

Cork Suburbs – Neighbourhood Centres

5.4.12. Neighbourhood centres generally serve smaller, more localised communities in the Cork Suburbs, where many of the inhabitants are able to access their daily needs within easy reach of their homes, preferably within walking distance. These include the various suburbs of Cork; namely Bishopstown, Togher on the southside and Ballyvolane and Hollyhill on the northside. The concept of neighbourhood retail centres is fundamental to the principle of sustainable development, where the provision of retail facilities are provided in tandem with the location of educational, commercial, recreational facilities within easy reach of the local inhabitants. In this retail sector, there is greater emphasis on food and convenience goods and these centres are typically anchored by a convenience shop, often a supermarket, but also usually include a limited range of comparison shops, service outlets, and possibly retail offices (e.g.: banks) to serve a local need.

5.4.13. Whilst the more significant neighbourhood centres are specifically identified in the Cork Retail Centres Hierarchy (see Table 5.6), additional neighbourhood centres may be identified where areas are being planned for significant additional population growth. These should be identified in the relevant development and local area plans.

Development Plan Objectives: Strategic Role of Suburban Neighbourhood Centres	
ECON 4-4	<p>a) It is an objective to acknowledge the importance of suburban neighbourhood centres in meeting local needs primarily for convenience shopping but also for a limited range of comparison goods.</p> <p>b) It is an objective to identify, in the relevant development and local area plans, neighbourhood centres in areas where significant additional population growth will take place.</p>

Metropolitan Towns

5.4.14. Of the Metropolitan towns, Midleton, Blarney, Ballincollig and Carrigaline should be expanded. Midleton and Blarney are located on the suburban rail project and so are focal points for new higher density housing and employment development. Therefore, there will need to be further retail development in these towns to provide for the needs of new residents and workers. Midleton has a specific role in serving a wider catchment area and there are ambitious projects being considered in and around the central area that should be promoted. In Blarney, whilst recognizing the tourism retail potential of the town, there will be an extension to the town at Stoneview, which will have an additional retail centre. Ballincollig and Carrigaline are large towns which have expanded significantly in recent years and there are further opportunities for growth in both.

5.4.15. Near to Blarney will be the planned new settlement of Monard. New retail development should be provided here of a scale appropriate to the population; initially a large neighbourhood centre and if the full compliment of 5,000 dwellings are constructed, a small district centre could emerge in time.

5.4.16. Carrigtwohill is also located on the suburban rail corridor and is already a focus for retail warehousing. New “town centre” retailing will also be required when the planned large housing and employment developments go ahead, to cater for the expanded population.

5.4.17. Cobh is a town with tourism potential but is also a major centre of population in the metropolitan area and requires development of adequate convenience and comparison shopping. It has a tightly constrained town centre that can accommodate an additional element of comparison retail aimed at tourism. Passage West is a long established small centre that has had no significant retail development in recent years. The old dockyards present a potential redevelopment area. Glanmire has a suburban

neighbourhood centre that can be expanded incrementally, in line with population needs.

Development Plan Objectives: Strategic Role of Metropolitan Centres	
ECON 4-5	a) It is an objective to acknowledge the importance of the Metropolitan Towns in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population.

Ring towns

5.4.18. The Ring towns have relatively greater independence from the City Centre, and serve well-defined catchments and it is important that they maintain their attractiveness as self-sufficient towns by developing the range and quality of retail development in their town centres. These towns will be encouraged to improve their town centre retail functions, within the capacity of their respective catchments, with emphasis upon central retail expansion as a priority.

5.4.19. Mallow is one of the largest retail centres in the County and it has a sub-regional significance as an urban centre (hub) in the National Spatial Strategy but it is also a key centre for retail development in North Cork. There has been significant retail development taking place in Mallow and it is anticipated that this will continue. Mallow is an attractive town for retailers and there are now more retailers that were not previously represented. A Special Local Area Plan has been produced which identifies opportunity sites for growth. Retail development should provide large floor plates to attract more premium occupiers.

5.4.20. Youghal and Macroom serve well defined catchments. These towns should improve their town centre retail function by increasing the range and quantum of retail floorspace. There are opportunities in both towns to provide new comparison and retail warehouse development.

5.4.21. In Fermoy and Bandon there are also some opportunities for new retail development. Both towns are in need of regeneration to make them more attractive shopping destinations.

5.4.22. Kinsale is a significant tourist town for the county with several comparison and convenience developments. Future retail development would be to satisfy any growth in the tourism retail markets and to satisfy the requirements of the residents and visitors to the town.

Development Plan Objectives: Strategic Role of Ring Town Centres	
ECON 4-6	<p>a) It is an objective to acknowledge the importance of the ring towns in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population and rural hinterlands.</p> <p>b) It is an objective to recognise the need to encourage the future expansion of ring town centres in line with anticipated future population growth and the need for regeneration of town centres in certain ring towns.</p>

County Towns

5.4.23. The largely self sufficient county towns of North and West Cork are also designated as town centres in the retail hierarchy. They are located further away from the influence of Cork City and its metropolitan area, often have well defined catchments and are centres for convenience and comparison retail development often serving extensive rural areas. Although the rate of population growth for these towns is generally lower, they are the principal locations for both convenience and comparison retail development in the rural areas of the County.

5.4.24. In the retail hierarchy the County Towns of Charleville and Mitchelstown, have been designated with the role of expansion towns, which require headroom for expansion if they are to continue to cater for the needs of their catchment area. These are towns that can accommodate more growth than would be expected for such a centre in rural County Cork, but without growth, could suffer from severe leakage to other towns outside the county.

5.4.25. Clonakilty has been designated an Integrated Employment Centre, which will require significant expansion to become the prime retail centre for West Cork. Skibbereen, Kanturk and Bantry are towns that need expanded retail capacity to overcome potential isolation from higher order markets and a tendency to leakage to other competitive centres. Bantry is a small urban centre serving a large rural hinterland, with marine related industry and services and tourism functions, with an attractive setting and town centre. There are potential town centre redevelopment opportunities, subject to land assembly.

5.4.26. Millstreet, Newmarket, Dunmanway, Castletownbere and Schull are small towns that will continue to operate as local service centres, with small scale redevelopment and public realm improvements where appropriate. Although these towns will experience lower population growth than other areas of the County

they should be the principal locations for both convenience and comparison retail development in the rural areas of the County.

Development Plan Objectives: Strategic Role of County Town Centres	
ECON 4-7	It is an objective to acknowledge the importance of the county towns in providing a wide range of both convenience and comparison shopping in locations close to centres of population and larger, more remote rural hinterlands.

Local retail centres

5.4.27. These retail centres serve immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas or in village communities. The amount of floor-space provided is small in size and it may be appropriate to group a small number of local shops together to create more sustainable development forms. They may also form the focus of smaller villages where they could serve a rural catchment area.

5.4.28. The planning authorities may identify local shopping locations when preparing development plans and local area plans but retail development at this scale may, if appropriate, take place as an ancillary element of proposals that are predominantly for other uses (e.g. housing, industry etc.). There is need for planning authorities to improve village design in the smaller rural retail centres.

Development Plan Objectives: Strategic Role of Local Retail Centres	
ECON 4-8	<p>a) It is an objective to acknowledge the importance of local or 'corner' shops in suburban locations in meeting local shopping needs.</p> <p>b) It is an objective to encourage the improvement to the designs of local retail centres in rural villages, including the provision of facilities in the public realm.</p>

Core Retail Area Boundaries

5.4.29. It is important to identify these core areas so that an appropriate framework of objectives can regulate new development so that it occurs at the correct scale and in the right locations. These City/Town and District Centres will form the primary focus and preferred location for new retail development and they are defined in development and local area plans.

5.4.30. The core areas are usually based around a compact retail core, incorporating a range of other activities, and they rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians. Centres will provide a range of uses appropriate to their scale and function.

5.4.31. In all these centres it is important to develop and maintain a compact core where retail and commercial uses are close enough to each other to benefit from each other's pedestrian flows and to maintain their role, new development must enhance their attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening.

5.4.32. As far as possible, new development will be sited within these core areas/centres. Where it is not possible to provide the form and scale of development that is required on a site within the core area/centre then consideration of the development proposals will be determined through the provisions of the Retail Planning Guidelines and the relevant development plan or local area plans.

Development Plan Objectives: Core Retail Area Boundaries	
ECON 4-9	<p>a) Core retail areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.</p> <p>b) Consideration of any new retail development outside of the core retail areas will be guided by the provisions of the Retail Planning Guidelines and the relevant Development Plan/Local Area Plans.</p>

The Need for Additional Retail Floor Space

5.4.33. In this strategy, the quantity of additional floor- space required by the market to the year 2020 is based on the findings of The Cork Strategic Retail Study. The quantum of new retail development is based on meeting the needs of the revised population targets for 2020 provided by the SWRA/DoEHLG to meet the objectives of the National Spatial Strategy for 2020.

The CSRS 2008 made forecasts of additional floorspace and this is summarised in Table 5.7 (Convenience and Comparison Shopping) below.

Table 5.7: Additional Retail Floorspace (Convenience and Comparison Shopping) 2007 – 2020 (net square meters)

Location	Convenience Shopping	Comparison Shopping	Total
Cork City Centre	12,040	77,610	116,280
Suburbs of Cork		26,630	
Metropolitan Cork Towns	27,440	22,130	49,570
Ring Towns	5,590	19,200	24,790
County Towns	5,860	20,500	26,360
Retail Warehousing			93,610
TOTAL (Net Square Metres)	50,930	166,070	310,610
Notes:			
(1) These guidelines are rounded to the nearest 10 square metres			
(2) The areas shown for convenience goods are an average of the large format and medium sized supermarket format scenarios			
(3) Figures for the City centre include Docklands			

5.4.34. Up to 2013, committed convenience and comparison goods development roughly matches projected expenditure growth, although there is a clear short term need to bring forward more foodstore development in the Outer Metropolitan Area. However, given the long lead time for retail development, particularly town centre or edge-of-centre development, it is important to plan now for development which will be built and occupied in 2013 or shortly afterwards.

5.4.35. The quantities of additional floorspace identified in Table 5.7 are, generally, to be interpreted as guideline targets. In particular, the guideline targets for the ring towns and county towns are approximate estimates based on anticipated share of the expenditure on comparison goods by 2020. Provision will be made in the relevant Development Plans and Local Area Plans for the towns to secure new floorspace broadly in line with this table.

5.4.36. It will be necessary to monitor and if appropriate adjust these figures over the fourteen-year period to which they apply to reflect the changes that may occur in Cork City, Cork County and in the retail market. However, in order to encourage the scale of development required, particularly in the city centre and in the metropolitan town centres, there will be a presumption against growth of the suburban district centres above the level set in Table 5.7. Furthermore the 40/60 northside/southside split in the provision of comparison shopping development in the Suburbs of Cork outlined above will be maintained.

5.4.37. New convenience space should be located to correspond with areas where population increase is occurring. In the towns, new convenience floorspace should be located as close as possible to the town centre. In the city suburbs it should be integrated with other retailing and local services in District, Neighbourhood and Local Centres. In the city the 12,000 net square metres of convenience

space (see Table 5.7) should be distributed according to current and future population levels and expenditure patterns, taking into account the objective of redressing the northside/ southside imbalance.

5.4.38. Discount stores offer a limited range of products in stores with an average size of 1300 sq m. and they are usually located within or on the edge of town or district centres. As they mainly trade in convenience goods they are included in the convenience allocation in Table 5.7.

Development Plan Objectives: Additional Retail Floor Space	
ECON 4-10	<p>a) It is an objective to provide for the distribution of new retail floorspace as outlined in Table 5.7 above.</p> <p>b) It is an objective to ensure that there will be rebalancing of comparison shopping development in the city suburbs in accordance with the 40/60 northside/southside split proposed and in accordance with ECON 4-3 and the targets in Table 5.7.</p>

Development Plan Objectives: Location and Scale of Additional Retail Floor Space	
ECON 4-11	<p>a) It is an objective to acknowledge Cork City Centre as the primary retail centre in the County and the focus for comparison retail development.</p> <p>b) Within the Cork City Suburbs, the available floor-space should be distributed around the district centres, in order to avoid an imbalance of provision, (as set out in Objective ECON 4-3 in relation to comparison shopping.</p> <p>c) Within the Metropolitan Cork Towns, the available floor-space should be distributed among the main centres as identified in the Retail Hierarchy (Table 5.6) and broadly in line with the guidance provided in Table 5.7.</p> <p>d) It is an objective to encourage an appropriate range of convenience and comparison shopping in the Ring Towns and County Towns outside Metropolitan Cork, through appropriate objectives in development/local plans.</p>

Retail Warehouses and Retail Parks

5.4.39. Retail warehouses are large stores specialising in the sale of household goods and bulky items catering mainly for car-borne customers. Under the Retail Planning Guidelines they can be a maximum size of 6,000 sq metres (gross), including garden centre, and a minimum size of 700 square metres (gross), and there will be a presumption against their sub-division resulting in units less than this minimum. The range of goods sold shall be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Car showrooms can also be accommodated in retail parks.

Acceptable uses also include the sale of computers, toys and sports goods, subject to the following restrictions:

- The size of store selling computers, toys and sports goods shall be restricted to a maximum of 2,000 square metres (gross). This will allow current market requirements to be met without encouraging an excessive scale of provision.
- Sports stores shall be limited to the sale of bulky goods only, such as golfing equipment or gym equipment. The sale of footwear and clothing is limited to 15% of floor or wall space.
- In order to ensure that retail warehouse developments and retail parks incorporate a high proportion of bulky goods it is appropriate to limit the proportion of total space within a retail warehouse development or retail park which is devoted to the sale of computers, toys and sports goods. It is therefore, proposed that no more than 20% of the floor-space of a retail warehousing development or Retail Park be devoted to the sale of computers, toys or sports goods.

5.4.40. While the uses listed above are not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units. The permitted uses exclude the sale of goods which are not bulky such as food, clothing and footwear items.

5.4.41. Retail parks involve the development of three, or more, retail warehouses, together comprising 8,000 to 15,000 square metres, around a shared car park. They can be anchored by a single unit of up to 6,000 square metres (including garden centre). There can be benefits in grouping retail warehouses selling bulky goods on planned retail parks so that number of trips by car are minimised and outside the town centre so that there is relief from additional traffic within a congested town centre.

5.4.42. The Retail Planning Guidelines suggest that retail parks of 8,000-15,000 are less likely to negatively impact on town/city centres than a larger park. The guideline for retail parks in the Metropolitan

Cork area therefore is that they should be within this range. The size of retail warehouse provision in the Ring and County towns will generally be smaller than those in Metropolitan Cork due to the population size.

5.4.43. Particularly outside the City and its suburbs, there is concern that poorly planned retail warehouses could seriously undermine the, sometimes, fragile comparison shopping element in many town centres. Where the range of goods sold from retail warehouse parks extends to the type of non-bulky durables which are normally retailed from town centres then there is much more potential for an adverse impact on a nearby town centre. Yet properly planned, retail warehouses can add to the overall shopping attraction of any place.

5.4.44. In this strategy the preferred location for all new retail development is within the core shopping areas of the city, town and district centres. However, in general, retail warehouses do not fit easily into city and town centres, given their size requirements and the need for good car parking facilities and ease of servicing. There may, however, be suitable locations for retail warehouses or parks at the edge of town or district centres.

5.4.45. It is proposed that new retail warehouse space be allocated on the basis of 20% city suburbs, 50% metropolitan towns, 30% ring and county towns.

5.4.46. Within the suburbs of Cork, an allocation of 18,690 square metres of new retail warehouse floor-space is proposed. The Planning Authorities will seek to secure a reasonably even distribution of retail warehouse floor-space around the City and suburbs so that there is good accessibility for all residents. In order to secure this even spread of floor-space, locations in or close to District Centres as well as a limited amount of development on appropriate edge of City Centre sites are considered appropriate locations for additional retail warehousing developments

5.4.47. In the Metropolitan Cork towns, an allocation of 46,720 square metres of new retail warehouse floor-space is proposed. Here, individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

5.4.48. In the ring and county towns, an allocation of 28,030 square metres of new retail warehouse floor-space is proposed. In these locations, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

5.4.49. Not only must applications for development demonstrate that they will not impact on existing centres, they should also show that, taking into account the location of the proposed development, they will add to the centres overall attractiveness for shopping. In addition,

proposals must also show that they are accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

Development Plan Objectives: Retail Warehousing and Retail Parks	
ECON 4-12	<p>a) The Planning Authorities will make provision in development plans for new retail warehouse development in general accordance with the scale of provision indicated above.</p> <p>b) The preferred location for retail warehousing is in or near the edge of town or district centres, or other sustainable locations in accordance with the sequential test. In Metropolitan Cork it should be in the Metropolitan Towns, to coincide with areas of population growth.</p> <p>c) It is an objective that the range of goods sold in retail warehouses be restricted to the sale of bulky household items including: carpets, furniture, automotive products, 'white' electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Car showrooms can also be accommodated in retail parks.</p> <p>Acceptable uses may also include limited sale of computers, toys and sports goods, subject to</p> <ul style="list-style-type: none"> • The size of store selling computers, toys and sports goods shall be restricted to 2,000 sq m. gross. • Sports stores shall be limited to the sale of bulky goods only such as golfing or gym equipment. The sale of sports footwear and clothing is limited to 15% of floor or wall space. • The total floorspace devoted to the sale of computers, toys or sports goods shall be limited to not more than 20% of the total floorspace in individual retail parks. <p>The permitted uses exclude the sale of goods which are not bulky such as food, clothing and footwear items.</p> <p>Applications for planning permission must demonstrate that not only will the proposal not impact on existing centres, but it will add to the centres overall attractiveness for shopping.</p>

Development Plan Objectives: Retail Warehousing and Retail Parks	
	In addition, proposals should normally show that they are or are planned to be accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

Assessing New Retail Development

5.4.50. The Retail Planning Guidelines set out general principles for assessing new retail proposals. The planning authorities will implement these through the inclusion of appropriate objectives in their development plans.

5.4.51. The local authorities have agreed that the preferred location for retail development is within existing centres. The general scale and nature of retail development that is appropriate to such centres in Cork is set out in this strategy.

Development Plan Objectives: Assessment of Retail Development Proposals	
ECON 4-13	<p>a) The planning authorities will implement the provisions of the Retail Planning Guidelines through the inclusion of appropriate objectives in their development plans.</p> <p>b) The local authorities have agreed that the preferred location for retail development is within a city centre, a suburban district centre, town centre or designated neighbourhood or local centre.</p>

Monitoring and Review of Strategy

5.4.52. The Retail Planning Guidelines advise the relevant planning authorities to regularly monitor trends in their area and update retail policies if appropriate. A monitoring system will be put in place by the city and county authorities to ensure that any necessary adjustments in policy can be made. The quantum of new retail development is based on the revised population targets set in 2007 by the South West Regional Authority, to further implementation of the National Spatial Strategy. The retail strategy will be monitored annually and if necessary, reviewed to take account of a slowdown in the economy resulting in lower than expected in-migration and consequent lower growth in consumer expenditure.

Definitions of Town Centres, Neighbourhood Centres and Other Centres

5.4.53. Town centres and neighbourhood centres are included in the same broad category of land-use because they have a substantial component of mixed retail activities including convenience food stores. They also have a particular requirement for easy pedestrian and public transport access. They have additional individual characteristics to be considered as set out below.

Existing Town Centres

5.4.54. Town Centres are commercial and cultural centres serving a wider urban and rural area. They are primarily for retail, housing, and a diverse range of other uses, particularly those where services are provided to visiting members of the public. These include shops, food supermarkets, civic buildings and general offices, car parks, banks & other retail financial services, professional practices, office-based industry, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses. They rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians.

5.4.55. To maintain the role of town centres, new development must enhance their attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening.

5.4.56. The importance and vitality of our town centres in recent years has been threatened by pressures to locate general offices and retail uses in less appropriate locations. Also, relatively new forms of retailing, often involving large-scale developments more closely related to the national road network, can seriously threaten the vitality and viability of town centres.

5.4.57. In town centres, it is important to develop and maintain a compact core where retail and commercial uses are close enough to each other to benefit from each other's pedestrian flows. In recent years, there has been a tendency for some convenience retail and general office development to occur in areas that are considered generally unsuitable for such key town centre uses and are not strictly part of the core-retailing zone. To help reverse this trend, established town centre zonings have not been extended to include these areas. This will prevent further weakening of the importance and vitality of the town centres themselves and protect the often-essential residential component in these other areas from incompatible development.

New Town Centres

5.4.58. It is intended that new town centre development should take place on suitable lands which are generally located on specific areas within or adjoining existing town centres. Appropriate uses will primarily include shops, food supermarkets, housing, civic buildings and offices, banks & other retail financial services, professional practices, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses.

5.4.59. The preferred location for new retail development where practicable and viable, is within a town centre (or district or major village centre). Where it is not possible to provide the form and scale of development that is required on a site within the town centre, consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site, for the purposes of this Development Plan, is taken to be one which is within an easy and convenient walking distance from the primary shopping core of a town centre. The distance considered to be convenient will vary according to local circumstances but typically is unlikely to be much more than 300-400 metres from the edge of the prime shopping area, and less in smaller settlements.

5.4.60. Having assessed the size, availability, accessibility and feasibility of developing both sites and premises, firstly within a town centre and secondly on the edge of a town centre, alternative out of centre sites should be considered only where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available. This is commonly known as the **Sequential Approach** to the location of retail development.

5.4.61. In established town centres, problems can arise when the design and layout of older, sometimes historic buildings, make them difficult to adapt to modern requirements. The resolution of these difficulties will require an innovative and imaginative approach by developers and designers.

5.4.62. Wherever possible, opportunities should be taken to improve access to town centre areas, especially for pedestrians.

Neighbourhood Centres

5.4.63. Neighbourhood Centres share many characteristics with town centres but generally serve smaller communities in small towns, villages or suburbs within larger urban areas. Within the retail sector of these centres, there is greater emphasis on food and convenience goods. They are located near or adjacent to residential areas and may include an element of housing particularly at higher densities and above ground floor level.

Chapter 5: Economy and Employment

5.4.64. In many respects, the importance and vitality of these centres is threatened by some of the same trends that threaten town centres. The location of retail uses, particularly large-scale convenience retailing, and general office uses in unsuitable locations would undermine the viability of established neighbourhood centres and cause difficulties in reaching essential shops and services for many people.

5.4.65. It is important to ensure that any new development always serves to reinforce the vitality of the neighbourhood centre and meet the needs of local areas served by it. When opportunities arise accessibility (particularly for public transport, pedestrians and cyclists) should be enhanced.

5.4.66. Consideration should be given to the introduction of appropriate residential accommodation, possibly at first floor level and at higher densities, to enhance the vitality of these centres.

5.4.67. Other shopping centres, often purpose built, have been developed in a number of locations. They generally consist of a large food-store with a range of smaller shops and non-retail service outlets with ample on-site car parking.

5.4.68. These shopping centres tend to lack the range of uses, particularly residential accommodation, that helps town and neighbourhood centres remain attractive especially during the evenings. They also tend to be, necessarily, set in large areas of car parking that can sometimes become subject to pressure for development for other uses.

5.4.69. Opportunities should be taken to ensure that these shopping centres remain attractive to the public by ensuring that a good range of shops and other retail services are available. Opportunities to introduce an element of residential accommodation, particularly at first floor level would increase their vitality during the evenings. Well-designed landscaping proposals could help reduce the dominance of extensive car parking areas.

5.4.70. Proposals to increase the scale and density of retail and service uses in these other centres will be assessed in relation to relevant planning considerations including the Joint Retail Strategy, as outlined in Section 5.4, and the traffic and transportation impacts of the proposed development. Control will be exercised through these means, rather than the amount of land subject to this descriptive zoning. Any proposals for development should exploit opportunities to improve access by pedestrians and public transport.

5.4.71. The application of the highest standards of design and hard and soft landscaping and the careful planning of links with existing retail areas will secure the success and attractiveness of this type of

development.

Development Plan Objectives: Town and Neighbourhood Centres	
ECON 4-14	<p>Appropriate Uses: Town and Neighbourhood Centres</p> <p>(a) It is an objective to promote the development of town & neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.</p> <p>(b) It is an objective to recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area.</p>
ECON 4-15	<p>Maintenance & Enhancement of Mixed Use Character</p> <p>It is an objective to maintain and enhance the mixed use character of town & neighbourhood centres by encouraging the retention and development of general office, retail, housing, office based industry, community, civic and entertainment uses. The development of uses that are considered particularly important to the vitality of town centres, such as retailing and general offices, will be discouraged in other, less appropriate, locations.</p>
ECON 4-16	<p>Design, Access & Safety: Town and Neighbourhood Centres</p> <p>It is an objective to improve the quality of civic design and hard and soft landscaping, to promote improved pedestrian & public transport access, movement and safety throughout town & neighbourhood centres.</p>

Definitions of Commercial Development

5.4.72. Like retailing, the commercial sector contributes significantly to the pattern of employment and is an important source of access to goods and services. Many commercial activities have traditionally been located within or close to town centres. In such locations, they continue to contribute to the vitality and importance of our town centres.

Chapter 5: Economy and Employment

5.4.73. However, in some cases, the nature of the business itself is not appropriate to town centre locations. This may be because the products sold to businesses are very bulky or the services provided by this sector are of specialised interest to certain business sectors rather than of general interest to the public.

5.4.74. Over many years, it has clearly been appropriate to make some provision for this type of business outside town centres where this will not affect the overall vitality of the town centre. Indeed, it has proved beneficial to allow some of these uses to form small clusters of related commercial uses, reducing the need for unnecessary journeys.

5.4.75. In this Plan, it is important to ensure that this sector is allowed to expand with a choice of location either in town centres or on appropriate sites elsewhere. However, where a proposal provides goods or services to a significant number of visiting members of the public it will clearly be appropriate for it to be located within a town centre.

General Offices

5.4.76. There are two kinds of general offices: those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. (often called retail offices) and those that are not visited frequently by the general public (such as 'back-offices', certain consultancies, etc.). The preferred locations for general offices are city or town centres and suburban centres.

5.4.77. In certain circumstances where suitable city or town centre locations are not available, some non-retail general offices may be located at enterprise locations (see objective ECON 3-12). Retail offices however should be located in city or town centres.

Development Plan Objectives: Commerce	
ECON 4-17	Land for Commerce It is an objective to ensure the provision of adequate land for new commercial development in town, neighbourhood and village centres and in other appropriate locations, principally in the main towns but also in other settlements throughout the County.
ECON 4-18	Location of Commerce Development Where new commercial development will provide goods or services to significant numbers of visiting members of the public, then it should be located within an existing town, neighbourhood or village centre or on

Development Plan Objectives: Commerce	
	land zoned for such a purpose. Where goods or services are not provided to significant numbers of visiting members of the public the development may be located in areas zoned for primarily commercial uses not forming part of a town, neighbourhood or village centre.

5.4.78. Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotels, public houses, and limited forms of retailing. Some established areas may also contain other uses including industry, warehousing, and even a housing element, although these may not always sit well with the general pattern of other uses.

5.4.79. Uses that are particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles and limited forms of retailing that involve the sale of bulky goods unsuitable to be carried away by pedestrians. Other non-retail uses for which there is a specific requirement in the locality, such as petrol filling stations, hotels or public houses may also be appropriate.

5.4.80. Inappropriate development in these areas often poses a threat to both appropriate commercial uses and other established areas. For example, convenience shopping or general office uses here, could well threaten the viability of a nearby town or neighbourhood centre. Industrial uses could result in bad-neighbour problems for appropriate commercial uses.

5.4.81. Commercial areas require a measure of protection from new development (or proposals to intensify or expand existing development) that would either threaten or be incompatible with the overall commercial function of the area. It is important to prevent the expansion or intensification of existing uses that would be more appropriate elsewhere (e.g. in town or neighbourhood centres or in industrial areas). This would allow uses that are compatible with, or reinforce, the commercial function of the area as a whole to be fostered.

New Commercial Areas

5.4.82. With new development, opportunities should be taken to improve access for pedestrians, public transport, and large delivery vehicles and to secure overall amenity improvements. Where possible, several related uses should be grouped together in one location so that the number of car trips can be kept to a minimum.

5.4.83. Proposals, particularly those involving retail uses, will need to be assessed in relation to a number of considerations, including the

Joint Retail Strategy as outlined in Section 5.4 and their impact on the vibrancy and importance of town and neighbourhood centres.

5.4.84. By their nature, proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles. The application of high standards of design and landscaping is essential, if this kind of development is to be successfully assimilated into its surroundings. If poorly located or provided with inadequate car parking it can lead to substantial congestion.

Development Plan Objectives: Commercial and Retail	
ECON 4-19	<p>Appropriate Uses in Commercial Areas</p> <p>(a) It is an objective to promote the development of commercial areas as the primary locations for uses including wholesale, business service uses, the sale of motor vehicles and other non-retail uses for which there is a specific requirement in the locality, such as petrol filling stations, hotels or public houses.</p> <p>(b) Retail uses will not normally be encouraged in commercial areas except where they:</p> <ul style="list-style-type: none"> • involve the sale of bulky goods unsuitable to be carried away by pedestrians and • will not adversely affect the vitality of any town or neighbourhood centre.
ECON 4-20	<p>Commercial Areas: Car Parking, Design & Access</p> <p>It is an objective to ensure that the likely demand for car-parking and delivery vehicle facilities are fully met within the site, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.</p>

Special Use Areas

5.4.85. Special use areas are those areas that do not conform to the primary land-use categories and are opportunity sites for mixed land-use development. Usually, these sites are large-scale and generally warrant the production of a master plan for the future development of the site before any development proposals are made to the local authority. The Local Area Plans and Special Local Area Plans will continue to identify these Special Use Areas for mixed-use developments.

Development Plan Objectives: Special Uses	
ECON 4-21	<p>Special Uses</p> <p>It is an objective to recognise that there are a small number of opportunity sites within the urban areas of the County. These areas can be suitable for mixed-use development usually based on a theme such as tourism or a unique business opportunity that does not conform to the normal land-use zoning requirements. Where necessary, a master plan shall be produced before any formal planning application is made for the development.</p>

5.5 Rural Economic Development

Overall Rural Development

5.5.1. The National Spatial Strategy (NSS) was adopted in 2002 as part of the National Development Plan 2000 – 2006. The NSS, a twenty-year planning framework was designed to foster more balanced physical, economic and social development across the country. Infrastructural and economic investment under the NSS is targeted on the development of key gateway and hub cities and towns in the different regions. Priorities identified in the NSS for rural areas include the need for appropriate community infrastructure, provision of economic opportunities and the need to develop further leisure and cultural facilities. These aims are further developed in the Draft Ireland Rural Development National Strategy, 2007-2013, which aims to

- *Improve the competitiveness of the agriculture and forestry sectors;*
- *Improve the environment and the countryside by supporting land management;*
- *Improve the quality of life in rural areas and encourage the diversification of economic activity.*

5.5.2. At the local level, the North and West Cork Strategic Plan acknowledged that the competitive position of the economy of North and West Cork was weak because of its high dependence on the agricultural sector and the limited scope for growth in high value added economic activities. In order to overcome these problems, the plan recommends that IDA Ireland and Enterprise Ireland facilitate increased levels of Foreign Direct Investment in the region. The growth of indigenous industries should be supported and rural tourism initiatives be encouraged.

5.5.3. In order to facilitate balanced development in rural areas and achieve the aims of the Draft Ireland Rural Development National Strategy and the North and West Cork Strategic Plan, it is important to ensure that balanced rural development takes place in accordance with the Strategic Planning Areas identified in the overall strategy of this plan. These planning areas are in line with both the NDP and NSS rural areas types.

Managing Rural Economy

5.5.4. One of the most fundamental challenges facing rural economies is the impact of restructuring in agriculture and traditional industry and the associated need for diversification and growth in the non-farm rural economy. There has been an over-reliance on traditional sectors (natural resources, manufacturing and construction), which up until recently accounted for almost 40% of rural employment nationally.

5.5.5. However, the significant manufacturing sector in the rural economy has been much slower to respond to the positive economic climate of recent years. This combined with the transitory nature of past growth in the construction sector suggests that the long-term sustainability of the present growth in rural employment needs to be underpinned by a wider range of job creation initiatives.

Agriculture

5.5.6. The changing nature of Ireland's economy will impinge directly upon the economic viability of the agricultural sector. Since 1996, there has been a 25% decline in the number of people employed in agriculture in Cork County. Another feature of the changing employment patterns in the sector is the growing number of part-time farmers. The decision to become a part-time farmer is most common amongst younger people. This has implications for the future viability of remote rural areas, with an ageing farming population relying solely on agriculture for an income. The proportion of part-time farmers nationally has risen from 24% in the mid 1970s to 2002 when 42% of farmers indicated that they had some form of off-farm employment. In a wider socio-economic sense, on half of all farms, either the farmer and/or spouse have an occupation outside farming.

5.5.7. Despite the changing pattern of employment in agriculture, the agri-food sector continues to be one of the most important and dynamic indigenous manufacturing elements in the Irish economy. It consists of 135,000 family farms and around 800 industrial units spread throughout the country. In 2005, the sector accounted for close to 9% of GDP. Due to its very strong export orientation and low import content, it is responsible for a significant proportion of the country's net foreign earnings. A key aim of this Plan, is to recognise

the economic value of agriculture and protect productive agricultural land from inappropriate industrial, commercial or residential development.

Organic Farming

5.5.8. Facilitating diversification is essential if the agricultural sector is to meaningfully contribute to economic development. The organic sector offers another viable means of income generation for the farming community. The level of development in this sector in Ireland is comparatively small by EU standards. About 0.66% of agricultural land is used for organic production and there are just under 1,100 registered operators. In 2005 there were increases of 15% in the land area and 10% in the number of operators, the first increases in some years. The market for organic food has grown strongly in recent years. At the end of 2003 the Irish organic market was estimated to be worth €38 million. In 2006, that figure reached €66 million. However, because a large proportion of this is imported, one of the principle objectives of the sector is to substitute Irish produce for imports. Therefore, the policies included in the County Development Plan will act as a mechanism for supporting organic farming.

Bio-Fuels and Energy Crops

5.5.9. Ireland's dependency on imported energy has grown to around 90%, compared with the EU average of 50%. Imported oil remains the dominant energy source, with a large part of Ireland's power generation and industrial production critically dependent on gas and oil. With the continued threat of climate change, the volatility of oil prices and the need to secure supplies of indigenous energy, bio-energy and wood-based fuels are coming very much to the fore as a cost-effective solution.

5.5.10. The use of wood fuel for energy generation is a growing sustainable industry that can supplement the development of the rural economy in County Cork. It offers benefits for forest owners, consumers, local communities and the environment. According to the National Council for Forest Research and Development, biomass has the potential to sustain the rural economy, create over 4,000 new full-time jobs in fuel supply and meet up to 10% of our energy needs by 2020. Ireland has an excellent growing climate for wood fuel. For example, the productive potential of Irish forestry is 10 cubic metres per hectare per year, compared to 4 in Spain or Finland. This Plan aims to recognise and develop the full potential of biomass for energy production.

Development Plan Objectives: Diversification of Farm Employment	
ECON 5-1	<p>Rural Diversification</p> <p>(a) It is an objective to encourage diverse on and off-farm employment activities such as processing of agricultural produce, manufacturing of crafts and specialist farming (horticulture, organic, market gardening, flowers)</p> <p>(b) It is an objective of this plan to recognise and develop the full potential of biomass for energy production and support development initiatives in the bio-fuels sector.</p>

Agricultural Farm Buildings

5.5.11. Outside the Metropolitan Greenbelt, the Rural Housing Control Zone and Main Town Greenbelts, consideration may be given to the re-use of redundant farm buildings for appropriate small-scale rural enterprises. When assessing applications for the change of use of these buildings, the Council will need to be satisfied that:

- *The nature and scale of the proposed use including car parking can be absorbed into the rural environment without undue loss to visual amenity;*
- *Alterations to the building should respect the architectural style of the existing building in terms of scale and design;*
- *Adequate landscaping is provided;*
- *The proposal is acceptable in terms of proper planning and sustainable development and is in accordance with other objectives outlined in the County Development Plan.*

5.5.12. In the countryside, outside of the Metropolitan Greenbelt, Rural Housing Control Zone and Main Town Greenbelts, there are many non-agricultural buildings that have outlived their original function, such as old mills and community buildings. Unless alternative uses are found, they may suffer decay and dereliction and will have a negative impact on the visual amenity of rural areas. Proposals for the adaptation and re-use of existing rural buildings should meet proper planning criteria and be of a scale and type that can be absorbed into the rural environment without a significant loss of amenity. The re-use of redundant rural buildings will only be permitted in cases where it can be demonstrated that:

- *The building will require conversion or minor alterations rather than substantial rebuilding or reconstruction;*
- *The new use can be accommodated without any unacceptable change in the character of the building; and*
- *The building is genuinely redundant in terms of the use for which it was constructed or its last occupation.*
- *The proposal is acceptable in terms of proper planning and sustainable development and is in accordance with other objectives outlined in the County Development Plan.*

Development Plan Objectives: Agricultural Farm Buildings	
ECON 5-2	<p>Re-use of Redundant farm Buildings</p> <p>It is an objective to encourage the re-use of redundant farm buildings outside the Metropolitan Cork Greenbelt on an appropriate scale for non-farm rural enterprise activities.</p>
ECON 5-3	<p>Existing Farm Units</p> <p>It is an objective to support the development of existing farm units</p>

Rural Enterprise

5.5.13. The Business Land Availability Survey acknowledged the fact that the declining importance of manufacturing in general and the restructuring of the agricultural sector, will create a demand for new employment opportunities in District and Local Employment Centres in rural areas. In order to respond to these changes and to develop a rural economy that offers viable and sustainable employment, there is a need to encourage the development of small scale enterprises in these areas. The County Development Plan will support innovation in indigenous industry (both high-tech and traditional) and encourage business set-ups in rural employment centres to enable them to contribute to the knowledge economy.

5.5.14. According to the National Rural Development Programme, 2006-2013, the following sectoral niches offer potential in this regard:

- *Development of rural micro-enterprises* – The development of micro-enterprise (5 or less people) is a key area for sustainable employment opportunities in rural areas. What is needed is a steady stream of micro-enterprise start-ups over time. The Council will facilitate the development of this sector by providing incubator units for micro enterprises within District Employment Centres.

Chapter 5: Economy and Employment

- *Development of indigenous Irish firms* in more traditional sectors - Some traditional manufacturing sectors are becoming more innovative and competitive and these firms can contribute significantly to regional economies.
- *Development of the knowledge economy, hi-tech industries* - Knowledge based industries are not always location dependent, though experience has shown that some have a preference for locating near large centres of population close to third-level establishments and good infrastructure. There are a growing number of Irish high-tech firms that are important to the future of Ireland's knowledge economy and they should be encouraged and facilitated to establish in rural locations, where possible.

5.5.15. Normally, these enterprise developments should be located within the hierarchy of employment centres (District and Local Employment Centres). One-off rural enterprises can be located in the open countryside only if it is proven that the enterprise is not suitable for the employment centres and that it will satisfy the set of criteria identified in Objective ECON 5-4 (b) as well as normal proper planning considerations.

5.5.16. It is important to acknowledge the fact that certain kinds of rural enterprises, especially those that involve natural resources and serve rural communities may, at an appropriate scale, have a role to play in rural development. Where appropriate locations are available, with adequate infrastructure, these can be located outside settlements.

Development of Infrastructure

5.5.17. The provision of appropriate infrastructure is fundamental to the creation of a sustainable rural economy. Broadband should be regarded as a basic utility and ensuring universal access to it should be a key priority in this County Development Plan.

5.5.18. It is equally important for rural communities that weaknesses in road and rail infrastructure are addressed in the County Development Plan. Many rural areas need investment in road and rail infrastructure so as to maximize their growth potential.

Development Plan Objectives: Rural Enterprise	
ECON 5-4	<p>Enterprise Development in Rural Areas</p> <p>(a) It is an objective to support innovation in indigenous enterprise (both high-tech and traditional) and encourage business set-ups in District and Local Employment Centres in rural areas to enable them contribute to the rural</p>

Development Plan Objectives: Rural Enterprise	
	<p>economy. Appropriate enterprise development should be to a suitable scale which protects the character, amenity and size of smaller towns and villages.</p> <p>(b) Proposals for the development of one-off new enterprises in rural areas outside of designated employment centres, Greenbelts and the Rural Housing Control Zone area will be thoroughly assessed against the following criteria:</p> <ul style="list-style-type: none"> • The development will enhance the strength of the local rural economy, • There is a social and economic benefit for the proposal to be located in a rural area relative to an urban area, • The proposal will not adversely affect the character and appearance of the landscape, • The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal, • The proposal should have a mobility plan for employees home to work transportation, • Proper planning and sustainable development, • The proposals should conform to other objectives of the County Development Plan. <p>(c) As a general guide, development proposals shall be limited to the small scale business development with a floor area in order of 200 sq. m. Developments in excess of this threshold should be subject to a more rigorous demonstration of need for the particular scheme.</p>

Forestry

5.5.19. Ireland’s forestry sector comprises a vibrant growing sector and a modern harvesting and transport sector. The growing sector comprises many small and medium sized enterprises that service Ireland’s woods and forests including forest nurseries, consultants and forest contractors. Over 90% of all new planting is now undertaken by farmers, which is significantly changing the structure of forest-ownership in Ireland, with some 16,000 private plantations now established. Forestry has provided an alternative enterprise for farmers diversifying from the traditional patterns of agriculture and will continue to do so.

Chapter 5: Economy and Employment

5.5.20. The processing sector includes conifer sawmills and hardwood sawmills that rely on the growing sector as a source of raw material. Included here also are the panel mills, which utilise a combination of small round wood, recycled wood and wood waste. Finally, there is the harvesting and transport sector, which forms the essential link between the growing and processing sectors.

5.5.21. The aim of the County Development Plan is to develop the sector to a scale and in a manner which maximises its contribution to the local economy on a sustainable basis, and which is compatible with the protection of the environment. Allied to this, an Indicative Forest Strategy will be prepared to identify the most appropriate lands suited to growing trees and offer guidance in relation to the overall development of the sector.

Development Plan Objectives: Forestry	
ECON 5-5	<p>Forestry</p> <p>It is an objective generally to support forestry development throughout the County subject to normal planning considerations, sustainable development criteria and the principles and objectives of this plan. It is important to protect sensitive areas, water supplies and fisheries and to ensure that the development is compatible with the protection of the environment.</p>
ECON 5-6	<p>Indicative Forest Strategy (IFS)</p> <p>It is an objective to prepare an Indicative Forest Strategy for County Cork in consultation with the Department of Agriculture, Food and Rural Development and other relevant bodies.</p>
ECON 5-7	<p>Implementing the Indicative Forest Strategy</p> <p>It is an objective to implement the policies and objectives outlined in the IFS subject to the objectives of this plan and to monitor the implementation and effectiveness of the policies and objectives of the IFS for County Cork.</p>
ECON 5-8	<p>NeighbourWood Scheme</p> <p>It is an objective to identify areas at a local level, which may be suitable for the NeighbourWood Scheme and to use this scheme as a means of achieving amenity objectives in association with local community groups and organisations.</p>

Commercial Fishing

5.5.22. Commercial fishing, both for whitefish and shellfish, continues to be an important economic asset to numerous coastal communities in Ireland. Under the recent Whitefish Renewal and Modernisation programmes, investment of close to €200 million was supported with EU and national grant aid that delivered a modern, efficient whitefish fleet. This fleet has the potential, for the first time ever, for Irish fishermen to compete on a truly international scale.

5.5.23. Castletownbere Harbour, Ireland's premier white fish port, as well as the numerous ports dotted along the coastline including Kinsale, Union Hall, Schull, Baltimore, Youghal, Bantry, Ballycotton and Crosshaven are in an excellent position to develop their commercial operations. The County Development Plan will support the provision of appropriate harbour infrastructure that can meet the needs of a modern commercial fishing fleet and attract increased business from other fleets in order to ensure a vibrant local fishing industry can be secured.

Development Plan Objectives: Commercial Fishing	
ECON 5-9	<p>Commercial Fishing</p> <p>It is an objective of the plan to support the use of existing port facilities for the catching and processing of fish as an economic activity that contributes to the food industry in the County.</p>
ECON 5-10	<p>Shell Fish Areas</p> <p>It is an objective to support and protect designated shell fish areas as an economic and employment sector.</p>

Aquaculture

5.5.24. In accordance with Government policy, the Council will support and promote the sustainable development of the aquaculture sector in order to maximize its contribution to jobs and growth in coastal communities and the economic well-being of the County. Furthermore, it is recognized that aquaculture harvesting and associated processing have the potential to provide an economically viable alternative to commercial fishing and aid sustainable rural diversification.

Mineral Extraction

5.5.25. A recent review of the Irish construction materials sector indicates that approximately 130 to 140 million tonnes of aggregates

Chapter 5: Economy and Employment

are used annually (Irish Concrete Federation, 2005). Currently, all primary aggregates (sand, gravel and crushed rock) are sourced from land-based quarries. Guidelines on Quarries and Ancillary Activities were published by the Minister for the Environment, Heritage and Local Government in 2004. These Guidelines are intended to offer guidance to planning authorities on planning for the quarry industry through the development plan and determining applications for planning permission for quarrying and ancillary activities. These guidelines were also intended to be a practical guide to the implementation of Section 261 of the Planning and Development Act, 2000 (Registration). A general objective of this County Development Plan is to ensure that the supply of these resources is managed in a manner so as to ensure the sustainable extraction of locally sourced aggregates and/or minerals will continue to contribute to the local economy and provide the essential raw materials, necessary for the construction industry.

Environmental Protection

5.5.26. It is accepted that extractive industries, both new quarries and extensions to existing quarries, have the potential to cause significant adverse environmental impacts. Therefore, it is necessary to reach a compromise between operators and the Council to ensure that aggregates can be sourced without significantly damaging the landscape, environment, road network, heritage and/or residential amenities of an area.

5.5.27. The Council is also aware of the potential risk that extractive industries pose to important groundwater and aquifer sources in the County. It is an aim of this Plan to protect regionally and locally important aquifers, capable of storing large water supplies from wells, from the adverse effect of mineral extraction.

Restoration of Exhausted Quarries

5.5.28. Militating against the significant environmental impacts of the extractive industry is a key objective of this plan. Applications for new quarries and extensions to existing quarries will need to include detailed restoration plans outlining the measures the quarry's operator will take to overcome the adverse environmental impacts of the quarry. These plans will need to identify how the operator plans to make the lands suitable for a viable alternative use once the resource has been exhausted. The Council will prepare guidelines on the "Restoration of Exhausted Quarries" during the lifetime of this County Development Plan.

Registration

5.5.29. All quarry owners/operators were obliged to register their activities with the Planning Authority by the 27th April 2005 (unless they had received planning permission within the previous 6 years), in

accordance with Section 261 of the Planning & Development Act 2000. Following registration and consultation, the Planning Authority imposed conditions on the operation of a pre-1964 quarry or required such a quarry to apply for planning permission in certain circumstances. The Planning Authority restated, modified or added to conditions on the operation of quarries that received planning permission before April 28th 1999

5.5.30. The local Planning Authorities completed this procedure on April 27th 2007 (although a number of registration applications were referred to An Bord Pleanála and remained to be finalised after that date). The main purpose of new and modified conditions imposed on the operation of quarries through this registration process is to improve environmental protection and ensure better and more comprehensive restoration measures.

Aggregate Potential Map (APM)

5.5.31. The Council recognizes the importance of Aggregate Potential Mapping, which would serve to identify all aggregate and mineral resources in the County and grade these resources in terms of those with best and poorest extractive potential for the building and road making industries. The Council is conscious of the need to protect un-worked deposits from inappropriate development and will, during the lifetime of this plan, seek to map and protect these areas. Consideration may also be given to the expansion of this mapping to include information on existing worked deposits throughout the County. This will be considered during the lifetime of the plan.

Monitoring of Extractive Industry

5.5.32. Monitoring is necessary to provide evidence that environmental conditions, attached to a planning permission for a new quarry or an extension to an existing quarry, are being complied with. A detailed monitoring programme, funded by the developer, should be provided for both the Planning Authority and any concerned third parties, to show that these conditions are being observed in the day-to-day operation of the quarry. Such a programme would be particularly relevant where the quarry is permitted to operate over a period of 5 or more years. The programme should specify:

- *environmental standards to be monitored (such as those for noise, dust, blasting, traffic, water quality both surface and groundwater.);*
- *monitoring procedures and the frequency of monitoring;*
- *the availability of monitoring results on a regular basis to the Planning Authority.*

Development Plan Objectives: Reserves	
ECON 5-11	<p>Safeguarding Mineral Reserves</p> <p>Where significant mineral resources, such as aggregates, building stone or other minerals have been identified and are suitable for extraction and delivery to industry without undue adverse impact on the environment, on scenic or residential amenity or on transport networks, it is an objective to safeguard the resource by seeking to prevent incompatible land-uses, which could be located elsewhere, from being located in the vicinity of the resource.</p>
ECON 5-12	<p>Identification of Strategic Reserves</p> <p>Where appropriate, during the life time of this plan, important strategic mineral reserves, particularly aggregates, should be identified and appropriate site specific policies developed for safeguarding the reserves.</p>
ECON 5-13	<p>Impacts of Mineral Extraction</p> <ul style="list-style-type: none"> (a) It is an objective to minimise environmental and other impacts of mineral extraction through rigorous application of licensing, development management and enforcement requirements for quarries, mines and other developments. (b) It is an objective in particular for new quarries and mines and extensions to existing quarries and mines to have regard to visual impacts, methods of extraction, noise levels, dust prevention, protection of rivers, lakes European sites and other water sources, impacts on residential and other amenities, impacts on the road network (particularly with regard to making good any damage to roads), road safety, phasing, re-instatement and landscaping of worked sites. (c) Restoration of decommissioned quarries and other extraction sites should be appropriately assessed and follow guidelines when prepared by the County Council from time to time and identify alternative safe uses that land could be put to.
ECON 5-14	<p>Monitoring of Quarries</p> <p>It is an objective of the plan to support the setting up of a monitoring system for the extraction of mineral reserves by the operators, in order to measure the consequential environmental impact of quarrying activities.</p>

5.6 Sustainable Tourism

5.6.1. Tourism continues to be an important contributor to both the economy of Cork and the economy of Ireland. In 2006, the Irish tourism industry had a record year with 7.6 million overseas visitors (a 9% increase on 2005 figures). Tourism revenues in 2006 increased to €5.9bn and employment in the tourism sector grew to 249,000. According to Fáilte Ireland, tourism is now Ireland’s most important indigenous industry accounting for 3.1% GNP annually.

5.6.2. Ireland has become a high cost destination. As a result, the basis for competing internationally is shifting towards “doing things” better or differently rather than competing on price. With good planning and management, tourism can be a positive force, bringing benefits to tourist destinations and indigenous communities in the region. If the development of the sector is poorly planned, it will result in environmental degradation and will impinge upon the quality of life of local communities.

5.6.3. Underpinning this new tourism agenda is the concept of Sustainable Tourism, which provides a high quality product, based on, and in harmony, with a high quality natural environment. Providing a sustainable framework to tourism development will ensure adverse impacts upon local communities, built heritage, landscapes and habitats are minimised while at the same time economic benefits accruing to local communities are maximised.

Development Plan Objectives: Sustainable Tourism	
ECON 6-1	Promoting Sustainable Tourism It is an objective to promote a sustainable approach to the development of the tourism sector within the strategic planning areas of County Cork.

Protection of Tourist Assets

5.6.4. Many areas that are important to the tourist industry owe their attraction to the exceptional quality of the landscape or particular features of the built environment. While it is important to recognise the valuable role of natural assets such as lakes, rivers and forests as economic resources for tourism, particularly in rural areas, it is important to protect and enhance the qualities of such areas so that they can continue to contribute to the growth in tourism visitors into the County as a whole. The continued growth of the tourist industry at its current rate will increase the pressure for change in our environment, threatening the integrity of the built and cultural heritage on which the industry relies. It is essential, therefore, that the

principles and objectives in this Plan, within the Strategic Planning Areas, are directed towards the conservation of both the natural and built heritage of the County, because of their importance to the tourism sector of the economy

Development Plan Objectives: Environmental Protection	
ECON 6-2	<p>Protection of Natural, Built and Cultural Heritage</p> <p>(a) It is an objective to protect and conserve those natural, built and cultural heritage features that form the resources on which the County's tourist industry is based. These features will include areas of important landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures and the traditional form and appearance of many built up areas.</p> <p>(b) It is an objective to implement this environmental protection through the use of Council's powers under appropriate legislation and through the application of other principles and objectives of this plan.</p>

The Spatial Framework for Tourism Development

5.6.5. The sustainable tourism strategy outlined in this Development Plan suggests that a Spatial Framework for Tourism Development be developed during the lifetime of this Plan. The framework will provide the basis for the delivery of a unique combination of tourism opportunities drawing on the network of attractions in Cork County and potential future attractions. This framework will identify opportunities for tourism development, existing transport links and sensitive environments within the County. Based on this information, the tourism function and potential of the County can be viewed as a network of nodes of tourist activity connected by links. As a result of this strategic framework, tourism can be planned for as an active land-use, having full regard to planned infrastructure and other key planning criteria, while protecting the environment in which it exists.

5.6.6. Fig 5.1 shows the diversity and spread of existing tourism attractions in the County as a whole and the range of activities and areas of potential are described below.

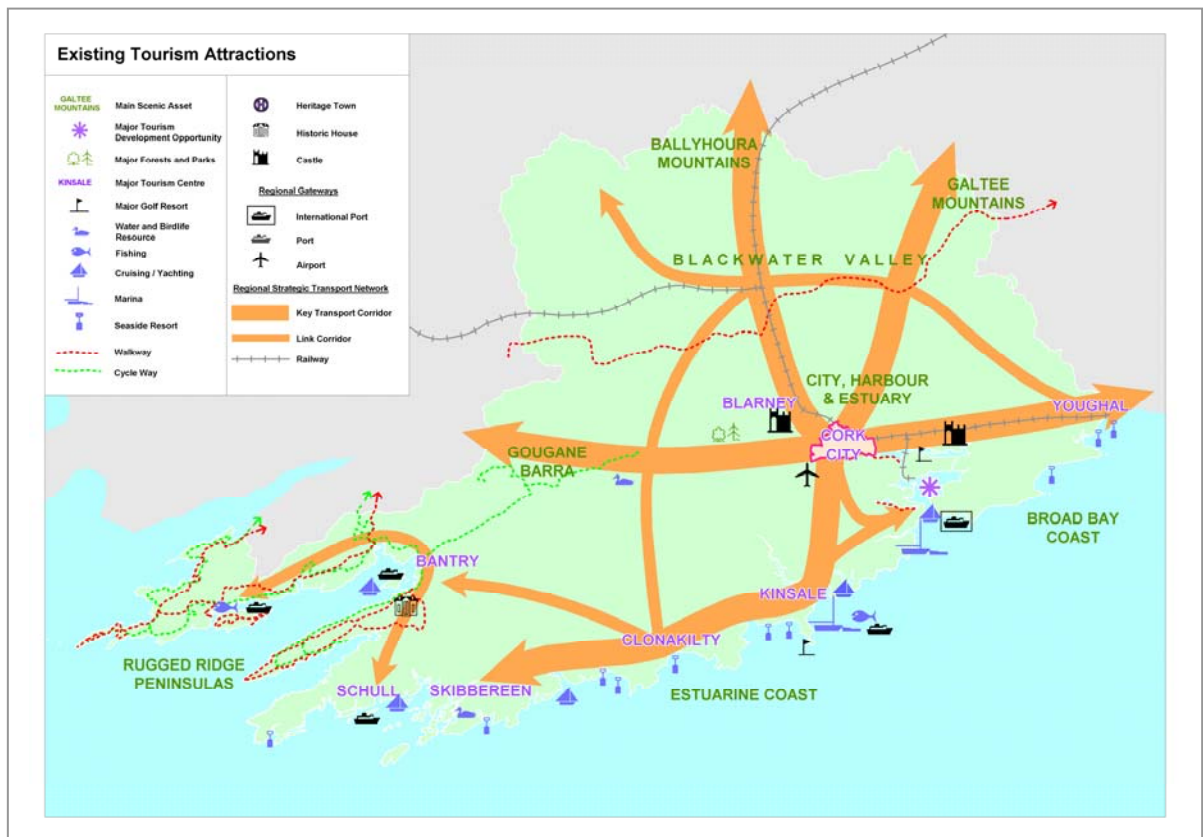


Figure 5.1: Cork County Distribution of Existing Tourist Attractions

Principle Tourist Attractions

5.6.7. Cork County has a number of key tourist attractions of national importance which should be protected from inappropriate development and where appropriate development complimentary to their tourist function will generally be encouraged. These include Blarney Castle, Fota Wildlife Park, Bantry, Kinsale (including Charles Fort), Gougane Barra, Mitchelstown Caves, Mizen Head, Schull Harbour and Dursey Island amongst others. The provision of a diverse range of tourist attractions is essential in order to encourage longer visitor stays, extend the tourism season and add to the quality of life of people who live in the area.

Areas Of Strategic Tourism Potential

5.6.8. The tourism strategy has identified 6 areas of Strategic Tourism Potential. These clusters of tourist activity each have unique attractions. These include:

Chapter 5: Economy and Employment

- *The Blackwater Valley - a premier walking, cycling, fishing destination and other outdoor activities.*
- *The Galtee Mountains and the Ballyhoura Area - a centre for walking, cycling and adventure related activities.*
- *The Coastline – Marine related activities including some fine blue flag beaches.*
- *The West Cork Peninsulas (Beara, Mizen, Sheeps Head) – with their unique visual amenity and landscape character offer potential for walking and cycling and other outdoor activities.*
- *Cork Harbour – the potential for Spike Island to become an internationally recognized tourist attraction.*
- *Cork City – Heritage and cultural character.*

5.6.9. These areas have a sustainable and competitive tourism product and have the potential for future tourism growth based on a supply of resources and features around which the tourism product can be built. It is important to ensure that tourist development in these areas does not have a negative impact on the overall character of the area.

Development Plan Objectives: Sustainable Tourism	
ECON 6-3	<p>Spatial Framework for Sustainable Tourism</p> <p>It is an objective to facilitate the development of the tourism sector through the development of a Spatial Framework for Tourism, and to provide for the delivery of a unique combination of tourism opportunities drawing on the network of attractions in Cork County and potential future attractions.</p>

Marine Leisure

5.6.10. Marine recreation concerns leisure activities in and on the sea, inshore and offshore and on or along the seashore (Marine Institute, 2003). The Marine Leisure sector is the fastest growing sector within the tourism industry. Cork, with its maritime history, is well positioned to further develop its marine leisure product. According to the *Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007*, the provision of strategically placed infrastructure, in line with the Spatial Framework, and the development of integrated clusters of water based tourism and associated land based activities would serve to attract local, national and international visitors and further contribute to the economy of the region.

5.6.11. The strategy also suggests that in order to fully capitalise on the potential of the marine leisure sector, there is a need to focus primarily on the rejuvenation of existing infrastructure and create opportunities for new development. While many marine activities require very little in the way of infrastructure and organization, some activities, such as leisure boating and sport fishing will require sophisticated infrastructure that needs to be planned for and delivered in a strategic manner. The importance of associated land based facilities cannot be ignored if a marine leisure development is to meet the needs of as wide a range of activities and uses as possible.

5.6.12. There is capacity within Cork Harbour to further develop the marine leisure sector. The Harbour has a long tradition of recreational boating, is home to the oldest yacht club in the world (Royal Cork Yacht Club) and hosts the bi-annual Cork Week Sailing Regatta. According to the Port of Cork, the number of liners berthing in the harbour has risen from 18 in 2000 to 36 in 2006. Recreation in and around the harbour is not restricted to water based activities. According to the *Assessment of Coastal Recreational Activity and Capacity for Increased Boating in Cork Harbour* (UCC, 2007), the natural assets of the harbour encourage walking and cycling along the shoreline. It is an aim of this Plan to acknowledge the role of Cork Harbour in developing the marine leisure sector in County Cork and assist in providing a balance between competing land-uses specifically in relation to the relocation of the Port of Cork and further industrial development in Ringaskiddy.

Development Plan Objectives: Marine Leisure	
ECON 6-4	<p>Developing the Marine Leisure Sector</p> <p>It is an objective to develop the marine leisure sector in the County in a coherent and sustainable manner making the best use of existing and planned infrastructure and resources.</p>
ECON 6-5	<p>Marine Leisure Hubs</p> <p>It is an objective to encourage the sustainable development of marine tourism at selected locations along the whole County coastline and at selected inland freshwater locations. These locations should be identified in the County Marine Leisure Tourism Strategy and must be limited to designated clusters of marine leisure activities that are accessible to both public and private infrastructure resources. The scale of the marine leisure development proposal should satisfy the visual amenity of the surrounding land based activity and there should be a suitable relationship between the water based activity and the land based activity.</p>

Walking and Cycling

5.6.13. International trends suggest that the walking and cycling sectors of the tourism economy have the potential to grow considerably during the lifetime of the County Development Plan. If planned strategically, Cork County has the potential to develop the walking and cycling product on offer in the region. Compared with other European destinations, the range of infrastructure available to serve the needs of the walking and cycling tourists is inadequate. While there are some examples of successful walking trails in West Cork, such as the “Sheep’s Head Way”, and the “Munster Way” in North Cork, there is a need to identify more dedicated cycle and walking routes across the country that can compete with other European routes such as The “Danube Cycle Path” in Austria and “C2C Cycle Route” in Britain. These new routes and existing routes should have improved signposting and road surfaces. The routes in Cork should also be developed around a theme e.g. The Cork Maritime History Cycle/Walk Way could extend from Youghal to Cobh, Crosshaven, Kinsale and on to Baltimore and Skibbereen in West Cork, which has been identified as a Hub Town for cycling by Fáilte Ireland. The Blackwater Way could cross North Cork from Fermoy to Mallow.

5.6.14. The development of cycle and walking tourism presents a particular opportunity to bring the economic benefits of tourism to the rural areas of Ireland. Cyclists and walkers enjoy the outdoor rural environment, they stay longer in an area, and since they cannot carry much in the way of provisions, they need to shop locally and regularly thus benefiting local providers.

Development Plan Objectives: Walking and Cycling	
ECON 6-6	Walking And Cycling It is an objective to promote the sustainable development of more scenic walking and cycling routes throughout the County as an activity for both international visitors and local tourists.

Rural Tourism

5.6.15. In most rural areas tourism is an integral component of wider rural enterprise and should be developed in an integrated manner whenever possible. Rural tourism involves visits to rural settings or rural environments for the purpose of participating in or experiencing activities, events or attractions not readily available in urbanised areas. These are not necessarily agricultural in nature but are usually closely linked with agricultural activity. This sector however faces serious challenges given the increased tendency for tourists to

concentrate in the urban areas. According to the Draft Rural Development Programme Ireland, 2007-2013, encouraging rural tourism providers to adapt to changing consumer trends and to work together to enhance the variety and depth of the tourism experience in the rural area will be important if the sector is to continue to meaningfully contribute to the overall performance of the rural economy. The aim of this plan is to support rural tourism initiatives concerned with agri-tourism, rural enterprise and conservation of natural heritage and culture. Environmental awareness and protection must be an intrinsic feature of any rural tourism initiative.

Tourism Infrastructure and Facilities

5.6.16. Facilitating the development of infrastructure to meet the needs of visitors is fundamental to the effective delivery of a sustainable tourism strategy. The provision of new tourist facilities should respect the existing settlement pattern of the County. This will enable key facilities to be provided where they can be used by visitors to several locations or by visitors using public transport. The aim is to foster closer links with the more traditional economic sectors so that tourism's overall economic contribution can be improved particularly in those areas where the economic base is not as strong.

5.6.17. The provision of new integrated tourist facilities will need to respect the established settlement pattern in order to be of benefit to local residents of these areas. Integrated tourist developments will result in the provision of a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area.

5.6.18. The National Roads Authority (NRA) is in the process of carrying out a national re-signage programme from 2006-2010. A key element of this programme is the provision of tourist signage along the national road network. In order to complement this programme, a resigning programme must be progressed within the county to improve tourist signage quality.

5.6.19. The issue of signage is not confined to road-based signage. Interpretative signage has a strong role to play in influencing visitor behaviour; increasing enjoyment; and in reducing visitor impacts. Utilising interpretation as a means of generating positive attitudes and behavioural choice is one means of helping to conserve the environment and generate a conservation interest. There is therefore a need to provide improved tourism signage within urban areas and rural areas, including villages, and during the lifetime of this Plan, a series of historic walking trails will be introduced in some urban areas in the County. Fáilte Ireland has issued guidelines to aid Town, City and County Councils in the production of orientation, directional and interpretative pedestrian signage.

Development Plan Objectives: Sustainable Tourism Facilities and Infrastructure	
ECON 6-7	<p>Tourism Facilities and Infrastructure</p> <p>(a) It is an objective generally to ensure that new tourism facilities, including accommodation and other facilities, are provided within existing settlements where they can best support the provision of services and the general economic vitality of the settlement. This will also ensure that the natural, built or cultural heritage features that form the basis of local attractions will be protected from unwarranted encroachment. The location of new tourist facilities and associated infrastructure in environmentally sensitive areas should respect the scenic amenity and limited environmental capacity for development and encourage good design.</p> <p>(b) It is an objective to recognize the special requirements of both new integrated tourism developments and the need for expansion of long established tourism enterprises that are located outside existing settlements. Such proposals will be considered at an appropriate scale, having regard to the likely effects on environmental and scenic amenity, on the provision of services.</p> <p>(c) It is an objective generally to support small-scale tourism enterprises including agri tourism enterprises that are developed in conjunction with established rural activities such as, fishing, walking, cycling and other activities. A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures redundant agricultural farm buildings as well as limited new buildings on an appropriate scale</p>
ECON 6-8	<p>Fishing and Golf Tourism</p> <p>It is an objective to support the leisure fishing industry and to continue to support golf tourism as positive growth sectors in the sustainable economic development of the County while also maintaining the integrity of the landscape and environment of the county as a valuable asset into the future.</p>

Tourism Accommodation

5.6.20. Managing the provision of tourism accommodation is essential to ensuring the delivery of a sustainable tourism strategy. While the provision of such accommodation within existing settlements can contribute to the economic performance of the settlement, it can also result in local people being priced out of the property market. This issue, combined with the fact that many holiday homes are being bought for permanent occupation as second homes, can lead to a loss of vitality in settlements during winter months.

5.6.21. In order to promote a sustainable tourism strategy, it is important to define the various categories of tourist accommodation:

Conventional Hotels with full facilities – these provide a range of facilities (leisure centre, conference facilities and function rooms) and offer the most sustainable forms of accommodation with tourist gateways as they offer employment, a capacity for out of season uses and can provide economic spin off for local companies. These should be located within the main tourist centres.

Small to medium hotels - these offer a limited range of facilities and can be located within smaller tourist centers (sometimes associated with golf courses in rural locations).

Hotels offering apartment accommodation or holiday cottages - this form of holiday accommodation is not as sustainable as conventional hotels as the self catering market is less tied to local suppliers and employment and has fewer economic benefits for the wider community.

Holiday Home Schemes within Settlements. - these are purpose built developments that are designed to offer a high quality tourist experience. They should include full management and maintenance facilities. They can be of benefit to the wider community if they offer supporting attractions such as leisure centers and marine leisure facilities. Such development should be kept at a scale that the settlement can sustain.

Second Homes - these are the least sustainable form of tourist accommodation as they offer little returns to the wider community in term of economic and social development. Demand for second homes in certain locations can create an artificial housing market resulting in higher than normal property prices. The creation of such an artificial market can restrict the ability of people to buy property in their local areas.

Bed and Breakfast accommodation - this type of accommodation is important to the rural economy and should be encouraged as a sustainable form of tourist accommodation.

Chapter 5: Economy and Employment

5.6.22. It is important to distinguish between these different categories in order to facilitate the development of a sustainable tourist strategy that meets the needs of the tourist while supporting the local community. It is expected that most tourist accommodation requiring new buildings should be located in or adjacent to existing towns and villages and should be on the higher rung of the sustainability ladder (conventional hotels). Proposals to convert existing rural buildings to provide tourist accommodation should be acceptable, provided they comply with other policies outlined in this Plan.

Managing the Provision of Holiday Homes

5.6.23. In areas under pressure to provide additional tourist accommodation, there is a need to ensure there is a sustainable balance between the number of holiday homes and the number of homes for permanent occupation. In order to achieve an appropriate balance that maintains the vitality and economic viability of the settlement, excessive holiday home developments will not normally be permitted in smaller, more remote settlements. The land provided for new housing should, therefore, not generally be used for the provision of tourist accommodation except on a small scale with a suitable layout and configuration that does not interfere with residential amenity.

5.6.24. In keeping with Sustainable Rural Housing Guidelines for Planning Authorities, the County Council will strongly discourage individual holiday home/second home development in areas outside settlements. Therefore the Council will seek to ensure holiday home development is located in established settlements, as listed in the Settlement Strategy, and that such development relates sympathetically to the scale and level of development and facilities in the locality.

Renovation of Demesnes and Estates for Tourist Development.

5.6.25. The unprecedented rate of economic growth and tax incentives for hotels have increased the pressure for development within the grounds of old estates. Large demesnes are particularly attractive for the development of hotels and golf courses. Any development proposal sited within or adjacent to a historic or culturally significant garden, a demesne or a landscaped estate should include a detailed appraisal of the site. Details on the methodology for preparing an appropriate site appraisal can be found in the "Guidance Notes for the Appraisals of Historic Gardens, Demesnes, Estates and their Settings" prepared by Cork County Council in 2005.

Development Plan Objectives: Tourism Facilities	
ECON 6-9	<p>Provision of Tourist Accommodation</p> <ul style="list-style-type: none"> (a) It is an objective to manage the provision of tourism accommodation in a manner that meets the needs of the tourist while supporting the local community. (b) It is an objective that the provision of tourist accommodation be linked to the network of settlements. Tourism accommodation should be provided within the existing settlements and usually away from the town centre. Easy pedestrian access to the town or village centre should be provided. Any new development should be of a scale that the settlement can sustain. (c) New holiday home developments should be located in the established network of settlements except where they facilitate the expansion of established tourism enterprises or that satisfy objective 6-7 (b) and (c). (d) It is an objective of this plan to strongly discourage individual holiday home/second home development in areas outside settlements. (e) It is an objective normally to ensure that land zoned for new residential development in this plan is not used for the provision of tourism accommodation such as holiday homes except on a small scale and subject to suitable layouts which do not affect the residential amenity of the area. (f) In centres under pressure to provide additional tourism accommodation, it will be an objective to ensure there is a satisfactory balance between the number of managed holiday homes, second homes and the number of permanent homes. Local Area Plans will identify these areas that are under pressure for additional holiday home development and will make appropriate policy responses.

5.7 Monitoring Economic Development

5.7.1. Monitoring the implementation of business development is crucial to ensuring the effective delivery of the objectives set out in the County Development Plan.

5.7.2. The monitoring of economic activity is a complex process, which takes into account a diverse range of factors. Given resource constraints, a detailed analysis of economic activity would be unviable. However, by targeting key issues, a comprehensive monitoring report on business development across the County, could be produced. The following issues should continue to be monitored on a bi-annual basis;

- *The number of applications approved and refused for business development on zoned land and in the countryside;*
- *The amount of land that has been completed, is under construction and has benefited from planning permission;*
- *The amount of business land that has been taken up by non-business uses;*
- *The type of employment activities that have been subject to planning permission (office, light industrial, manufacturing, warehousing, distribution).*

Development Plan Objectives: Monitoring Business Development	
ECON 7-1	<p>Monitoring Business Development</p> <p>It is an objective to produce a bi-annual Business Land Availability Survey that is a local needs assessment in order to establish the quantity of employment land (supply) and the quality and type of employment facilities required (demand) to meet future needs arising in the business sector in the area.</p>

Chapter 6

Transport and Infrastructure

This chapter presents planning policies in relation to transport and infrastructure based on the following important principles:

- a. An integrated approach to transport throughout the County is required with an increased emphasis on the use of public transport and particular attention given to social inclusion and environmental sustainability, efficiency, safety and competitiveness;
- b. The County's principal transportation assets including ports, airports, and strategic road and rail corridors should be protected and developed;
- c. Investment in the County's infrastructure should be made in a sustainable and efficient manner in order to promote the social and economic well-being of the County and its population;
- d. The County's strategic infrastructural resources and distribution corridors should be protected and safeguarded, having regard to environmental and social considerations;
- e. Future provision for transportation and infrastructure should be firmly integrated with the County's overall land use strategies.
- f. Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable transportation patterns.

6.1 Transportation Strategy

National Transportation Policies

6.1.1. Transport 21 is the Government's capital investment framework and principal transport policy document through which the transport system in Ireland will be developed, over the period 2006 to 2015. This framework addresses the twin challenges of past investment backlogs and continuing growth in transport demand as a result of continuing economic growth and rapidly rising population.

6.1.2. The framework provides for a record investment in public transport (about €16 billion in total). This major rebalancing of investment is directed towards the provision of greater choice and alternatives to the private car, particularly in major urban areas, and encouraging a modal shift from the private car to less polluting and less energy-intensive public and private modes of transport. Over the period of investment through Transport 21, Ireland's transport system will be transformed with a particular emphasis on developing an integrated network.

Development Plan Objectives: National and Regional Planning Policies	
INF 1-1	<p>Supporting the Implementation of Transport 21</p> <p>It is an objective of this plan to support the implementation of Government transport policy as expressed in Transport 21. This Plan supports the principle of investment to provide greater choice and alternatives to the private car, by encouraging a modal shift towards less polluting and less energy intensive modes of public and private transport.</p>

A Transportation and Land Use Strategy for County Cork

6.1.3. The transport and land use strategy in this Plan seeks to achieve greater sustainability, by building on the principles of Transport 21, established nationally and integrating these principles with the overall land-use strategy for the County. The aim is to foster sustainable economic and population growth by maintaining an efficient transport system for the County and, at the same time, encourage balanced investment across the County in less polluting and more energy efficient modes of public and private transport.

6.1.4. In some areas of the County, where population densities are highest, this strategy will lead to major capital investment in new public transport infrastructure capable of offering a genuine, convenient and high quality alternative to travel by private car. The Atlantic Gateway Initiative will play a significant role in focussing transport investment on the corridors linking Cork with Mallow, Limerick and Galway to the north and Waterford to the east. In West Cork, the designation in this Plan of Clonakilty as a Major Employment Centre and the identification of the N71 Corridor as a strategic transport corridor to improve links with Cork will also act as a focus for local initiatives and investment.

6.1.5. This Plan will also seek to integrate the transportation objectives of the updated Cork Area Strategic Plan into the transportation strategy for the County Metropolitan Strategic Planning Area and the CASP Ring Strategic Planning Area. The CASP Update seeks to deliver a “state of the art” public transport network within the CASP area through the provision of new suburban rail services between Mallow and Midleton, a strengthened green route network, an expanded city and suburban bus network and the provision of park and ride facilities at locations around the metropolitan area. In addition, the CASP Update 2008 has identified two potential rapid transport corridors; a. linking Mahon, through the Docklands and Kent Station to the Western Suburbs and b. linking the airport with a new development node at Ballyvolane.

6.1.6. The provision of this infrastructure is critical to the delivery of an integrated transport system and facilitating a move to more sustainable transport patterns particularly within the CASP area. It is an objective of this Plan to encourage this modal shift and achieve the following trip targets as identified in the Cork Area Strategic Plan update.

Table 6.1 Modal Shift Trip Targets		
Mode	2000	2020
Rail	450 (0.5%)	7,600 (5%)
Bus	19,300 (22.3%)	31,150 (20.5%)
Car	66,850 (77.2%)	113,500 (74.5%)

Source: CASP Update 2008

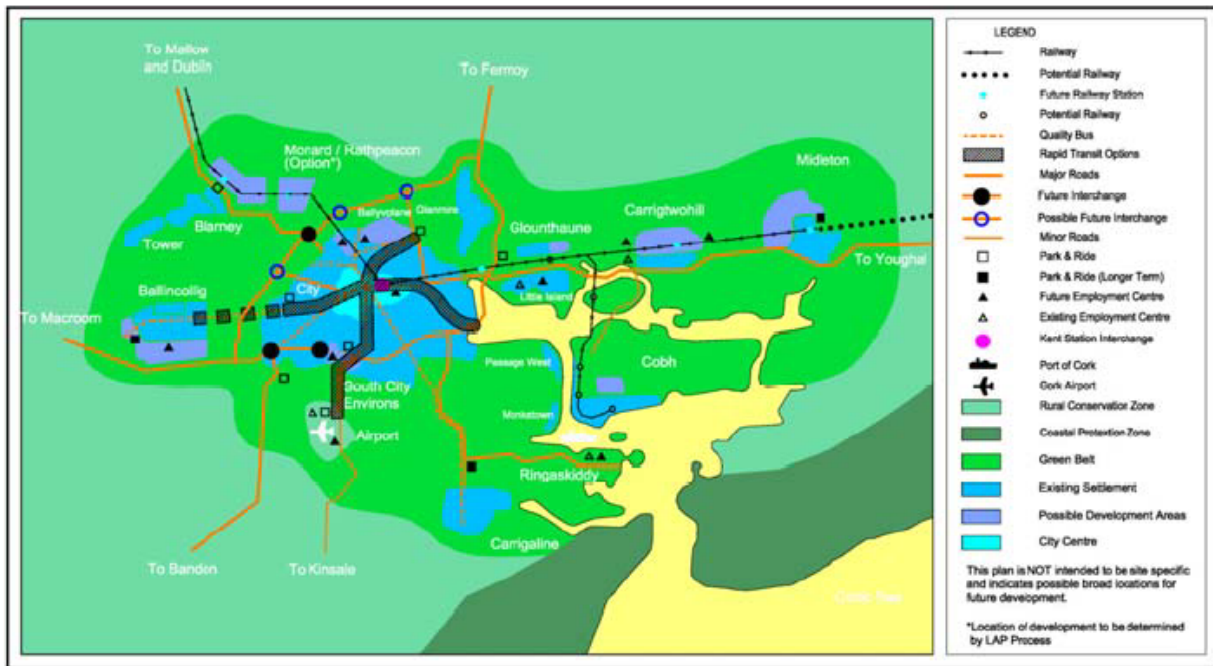


Figure 6.1: Structure Diagram for Metropolitan Cork (Source CASP Update 2008)

6.1.7. In other parts of the County, where population densities are lower, major capital investment is more likely to continue to focus on the road network. However, it should also include more positive measures to promote high quality, efficient and convenient bus transport and improved opportunities to make more journeys, safely and conveniently by cycle or on foot.

6.1.8. This Plan will seek to focus the provision of transport infrastructure on the network of settlements described in Chapter 3 of this Plan, broadly in line with CASP and the North & West Cork Strategic Plan, so that all the settlements in the County, but particularly the main towns and key villages, can become transport ‘hubs’ serving the needs not only of their own populations but also those of the rural areas around them. By following this strategy, the number of people within the County, with access to opportunities to use less polluting and more energy efficient transport modes for at least some of the daily journeys that they make, will be maximised.

6.1.9. An essential element of this strategy is the integration of spatial planning policies with key transport requirements, particularly in areas experiencing high levels of growth. These key transport requirements, for the areas of most rapid growth, will be developed in a programme of Integrated Transportation Plans that will be delivered by 2010. The recommendations included in these Plans will help inform Local Area Plans.

Development Plan Objectives: Transport	
INF 1-2	<p>Transportation and Land-Use Strategy for County Cork</p> <p>(a) It is an objective of this plan to foster sustainable economic and population growth by maintaining an efficient transport system for the County and, at the same time, encourage balanced investment across the County in less polluting and more energy efficient modes of public and private transport.</p> <p>(b) It is an objective of this Plan to focus the provision of transport infrastructure on the network of settlements broadly in line with the Atlantic Gateway Initiative, CASP and the North & West Cork Strategic Plan, so that all the settlements in the County, but particularly the main towns and key villages, can become transport 'hubs' serving the needs not only of their own populations but also those of the rural areas around them.</p> <p>(c) It is an objective of this Plan to identify the key transportation requirements of those areas experiencing most rapid growth through the development of a programme of Integrated Transport Plans. The recommendations of these plans will inform Local Area Plans.</p> <p>(d) It is an objective of this Plan, while having regard to the natural and built environment, to facilitate the creation of an integrated transport system in the Cork County Metropolitan Area, as outlined in the CASP Update 2008, in order to improve mobility, accessibility and connectivity within the area through the delivery of appropriate infrastructure including the suburban rail line, rapid transit, city and suburban bus lanes and park and ride facilities.</p>
INF 1-3	<p>Rail, Road, Air, Port</p> <p>It is an objective of this Plan to maximise the safety, strategic potential and efficiency of the County's principal transportation modes, subject to proper planning and sustainable development.</p>
INF 1-4	<p>Transport and Land-Use</p> <p>It is an objective to promote land-use planning measures which aim for transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the use of public transportation throughout the County.</p>

Development Plan Objectives: Transport	
INF 1-5	<p>Access to Transport Choice</p> <p>It is an objective to increase the level of access, among the population of County Cork, to a choice of transport modes and, in particular, to promote forms of development that reduce levels of dependence on private car transport.</p>
INF 1-6	<p>Co-ordination of Transport Policy</p> <p>It is an objective to encourage co-ordination between all agencies involved, directly or indirectly, in the provision of transport services with the aim of implementing the strategies of CASP and the North and West Cork Strategic Plan i.e. bus operators, airport authorities, Iarnród Éireann, The National Roads Authority, local authorities and other private transport companies.</p>

6.2 Public Transport

Inter-Urban Public Transport

6.2.1. Public transport (either bus or rail) is at its most effective when operating in corridors where there is a medium or high density of population. In County Cork, good quality public transport services already exist along:

- *The main inter-urban corridors linking Cork and other 'Gateway' cities of Dublin, Limerick and Waterford;*
- *The 'Hub' towns of Mallow and Tralee/Killarney; and*
- *The main towns throughout the County.*

6.2.2. There has been significant investment in public transport linking the Gateway Cities of Cork, Dublin, Limerick/Galway and Waterford in recent years. The continuation of this trend is considered critical to the economic strategy for the County advanced in this Plan.

6.2.3. The rail infrastructure linking Cork and Dublin has seen significant investment in fixed infrastructure and rolling-stock. Journey time is about 2 hours 45 minutes and there are 14 inter-city services each day at hourly intervals. Most trains serve Mallow and many serve Charleville or offer connections to Limerick at Limerick Junction.

6.2.4. Two operators provide air services from Cork International Airport to Dublin.

6.2.5. In the medium to longer-term, in order to significantly enhance transport choice in the Atlantic Corridor, it would be desirable to give consideration to re-opening the Buttevant railway station and provide a through service of regional trains linking Cork and Limerick. These could serve Blarney, Mallow, Buttevant and Charleville operating via Limerick Junction initially, but perhaps eventually via a re-opened direct route from Charleville to Limerick, as suggested in the South West Regional Planning Guidelines. The aim would be to reduce journey times to just over one hour.

6.2.6. National Road improvements have also assisted inter urban bus operations and two operators now compete to provide express coach services from Cork to Dublin serving intermediate towns along the N8 corridor. Journey time is about 4 hours but planned investment in improved road infrastructure may reduce this during the lifetime of this Plan. In the Atlantic Corridor, two operators also provide express coach services to Limerick/Galway and a single operator provides an hourly service to Waterford. Future road improvements are likely to reduce journey times.

6.2.7. Outside these strategic national and regional routes, most of the main towns in the County already function as a public transport 'hub' because they are linked to Cork and many of their nearby towns and villages by bus. The strategy of this Plan to balance the distribution of future housing and employment more towards many of these towns will help them develop a critical mass of population that will secure the viability of existing bus services. If successful, the strategy will provide the basis for enhanced levels of quality and service in line with their growing populations to the benefit of the population of both the towns themselves but also to the benefit of the rural areas that they serve.

6.2.8. In the design of new or improved National or Regional Roads, it will be particularly important to take into account the effect of the road scheme on the pattern of public transport provision in the area.

6.2.9. Through the Local Area Plans, this Plan will encourage the provision of enhanced public transport facilities in the main towns reflecting their role as transport 'hubs' in the County transport system. In particular, many towns lack basic passenger facilities such as safe and visible stopping places for bus services free from encroachment by private cars, timetable and route information, local information for arriving passengers (e.g. telephone numbers for local taxi firms), shelter from the weather, car parking or pick-up/set down facilities for intending passengers travelling to the bus stop by car. The Local Area Plans will identify appropriate locations for the provision of these facilities.

Chapter 6: Transport and Infrastructure

6.2.10. With regard to Youghal, consideration will be given during the lifetime of this Plan to re-opening the disused rail route linking the town to Middleton and Cork.

Development Plan Objectives: Public Transport	
INF 2-1	<p>Strategic National and Regional Links</p> <p>It is an objective of this Plan to support investment directed at the improvement of safety, quality, strategic potential and efficiency of public transport links between Cork, other 'Gateway' cities, 'Hub' towns and the main towns of the County.</p>
INF 2-2	<p>Atlantic Corridor</p> <p>(a) It is an objective of this Plan to support investment that will enhance transport choice within the Atlantic Corridor.</p> <p>(b) During the lifetime of this Plan the following investment projects will be evaluated:</p> <ul style="list-style-type: none"> • The re-opening of rail services between Cork, Middleton and Youghal; • The potential to establish direct regional rail services between Cork and Limerick; and • The re-opening of Buttevant railway station.
INF 2-3	<p>Inter Urban Transport within the County</p> <p>It is an objective of this Plan to support the role of the main towns and key villages in the County as public transport 'hubs' serving their own population and that of wider rural areas. Through Local Area Plans, consideration will be given to the provision of enhanced facilities for public transport operations and passengers within these locations.</p>
INF 2-4	<p>Public Transportation Task Force</p> <p>(a) It is an objective to support the establishment of a Public Transportation Task Force to promote more widespread provision of public transportation within the County and to ensure high levels of efficiency and integration of services.</p> <p>(b) The Public Transportation Task Force would be made up of representatives of public and private transport providers as well as key stakeholders such as Local Authorities and the educational, employers, local development and community sectors.</p>

Development Plan Objectives: Public Transport	
INF 2-5	<p>Protecting Existing Disused Rail Infrastructure</p> <p>Where there is potential for an existing or disused railway station (or railway infrastructure) to be re-opened for service, it is an objective to safeguard the station (or infrastructure), its access and the surrounding lands, against encroachment by inappropriate uses, which could compromise its future development as a rail facility.</p>

Public Transport in Metropolitan Cork

6.2.11. In Metropolitan Cork the overall density of population is at its highest and, as a consequence, the opportunity to increase the modal share of bus and rail is greatest.

Cork Suburban Rail Network

6.2.12. In the past, rail infrastructure in County Cork has been used mainly for intercity services between Cork and Dublin and to Killarney via Mallow. Suburban rail services were confined to the Cork to Cobh line, representing only a small proportion of commuter journeys in the Metropolitan Area.

6.2.13. The Cork Area Strategic Plan (CASP) initiated proposals to re-open the Cork - Midleton railway line to form the backbone of an integrated public transport system for Metropolitan Cork. Following a strong recommendation in favour of the project from the feasibility study commissioned by Iarnród Éireann, the Government have given their approval to its implementation. Work on site has commenced and train services are expected to commence in 2009. The County, City and Town Councils on the route of the rail network have a scheme in place under S49 of the Planning and Development Act 2000, to secure the payment of financial contributions towards the cost of this project from developers close to the route and it is envisaged that the monies collected in this way will contribute about 50% to the costs of the project.

6.2.14. The Cork Suburban Rail Network will provide high quality commuter rail services linking many of the fastest growing Metropolitan Towns to Cork and Mallow. The network will serve Blarney, Blackpool, Dunkettle (Park & Ride), Little Island, Glounthaune, Carrigtwohill, Midleton, Fota, Carrigaloe, Rushbrook and Cobh. Initially, services will operate to an hourly service pattern increasing to half-hourly in the morning and evening peak periods. This frequency will be doubled for the stations at Dunkettle, Little

Island and Glounthaune that are served by both Cobh and Middleton trains.

6.2.15. Having secured the Government's commitment to the Cork Suburban Rail project, the land-use strategy for the County Metropolitan Strategic Planning Area in successive Development and Local Area Plans has been based on increasing the proportion of new housing located in the hinterland of the rail stations on the new network. The making of Special Local Area Plans for Blarney-Kilbarry, Carrigtwohill and Middleton in September 2005, was a significant milestone in securing a critical mass of future population in these locations that are best suited to use the new rail service. In this Plan, it is intended to continue with that strategy and maximise the population and employment capacity of the corridor so that, in future, the greatest number of people have the opportunity to use the new rail service as part of their daily lives.

6.2.16. The Spatial Strategy to accommodate the revised population targets in the CASP area, as outlined in the CASP Update, will see additional growth directed towards locations along the Cork Suburban Rail Network to the north and east of Cork City.

6.2.17. An additional rail station has been proposed in successive Development Plans at Monard, between the City boundary and Blarney to serve a planned new settlement for about 12,500 people. The site of this station is identified in the Blarney-Kilbarry Special Local Area Plan. In principle, the County Council support the provision of additional stations at other locations on the new network as part of its strategy to maximise its use. However, it will be necessary to assess the impact of each proposal on the overall efficiency of the network. The following criteria are amongst those that will be applied in close consultation with Iarnród Éireann:

- *Demonstration that there is a clear passenger case for the station;*
- *Provision of a satisfactory mobility management plan for the site (consideration may also be given to the cumulative effect of neighbouring sites provided that they are in use and are in close proximity to the station and that they have a safe and efficient access to the station);*
- *Planning the location and development of the station comprehensively as part of an overall layout or masterplan and include it in any development management proposal.*

Development Plan Objectives: Railway	
INF 2-6	<p>Suburban and Commuter Rail</p> <p>(a) It is an objective, subject to proper planning and sustainable development, to maximise the use of The Cork Suburban Rail Network as the backbone of an integrated public transport system for Metropolitan Cork.</p> <p>(b) It is an objective of this Plan to secure a critical mass of population for the station hinterlands within the Cork Suburban Rail Network through the implementation of the Special Local Area Plans for Blarney-Kilbarry, Carrigtohill and Midleton made in September 2005.</p> <p>(c) It is an objective of this Plan to secure the provision of a new station at Monard to serve proposals for a new settlement set out in the Blarney-Kilbarry Special Local Area Plan.</p>
INF 2-7	<p>New or Additional Stations</p> <p>It is an objective to optimise the level of efficiency of the Cork Suburban railway line by considering the potential of opening new stations at the most advantageous locations. Any consideration of potential future stations will be co-ordinated with Iarnród Éireann requirements and safety policies and must satisfy the following criteria:</p> <ul style="list-style-type: none"> • Demonstrate that there is a passenger case for the station • Provide a mobility management plan for the site (consideration may also be given to the cumulative effect of neighbouring sites provided that they are in use and are in close proximity to the station and that they have a safe and efficient access to the station) • Indicate the location of the station in an overall layout or masterplan and include it in any Development Management proposal. • Adheres to the principles of proper planning and sustainable development.

'Green Routes' Public Transport Corridors

6.2.18. In order to facilitate the modal shift envisaged in this Plan, improved service levels and additional infrastructural support will need to be provided on the bus network serving the County and in particular the CASP area. Targeted improvement to the bus network will need to be delivered to areas that have experienced significant recent growth but do not have the associated level of public transport services. Such areas include Glanmire/Riverstown, Little Island, Rochestown, Carrigaline and Ballincollig. Of particular importance, in

Chapter 6: Transport and Infrastructure

the short term, is the delivery of a reliable, bus based system serving Little Island that will address the problems associated with an over reliance on car based commuting within this Strategic Employment Centre.

6.2.19. In order to improve the “Total Journey Quality” of public transport users, it is appropriate to deliver complimentary bus based services linking new train stations along the suburban rail corridor with the wider rural hinterlands of Midleton, Carrigtwohill, Kilbarry, Monard, Blarney and Mallow.

6.2.20. Green Routes are high quality, high profile, public transport corridors, where the emphasis is placed on an efficient bus service and dedicated road space for pedestrians and cyclists, with suitable priority in the traffic management systems to bias in favour of the movement of large numbers of people rather than large volumes of vehicles.

6.2.21. Through the Cork Greenway Study, 2001, undertaken for the Heritage Council by WS Atkins, and the proposals outlined in the Cork Area Strategic Plan, a total of nine Green Routes were identified. These routes focused on the main existing bus routes, and the corridors serving the proposed Park and Ride sites. A number of these routes, Grange to City Centre, Curraheen to City Centre, Airport to City Centre are complete, with the remaining routes in the planning and design stage. Two orbital bus routes have been successfully introduced by Bus Eireann, one on the northside of the city running from Mayfield to Bishopstown and one on the southside from Mahon to Bishopstown. Consideration should be given to identifying Orbital Green Route corridors based on these routes including identifying the range of priority measures that will support an increased level of service, frequency and higher average speeds particularly in the critical morning travel to work peak period. Consideration should be given to other potential orbital corridors including a corridor linking the north east of the city with the south east of the city taking in Silversprings, Docklands and Mahon by introducing public transport priority measures in the corridor and on all new cross river bridges.

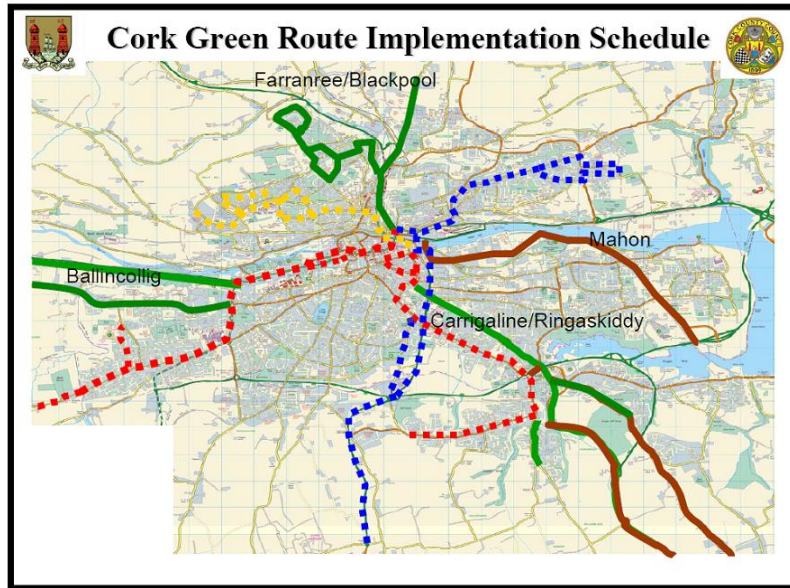


Figure 6.2: Green Route Network

Development Plan Objectives: Green Routes	
INF 2-8	<p>Dedicated Bus Corridors / 'Green Routes'</p> <p>(a) It is an objective to support the continued provision of Green Routes, featuring quality bus corridors and improved provision for cyclists and pedestrians as identified in the Cork Area Strategic Plan.</p> <p>(b) It is an objective to provide for sufficient land take on each of these radial routes as they approach the Metropolitan Area of Cork to accommodate bus priority facilities including dedicated road space as required.</p> <p>(c) It is an objective to safeguard any such identified routes that may be suitable for accommodating any future light rail transportation to serve these population centres.</p>

Light Rail and Bus Rapid Transit

6.2.22. As part of the CASP Update the requirement for Rapid Transit including Light Rail Transit and Bus Rapid Transit has been considered and two potential corridors have been identified.

- Corridor A - Mahon-Docklands – City – UCC – CUH –CIT / Bishopstown – Ballincollig.

The CASP Update has identified this corridor as a key transport corridor linking major growth and development areas with existing major institutional trip generators and the

transport interchange hub at Kent Station. This corridor has the potential to be developed as a Rapid Transit corridor.

- Corridor B: Airport-Tramore Rd-City-St. Lukes-Ballyvolane.

The CASP Update has identified this as a key transport corridor linking the Airport with the identified growth area at Tramore Road and linking the City Centre with the designated growth areas on the northside at Ballyvolane. This corridor has the potential to be developed as a Rapid Transit corridor including Bus Rapid Transit.

6.2.23. These corridors will compliment the existing and planned railway corridors that are also considered as high quality, high capacity public transport corridors. It is intended that the two additional rapid transit corridors should become the basis for the planned location of significant new population and employment locations at densities appropriate to support the case for the provision of high quality infrastructure including public transport.

6.2.24. The Cork Area Transit Study, a joint project between Cork City and Cork County Council, is currently being prepared to examine the detailed feasibility of these projects. The recommendations of this study will be incorporated into the County Development Plan once the final study is adopted by the Members of Cork County Council.

Park and Ride

6.2.25. An important element of an integrated transportation system is the identification of Park and Ride facilities. The Black Ash site near the Kinsale Road Interchange has been a success, however progress on the remaining locations identified in CASP has been limited in delivering facilities on the ground. Where further locations are being investigated, consideration should be given to locations that maximize the interception of city bound traffic and where possible, they should intercept road traffic before it reaches the Cork Ring Road, either the existing South Ring Road or the proposed Northern Ring Road. This has the dual benefit of relieving the demand on the Ring Road and reducing the number of car based trips into the city centre.

6.2.26. The key identified Park and Ride locations include:

- Dunkettle & East Cork (rail based).
- Blarney and N20 (rail based).
- Northern Ring Road - there is scope to provide access to a potential P&R site at Ballyvolane based on the development of the North East Link to the Northern Ring Road

- N22 Carrigrohane Rd – this site has recently been identified by Cork City/Cork County Councils.
- N22 Ballincollig – there is potential to provide enhanced P&R at Ballincollig linked to the possible rapid transit corridor.
- Carrigaline – a site for P&R was identified as a requirement in CASP though recent studies have supported an alternative non-bus based approach to meeting demand. This should be further examined when considering improvements to the public transport network serving Ringaskiddy and Carrigaline.
- Glounthaune/ Little Island

6.2.27. The identification of specific sites for Park and Ride locations will be further considered during the preparation of the relevant Electoral Area Local Area Plans.

6.2.28. A successful bus based Park and Ride scheme is operating from the Kinsale Road Roundabout, where a high frequency dedicated bus service brings passengers into the City along the Green Route corridors. Rail based Park and Ride facilities will be developed at Dunkettle and Blarney. Consideration will also be given to the development of other bus based Park and Ride facilities at Bandon Road and /or Carrigrohane/ Bishopstown.

Development Plan Objectives: Light Rail, Rapid Bus Transport and Park and Ride	
INF 2-9	<p>Light Rail and Rapid Bus Transport</p> <p>It is an objective of this Plan, in conjunction with the CASP Update, to investigate options for Light Rail and Bus Rapid Transit linked to a strategy for residential or employment development.</p>
INF 2-10	<p>Park and Ride Facilities</p> <p>a) It is an objective to support the provision of Park and Ride facilities close to the City in order to support more sustainable commuting patterns and to reduce traffic congestion in line with CASP objectives.</p> <p>(b) It is a further objective to develop Park and Ride facilities to support the new Suburban Rail Network and the proposed green routes. These will offer fast, frequent services linking the City Centre with key strategic locations including Dunkettle, the western suburbs and Blarney.</p>
INF 2-11	<p>Park and Share Facilities</p> <p>It is an objective, where appropriate, to consider the provision of park and share facilities.</p>

Rural Public Transport

6.2.29. Public transport is a serious unmet need for many people living in rural Ireland and it has been identified as a key factor underlying levels of exclusion in rural areas. Estimates derived from the 2002 National Rural Transport Survey suggest that as many as 380,000 people in rural areas perceive themselves as having unmet transport needs.

6.2.30. The Rural Transport Initiative (RTI) is a scheme, which has been operating since 2002 to provide funding on a pilot basis for community organisations and community partnerships to address the transport needs of their rural area through the provision of local transport services.

6.2.31. The Minister for Transport announced the extension of the RTI to the end of 2006, and he has since announced his intention to put the RTI on a permanent footing from 2007 onwards. In developing proposals for the rollout of the RTI post 2006, the Minister has indicated that he will pay particular attention to the transport needs of rural communities that do not currently have access to public transport.

6.2.32. It is an objective of this Plan to facilitate social inclusion and sustainable transport patterns in rural areas by supporting the provision of conventional (bus based scheduled services) and non-conventional (demand responsive or semi scheduled alternatives) transport services in rural areas.

Development Plan Objectives: Rural Public Transport	
INF 2-12	<p>Rural Public Transport</p> <p>(a) It is an objective to support the provision of a more regular and efficient express bus service throughout the County and encourage private–public partnership in the provision of more widespread non-urban bus services.</p> <p>(b) It is an objective to support the provision of new transport initiatives, which provide greater accessibility by bus between rural towns / villages with their more remote hinterlands.</p>

6.3 Road Network

6.3.1. Although the National and County strategy seeks to increase the level of investment in public transport, the development of the Local Road Network is critical to the economic and social well-being of its citizens. The Local Road Network is the infrastructure on which the County's bus network is based, it is critical to the movement of freight and allows freedom of movement for private cars, cyclists and pedestrians.

National Primary and Secondary Roads

6.3.2. The integrated transportation investment programme in the National Development Plan (2007-2013) and Transport 21 identifies a need for the upgrading of many National Primary Roads to motorway standard and for improving key secondary roads in order to secure balanced regional development in the country.

6.3.3. The main thrust of the National Roads Authority (NRA) programme is to provide good access to all main settlements so that people and goods can be transported in a safe and efficient manner.

6.3.4. The National Road Network (primary and secondary roads) comprises only 4% of the total road length in the County but carries approximately 35% of the traffic. National Roads play a vital role in servicing the economic transport needs of the County and carry approximately 98% of national freight traffic. The NRA is committed to providing significant new national road infrastructure within the CASP area. This includes the upgrade of all national radial routes into and out of Cork, the upgrade of the South Ring Road and the upgrade of the N20 (Cork to Limerick) to motorway standard. While the route of the eastern section of the Northern Relief Road has been agreed, the provision of the Western Section of the route is important to the management of inter urban traffic on the Atlantic Corridor. The completion of the Ring Road is essential to the improvement of traffic management within the Metropolitan Area.

6.3.5. The function and effectiveness of National Roads as the primary means of long distance travel in many parts of the County, can be compromised by the generation of significant volumes of local and commuter traffic. In some parts of the county, the National Road is the sole or primary route within the area. In addition to catering for the needs of longer distance traffic, these routes perform an important function for local traffic. This Plan seeks to implement new measures to safeguard the capacity of both National Primary and Secondary Routes so that they can continue to perform their strategic role maintaining their importance to the future development of the County.

6.3.6. Also, taking into account the need to enhance the safety of National Roads for all users and the need to secure the proper

planning and sustainable development of the County, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a National or Regional Route, this Plan will require the submission of a Traffic Impact Assessment (TIA) and Road Safety Audit as part of the proposal. In addition, developments resulting in a material increase in the demand for transportation in a locality by pedestrians, cyclists or motor vehicle users, will be required to prepare a Transport and Mobility Management Plan addressing these issues, as part of the proposal.

6.3.7. Developers of land adjoining or close to National Roads will be required to include measures to protect their development from future traffic noise.

6.3.8. Objective INF 3-3 sets out the National Road Authority's investment programme for County Cork and provision is also made for improvement to other elements of the National Road Network that are considered to be of local strategic significance. It is the Council's objective to work in close co-operation with the National Roads Authority in the implementation of this programme.

Interchanges

6.3.9. The location and capacity of interchanges on National Roads are determined during the road planning process. In order to maintain the strategic transport function of the National Road Network, it is important to ensure that development proposals in close proximity to major interchanges are managed, so as to avoid the generation of unnecessary traffic on the national route.

Service and Rest Areas

6.3.10. One of the challenges associated with the introduction of long lengths of motorway and dual carriageways into the National Road Network is the provision of appropriate service areas and rest areas along these routes. The National Roads Authority has prepared a policy statement on the provision of service and rest areas. They have identified the need for one serviced area between Fermoy and Mitchelstown. The Council will support the NRA in the provision of this important facility for road users. Regard must be given to the National Roads Authority's guidance document, 'Policy for the Provision of Service Areas on Motorways and High Quality Dual Carriageway', when identifying an appropriate site for a serviced rest area.

Development Plan Objectives: National Road Network	
INF 3-1	<p>National Roads</p> <p>(a) It is an objective to support the National Roads Authority towards achieving the targets set for the National Road Network.</p> <p>(b) It is also an objective to safeguard the strategic role of the National Road Network in catering for the safe and efficient movement of major inter-urban and interregional traffic to allow effective delivery of public investment in these projects.</p>
INF 3-2	<p>Development Management and Access to National Roads</p> <p>It is an objective to have regard to the National Roads Authority Policy Document 'Development Management and Access to National Roads' (May 2006).</p>
INF 3-3	<p>National Roads – Priority List</p> <p>It is an objective to seek the support of the National Roads Authority in the implementation of the following major projects:</p> <ul style="list-style-type: none"> • M/N 8 (Fermoy – Mitchelstown). • N 71 (Cork – Clonakilty – Skibbereen and Bantry) • M/N 20 (Blarney – Mallow - Limerick). • N 22 (Ballincollig – Macroom – Ballyvourney) to include Macroom By-pass. • N 28 (Cork – Ringaskiddy). • N 25 (Carrigtwohill – Middleton – Youghal). • Southern Ring Road. • Northern Ring Road. • N 72 (Mallow Northern Relief Road). • N 72 Mallow to Fermoy including links to the M/N 20 Atlantic Corridor. • N 73 (Mallow – Mitchelstown). • Dunkettle Interchange Upgrade.
INF 3-4	<p>National Roads – Traffic Noise</p> <p>It is an objective of this Plan, to ensure that in the design of new development adjoining or near National Roads, account is taken of the need to include measures that will serve to protect the development from the adverse effects of traffic noise for the design-life of the development.</p>
INF 3-5	<p>National Roads – Protecting Future Routes</p> <p>It is an objective to protect the routes of future roads</p>

Development Plan Objectives: National Road Network	
	from development where the route selection exercise has identified preferred route options.
INF 3-6	<p>National Roads – Protection of Interchanges</p> <p>It is an objective of this Plan to protect the capacity of the interchanges in the County from locally generated traffic.</p>
INF 3-7	<p>National Roads – Service and Rest Areas</p> <p>It is an objective to implement the NRA’s policy document on the Provision of Service Areas and Rest Areas on Motorways and High Quality Dual Carriageways.</p>
INF 3-8	<p>Traffic and Transport Assessments</p> <p>It is an objective of this Plan, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a national or regional route, to require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit as part of the proposal. Developers should refer to the NRA’s “Traffic and Transport Assessment Guidelines” in the preparation of TTA’s.</p>

Regional and Local Roads

6.3.11. The Regional Road Network in the County, although at a lesser standard than the National Route Network, is also of strategic importance to the development of the County. These roads form important link routes between National Roads and link the larger towns and villages. Many routes carry important public transport services. The County Council has responsibility for building and maintaining this network together with other Local Roads. The County Council will prioritise investment in road infrastructure serving the County’s ports and airport.

6.3.12. The following objectives outline the Council’s broad intentions towards upgrading the non-national roads infrastructure in the County and also includes a priority list of road improvement works currently underway or at the planning stage.

Development Plan Objectives: Road Network	
INF 3-9	<p>Regional and Local Roads</p> <p>It is an objective of this Plan to recognise the strategic role played by Regional Roads within the County and, together with Local Roads, to enhance their carrying capacity and safety profile in line with demand.</p>
INF 3-10	<p>Strategic Non-National Road Improvements</p> <p>(a) It is an objective to promote the improvement of strategic Non-National Roads throughout the County in accordance with the strategies identified for the main settlements in this Plan.</p> <p>(b) It is also an objective to seek funding for the upgrading of the following local and regional routes in the County:</p> <ul style="list-style-type: none"> • Midleton Northern Relief Route; • R 586 (Bandon to Bantry); • Carrigaline Inner Relief Route; • Mallow link road and town centre inner relief route; • R 624 (Cobh Cross - Cobh). • Upgrade of access routes serving Monard. • R 584, R 585 and R 572 (Cork to Castletownbere). • R 630 (Midleton – Whitegate).
INF 3-11	<p>Access to Regional Roads</p> <p>Access to Regional Roads should be limited so as to protect carrying capacity of the road network and have regard to safety considerations.</p>
INF 3-12	<p>Traffic and Road Safety</p> <p>It is an objective to prepare a Road Safety Strategy for the County and achieve higher levels of road safety through the implementation of this Strategy.</p>

New Development and the Road Network

6.3.13. New development inevitably brings with it new demands for movement and transportation. It is important to the overall strategy for the County that proper account of this is taken at the planning stage. Although land may be zoned for development in a Local Area Plan, it will be for intending developers to demonstrate, when seeking planning permission, that their proposals address the transportation and road safety issues relevant to their development. When acquiring

Chapter 6: Transport and Infrastructure

land for new development, intending developers should ensure that they have control over all the land necessary to address these issues.

6.3.14. Provisions have been made in the forgoing paragraphs of this chapter to protect National Routes from local or commuter traffic and to enhance road safety considerations.

6.3.15. Similar provisions are also required to ensure that road safety and general transportation issues are properly addressed when consideration is given to all development proposals that rely on the Local Road network for the provision of vehicular and pedestrian access. Traffic and Transport Assessments (TTA) and Road Safety Audits, will be required at the planning application stage where the development is likely to have a material impact on the safety and free flow of traffic on a Regional Road. The Traffic and Transport Assessment (TTA) is a review of the transport impacts of a proposed development. It should include measures to upgrade the road network, to ensure the road links and junctions in the vicinity of the development are adequate to accommodate the proposed development without causing additional delays to existing and future road based traffic. Where there is a proposal for a development of 50 or more employees, developers will be required to prepare a mobility management plan (travel plan), to promote alternative sustainable modes or practices of transport, as part of the proposal. Developers should refer to The NRA's "Traffic and Transport Assessment Guidelines" in the preparation of TTA's.

6.3.16. It is of critical importance to road safety that any new vehicular access is designed with adequate provision for visibility, so that drivers emerging from the access can enjoy good visibility of oncoming vehicles, cyclists and pedestrians. It is an objective of this Plan to ensure that all developments comply with the Council's requirement for sight-lines so as to ensure road and traffic safety throughout the County.

Development Plan Objectives: Regional Roads	
INF 3-13	Regional Roads – Requirement for TTA and Safety Audits It is an objective of this Plan, where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on Regional or other Local Routes, to require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit as part of the proposal. Developers should refer to The NRA's "Traffic and Transport Assessment Guidelines" in the preparation of TTA's.

Development Plan Objectives: Regional Roads	
INF 3-14	<p>Mobility Management Plans</p> <p>It is an objective of this Plan, for developments of 50 employees or more, developers will be required to prepare mobility management plans (travel plans), to promote alternative sustainable modes or practices of transport as part of the proposal.</p>
INF 3-15	<p>Sight-Lines</p> <p>It is an objective to ensure that all new vehicular access is designed to appropriate standards of visibility to ensure the safety of other road users.</p>

Parking Policy – Overall Approach

6.3.17. The aim of the Cork County Council Parking Policy is to manage and control the provision of car and cycle parking across the County. The parking policy is an important element of the overall transportation strategy for Cork County, which aims to

- *Develop an integrated approach to transport across the County, facilitating a significant modal shift to public transport;*
- *Address the problems associated with traffic congestion particularly at peak times within Metropolitan Cork and the main settlements;*
- *Encourage investment in and facilitate the development of more energy efficient public transport options.*

6.3.18. The objective of the parking policy is to ensure that, in assessing development proposals and as part of the overall access and movement strategies for each development, appropriate consideration is given to accommodation of vehicles likely to be attracted to the site.

6.3.19. In assessing parking provision, developers will be required to demonstrate there is adequate provision of space within the site for parking, manoeuvring, loading and unloading to fulfil the operational requirements of the proposed development. Where there is more than one use functioning simultaneously on the site, e.g. a warehouse containing a large office or a public house containing a restaurant, the combined figures applicable to both uses will apply. Conversely, in multi purpose developments where it can be shown that separate uses operate at different times, greater flexibility will be applied.

Guidance for Areas where On Site Provision may not be Appropriate.

6.3.20. In certain circumstances, it may be appropriate to encourage parking provision at less than the required standard. For certain developments in town centres, designated in Local Area Plans across the County, the Council will actively seek parking provision at a level below the required standard. In some circumstances, proper planning and sustainable development may suggest that no on site provision is the most appropriate solution. When a reduction in the level of parking is agreed for a proposed development, a contribution will be required in lieu of the parking provision not provided. These contributions will be used to provide a range of public transport options in the area, in an attempt to facilitate a move from the private car to public and more energy efficient modes of transport.

Development Plan Objectives: Parking Policy	
INF 3-16	<p>Parking Policy</p> <p>(a) It is an objective of this Plan to ensure that, in assessing development proposals, appropriate consideration is given to the parking, manoeuvring, loading, unloading and other operational requirements of vehicles likely to be attracted to the site.</p> <p>(b) In certain circumstances, it may be appropriate to accept parking provision less than the maximum standards. For certain developments within designated town and neighbourhood centres, designated in Local Area Plans, the Council will actively seek a reduced parking provision. In such cases, developers will be required to make a financial contribution, in lieu of parking provision not required, to the cost of providing alternative transport facilities.</p>

Parking Standards

6.3.21. The proposed standards are to be applied to all developments including:

- *New buildings*
- *Extensions to existing buildings*
- *Changes of use of existing buildings and land*
- *Residential developments.*

Table 6.2: Parking Standards		
Land Use	Unit	Parking Spaces per Unit
Community Centres, Auditoriums	100 sqm GFA	14.00
Cinema (town centre) (suburban)	Seat	0.20 0.25
Stadium	Seat	0.33
Greyhound Tracks, Local Football Fields	Per head attending	0.20
Church	Seat	0.33
Bank	100 sqm GFA	5.00
Library	100 sqm GFA	2.00
Offices	100 sqm GFA	8.00
Shopping Centres, Retail Stores	100 sqm GFA	
- town centre		4.50
- suburban		6.00
Retail Warehousing	100 sqm GFA	4.00
Cash and Carry Outlets	100 sqm GFA	2.00
Golf Driving and Archery Ranges	Seven Feet of Base Line	1.00
Golf or Pitch and Putt Courses	Per Hole	4.00
Bowling alley	Lane	3.00
College Vocational School	Student Seats	0.50
Schools	Per Class Room	1.00
Dwelling House	Dwelling	2.00
Flat (residential) (Tourist Accommodation)	Dwelling	1.25 2.00
Hospitals	Per Bed	1.50
Hotel, Motel, Motor Inn etc (excluding function rooms, bars etc.	Bedroom	1.00
Guesthouses	Bedroom	1.00
Self Catering Accommodation	Dwelling	2.00
Manufacturing	100 sqm GFA	2.00
Warehousing	100 sqm GFA	1.00
Ballroom, Private Dance Clubs	10 sqm dance floor and sitting out space	3.00
Restaurant	10 sqm dining room	1.50
Bar, Lounges, Function Rooms	8 sqm net public space	2.00
Surgeries	Consulting Room	6.00

Table 6.2: Parking Standards		
Nursing Home	Bed	0.33

Note: GFA = Gross Floor Area

6.3.22. The CASP Update identified the need for greater integration between the parking policies of Cork City Council and Cork County Council. It is the County Councils intention to carry out a detailed review of the above standards within 2 years of this Plan coming into effect with this aim.

Table 6.3: Dimensions of Parking Bays	
Parking Bay	Dimensions of Parking Bays
Car Parking Bay	4.9 m x 2.4 m
Loading Bay	6.1 m x 3.0
Circulation Aisles	6.1 m in width

Cyclists and Pedestrians

6.3.23. An essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. Indeed, part of the Government’s sustainability development strategy, Sustainable Development – A Strategy for Ireland, identifies the increased provision of cycle lanes and safer facilities for pedestrians as a key priority. This can be facilitated by improvements in the design of roads and urban areas. Cycleways and safe pedestrian routes should be encouraged as part of the design schemes for residential, educational, employment and recreational development. It is particularly important that cyclists and pedestrians have safe and efficient access to public transport. In providing for pedestrians, the Council will ensure accessibility for those with impaired mobility in keeping with the Barcelona Declaration.

Development Plan Objectives: Cycling and Walking	
INF 3-17	<p>Cycling and Walking</p> <p>(a) It is an objective to carry out a full assessment of the cycle and pedestrian strategy in the main towns and key villages during the preparation of the Local Area Plans.</p> <p>(b) The provision of cycle parking facilities in new developments will need to comply with the cycle parking standards, which will be included at the amendment stage of the Development Plan process.</p>

6.4 Ports and Airports

Port of Cork

6.4.1. Cork Harbour is the most significant port in the state, outside Dublin. It contributes greatly to the overall economic success of the South West Region, particularly in the manufacturing, commercial, industrial and tourism sectors. The port's activities are divided between several locations in the harbour, including traditional open wharves and container facilities on the eastern approaches to the City and a modern deep-water facility with 'Ro-Ro' facilities at Ringaskiddy. There are a number of specialised facilities for oil and petroleum at Whitegate, general cargo at Passage West and ammonia related products at Marino Point (disused). In addition, there are important tourist related facilities for passenger liners and cruise ships at Cobh. Although some of the freight handling facilities within the harbour have the potential for access by rail, there are no active connections between the port and the rail network. It is important to the development of the region's economy, particularly the tourism sector, to secure enhanced international ferry linkages and the County Council, in principle, will encourage any such proposals that emerge during the lifetime of this plan.

6.4.2. A recent decision by An Bord Pleanála, relating to a proposed container terminal at Ringaskiddy, has identified concerns regarding traffic impact at key locations on the road network and the lack of potential for the future transport of freight by rail in the Ringaskiddy area. The maintenance of modern port facilities and the need to release port related land in the Docklands and at Tivoli for mixed-use development formats are both critical to the overall strategy for the sustainable development of the CASP area and to the achievement of the target populations for the City.

6.4.3. While Ringaskiddy remains the preferred location for the relocation of port activities, Cork County Council is committed to engage with the Port of Cork and other relevant stakeholders, to seek a resolution to the difficulties raised by An Bord Pleanála and, if necessary, give consideration to possible alternative locations.

6.4.4. Some activities located within the City Docklands are hazardous installations to which the Seveso Directive applies and their relocation will require special consideration.

6.4.5. In order to establish an appropriate land-use strategy for Ringaskiddy, the Carrigaline Electoral Area Local Area Plan will address the land use issues associated with the port relocation, set out a strategy to maximise the regional economic potential of other undeveloped land and to establish infrastructure to support enhanced public transport to serve the area.

Other Ports and Harbours in the County

6.4.6. For the ports in the County generally, the 1996 Harbours Act provides the necessary major legislative change to enable ports to compete with each other and address their commercial, operational and market driven requirements.

6.4.7. The Department of Communications, Marine and Natural Resources has identified four major ports and harbours in County Cork for particular attention: Kinsale, Bantry, Youghal and Baltimore. The role of these ports is further considered in Chapter 5: Economy and Employment.

6.4.8. The establishment and maintenance of smaller ports and harbours is important to the local economic base of an area. There are many smaller ports and harbours located along the length of the Cork coastline. These are important in terms of their fishing and commercial base and should be encouraged to develop further.

Water based Public Transport

6.4.9. It is an aim of this Plan to increase the level of access to a choice of transport modes. Water based public transport services, particularly within Cork Harbour, can provide a viable alternative to private car transport. It is an aim of this plan to support the provision of water-based public transport services serving the Metropolitan area. It is important to recognise the role of ferries in meeting the transport needs of the inhabitants of the Cork Islands. It is an aim of this plan to support the upgrade of these services and the associated on shore infrastructure, as well as the provision of new services, in order to continue to meet the transport needs of the island inhabitants.

Development Plan Objectives: Ports and Harbours	
INF 4-1	<p>The Port of Cork</p> <p>It is an objective to support the relocation of port activities and other industry away from the upper harbour on the eastern approaches to the city. Ringaskiddy remains the preferred location for the relocation of these activities. The Council is committed to engage with the Port of Cork and other relevant stakeholders in order to address the issues in relation to Ringaskiddy and, if necessary, give consideration to possible alternative locations.</p>
INF 4-2	<p>The Role of Ports and Harbour</p> <p>(a) It is an objective generally to support the ports and</p>

Development Plan Objectives: Ports and Harbours	
	<p>harbours of the County and to recognise their essential role in facilitating industrial development, defence, trade, marine leisure, recreation and other economic sectors, while respecting their environmental setting.</p> <p>(b) It is an objective to improve port and harbour infrastructure in the County and to safeguard lands in the vicinity of ports and harbours against inappropriate uses that could compromise the long-term economic potential (including access) of the port or harbour.</p>

Cork International Airport

6.4.10. Cork Airport is a key gateway to the south of Ireland. The availability of convenient and frequent air services facilitating the business community are key factors in successful economic growth. Likewise, regional tourism also benefits greatly from Cork Airport as an international access facility. A pre-requisite of the continued growth of airport-related activities is adequate and efficient road access with appropriate public transport facilities.

6.4.11. It is located 5km to the south of the City and is currently served by the completed Green Route and cycle lane. There are regular bus services linking the airport to the City Centre. There are proposals to extend these links to serve Kent Railway Station.

6.4.12. The Dublin Airport Authority has the responsibility for the control and management of the airport at present. There are proposals to create Cork Airports own controlling authority. Future development of lands in the vicinity of the airport will need to be carefully managed so as to ensure an appropriate balance between airport and non-airport related activity.

6.4.13. The new passenger terminal, three times the size of the original, opened to passengers in August 2006. In addition, a new multi-storey car park with room for 630 cars has been built with direct access to the new Terminal Building via a covered walkway. In 2007 passenger traffic was up 5.6% on the first seven months of 2006. Although this new facility has the capacity to expand to take up to 5 million passengers a year, in the short term a number of aviation requirements are considered necessary including overnight stands, further cargo and general aviation facilities.

6.4.14. During the lifetime of this County Development Plan, a Special Local Area Plan will be prepared for Cork Airport. This Plan will address, in greater detail, the particular land use requirements of the airport and its associated hinterland.

Aviation related developments in County Cork

6.4.15. An issue of growing public concern in some parts of the county is the noise generated by helicopters operating in-and-out of the private heliports and serving private dwellings. When considering applications for helipads for private use, the planning authority will have regard to the following criteria:

- *Noise generated by the proposed development*
- *The impact of helicopter/airplane traffic on wildlife*
- *The impact of increased helicopter/airplane traffic on scenic landscapes*
- *Proper planning and sustainable development*

6.4.16. The development of small scale private aerodromes for private use is guided by registration and licensing requirements issued by the Irish Aviation Authority.

Development Plan Objectives: Cork International Airport	
INF 4-3	<p>Cork International Airport</p> <p>It is an objective to prepare a Special Local Area Plan for Cork Airport that will address the land use requirements of Cork Airport. This Plan will:</p> <ul style="list-style-type: none"> • Identify land that may be required in the future to enhance the operational capacity of the airport, • Identify land for transport improvements linking the Airport to the City Centre, including Light Rail and Bus Rapid Transit, • Take account of the overall strategy in this Plan and identify appropriate land uses that would benefit from an airport location, • Have regard to Public Safety Zones identified by the Airport Authority.

6.5 Water Supply, Wastewater and Drainage

Overall Strategy

6.5.1. In this Plan, the aim is to prioritise the provision of water services infrastructure to complement the overall strategy for economic and population growth. The intention will be to match water services infrastructure capacity in the main towns to the population

targets identified for them in this Plan, so that a shortfall in the capacity of the infrastructure serving the towns does not inhibit their population growth or restrict the overall achievement of the County's economic potential.

6.5.2. Outside the towns, the overall objective of this Plan is to secure the development of the villages and rural areas at a scale that complements the planned population growth for the towns and takes account of the scale and character of the village itself. It is envisaged that the priorities for water services infrastructure provision will broadly follow the principles for the network of settlements set out in Chapter 3 but specific local priorities will be established in the Local Area Plans.

Development Plan Objectives: Water Supply, Wastewater and Drainage																					
INF 5-1	<p>Water Supply, Wastewater and Drainage</p> <p>(a) It is an objective of this Plan to prioritise the provision of water services infrastructure to complement the overall strategy for economic and population growth.</p> <p>(b) In the villages and rural areas, the objective will be to facilitate development at a pace that complements planned development in the towns and takes account of the scale and character of the village following the principles set out in Chapter 3 of this Plan. Specific local priorities will be established in Local Area Plans.</p>																				
INF 5-2	<p>Water Services Infrastructure Provision – County Metropolitan Strategic Planning Area</p> <p>It is an objective of this Plan to secure and prioritise the phased provision of water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations by the year 2020:</p> <table style="margin-left: 40px;"> <tr><td>Ballincollig</td><td style="text-align: right;">21,430</td></tr> <tr><td>Blarney</td><td style="text-align: right;">7,533</td></tr> <tr><td>Carrigaline</td><td style="text-align: right;">14,066</td></tr> <tr><td>Carrigtwohill</td><td style="text-align: right;">12,012*</td></tr> <tr><td>Cobh</td><td style="text-align: right;">14,534</td></tr> <tr><td>Glanmire</td><td style="text-align: right;">10,788</td></tr> <tr><td>Midleton</td><td style="text-align: right;">23,735*</td></tr> <tr><td>Monard</td><td style="text-align: right;">7,788</td></tr> <tr><td>Passage West</td><td style="text-align: right;">5,286</td></tr> <tr><td>Tower</td><td style="text-align: right;">3,660</td></tr> </table> <p>*Derived from Special Local Area Plan.</p>	Ballincollig	21,430	Blarney	7,533	Carrigaline	14,066	Carrigtwohill	12,012*	Cobh	14,534	Glanmire	10,788	Midleton	23,735*	Monard	7,788	Passage West	5,286	Tower	3,660
Ballincollig	21,430																				
Blarney	7,533																				
Carrigaline	14,066																				
Carrigtwohill	12,012*																				
Cobh	14,534																				
Glanmire	10,788																				
Midleton	23,735*																				
Monard	7,788																				
Passage West	5,286																				
Tower	3,660																				

Development Plan Objectives: Water Supply, Wastewater and Drainage													
INF 5-3	<p><i>Water Services Infrastructure Provision – CASP Ring Strategic Planning Area</i></p> <p>It is an objective of this Plan to secure and prioritise the phased provision of water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations by the year 2020:</p> <table style="margin-left: 40px;"> <tr><td>Mallow</td><td style="text-align: right;">20,000*</td></tr> <tr><td>Bandon</td><td style="text-align: right;">7,379</td></tr> <tr><td>Fermoy</td><td style="text-align: right;">7,442</td></tr> <tr><td>Kinsale</td><td style="text-align: right;">4,519</td></tr> <tr><td>Macroom</td><td style="text-align: right;">4,351</td></tr> <tr><td>Youghal</td><td style="text-align: right;">8,309</td></tr> </table> <p>*Derived from Mallow Special Local Area Plan.</p>	Mallow	20,000*	Bandon	7,379	Fermoy	7,442	Kinsale	4,519	Macroom	4,351	Youghal	8,309
Mallow	20,000*												
Bandon	7,379												
Fermoy	7,442												
Kinsale	4,519												
Macroom	4,351												
Youghal	8,309												
INF 5-4	<p><i>Water Services Infrastructure Provision – North Strategic Planning Area</i></p> <p>It is an objective of this Plan to secure and prioritise the phased provision of water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations by the year 2020:</p> <table style="margin-left: 40px;"> <tr><td>Buttevant</td><td style="text-align: right;">1,501</td></tr> <tr><td>Charleville</td><td style="text-align: right;">4,925</td></tr> <tr><td>Kanturk</td><td style="text-align: right;">2,400</td></tr> <tr><td>Millstreet</td><td style="text-align: right;">1,756</td></tr> <tr><td>Mitchelstown</td><td style="text-align: right;">5,346</td></tr> <tr><td>Newmarket</td><td style="text-align: right;">1,189</td></tr> </table> <p>N.B. The target populations in this objective take account of the most recent population targets for the South West Region issued in February 2007.</p>	Buttevant	1,501	Charleville	4,925	Kanturk	2,400	Millstreet	1,756	Mitchelstown	5,346	Newmarket	1,189
Buttevant	1,501												
Charleville	4,925												
Kanturk	2,400												
Millstreet	1,756												
Mitchelstown	5,346												
Newmarket	1,189												
INF 5-5	<p><i>Water Services Infrastructure Provision – West Strategic Planning Area</i></p> <p>It is an objective of this Plan to secure and prioritise the phased provision of water supply, wastewater disposal and drainage infrastructure for the main towns in this area so that they can achieve the following target populations by the year 2020:</p> <table style="margin-left: 40px;"> <tr><td>Bantry</td><td style="text-align: right;">5,484</td></tr> <tr><td>Castletownbere</td><td style="text-align: right;">1,439</td></tr> <tr><td>Clonakilty</td><td style="text-align: right;">7,218</td></tr> </table>	Bantry	5,484	Castletownbere	1,439	Clonakilty	7,218						
Bantry	5,484												
Castletownbere	1,439												
Clonakilty	7,218												

Development Plan Objectives: Water Supply, Wastewater and Drainage	
	Dunmanway 1,976
	Schull 748
	Skibbereen 3,035
	N.B. The target populations in this objective take account of the most recent population targets for the South West Region issued in February 2007.

Water Supplies and Wastewater Disposal

6.5.3. The Water Services Investment Programme for the County is the largest component of the Water Services Programme. Details of the main capital projects for many of the main towns in the County can be found here. The most recent assessment is expressed in the Cork County Council Water Services Assessment of Needs 2006. This assessment is the key criterion in the selection of projects for inclusion in the Water Services Investment Programme. In order to optimise delivery of the Programme, a rolling 3 year programme approach to investment was adopted in 2000, and most recently rolled forward in relation to the period 2007-2009.

6.5.4. The Serviced Land Initiative was introduced in late 1997 by the Government as a measure to tackle pressures on housing supply by increasing the availability of serviced residential land. Under the initiative, water and wastewater facilities are provided to service zoned residential lands to allow them to be opened up for housing development. Under the initiative, the Department will meet 40% of the capital costs arising.

6.5.5. In general, water supply facilities need to be improved throughout the County both to serve existing communities and to accommodate planned growth. Key needs identified include the following:

- *Extensions to water distribution networks are required in all settlements;*
- *Major new supply sources are required at Mallow, Newmarket, Kanturk, Bantry, Dunmanway and Youghal;*
- *Major upgrades of existing water treatment facilities are required at Mallow, Mitchelstown, Newmarket, Kanturk, Clonakilty, Schull, Kinsale, Middleton, Youghal and Skibbereen;*
- *Major new water treatment facilities are required at Bantry and Dunmanway;*

Chapter 6: Transport and Infrastructure

- *Water Storage facilities are required at Mallow, Mitchelstown, Millstreet, Newmarket, Kanturk, Bantry, Clonakilty, Schull, Bandon, Blarney, Carrigaline, Glanmire, Kinsale, Macroom, Middleton, Whitegate/Aghada and Youghal.*

6.5.6. In addition, the upgrading of the Cork Harbour and City Water Supply Scheme, particularly treatment, is important for serving the settlements of Ballincollig, Blarney, Carrigaline, Ringaskiddy, Tower and the Southern Environs of the City. Similarly, the Inishannon Regional Water Supply Scheme will impact settlements in the south west of the Metropolitan area including Carrigaline, Kinsale, and Passage West / Monkstown.

Rural Water Supplies

6.5.7. The 2007 Drinking Water Regulations identified the need “to ensure that all rural consumers would have good quality water supplies in their homes”.

6.5.8. Most of the supplies in the more remote areas are individual wells serving farms and single houses. There is a problem with water quality in some remote rural wells and the Rural Water Strategic Plan provides funds, which are administered by Cork County Council for ‘grant aided schemes’ to improve the water quality. There is also a public awareness programme on water quality for individual wells.

6.5.9. Many of the existing private group water schemes have unreliable sources of water and inadequate treatment facilities. Some rely on groundwater and some on surface water supplies as their source. Many of these are prone to being contaminated because of their proximity to pollution arising from the disposal of effluent from nearby developments e.g. septic tanks for individual houses or slurry tanks in farmyards. Therefore the protection of existing underlying aquifers which supply the schemes is paramount.

6.5.10. In rural areas, the Rural Towns and Villages Initiative is targeted specifically at addressing infrastructural deficits in small rural towns, supporting development and combating rural depopulation. The Department of the Environment, Heritage and Local Government meets the full capital costs of providing services to domestic customers in schemes funded under this initiative.

Wastewater

6.5.11. Most of the major centres of population require the implementation of the national “Urban Wastewater Regulations”, in order to comply with EU requirements. New collection systems and treatment facilities will have to be installed. Progress has been made in some of the larger towns and more of these schemes will be implemented in the future. Major provision is made through the Water Services Investment Programme. In addition, a Strategic Wastewater

Plan will be prepared to ensure an integrated and co-ordinated approach to the provision of new, and the upgrading of existing, wastewater infrastructure in the County.

6.5.12. In order to improve the current situation in existing settlements and make provision for future growth, there is a need for upgrading of the networks in existing wastewater schemes in the majority of towns. Key needs identified include the following:

- *Extensions to the wastewater networks are required in all settlements;*
- *Major new treatment plants are required in Bantry, Castletownbere, Schull, Skibbereen, Carrigaline, Cobh, Kinsale, Passage West/Monkstown, Ringaskiddy, Whitegate/Aghada and Youghal;*
- *Major upgrades of existing treatment plants are required in Mitchelstown, Millstreet, Newmarket, Clonakilty, Dunmanway, Ballincollig, Blarney, Carrigwohill, Macroom, Midleton and Tower.*

6.5.13. The proposed Lower Harbour Wastewater Scheme will be one of the largest in the County when complete and will assist in the treatment of wastewater from most of the towns in the harbour area including Passage West / Monkstown, Cobh, Carrigaline, Crosshaven and Ringaskiddy.

Wastewater Disposal - Rural Areas

6.5.14. Most of the rural housing development in the County is permitted with conditions relating to the proper siting and construction of suitable individual wastewater treatment systems. In the past, some treatment systems were sited without adequate regard to existing water aquifers or other underground water sources causing a deterioration in the quality of water.

6.5.15. Existing villages and small settlements, which do not have wastewater treatment systems or have inadequate systems may be provided with new plants through co-operation with developers who undertake housing developments. This should be done in conjunction with Cork County Councils policy on the provision of Water Services Infrastructure through Public Private Partnerships (PPP's). Appropriate arrangements shall be made to ensure that existing houses are connected to new schemes.

Wastewater Disposal - Urban Areas

6.5.16. In this Plan, the aim is to encourage and prioritise the use of public wastewater treatment systems for developments within settlements. In the main settlements as identified in Chapter 3 of this

Chapter 6: Transport and Infrastructure

Plan, new developments should always connect to a public waste water treatment system. However it is accepted that in other settlements the provision of a public system is not always available and a waste water system provided by the developer (or developers) may be considered.

6.5.17. It is considered that individual settlements in Cork County each have differing waste water concerns, thus it is envisaged that the forthcoming Local Area Plan process will provide an overall approach to addressing waste water issues that pertain to each individual settlement. Consequently any proposals for individual waste water treatment systems may be tailored accordingly.

6.5.18. The review of the Electoral Area Local Area Plans will include a process to identify and protect those European sites for which the maintenance of water quality is a priority and to take appropriate measures to ensure they are not threatened by future development.

Development Plan Objectives: Water Supply, Wastewater and Drainage	
INF 5-6	<p><i>Water Supplies & Wastewater Disposal</i></p> <p>(a) It is an objective generally to provide support for the funding and delivery of water supply and wastewater disposal infrastructure requirements broadly in accordance with the principles and strategies of this Plan in order to accommodate the planned levels of growth expected for the County.</p> <p>(b) It is an objective generally to improve and extend the water supply and wastewater disposal infrastructure to serve the planned levels of growth for the County that are set out in this Plan, in order to facilitate balanced development maximising the economic potential of the County.</p> <p>(c) In both the main towns and other settlements of the County identified in the Local Area Plans, development will normally be required to utilise public waste water treatment facilities subject to sufficient capacity being available.</p> <p>(d) Where there is no public waste water infrastructure a temporary facility will only be encouraged where the provision of public facilities is in a programme and will be delivered at an early date and the scheme can be designed to facilitate connection to the public scheme.</p> <p>(e) In settlements where no public waste water system is either available or proposed, new developments will only be encouraged where the developer is able to</p>

Development Plan Objectives: Water Supply, Wastewater and Drainage	
	provide a sustainable waste water treatment system that will meet the needs of the settlement as a whole and is capable of being taken in charge by the Local Authority.
INF 5-7	<p>Drinking Water Quality</p> <p>It is an objective to ensure that all drinking water in the County complies with the European Union Drinking Water Directive 98/83/EC and that all surface water and ground water supplies comply with the requirements of Surface Water Directive 75/440/EC and Ground Water Directive 80/68/EEC.</p>
INF 5-8	<p>Protection of Quantity and Sources of Drinking Water</p> <p>It is a general objective to conserve sources of drinking water and to minimise threats to either the quality or quantity of drinking water reserves that might result from different forms of development or development activity and other sources of pollution.</p>

Surface Water Drainage

6.5.19. In most towns, surface water is usually disposed to the foul sewers and these often become overloaded in periods of high rainfall and tides. Inadequate protection of the rivers and tributaries can reduce the capacity for adequate storm-water runoff along these rivers. In the case of newly zoned lands, development should be kept at a reasonable distance from the stream banks and protection measures put in place.

6.5.20. It is a requirement of this Plan that all new developments should incorporate sustainable drainage systems (SuDS). This will help to achieve environmental improvements to the County’s water resources.

6.5.21. The overall principle behind the SuDS process is to minimise runoff. Therefore the extent of impermeable surfaces such as road surfaces, parking areas, driveways, patios, etc, should be minimised by careful attention to site layout and the specification of porous surfacing materials where practicable. The management of storm-water drainage should emphasise retention and infiltration at source, which reduces runoff volumes and slows the rates of runoff as well as providing partial treatment. The latter requirement reduces the pollution threat to watercourses and ground water. Cork County Council requires the provision of SuDS in large-scale residential and industrial developments. Best practice guidance on the design of

Chapter 6: Transport and Infrastructure

SuDS is contained in the Greater Dublin Strategic Drainage Study (2005).

6.5.22. It is a major requirement to separate the surface water system from the foul water system and for improvements made to the networks. In addition, key needs identified include the following:

- *Improvements to the drainage networks in all settlements;*
- *Major Flood Relief Schemes for Fermoy, Mallow (Blackwater and Spa Rivers), Bantry, Clonakilty, Dunmanway, Skibbereen, Ballincollig, Bandon, Blarney, and Carrigtwohill.* {The responsibility for these schemes now rests with the Office of Public Works (OPW)};
- *Major river channel improvement in Tower.*

Flooding

6.5.23. The Council is committed to avoid or minimise the threat of flooding in new developments, to minimise the impact of structures and earthworks on flood plains and river flow, and to reduce, insofar as possible, the rate and quantity of surface water run-off from all new developments.

6.5.24. The Council will strongly discourage development, which is sensitive to the effects of flooding, unless such development has been justified as essential in terms of sustainable and proper planning, and, if so justified, will need to incorporate measures to reduce and manage flooding risks to the development itself and elsewhere to the satisfaction of the planning authority, as developed through an appropriate flood risk assessment.

6.5.25. Developments consisting of the construction of embankments, wide bridge piers, or similar structures are discouraged in or across flood plains or river channels as these structures restrict or obstruct flow and increase the risk of flooding to property and land upstream. If it is considered necessary, in exceptional cases, to permit such structures, they should be designed to minimise and/or compensate for any potential negative effects.

6.5.26. Appropriately designed developments, which are less sensitive to the effects of flooding may be permissible in flood plains, provided they do not significantly reduce the flood plain area or otherwise restrict flow across the floodplain. Such developments, which would include park areas, sports pitches and car parks, should include adequate measures to cope with the flood risk, e.g. adequate drainage systems. Development within flood plain areas should have provision to reduce the rate and quantity of runoff, i.e. minimisation of concrete surfaces and use of semi permeable materials.

Development Plan Objectives: Water Supply, Wastewater and Drainage	
INF 5-9	<p>Sustainable Drainage Systems (SuDS)</p> <p>It is an objective that all new large-scale developments should incorporate sustainable drainage systems (SuDS).</p>
INF 5-10	<p>Surface Water Infrastructure Needs</p> <p>(a) It is an objective generally to provide support for the funding of the surface water infrastructural requirements as identified by the County Council in order to accommodate the planned levels of growth expected for the County.</p> <p>(b) It is an objective generally to improve and extend the surface water disposal infrastructure to serve the planned levels of growth, during the lifetime of this Plan, in order to facilitate development.</p>
INF 5-11	<p>River Channel Protection</p> <p>It is an objective to ensure that development on all zoned land is kept at an appropriate distance from stream and river banks and adequate protection measures put in place.</p>
INF 5-12	<p>Prevention of Flooding</p> <p>It is a general objective to manage surface water catchments and the use and development of lands adjoining streams, watercourses and rivers in such a way as to minimise damage to property by instances of flooding and with regard to any conservation objectives of European sites within the relevant catchments and floodplains.</p>
INF 5-13	<p>Drainage and Flooding</p> <p>(a) It is a general objective to implement the policies and guidelines of the Department of Environment, Heritage and Local Government and of the Office of Public Works in relation to flood plains and areas sensitive to flooding.</p> <p>(b) It is an objective of this Plan to strongly discourage development, which is sensitive to the effects of flooding, unless justified as essential in terms of sustainable and proper planning, and, if so justified, incorporates measures to reduce and manage flooding risks to the development itself and elsewhere to the satisfaction of the planning authority, as developed through an appropriate flood risk assessment. Developments that are less sensitive to the effects of flooding, such as playing pitches, parks and car parks,</p>

Development Plan Objectives: Water Supply, Wastewater and Drainage	
	may be permissible in flood plains, provided they do not significantly reduce the flood plain area or otherwise restrict flow across floodplains.

6.6 Waste Recovery and Recycling

6.6.1. The Waste Management Plan (WMP) for Cork County (2004-2009) has been formulated by Cork County Council, to address the ongoing challenge of waste management in County Cork. The plan is governed by National and European waste policy that must be adhered to in Local Government waste management planning. The current Plan replaced the previous Waste Management Plan (1999 – 2004), which was based on the Waste Management Strategy (WMS) for Cork Region (1995). The WMS was jointly commissioned by Cork County Council and Cork City Council in 1995 and examined in detail all the options available to the region for its waste management up to 2020. The WMP addresses all areas of waste management, from waste prevention and minimisation, to its collection, treatment, recovery and final disposal. Waste policy in this Plan is guided by International, European and National guidelines as well as the Councils Waste Management Plan. Consideration will be given to any future changes in Government Policy, Best Available Technology (BAT) and best practice in waste treatment.

6.6.2. In addition to this, the overriding principles of waste management policy are those of “polluter pays”, the “proximity” principle, the “precautionary” principle and the principle of “shared responsibility”. The essential focus of the document is on a shift to prevention and minimisation measures whilst developing recycling and waste sorting measures. Only waste that cannot otherwise be treated should reach landfill, as the least preferable mode of waste management.

6.6.3. The WMP addresses waste management planning issues such as:

- *The importance of regionalisation of waste management planning, and co-operation between neighbouring local authorities for the good of the environment and for economies of scale;*
- *The dramatic reduction in reliance on landfill in favour of an integrated waste management approach, utilising a range of treatment options to deliver ambitious recycling and recovery targets;*
- *Increased participation by the private sector in the provision of waste management services;*

- *A more effective and equitable system of waste charging which promotes waste minimisation and recovery;*
- *Greater utilisation of legislative instruments;*
- *Extending the scope of polluter responsibility initiatives; and*
- *An emphasis on the importance of public support, education and participation in waste management generally.*

Waste Management Assessments

6.6.4. In order to provide sustainable waste management practices, the County Council will normally require all development proposals to include on site provisions for the management of waste materials that are likely to be generated from the proposed use.

6.6.5. For small scale developments basic information of the proposed location of bins, composting etc will only be required while a greater level of detail may be required for larger developments. Developments of less than two residential units will normally be exempt from these requirements.

6.6.6. For commercial, industrial and multiple residential proposals, effective waste management should be incorporated into building design and layout e.g. specific provisions should be made for segregated space to allow for the separation of waste consistent with the type of development in question.

6.6.7. A significant amount of waste generated in Cork County is a result of construction activity. In order to address this issue and to promote a more sustainable approach to waste management the Council will require project C& D Waste Management Plans to be prepared for projects in excess of any of the following thresholds:

- *new residential developments of 10 houses or more,*
- *new developments (other than the bullet point above), including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250m²,*
- *demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste.*
- *civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site.*

6.6.8. The aim of this plan is for developers to show how they intend to reduce waste and reuse materials within their development.

Waste Management Facilities

6.6.9. The Waste Management Plan makes provision for waste collection facilities, waste transfer stations and other facilities and the Local Area Plans will facilitate their development.

6.6.10. With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency (EPA). It is important to ensure they are located where these impacts are minimised as much as possible.

Development Plan Objectives: Waste	
INF 6-1	<p>Waste Management Plan</p> <p>It is an objective to implement and support the provisions of the County Council's approved Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use / re-cycling or disposal with energy recovery of waste material.</p>
INF 6-2	<p>Waste Management</p> <p>It is an objective to undertake a review of all of the existing Bring Sites, Civic Amenity Sites and Waste Transfer Stations currently operating in the County.</p>
INF 6-3	<p>Materials Recovery Facility</p> <p>It is an objective to develop a Material Recovery Facility for the Cork Region in line with the Waste Management Plan.</p>
INF 6-4	<p>Waste Management Assessments</p> <p>(a) It is an objective of this Plan that Cork County Council will normally require details and formal development proposals of on site provisions for the management of waste materials that are likely to be generated from the proposed use. Details of how effective waste management will be incorporated into the overall building design and layout may be required for certain developments. The developer should also provide proposals for the management of construction and demolition waste arising on site.</p> <p>(b) The Council will seek a Waste Management Assessment for projects that will exceed the following thresholds:</p> <ul style="list-style-type: none"> residential developments in excess of 10 houses or more;

Development Plan Objectives: Waste	
	<ul style="list-style-type: none"> • other developments with an aggregate floor area in excess of 1,250m² ; • demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste; • civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site <p>Where appropriate, developers will be encouraged to reuse excavated material from their development sites for landscaping, land restoration or to be reused in the building process. The aim of this assessment will be to establish clear proposals for the reuse, reduction and recycling of waste at the outset of the development.</p>

6.7 Energy

Energy Networks

6.7.1. In 2007, the Government produced a White Paper entitled 'Delivering a Sustainable Energy Future for Ireland'. This document sets out a number of strategic goals which together act as a road map for the delivery of a highly efficient, competitive energy sector characterised by innovation and driven by research and technology-led development. The document sets out the Government's ambitious target, which requires that, by 2020, 33% of electricity consumption will come from renewable resources. In order to achieve this target, Cork County Council is committed to developing a more diverse range and combination of energy sources including:

- *Wind Energy,*
- *Ocean Energy Technologies,*
- *Micro Hydro power,*
- *Solar Energy, and*
- *Biofuels.*

6.7.2. The energy industry has very specific land-use planning requirements. In particular, safeguards need to be put in place to ensure that the inappropriate siting of other developments does not compromise strategic distribution corridors. The renewable energy sector requires more specific treatment, as it raises a number of planning issues. It is necessary to ensure that energy projects do not

in themselves constitute negative impacts, particularly in areas of environmental or landscape sensitivity.

Energy Agency Office

6.7.3. In 1995, Cork County Council established an Energy Agency Office, which is located in Spa House, Mallow. The main role of the agency is to disseminate information on Energy Conservation and Renewable Energy to the public. In addition, it is proposed to research and promote alternative forms of energy sources including renewable energy.

6.7.4. Cork County Council is committed to encouraging more sustainable development through energy end use efficiency, and increasing the use of renewable energy in all new building projects in accordance with the following principles:

- *Encouraging responsible environmental management in construction;*
- *Promoting sustainable approaches to housing development by spatial planning, layout, design and detailed specification;*
- *Ensuring high standards of energy efficiency in all housing developments under its remit, and encouraging developers, owners and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy;*
- *For housing and other buildings, specifically encouraging compliance with the Building Regulations.*

Development Plan Objectives: Energy	
INF 7-1	<p>Energy Networks and Infrastructure</p> <p>(a) It is an objective to recognise the national importance of ensuring security of energy supplies for servicing a whole range of economic sectors in line with the Government’s White Paper ‘Delivering a Sustainable Energy Future for Ireland’.</p> <p>(b) It is a general objective, where strategic route corridors have been identified, to support the statutory providers of national grid infrastructure by safeguarding such strategic corridors from encroachment by other developments that might compromise the provision of energy networks.</p> <p>(c) It is an objective to protect areas of recognised landscape importance and designated sites including Special Areas of Conservation, Special Protection Areas and Natural Heritage</p>

Development Plan Objectives: Energy	
	Areas, from the construction of large-scale visually intrusive energy transmission infrastructure. In such circumstances, it is an objective to seek alternative routing or transmission methods.

Renewable Energy

6.7.5. According to Sustainable Energy Ireland, in 1990 renewable energy was responsible for 1.9% of the primary energy requirement for electricity (all from hydro power). By 2006, the share of renewables had increased to 4.5%, an increase of 287% in absolute terms (8.8% average annual growth).

6.7.6. The context for including specific renewable energy policies in a County Development Plan is set by a range of national and international initiatives and targets. It is a subject, which is at the core of the entire sustainable development idea. A gradual shift towards using renewable energy would mean:

- *Reduced CO2 emissions;*
- *Secure and stable energy supply for the long term;*
- *Reduced reliance on expensive fuel imports;*
- *Investment and employment in our indigenous renewable energy projects, often in rural and underdeveloped areas.*

6.7.7. The governing national policy in this regard is the National Climate Change Strategy published in October 2000.

6.7.8. As a planning authority, it is important to recognise the range of new and developing technologies that can contribute to minimising greenhouse gas emissions and to securing a greater proportion of our energy needs from renewable sources.

6.7.9. The County Council, through its Energy Agency based in Mallow, has been at the forefront of developing awareness of energy issues and promoting renewable energy initiatives throughout the County.

6.7.10. The Council, through this Plan will support initiatives aimed at reducing the level of energy consumption within the County. Land-use strategies and policies that reduce the need to travel and mixed use developments that provide an appropriate balance of residential, employment, recreational and retail uses, will be supported as they promote a more sustainable, energy efficient pattern of living.

Development Plan Objectives: Energy	
INF 7-2	<p>Climate Change</p> <p>(a) It is an objective to support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases.</p> <p>(b) It is an objective to adopt sustainable planning strategies, such as integrated approach to land-use and transportation and facilitate mixed-use developments, so as to reduce greenhouse emissions.</p>
INF 7-3	<p>Renewable Energy Production</p> <p>It is an objective generally to encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar, wave, micro hydro power and wind energy, subject to normal proper planning considerations, including in particular the impact on areas of environmental or landscape sensitivity.</p>

Wind Energy

6.7.11. County Cork has significant wind resources, a certain amount of which may be amenable to exploitation as a renewable electricity source. The County also has a diverse set of landscapes with varying degrees of sensitivity to different kinds of development such as wind turbines and wind farms.

6.7.12. Following on from detailed studies undertaken by the Council in 2001-2002 and the publication of the Wind Energy Development Guidelines for Planning Authorities 2006, the County Council, having studied both the wind speeds and the landscapes of the County on a broad level, have identified, in broad strategic terms, two special areas (see Figure 6.1) as follows:

- STRATEGIC SEARCH AREAS:** Areas which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. These could be considered to be strategic ‘search areas’ for wind farm development. Prospective developers would be encouraged generally to focus on these areas when searching for potentially suitable sites in County Cork. While not all locations within these areas would be suitable for wind projects (see below), they do give a strategic representation of generally preferred areas.
- STRATEGICALLY UNSUITABLE AREAS:** Areas which, because of high landscape sensitivity, are considered generally to be unsuitable for wind energy projects. While there may be a small

number of locations within these areas with limited potential for small-scale wind projects, their contribution to any significant reduction in greenhouse gas emissions would be negligible. Except on a small scale and at particularly suitable locations, wind projects would normally be discouraged in these areas.

6.7.13. The identification of these areas does not of course give any certainty about the outcome of any particular wind energy proposal and, even within the strategic search areas there will be particular constraints at individual sites. For example, within the identified search areas, important breeding and feeding grounds for rare and protected hen harriers can be found and these can be damaged or destroyed by inappropriate development.

6.7.14. In general terms, for a wind energy project to succeed in the planning process, a whole range of criteria must be met, whether in the search areas or in other areas. The Department of Environment, Heritage and Local Government's "Wind Energy Development" guidelines sets out in detail various development control considerations (including site selection, siting and layout) for various types of wind energy projects.

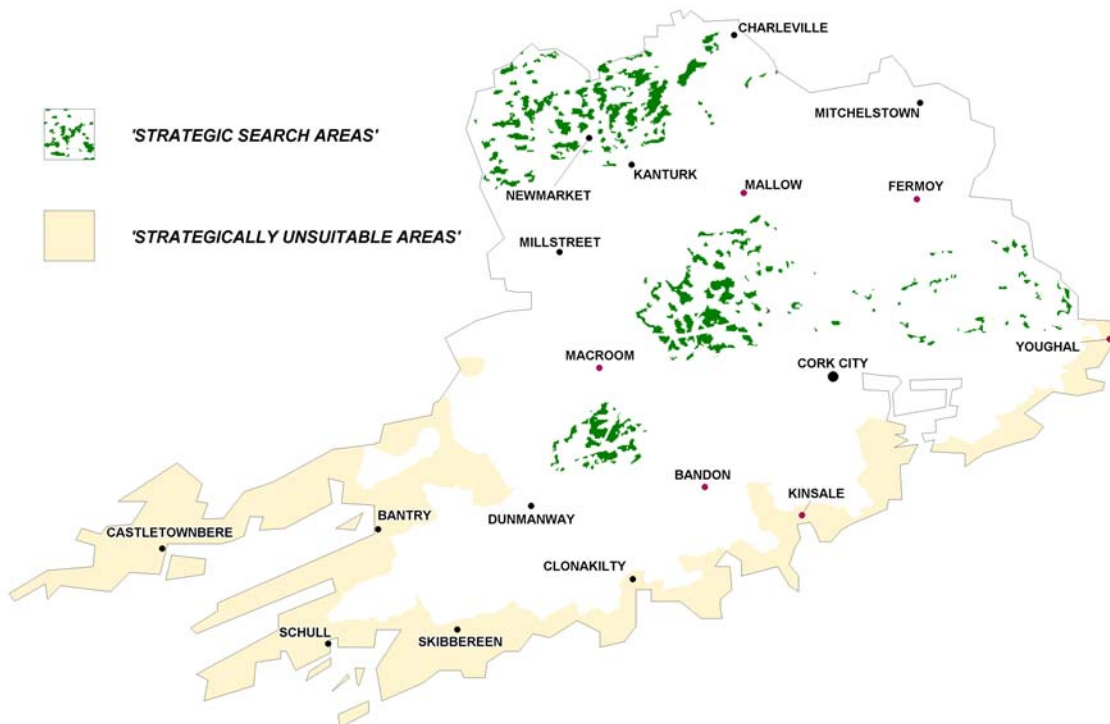


Figure 6.3: Strategic Wind Energy Areas

Development Plan Objectives: Wind Energy	
INF 7-4	<p>Wind Energy Projects</p> <p>(a) It is an objective to encourage prospective wind energy businesses and industries. In assessing potentially suitable locations for projects, potential wind farm developers should focus on the strategic search areas identified in the Plan and generally avoid wind energy projects in the strategically unsuitable areas identified in this Plan.</p> <p>(b) It is an objective to support existing and established businesses and industries who wish to use wind energy to serve their own needs subject to proper planning and sustainable development.</p> <p>(c) It is an objective in the strategic search areas (and in those areas that are identified as neither strategic search areas nor strategically unsuitable areas), to consider new, or the expansion of existing, wind energy projects on their merits having regard to normal planning criteria including, in particular, the following:</p> <ul style="list-style-type: none"> • The sensitivity of the landscape and of adjoining landscapes to wind energy projects; • The scale, size and layout of the project, any cumulative effects due to other projects, and the degree to which impacts are highly visible over vast areas; • The visual impact of the project on protected views and prospects, and designated scenic landscapes as well as local visual impacts; • The impact of the project on nature conservation, archaeology and historic structures; • Local environmental impacts including noise and shadow flicker; • The visual and environmental impacts of associated development such as access roads, plant, grid connections etc. • The proximity and sensitivity of a recognised settlement, • The impact of the project on archaeology and historic structures, • The impact of nature conservation, in particular avoiding designated and proposed European sites. <p>(d) Similar criteria would be taken into account in the strategically unsuitable areas except that suitable projects will generally be on a smaller scale and on very special, carefully chosen sites.</p>

Bioenergy

6.7.15. The bioenergy sector is emerging as a viable alternative to the traditional non-renewable energy supply sources of oil and coal. Bioenergy is energy derived from the processing of solar energy that has been bound up in biomass during the process of photosynthesis. The photosynthesis process uses solar energy to combine carbon dioxide from the atmosphere with water and various nutrients from the soil to produce plant matter – biomass. This biomass can then be refined or upgraded to produce two types of biofuels; solid biofuel (wood pellets) and liquid biofuels (biodiesel).

6.7.16. The development of the bioenergy sector also has economic benefits for rural areas in particular. The production of energy crops presents an opportunity to facilitate economic regeneration in rural areas and help stabilise a rural economy under threat from the restructuring of the traditional agricultural sector. It is an objective of this Plan to recognise and develop the full potential of biomass for energy production. Detailed policies are set out in the Economy and Employment chapter of this Plan.

Energy Transmission and Power Lines

6.7.17. The provision of a secure and reliable electricity transmission infrastructure is essential to ensuring the growth of the local economy. The siting of these overhead lines can have a negative impact on the visual character of an area.

6.7.18. When processing applications involving the siting of electricity powerlines and other overhead cables, the following should be considered:

- a) Lines should be planned to avoid areas of high landscape sensitivity;
- b) They should avoid sites and areas of nature conservation and archaeological interest;
- c) Minimise their visual impact;
- d) Ensure the route follows natural features of the environment, such as hedgerows;
- e) In urban areas preference should be given to undergrounding services where appropriate.
- f) All high voltage lines of 38 kilovolts and greater comply with all internationally recognised standards with regard to proximity to dwelling and other inhabited structures.

Development Plan Objectives: Overhead Powerlines	
INF 7-5	<p>Overhead Powerlines</p> <p>It is an objective of this Plan to ensure that the siting of electricity power lines be managed in terms of the physical and visual impact of these lines on both the natural and built environment and the conservation value of European sites, especially in landscape character areas that have been evaluated as being of high landscape sensitivity. When considering the siting of powerlines in these areas, consideration will be given to undergrounding or the selection of alternative routes.</p>

6.8 Telecommunications

6.8.1. The provision of a modern, efficient telecommunication system is essential for the continued economic development of the region. The departure from a traditional, agricultural based society towards an information-orientated economy can only be facilitated through the delivery of appropriate telecommunications infrastructure. Only through the provision of this infrastructure can Cork County compete in an increasingly networked global economy, where knowledge-based innovation is becoming the key source of sustainable competitive advantage.

6.8.2. Cork County Council is currently managing the delivery of infrastructure (fibre network) to 15 towns in Cork County. This infrastructure is the first step in ensuring an effective communications network is made available to the businesses and residents of Cork. It is an aim of this Plan to support the delivery of this infrastructure across the County and to facilitate the expansion of broadband into more remote rural areas while protecting the environmental character of these areas.

Telecommunications Supporting Infrastructure

6.8.3. Developments for telecommunications infrastructure should conform to the concept of environmental sustainability – meeting socio-economic objectives while conserving natural resources upon which development depends. When assessing planning applications, the Planning Authority shall adhere to The Department of Environment, Heritage and Local Government publication entitled ‘Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities’.

Development Plan Objectives: Telecommunications	
INF 8-1	<p>Telecommunications Infrastructure</p> <p>It is an objective generally to support the provision of new and innovative telecommunications infrastructure, subject to normal proper planning considerations including the Department of the Environment, Heritage and Local Governments “Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities” (1996).</p>
INF 8-2	<p>Impacts on Landscape</p> <p>It is an objective generally to protect areas of recognised landscape importance from the construction of large-scale visually intrusive telecommunications infrastructure. In such circumstances it is an objective to seek alternative siting.</p>
INF 8-3	<p>Broadband Connectivity</p> <p>It is an objective for the Council to support a programme of broadband connectivity throughout the County and facilitate the expansion of broadband into more remote rural areas.</p>
INF 8-4	<p>Telecommunications Task Force</p> <p>It is an objective to establish a Broadband Telecommunications Task Force comprising service providers, user representatives and local development agencies to assist in the planning, implementation and monitoring of the roll out of broadband infrastructure in the County.</p>

Satellite Dishes

6.8.4. Satellite dishes, if inappropriately sited, can materially harm the character and appearance of historic buildings, important townscapes and the character of rural areas. While some satellite dishes can be erected as exempted development under the Planning and Development Regulations, 2001 (as amended), where permission is required, the Council will permit their development except:

- a) On Protected Structures where the special character would be harmed;
- b) On the front or site of buildings in Architectural Conservation Areas

Chapter 6: Transport and Infrastructure

- c) In other areas where they would cause unacceptable harm to the visual amenities of the area.

6.8.5. Developers should consult Cork County Councils forthcoming “Design Guide for Residential Estates Development”, for guidance on the appropriate location of television and radio aerials and satellite dishes in new residential developments.

Utilities and Infrastructure

6.8.6. In Local Area Plans, lands zoned for utility and infrastructure use are largely for operational requirements such as drainage, sanitation, emergency services, electricity, gas, telecommunications, and traffic management and maintenance purposes. New roads, walkways and cycleways are also included on zoning maps under this heading.

6.8.7. Sometimes problems can arise in relation to adjoining uses that expect a high standard of amenity. To help prevent these situations arising, opportunities should be taken to help assimilate these uses into their surroundings through the treatment of boundaries and the landscaping of appropriate areas.

Development Plan Objectives: Utilities and Infrastructure	
INF 8-5	Appropriate Uses: Utilities and Infrastructure It is an objective to promote the provision of development to meet the operational requirements of utilities and infrastructure operators.

Chapter 7

Heritage and Environment

This chapter presents the various policies and objectives for Heritage and Environment. They have been developed in accordance with the following principles that have been set out in the overall strategy of this plan:

- a. The natural and built environment, particularly those elements that are non-renewable and most valuable, need to be properly protected, managed and enhanced;
- b. The conservation and enhancement of biodiversity, natural heritage, landscape and the built environment should be promoted as important elements of the long term economic growth and development of the County. Sustainable patterns of growth in urban and rural areas, reflecting the need to reduce energy consumption and emissions and taking account of the need to plan for the effects of climate change, that are well balanced throughout the County, together with efficient provision of social and physical infrastructure;
- c. The protection of Cork's physical heritage (including archaeology and historic buildings) is a tangible representation of the County's past and is a sound basis for economic growth and regeneration;
- d. The 'polluter pays' principle and the 'precautionary approach' principle are important elements of any planning policies that deal with environmental and heritage matters;
- e. The long term economic, social and environmental well-being of Cork requires water and air quality to be of the highest possible standard;
- f. Responsible guardianship of the County so that it can be handed on to future generations in a healthy state;
- g. The promotion of sustainable approaches to development by encouraging new building projects to be energy efficient.

7.1 Heritage

7.1.1. County Cork has a rich and diverse heritage that includes our countryside, rivers, lakes, woodlands, seas and offshore islands, our ancient sites, our villages and townscapes and the buildings that make up these. It is our history, language, folklore, customs and traditions. It is those special elements of our landscape that make us feel connected to our home place and County. Protection of our heritage not only has environmental benefits and benefits for the quality of life of the people of Cork, but it also brings economic benefits to the County by providing attractive towns, villages and countryside for visitors to enjoy. Protection of our heritage for future generations is the responsibility of us all.

Heritage Legislation and Policy

7.1.2. The County's national heritage is protected by a number of different pieces of legislation. The National Monuments Acts (1930-2004) provide for the protection of our archaeological heritage. Our buildings, townscapes and landscapes are protected under the Planning and Development Acts (2000). The European Birds (1979) and Habitats (1992) Directives, the Natural Habitats Regulations (1997) and the Wildlife Acts (1976 and 2000) provide the framework for the protection of our natural heritage. In addition, there are a number of international conventions and agreements relating to our heritage, which Ireland has ratified.

7.1.3. In 2002, the first National Heritage Plan and National Biodiversity Plans were produced by the Government. These policy documents addressed the protection and management of national heritage over a five year period. The documents are underpinned by the core principle that heritage belongs to us all and we all share a responsibility to protect it.

7.1.4. The responsibility of Local Authorities in relation to the care and protection of heritage is identified in both the National Heritage Plan and the National Biodiversity Plan. Key actions in these plans include the requirement on Local Authorities to prepare and implement Local Heritage and Local Biodiversity Action Plans in partnership with the main stakeholders in the area. The first County Heritage Plan for Cork was adopted in 2005 and is currently in its implementation phase. The first County Biodiversity Action Plan was adopted in November 2008.

Monuments
Archaeological Objects
Heritage Objects
Architectural Heritage
Flora
Fauna
Wildlife Habitats
Landscapes
Seascapes
Wrecks
Geology
Heritage Gardens and
Parks
Inland Waterways

**Heritage Act
1995**

Development Plan Objectives: County Heritage Plan	
ENV 1-1	It is an objective to implement the County Heritage Plan 2005-2010 in partnership with all relevant stakeholders.

Development Plan Objectives: Biodiversity Action Plan	
ENV 1-2	It is an objective to implement the County Biodiversity Action Plan in partnership with all relevant stakeholders.

The Natural Environment

7.1.5. County Cork hosts a diversity of wildlife reflecting its geographical position on the southern coast of the country, its geology dominated by sandstone ridges and limestone valley floors, and the influence of the people who have settled here. Our natural heritage includes our geology, landscape, natural habitats and our native wild plants and animals. Much of this heritage is to be found in what is commonly understood to be marginal land. It includes our bogs, wet fields, unimproved grasslands, uplands, mudflats and saltmarshes. These areas are treasure troves of biological diversity (biodiversity) where native plants and animals continue to survive.

7.1.6. The County's marine waters, offshore islands and our intricate coastline with its cliffs, inlets and estuaries are important areas for marine plants and animals. Coastal habitats include mud and sandflats of our river estuaries. These highly productive habitats stretch from the Blackwater Estuary at Youghal to the Rosscarbery Estuary. They support great numbers of wintering wildfowl including a broad range of species.

7.1.7. The rugged coastline and islands of the western part of the County support reefs, sea cliffs, rocky inlets and bays. There are dunes and coastal heaths to the landward side of some of these areas. There are rare plant sites along the coast as well as important sites for breeding sea birds including Chough, Arctic Tern and Common Tern. More marine species such as Storm Petrel, Gulls and Guillemots breed on the off shore islands. Common and Grey Seal are also found along the coast. Lough Hyne near Skibbereen, formerly a freshwater lake is now marine in nature as a result of a rise in sea levels. It is an internationally important site with unique habitat and rare marine plant and animal species.

7.1.8. The old oak woodlands at Glengarriff in West Cork are of international importance, second only to the woodlands in Killarney as an example of Oceanic Sessile Oak/Holly woodlands in the country. The woodlands are believed to be ancient, supporting an extraordinarily diverse range of invertebrate and other species.

7.1.9. The great rivers, the Bandon, Lee and Blackwater and their valleys dominate the central part of the County. They host rare and important fish and invertebrates including salmon, trout, lamprey, freshwater pearl mussel and crayfish. Habitats of the valleys and

Chapter 7: Heritage and Environment

floodplains include woodlands, marshes, fens and species rich limestone grasslands. These areas are rich in biological diversity and host many native plant and animal species. There are Otters and other mammals including a number of bat species and many bird species living along these river channels. Many of the old woodlands occur within the grand demesnes that are found along the river valleys.

7.1.10. The Gearagh near Macroom on the River Lee is a site of international importance where the most extensive alluvial woodland in Western Europe is found. This unusual area has probably been wooded since the end of the last Ice Age and frequent flooding has served to enhance its character. The site is important for wintering waterfowl including Whooper Swans, Wigeon, Teal, Tufted Duck and Golden Plover.

7.1.11. The upland areas of the Nagle, Ballyhoura, Boggeragh, Derrynasaggart and the Mullaghareirk Mountain ranges add to the range of habitats found in the County. Important habitats in the uplands include blanket bog, heath, glacial lakes and upland grasslands. Some of these sites also support notable plant communities and rare plant species. They provide breeding and feeding grounds for some of our resident birds of prey including Merlin and Hen Harrier.

7.1.12. The natural heritage of our County is threatened by changing land management practises and increasing development pressures. There exists a real challenge in this changing environment to balance the need for new development with the desire to protect our natural environment.

Development Plan Objectives: Natural Heritage	
ENV 1-3	Management of Natural Heritage It is an objective to work with all stakeholders to conserve, manage and where possible enhance the County's natural heritage including all habitats, wild species, landscapes and geological heritage.
ENV 1-4	It is an objective to promote increased understanding and awareness of the natural heritage of the county.

Designated Natural Heritage Sites

7.1.13. A number of special sites in County Cork have been identified to be of exceptional importance for wildlife and to this end they have been or will be designated for protection under European and/or national legislation as Natural Heritage Areas (NHAs), Special

Protection Areas (SPAs) or Special Areas of Conservation (SACs). The responsibility for designating sites of nature conservation interest lies with the National Parks and Wildlife Service, but it is the responsibility of all stakeholders to ensure that they are protected. Some of these sites also have other designations, which can include Statutory Nature Reserve, Refuge for Fauna, Biogenetic Reserve or Ramsar site.

7.1.14. Natural Heritage Areas are sites which are designated under the Wildlife (Amendment) Act 2000 and include nationally important semi-natural and natural habitats, landforms and geomorphological features, wild plant and animal species or a diversity of these natural attributes. There are 9 Natural Heritage Areas and 123 proposed Natural Heritage Areas in County Cork. The current list of NHAs and pNHAs is given in Volume 2 of the plan.

7.1.15. SACs are designated in accordance with the European Habitats Directive (1992). This Directive contains lists of habitats and species that have been identified to be of conservation concern within the European Community. These habitats and species are protected through the designation of important sites where they are known to occur. In accordance with the Habitats Directive these sites must be managed in such a way as to maintain or restore their favourable conservation status. There are 30 candidate Special Areas of Conservation in County Cork. The current list of cSACs is given in Volume 2 of the plan and shown on the Heritage and Conservation Maps in Volume 3.

7.1.16. Special Protection Areas are designated in accordance with the European Birds Directive (1979). This Directive contains a list of bird species that are of particular conservation concern. The legislation for these bird species directs that it is necessary to conserve their breeding and/or feeding grounds to ensure their protection. The designated areas are called SPAs and in accordance with the Birds Directive, they must be managed in such a way as to ensure the continued survival of the species which are dependant on them. There are 17 of these sites in Cork. Most of these are coastal wetlands that support significant numbers and diversity of wintering waterfowl. The current list of SPAs is given in Volume 2 of the plan and shown on the Heritage and Conservation Maps in Volume 3.

7.1.17. The Habitats and Birds Directives were transposed into Irish law as the Natural Habitats Regulations in 1997. Irish SACs and SPAs together with sites in other member states, form a European ecological network known as Natura 2000.

Appropriate Assessment

7.1.18. Circular Letter SEA 1/08 & NPWS 1/08 from the Department of Environment, Heritage and Local Government states that there is a need for a more robust and thorough application by all consent

authorities, including planning authorities, of the requirement to do an appropriate assessment of the ecological implications of any plan or project, whether within or outside a designated site, which does not directly relate to the management of the site but may impact upon its conservation objectives.

7.1.19. The circular states that any draft land use plan (development plans, local area plans) or amendment/variation to it proposed under the Planning and Development Act 2000 (as amended) must be screened for any potential impact on areas designated as Natura 2000 sites [normally called Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)]. As the forthcoming Local Area Plan process will include land use issues it is envisaged that a number of appropriate assessments will have to be carried out and it is essential to ensure that the development of all settlements identified through the Local Area Plans will not have a negative impact on these European sites.

7.1.20. An appropriate assessment means an assessment, based on best scientific knowledge, by a person with ecological expertise, of the potential impacts of the plan on the conservation objectives of any Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of approving the plan, considered with any current or proposed activities, developments or policies impacting on the site. The potential impacts of policies outside Natura 2000 sites but potentially impacting upon them (known as ‘ex situ’ impacts) must also be included in the assessment.

Development Plan Objectives: Natural Heritage Sites	
ENV 1-5	<p>(a) It is an objective to provide protection to all natural heritage sites designated or proposed for designation in accordance with National and European legislation. This includes SACs, SPAs, NHAs, Statutory Nature Reserves and Ramsar Sites.</p> <p>(b) It is an objective to:</p> <ul style="list-style-type: none"> ▪ protect the conservation value of all European sites, as defined in the Planning and Development Acts 2000 (Special Areas of Conservation, Special Protection Areas or lands proposed for inclusion in such sites), notified by the Minister for the Environment, Heritage and Local Government, either before or during the lifetime of this plan, and to ensure that appropriate assessments are carried out where development plans or projects are likely to have significant effects on these sites.

Development Plan Objectives: Natural Heritage Sites	
	<ul style="list-style-type: none"> ▪ assess all proposed developments which are likely to impact (directly or through indirect or cumulative impact) on designated natural heritage sites or sites proposed for designation and protected species in accordance with the relevant legislation; ▪ require that an adequate level of environmental assessment is prepared to an acceptable standard in respect of any proposed plan or project likely to have an impact on these sites or protected species;
ENV 1-6	<p>Appropriate Assessment</p> <p>Cork County Council shall carry out screening for possible impacts of any draft land use plan or amendment/variation to any such plan for any potential ecological impact on areas designated or proposed for inclusion as European Sites and shall make a determination with respect for the requirement for appropriate assessment, where necessary of the potential impacts of the plan on the conservation objectives of any European site.</p>
ENV 1-7	<p>European Sites</p> <p>It is an objective through the Local Area Plan process to ensure the protection of European sites from development and land use proposals that would contribute to potential significant adverse impacts.</p>

Protected Species

7.1.21. County Cork hosts many native wild plant and animal species. Some of these are unique or special in this part of the country. Some are rare or vulnerable requiring special measures to ensure their continued survival and are protected by law. The Flora Protection Order lists legally protected plant species. The Wildlife Acts list protected animal species. The Birds Directive contains a number of Annexes (lists) of bird species for which varying conservation measures and regulations apply, while the Habitats Directive contains Annexes of both plant and animal (other than birds) species identified to be of conservation concern for which conservation measures and regulations apply. A list of all known protected plant and animal species known to occur in Cork is included in Appendix A of Volume 2.

Development Plan Objectives: Legally Protected Plant and Animal Species	
ENV 1-8	<p>(a) It is an objective to maintain the conservation value of all Natural Heritage Areas designated by, notified by, or proposed for notification by, the Minister for the Environment, Heritage and Local Government, either before or during the lifetime of this plan.</p> <p>(b) It is a particular objective to protect species of plants listed in the Flora Protection Order (S.I. No. 94 of 1999) and their habitats, species and the habitats of species that require strict protection under the Habitats Regulations (S.I. No. 94 of 1997, 233 of 1998 and 378 of 2005), and animal and bird species and their habitats protected under the Wildlife Acts 1976-2000.</p>

Natural Heritage outside the Protected Sites

7.1.22. Existing nature conservation legislation provides for the protection of particular species and sites of national and international importance. However, sites and species benefiting from statutory protection do not alone represent the full extent of our natural heritage. In fact most of our biological diversity occurs in the ordinary landscapes. It includes woodlands, hedgerows, earthbanks and ditches, coastal habitats such as mudflats, sandflats and sand dunes, rivers, streams and lakes, upland bogs and heaths, unimproved grasslands and wetlands as well as the plant and animal species that are found in these wild spaces. Rare and protected sites and species cannot survive independently of their surroundings. The ordinary features of our landscape can be of high natural value in their own right and provide the vital links and corridors to allow the movement of plants and animals between protected sites. They are a critical component of a functioning ecological network.

7.1.23. Our obligations in relation to natural heritage in the wider countryside are described in Article 10 of the Habitats Directive as follows:

“Member States shall endeavour, where they consider it necessary, in their land use planning and development policies and, in particular, with a view to improving the ecological coherence of the Natura 2000 network, to encourage the management of features of the landscape which are of major conservation importance for wild fauna and flora.

Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems of marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species”.

7.1.24. In order to fulfil obligations under the legislation described above, the Local Authority will continue to do the following:

- Assess all proposed developments which are likely to impact (directly or through indirect cumulative impact) on designated natural heritage sites or sites proposed for designation and protected species in accordance with the relevant legislation;
- Require that an appropriate level of environmental assessment is prepared to an acceptable standard in respect of any proposed plan or project likely to have an impact on these sites or protected species;
- Consult with the prescribed bodies and appropriate government agencies, when considering, undertaking or authorising developments or other activities which are likely to affect these sites or protected species;
- Only grant permission or licenses for developments or other activities within these sites or likely to affect these sites or species, in accordance with the relevant legislation;
- Co-operate with statutory authorities and others in support of measures taken to manage designated nature conservation sites and protected species in order to achieve their conservation objectives;
- Provide guidance to developers in relation to proposed developments which are likely to affect designated and proposed natural heritage sites or protected species.

7.1.25. In relation to this policy area, work is required to identify important elements of the ecological network. This work has commenced under the Ecological dataset/ County Habitat Mapping Project, an action of the County Heritage Plan and the County Biodiversity Plan.

Development Plan Objectives: Features of Natural Interest	
ENV 1-9	<p>(a) It is an objective to minimise the impact of new development on habitats of natural value that are key features of the County's ecological network.</p> <p>(b) It is an objective to maintain and enhance these features including hedgerows, woodlands, treelines, and veteran trees, grasslands, rivers, streams, lakes and other wetlands, coastal and upland habitats.</p> <p>(c) It is an objective to encourage biodiversity protection, including the management of features of the landscape which are of major importance for wild flora and fauna.</p>

7.1.26. In relation to the above objective, the Local Authority will do the following:

- Complete the Habitat Mapping Project thereby generating the necessary information to enable planning for future development in a sensitive manner protecting key features of the county's ecological network.

Chapter 7: Heritage and Environment

- Assess new development proposals to ensure that they have a minimal negative impact on the surrounding landscape and habitats.
- Co-operate with statutory authorities and others in support of measures taken to protect and enhance key features of the landscape;
- Provide guidance to developers in relation to the protection of the natural environment when planning new development.

Trees and Tree Preservation

7.1.27. Trees make a valuable contribution to the landscape and to local visual amenity across County Cork. They can provide shelter from wind, and act as a barrier providing privacy or helping screen out otherwise intrusive sights, movement, dust and noise. They are also important for their production of oxygen and absorption of carbon dioxide.

7.1.28. Particular trees, or more often groups of trees, can be important components of the local landscape/townscape, the setting of buildings, or to the successful integration of new development into the landscape.

7.1.29. Development can, if not sensitively designed, located and built, result in loss of or damage to important trees. It is therefore desirable that existing trees are taken into consideration in the formulation and assessment of development proposals. Where trees or groups of trees are of particular value and may be at risk from development or other activities, consideration should be given to the making of tree preservation orders.

7.1.30. It is important that new planting is promoted to ensure the continued regeneration of tree cover generally, and avoid key groupings becoming increasingly aged, over-sized, and unhealthy.

Development Plan Objectives: Tree Preservation	
ENV 1-10	(a) It is an objective to preserve and enhance the general level of tree cover in both town and country, to ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting and where appropriate to make use of tree preservation orders to protect important trees or groups of trees which may be at risk. (b) It is also an objective, where appropriate, to protect mature trees/groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders.

Areas of Geological Interest

7.1.31. To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Environment, Heritage & Local Government and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas. In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in this plan the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

Development Plan Objectives: Features or Areas of Geological Interest	
ENV 1-11	<p>(a) It is a general objective to seek the preservation of important features of geological interest within the County.</p> <p>(b) It is a particular objective to maintain the conservation value of those features or areas of geological interest that are listed in Chapter 3 of Volume 2 of this plan and protect them from inappropriate development.</p>

Management of Sensitive Sites

7.1.32. Although areas that are environmentally sensitive should not automatically be considered unsuitable for development, it is important that any development considered is very carefully assessed in relation to the capacity of the area to accommodate development.

Development Plan Objectives: Environmentally Sensitive Areas	
ENV 1-12	<p>Development Control in Environmentally Sensitive Areas</p> <p>It is an objective to apply the precautionary principle in relation to proposed development in environmentally sensitive areas. This means that a scientific / ecological risk assessment is required in order to ensure that development does not undermine the conservation objectives for these sites.</p>

Development Plan Objectives: Environmentally Sensitive Areas	
ENV 1-13	<p>Consultation in Management of Sites</p> <p>It is an objective to participate where possible with landowners, the Department of the Environment, Heritage and Local Government and other stakeholders to contribute to the effective management of sites of natural conservation value.</p>

7.2 Landscape

7.2.1. Landscape is defined in many different ways. The Department of the Environment, Heritage and Local Government states that landscape embraces all that is visible when one looks across an area of land. As well as being an important part of people’s lives, giving individuals a sense of identity and belonging, landscape is the context in which all changes take place.

“Landscapes are the spaces we inhabit. They are the distillation of history, fusing natural components such as bedrock, climate, soil, plants and animals with the effects of human activity. Landscapes display the effect of human activity over thousands of years. Landscapes are dynamic and reflect and record the changing environment as well as human culture and practice. They are perishable and renewable and their appearance changes with the seasons and with the growth and death of vegetation”.

Extract from Guidance Notes For Appraisal Of Historic Gardens, Demesnes, Estates And Their Setting by Cork County Council.

7.2.2. County Cork contains significant areas of landscape importance, which are important not only for their intrinsic value as places of natural beauty but also because they provide a real asset for residents and visitors alike in terms of recreation and tourism and other uses.

7.2.3. The importance of landscape and visual amenity and the role of planning in its protection is recognised in the Planning and Development Act 2000 (as amended), which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty. It also provides for Landscape Conservation Areas (LCAs), and Areas of Special Amenity (ASAs) and the assessment of landscape character.

7.2.4. Landscape is a special and unique resource. All development which takes place impacts on the landscape, therefore it is essential that the landscape is protected and managed in a sustainable manner.

Landscape Character Assessment

7.2.5. Landscape Character Assessment is a process of assessment, which focuses on characterisation i.e. the discernment of the character of the landscape based on its landcover and landform but also on its values such as historical, cultural, religious and other understandings of the landscape. It concentrates on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them.

Landscape Character Assessment of County Cork

7.2.6. As explained above, it is important to ensure the preservation of the character of Cork's landscapes. The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) recommend a particular approach to dealing with this i.e. Landscape Character Assessment.

7.2.7. Ireland ratified the European landscape Convention in 2002 and must adopt national measures to promote landscape planning, protection and management.

7.2.8. In the 2003 plan, Cork County Council used this method of Landscape Character Assessment by establishing a set of 76 landscape character areas reflecting the complexity and diversity of the entire County. For a practical understanding of this at a County level it was also useful to have a more general categorisation. Accordingly, the character areas have been amalgamated into a set of 16 generic landscape types based on similarities evident within the various areas. These landscape areas and types are shown on a map in Volume 3 of the plan.

7.2.9. Since the 2003 Plan, descriptions of Landscape Character Types have been incorporated into the Environment and Heritage Chapter of the 10 Local Area Plans. The landscape values were identified at local level within the relevant electoral areas.

7.2.10. Following on from the 2005 Local Area Plans, the Landscape Character Assessment process for County Cork has continued based on the methodology principles defined by the DoEHLG, 'The Landscape and Landscape Assessment Draft Guidelines for Planning Authorities'. This assessment entails a GIS based multi-criteria evaluation and is presented in the form of a Draft Landscape Strategy for Cork County. The Draft Strategy is a detailed supporting document to the Development Plan.

7.2.11. This Draft Strategy aims to provide an explanation of Cork County's landscape by way of describing what the landscape actually entails, while highlighting how areas within the County have their own distinctiveness and character. It also aims to provide a better

Chapter 7: Heritage and Environment

understanding and appreciation of the County's landscape and of the importance of managing development into the future.

7.2.12. It is the intention of the Council to finalise the County Landscape Strategy to include policy recommendations for the County Development Plan before proceeding with a Variation to the County Development Plan to give effect to the County Landscape Strategy.

7.2.13. Due to the expanse and variety of Cork County's landscape, the focus of the overall evaluation is on the 16 landscape character types. These landscape types provide a more general categorization of the County's landscape. In order to provide a more detailed evaluation of each of these landscape types, each landscape area was examined.

7.2.14. The assessment methodology has three main stages: Landscape Character, Landscape Value and Landscape Sensitivity. A more detailed explanation of the methodology is contained in the Draft Landscape Strategy.

7.2.15. The Draft Landscape Strategy for Cork County incorporates for each of the 16 landscape types;

- *An evaluation of each Landscape Character Type in terms of;*
 1. Landscape Value- the environmental or cultural benefits, including services and functions, which are derived from various landscape attributes.
 2. Landscape Sensitivity- the measure of a landscape's ability to accommodate change or intervention without suffering unacceptable effects to its character and values.
 3. Landscape Importance- importance of a landscape rated as Local, County, or National.
- *A description of the landscape type, its key characteristics and the pressure for change within the landscape type;*
- *A number of recommendations for each landscape type.*

7.2.16. This large body of work forms the basis of identifying the sensitivity of Cork's various landscapes to development, having regard to the character and values associated with each of the landscape character types.

7.2.17. In order to indicate the correlation between the sensitivity of a landscape and the degree to which it can be changed by development the Draft Landscape Strategy has categorised sensitivity as follows;

- **Low sensitivity landscapes** are robust landscapes, which are tolerant to change, and which have the ability to accommodate development pressure.
- **Medium sensitivity landscapes** can accommodate development pressure but with limitations in the scale and magnitude. In this rank of sensitivity, landscape elements can accept some changes while others are more vulnerable to change.
- **High sensitivity landscapes** are vulnerable landscapes with the ability to accommodate limited development pressure. In this rank landscape quality is at a high level, landscape elements are highly sensitive to certain types of change. If pressure for development exceeds the landscape's limitations the character of the landscape may change.
- **Very high sensitivity landscapes** are extra vulnerable landscapes (e.g. seascape area with national importance) which are likely to be fragile and susceptible to change.

7.2.18. The Draft Landscape Strategy has informed this plan in the formulation of aims, goals and objectives which are intended to protect and enhance the character of Cork County's landscape and to facilitate and guide sensitively designed development, while also recognising the precious resource of the County's landscape. The landscape objectives relate to the broad principles of good practise while the recommendations (contained in the Draft Landscape Strategy) relate more specifically to each landscape character type. The landscape assessment process will be further refined at Local Area Plan stage.

7.2.19. The key role of the Draft Landscape Strategy of Cork County is to assist in the achievement of sustainable development, by promoting an approach to landscape planning and management, which links objectives and recommendations for landscape character to existing planning policies. To recognise that the landscapes are dynamic and continuously evolving, the objectives do not attempt to prevent new uses or changes but to manage the change ensuring that the past remains visible for future generations.

7.2.20. The capacity of each landscape character type to absorb new development will largely depend on the sensitivity of the landscape type. Developments which are likely to create a significant environmental and particularly visual impact will best be absorbed in areas where the landscape is robust, i.e. has the capacity to absorb development without significantly changing its character. All developments should be assessed on a site by site basis to avoid, minimise or mitigate any potential environmental or visual impact.

Historic Character Assessment

7.2.21. Cork County has a rich and varied history much of which remains evident in the landscape of today. The evaluation of the

Historic Character Assessment of Cork County has not been carried out to date. Therefore while some of the historical elements of the County have been accounted for as part of the evaluation of the Landscape Character Types, it is considered that a more detailed assessment should be carried out within the lifetime of this Plan. This assessment could identify archaeological landscapes within the County and this in turn would inform the SEA process as currently this information is generally not collated in a coherent manner.

7.2.22. A Historic Character Assessment of Cork County would identify opportunities for cultural tourism potential, especially in more remote rural areas, as it can recognise the striking characteristics of archaeological and historic landscapes, which will then provide agencies such as Fáilte Ireland with significant baseline data. In this way Historic Character Assessment will be a useful tool in rural regeneration.

7.2.23. It will, within the lifetime of this plan, be the policy of the Council to seek, in consultation with the Heritage Unit of Minister for the Environment, Heritage and Local Government, to designate historical/archaeological landscapes as part of an ongoing appraisal of the county.

Development Plan Objectives: Historic Character Assessment	
ENV 2-1	<p>Historic Character Assessment</p> <p>Cork County Council shall carry out a Historic Character Assessment and designate Archaeological Landscapes, in consultation with the Heritage Unit of Minister for the Environment, Heritage and Local Government, in order to provide an historic landscape context to individual sites and monuments and also to combine the Landscape Strategy with a historic assessment.</p>

Seascape Character Assessment

7.2.24. Seascape Assessment is an extension of landscape character assessment and with 1,100km of coastline, seascape is a crucial element of the County’s history, identity and culture. At the initial stage of the Landscape Character Assessment process, seascape units were geographically defined as landscape areas but were not described. Seascape has been defined to include views from land to sea, sea to land, views from coastline and the effect on landscape of the conjunction of sea and land.

7.2.25. A number of changes have been occurring along coastlines including the need for coastal defence works, upgrading and proposals for new ports, marinas, proposals for aquaculture schemes

and investigation of wind energy projects off shore. The value and importance of our seascape to the character and identity of our countryside, towns and city has been included in the Draft Landscape Strategy. However, it is recognised that a feasibility study of seascape assessment for areas of Cork County should be carried out.

Development Plan Objectives: Landscape	
ENV 2-2	<p>The Landscape</p> <p>It is an objective of the Planning Authority that landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.</p>
ENV 2-3	<p>Landscape Character Assessment</p> <p>It is an objective to raise awareness and promote appreciation of the landscape through Landscape Character Assessment. This method of assessment allows for a more inclusive approach to landscape management and enables Cork County's landscape to be identified for its capacity to accommodate development.</p>
ENV 2-4	<p>Draft Landscape Strategy</p> <p>It is an objective to ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Draft Landscape Strategy and its recommendations, in order to minimise the visual and environmental impact of development, particularly in areas designated as sensitive landscapes where higher development standards (layout, design, landscaping, materials used) will be required.</p>
ENV 2-5	<p>Landscape Character Assessment and the Local Area Plans</p> <p>It is an objective to continue the process of Landscape Character Assessment in line with the recommendations of the Draft Guidelines issued by the Department of the Environment, Heritage and Local Government as part of the Local Area Plans.</p>

Scenic Amenity, Views & Prospects

7.2.26. While the landscape encompasses our physical, natural, cultural and social environment it has features, which are recognised for their visual aspects and quality.

7.2.27. Cork County's unique scenic quality and sense of place is derived from the interrelationship between coastal landscapes, rural farmland and settlements. This character, which possesses such significant natural and historic resources, is the quality that maintains Cork County's economic vitality as a visitor attraction and also as an attractive place to live and work.

Scenic Routes and Scenic Landscapes

7.2.28. This plan has identified specific scenic routes and scenic landscapes which in general make up those areas of natural beauty and the important views and prospects that people in Cork and visitors to the County value most highly. In the case of scenic landscapes these are based on designations established by previous development plans. The scenic landscapes are currently being reviewed however, due to significant issues raised by rural communities it is considered that further consultation with the public is necessary before finalising the County's scenic landscape.

7.2.29. It is the intention of the Council to finalise the Landscape Strategy for County Cork to include policy recommendations for the County Development Plan before proceeding with a Variation to the County Development Plan to give effect to the Landscape Strategy.

7.2.30. In parallel with the Scenic Landscapes, the plan has also identified specific Scenic Routes consisting of important and valued views and prospects within the County. Each of the scenic routes were examined individually (See Chapter 4 Volume 2 including Appendices) to give a brief description of the route and the general views from the route being protected. The examination also sought to relate their location to the landscape character type traversed and to identify some of the features lending themselves to the attractive nature of these particular routes.

7.2.31. The established scenic routes include a variety of images, which relate to impressive or beautiful natural scenery. Any view or scene that is important to the image/character of an area can be defined as scenic. Scenic routes act as indicators of high value landscapes and identify more visually sensitive locations where higher standards of design, siting and landscaping are required. Scenic routes highlight the quality of the overall environment and landscape experienced within Cork County. It is important to protect the character and quality of those particular stretches of scenic routes that

have special views and prospects particularly those associated with Scenic Landscapes.

7.2.32. The protection of these scenic routes and scenic landscapes is important in maintaining the uniqueness of Cork County and its distinctive landscape as a sustainable economic and tourist resource into the future. Whilst advocating the protection of such scenic resources the plan also recognises the fact that all landscapes are living and changing, and therefore an objection in principle to development situated on or adjoining scenic routes is not proposed. This principle will encourage appropriate landscaping and screen planting of developments along scenic routes. All proposals should be assessed on their merits taking into account the overall character of the scenic route including the elements listed in the Scenic Route Profile (Volume 2) and Appendix B (Volume 2) of the plan and (where relevant) the character of any of the Scenic Landscapes through which the route passes. Maps of the scenic routes are shown in Volume 3 of this plan.

Development Plan Objectives: Landscape	
ENV 2-6	<p>General Visual and Scenic Amenity</p> <p>It is a general objective to protect the visual and scenic amenities of County Cork’s built and natural environment.</p>
ENV 2-7	<p>Scenic Landscape</p> <p>It is a particular objective to preserve the visual and scenic amenities of those areas of natural beauty identified as ‘scenic landscape’ and shown in the scenic amenity maps in Volume 3 of this plan.</p>
ENV 2-8	<p>Landscape Conservation Area(s)</p> <p>It is an objective to carry out an appraisal study in order to identify any area(s) or place(s) within the County as a Landscape Conservation Area in accordance with the Planning and Development Acts.</p>
ENV 2-9	<p>General Views and Prospects</p> <p>It is a general objective to preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognised in the Landscape Strategy.</p>

Development Plan Objectives: Landscape	
ENV 2-10	<p>Development on Approach Roads to Towns and Villages</p> <p>It is an objective to ensure that the approach roads to towns and villages are protected from inappropriate development, which would detract from the setting and historic character of these settlements.</p>
ENV 2-11	<p>Scenic Routes</p> <p>It is a particular objective to preserve the character of those views and prospects obtainable from scenic routes identified in this plan. These routes are shown on the scenic amenity maps in Volume 3 and listed in Volume 2 of this plan. A profile of each route and the views to be protected are listed in Volume 2 of this plan.</p>
ENV 2-12	<p>Details of Scenic Routes</p> <p>It is an objective to protect the character and quality of those particular stretches of scenic routes that have very special views and prospects.</p>
ENV 2-13	<p>Development on Scenic Routes</p> <p>(a) It is also an objective of the Planning Authority to require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.</p> <p>(b) It is an objective to encourage appropriate landscaping and screen planting of developments along scenic routes. Where scenic routes run through settlements street trees and ornamental landscaping may also be required. Refer to Objective ENV 4-13, which provides guidance in relation to landscaping.</p>
ENV 2-14	<p>Viewing Points along Scenic Routes</p> <p>It is an objective to consider the provision of viewing points at suitable locations as appropriate along specific routes. It is considered that this may be further examined through the review of the individual Local Area Plans containing scenic routes.</p>

Development Plan Objectives: Landscape	
ENV 2-15	<p>Scenic Routes and Local Area Plans</p> <p>Further detailed guidance in relation to views and prospects available along scenic routes will be prepared as part of the Local Area Plan review process.</p>

7.3 Archaeological Heritage

7.3.1. Archaeology is an irreplaceable link, which we have with our past. Only a proportion of the material remains of past societies have survived. Many sites have disappeared from the landscape while others survive beneath the current ground surface or have been remodelled within more modern buildings. This part of our national heritage, both monuments and artefacts, provides precious knowledge about our history. There are over 1600 Archaeological sites and monuments in County Cork and they vary greatly in form and date, starting from the Mesolithic period over 9000 years ago. These sites include megalithic tombs from the prehistoric period, Bronze Age fulachta fiadh (cooking places), Early Christian ecclesiastical settlements, churches and graveyards, medieval buildings, castles, urban archaeological deposits, industrial archaeology sites and underwater sites such as wrecks.

7.3.2. In Ireland, archaeological sites are legally protected from unauthorised damage or interference through powers and functions under the National Monuments Acts 1930-2004, International Conventions ratified by Ireland, the National Cultural Institutions Act 1997 and the Planning Acts. The National Monuments (Amendment) Act 1994 made provision for the compilation of all known monuments in the County - The Record of Monuments and Places (RMP). The Record of Monuments and Places consists of a set of constraint maps, and accompanying manual, on which all the archaeological sites in the county known to the Minister in 1994 were marked. All the sites marked on the RMP constraint maps are protected under section 12 of the National Monuments (Amendment) Act 1994. The RMP is available for consultation in all county libraries.

7.3.3. A number of monuments are further protected by being in the ownership or guardianship of the state or the subject of temporary preservation orders (National Monuments) and registration orders, as informed by the Department of the Environment, Heritage and Local Government. Those monuments that are National Monuments in State ownership or guardianship and monuments subject to Preservation Orders and direct impact on national monuments in State or Local Authority care or subject to a preservation order will require the

Chapter 7: Heritage and Environment

consent of the Minister for the Environment, Heritage and Local Government under section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.

7.3.4. The qualities of archaeological or architectural interest are not mutually exclusive and certain structures can have both qualities. Some of the items listed in the Record of Monuments and Places are also Protected Structures (and is set out in Volume 2 of this Plan), and are within the ambit of protection under the provisions of the National Monuments Acts 1930-2004.

7.3.5. Within the Record of Monuments and Places a number of areas have been designated as Zones of Archaeological Potential. The towns of Bandon, Buttevant, Castlmartyr, Clonakilty, Cloyne, Cobh, Fermoy, Glanworth, Inishannon, Kinsale, Liscarroll, Macroom, Mallow, Midleton, Rosscarbery, Skibbereen and Youghal have been designated as Zones of Archaeological Potential.

7.3.6. Development that does not compromise sub surface archaeological remains in these towns will be encouraged. This is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of the existing structures without the need for new foundations.

7.3.7. Various types of development can have visual or physical impacts on archaeological heritage. It is important that this heritage be protected, in particular during a time of increasing development arising from our economic success. Previously unidentified archaeological sites may be uncovered during construction works including drainage schemes or road making. Archaeological deposits, which may be damaged by the development, must be investigated and recorded in great detail.

7.3.8. Occasionally archaeological excavation may be inappropriate, the archaeology may be preserved in-situ and the development proposals are consequently altered. Cork County Council has its own archaeological expertise to advise on any matters relating to archaeological heritage. The Council will also have regard to recommendations of the Cork Historic Monuments Advisory Committee and the Department of the Environment, Heritage and Local Government.

7.3.9. The Council has an important role to play in promoting initiatives aimed at raising awareness of archaeological heritage and to facilitate access to National Monuments in State and Local Authority ownership.

7.3.10. It is a requirement that a proposed development (due to location, size or nature) which may have archaeological implications for archaeological heritage be subject to an Archaeological

Assessment. This includes areas close to archaeological monuments, extensive in area (half hectare or more) or length (1km or more) and development that require an Environmental Impact Statement.

Development Plan Objectives: Archaeology	
ENV 3-1	<p>Sites, Features and Objects of Archaeological Interest</p> <p>(a) It is an objective to safeguard sites, features and objects of archaeological interest generally.</p> <p>(b) It is an objective of the Planning Authority to secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments included in the Record or Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological and historical interest generally.</p> <p>In securing such preservation, the planning authority will have regard to the advice and recommendations of the Department of the Environment, Heritage and Local Government.</p>
ENV 3-2	<p>Newly Discovered Archaeological Sites</p> <p>It is an objective to protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.</p>
ENV 3-3	<p>Zones of Archaeological Protection</p> <p>It is an objective to protect the Zones of Archaeological Potential located within both urban and rural areas as identified in the Record of Monuments and Places.</p>
ENV 3-4	<p>Archaeology and Infrastructure Schemes</p> <p>The Council will have regard to archaeological concerns when considering proposed service schemes (including electricity, sewerage, telecommunications, water supply) and proposed roadworks (both realignments and new roads) located in close proximity to Recorded Monuments and Places and the Zones of Archaeological Potential.</p>
ENV 3-5	<p>Underwater Archaeology</p> <p>It is an objective to protect and preserve the archaeological value of underwater archaeological sites. In assessing proposals for development, the</p>

Development Plan Objectives: Archaeology	
	Council will take account of the rivers, lakes, intertidal and sub-tidal environments.
ENV 3-6	<p>Industrial Archaeology</p> <p>It is an objective to protect and preserve the archaeological value of industrial sites such as mills, lighthouses, harbours etc. Proposals for refurbishment, works to or redevelopment/conversion of these sites should be subject to a full architectural and archaeological assessment.</p>
ENV 3-7	<p>Raising Archaeological Awareness</p> <p>It is an objective to raise awareness and improve practice in relation to archaeology in County Cork. Guidance material will be produced setting out the requirements for archaeological protection in the County.</p>
ENV 3-8	It is an objective of the Council to develop and maintain an integrated database system for all relevant information pertinent to the archaeological and built heritage of the County.

7.4 The Built Environment

7.4.1. Built Heritage is addressed in this section under the following sub-headings: Protection of Structures (Record of Protected Structures and Protection of Non-Structural Elements), Architectural Conservation Areas and New Buildings and their surroundings.

Protection of Structures

7.4.2. Cork County is host to a rich and varied heritage of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in County Cork. The principal mechanism for protection of these is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

Record of Protected Structures

7.4.3. This Plan establishes the initial Record of Protected Structures in County Cork, and includes a list of over 1,300 structures. The completion of the Record will be an ongoing task and it is estimated that up to 6,000 structures will be included in the final Record. The main sources for the record are buildings that are already listed, the Cork Archaeological Survey and recent fieldwork carried out by the Council's own Heritage Unit.

7.4.4. The Department of Environment, Heritage and Local Government, have commenced a National Inventory of Architectural Heritage. When the Inventory for County Cork is complete, it will serve as a major source for the compilation of the Record.

Development Plan Objectives: Record of Protected Structures	
ENV 4-1	<p>General Protection of Structures</p> <p>(a) It is an objective to seek the protection of all structures within the County, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.</p> <p>(b) In accordance with this objective, a Record of Protected Structures has been established and is set out in Volume 2 of this Plan.</p>
ENV 4-2	<p>Record of Protected Structures</p> <p>It is a particular objective to ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.</p>
ENV 4-3	<p>Developing a Comprehensive Record</p> <p>(a) It is an objective, during the lifetime of this plan, to extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County.</p> <p>(b) The identification of structures for inclusion in the Record will be based on criteria set out in the Architectural Heritage Protection - Guidelines for Planning Authorities (2005).</p>
ENV 4-4	<p>Protection of Structures Not Included in Record of Protected Structures</p> <p>It is an objective to recognise the County's heritage, which is not included in the Record of Protected Structures and in particular the importance of the County's Railway and Maritime Heritage.</p>

Protection of Non-Structural Elements

7.4.5. Many non-structural elements, such as historic gardens, stone walls, ditches and street furniture contribute to our built heritage. Carelessness and a lack of awareness can result in the loss of these elements.

7.4.6. An absence of a tradition in ‘best practice’ for the conservation of historic gardens means that appraisal and surveying are essential in considering development proposals for sensitive sites. Stone walls are an integral part of our urban and rural landscape, often providing significant historic references and contributing to the character of areas. They can be vulnerable to needless partial or total destruction, as well as poor reconstruction. Raising awareness of the value of traditional stone walls and promoting standards in relation to rebuild and repair will be an important step.

7.4.7. The National Inventory of Architectural Heritage of the Department of Environment, Heritage and Local Government has carried a survey, which contains information on important historic gardens/designed landscapes in the Country. A total of 6,000 demesnes were identified in the whole of the Country, 1,000 of these occurring within the County of Cork. Many of these demesnes are not included in the Record of Protected Structures, even though they may have important heritage value in their own right. Cork County Council prepared Guidance Notes on the appraisal of such sites in the context of development—Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings in order to foster a better understanding of designed landscapes and in the case of any development proposals to facilitate the preparation of appraisals of historic gardens and designed landscape and any possible impact on its heritage value.

Development Plan Objectives: Protection of Non- Structural Elements of Built Heritage	
ENV 4-5	It is an objective to protect important non-structural elements of the built heritage. These elements include historic gardens/designed landscapes, stone walls, landscapes and demesnes, curtilage features and street furniture. The Council will promote awareness and best practice in relation to these elements.

Architectural Conservation Areas (ACAs)

7.4.8. The physical character of towns and villages has been moulded by the history of each area and place. The nature of urban development is such that each period leaves a layer on the physical manifestation of the town. The process is ongoing and for this reason

it is important to conserve but also to allow for the ongoing evolution of a town.

7.4.9. The special character of an area generally stems from its collection of buildings and their setting as a whole rather than the presence of individual buildings in isolation. In many cases, the presence of a historic demesne, estate or park adjacent to a town will have shaped it and dictated its fortunes. Many such estates have their own character with a large house and planned gardens. The need to protect these areas is acknowledged in the Plan and it is intended to continue to establish ACAs in the County.

7.4.10. It is important to promote these areas and to explain, to residents and visitors alike, how special they are. The designation of these areas provides for the control of inappropriate development, and a requirement to obtain planning permission for certain changes that would otherwise not require planning permission.

7.4.11. Special planning controls will be developed for ACAs that set out development objectives for the preservation and enhancement of the area. The designation of ACAs gives protection to the greater part of the built heritage that may not be suitable for inclusion in the Record of Protected Structures, but contributes to or forms the particular character of an area.

7.4.12. From time to time additional ACAs will be adopted formally through the variation process. Where appropriate, areas of special planning control will be established for each ACA.

Development Plan Objectives: Architectural Conservation Areas	
ENV 4-6	<p>Architectural Conservation Areas</p> <p>It is an objective to conserve and enhance the special character of the ACAs included in this plan. These Architectural Conservation Areas are shown on the Architectural Conservation Area Maps in Volume 3 and are also listed in Volume 2 of this Plan. The special character of an area includes its traditional building stock and material finishes, spaces, streetscape, landscape and setting.</p>
ENV 4-7	<p>Areas of Special Planning Controls</p> <p>It is an objective (where appropriate) to establish areas of special planning control within Architectural Conservation Areas. These areas will include a scheme setting out objectives for the conservation and enhancement of the special character of the area, and will be based on an Architectural Appraisal of each town.</p>

Development Plan Objectives: Architectural Conservation Areas	
ENV 4-8	<p>Additional Architectural Conservation Areas</p> <p>It is an objective (where appropriate) to continue to identify and establish additional Architectural Conservation Areas. These will be established through proposed variations to the plan.</p>
ENV 4-9	<p>Raising Architectural Awareness</p> <p>It is an objective to raise awareness of the importance of the County's built heritage in conjunction with the objectives of the County Cork Heritage Plan.</p>
ENV 4-10	<p>New build, in-fill developments and extensions</p> <p>It is an objective to ensure that all new development located within or adjacent to designated Architectural Conservation Areas will respect the established historical and architectural character of that area and will contribute positively to the existing built environment in terms of design, scale, setting and material specifications. This will be achieved by promoting a contemporary design of high architectural quality within Architectural Conservation Areas. The special character of Architectural Conservation Areas will be maintained through the protection of structures from demolition, non-sympathetic alterations and the securing of appropriate in-fill developments.</p>
ENV 4-11	<p>Alterations, Developments and Demolitions</p> <p>It is an objective to protect all buildings, structures, groups of structures, sites, landscapes, and all features that are considered to be intrinsic elements to the special character of Architectural Conservation Areas. This will be achieved by promoting the sensitive and appropriate reuse and rehabilitation of buildings and sites located within Architectural Conservation Areas and by prohibiting alterations, development or demolition of structures and features that contribute to the character of the Architectural Conservation Area or any relevant protected structure or monument included in the Record of Monuments and Places.</p>
ENV 4-12	<p>Survey and Appraisal of Designated ACAs</p> <p>It is an objective of Cork County Council to undertake a detailed survey and appraisal of all Architectural Conservation Areas designated under the</p>

Development Plan Objectives: Architectural Conservation Areas	
	Development Plan. A set of both general and site specific policies, objectives and guidelines will then be formulated for each Architectural Conservation Area. These measures will be adopted as a means of ensuring the continued preservation, protection and enhancement of the special character of our Architectural Conservation Areas.

New Buildings and their Surroundings

7.4.13. The general policy for how new buildings are to be set into our townscapes and landscapes is included in this chapter because, in effect, they will make up a significant proportion of our built heritage for years to come. Like many other parts of the country, County Cork has not seen a consistent evolution of vernacular building forms over the last number of decades.

7.4.14. This has resulted in many instances in buildings, that are modelled on bungalow and other non-Irish forms, sitting uncomfortably in their surroundings with little connection to established field patterns or to traditional building layouts in the vicinity.

7.4.15. It is also noticeable that where insufficient attention is paid to such things as the position of buildings on the site, their orientation with respect to the sun path, and the internal layout of buildings, the overall residential amenity for the occupants (including energy costs, exposure to daylighting etc) has suffered.

7.4.16. In recent years, there has been an increased awareness of energy efficiency issues and a renewed interest in the preservation of natural features in new development. There has also been an increased recognition of traditional building styles in particular areas and the use of natural and local materials.

7.4.17. It is important for the County Council as a planning authority to foster these trends and to provide guidance and expertise to assist applicants for planning permission. It is also important, in appropriate locations to encourage genuine innovation in design in a way that shows respect for (but does not slavishly imitate) traditional buildings.

7.4.18. Cork County Council has published the ‘Cork Rural Design Guide’ which gives guidance on design, site selection and landscaping for individual houses in the rural areas of Cork County. The Council is also preparing the Draft ‘Residential Estates Design Guide’ to provide guidance on the design of new housing areas.

Development Plan Objectives: Design	
ENV 4-13	<p>Design and Landscaping of New Buildings</p> <p>(a) It is an objective to encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.</p> <p>(b) It is an objective to promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.</p> <p>(c) It is an objective generally to foster an approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.</p> <p>(d) It is an objective to require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings. It is also an objective to protect existing hedgerows in rural areas.</p> <p>(e) It is an objective to require that an outline strategic landscape master plan be submitted as part of all proposals for medium and large-scale developments.</p>
ENV 4-14	<p>Village Design Statements</p> <p>It is an objective, in conjunction with Local Area Plans to produce indicative village design statements in order to encourage sympathetic design of new buildings into established villages or village nuclei.</p>
ENV 4-15	<p>Design of New Housing Areas</p> <p>It is an objective to encourage new housing areas to have regard to the requirements for high levels of residential amenity, integration of community facilities with housing and achievement of appropriate mixes of house types and densities.</p>

Design Guidelines

7.4.19. Cork County Council has produced a number of Guidance Notes and publications, which should be read in conjunction with this plan when considering making a planning application. These are:

- *The Rural Housing Design Guide,*
- *Guidance Notes For Appraisal Of Historic Gardens, Demesnes, Estates And Their Setting*
- *Guide to the Recording of Built Heritage.*

7.5 Cultural Heritage

7.5.1. As stated earlier in this chapter, Cork County has a rich and diverse heritage that includes our landscape as well as our history, language, folklore, customs and traditions.

Placenames

7.5.2. Irish placenames are an integral, though often forgotten part of the cultural heritage of Ireland. They are a valuable source of knowledge of the past, giving meaning to the landscape and defining the relationship between communities and their physical environment. The historical and cultural profile of townlands, parishes, counties and even countries can be given greater depth and richness through the study of placenames. Much of the thought, folklore, genealogy, religion, daily life and work of those living on and interacting with their landscape can be appreciated through the study of placenames. Placenames can also provide an insight into the climate, flora and fauna of the region studied. County Cork has a rich and varied tradition of placenames. There are over 5,600 townlands in the County and over 100,000 references to Cork placenames collected by the Cork Placenames Survey for the Cork Placenames Archive.

7.5.3. Changes in Irish agricultural and fishing practices, urban spread, housing development schemes, afforestation, rural depopulation and road building, have irrevocably altered the landscape and societies' relationship with it. This generation is faced with a unique challenge to reconsider and record the changing relationship between Irish people and their environment.

Development Plan Objectives: Naming of New Developments	
ENV 5-1	<p>Naming of New Developments</p> <p>(a) It is an objective to promote and preserve local place names, local heritage and the Irish language by ensuring the use of local place names or geographical or cultural names which reflect the history and landscape of their setting in the naming of new residential and other developments. Such an approach will be a requirement of planning permissions for new developments.</p>

Development Plan Objectives: Naming of New Developments	
	(b) This will be achieved through the work of the Cork County Placenames Forum, which was established in 2006 to advise the Planning Authority on the naming of new public and private housing developments. Membership of this forum is drawn from various cultural and historical organisations in the County as well as elected members of Cork County Council, Town Councillors and Council staff.

The Gaeltacht and Linguistic Heritage

7.5.4. Parts of Cork County lie within the Gaeltacht. These are Cléire (Clear Island), and an area to the west of Macroom and adjoining the Kerry boundary including Baile Bhuirne (Ballyvourney) and Béal Atha an Ghaorthaidh (Ballingeary) commonly known as the Muskerry Gaeltacht. These areas require special treatment to protect their linguistic and cultural heritage without hindering development and with an appropriate response to opportunities and challenges. The challenge is to promote these areas as a focus for development, whilst ensuring that the development, which does occur, supports or complements the linguistic and cultural heritage.

7.5.5. Like much of rural County Cork, the Gaeltacht area to the west of Macroom is suffering a decline in traditional employment and a loss of a significant proportion of its young people to the extent that the long term sustainability of the community is threatened. These trends also affect Cléire to an extent, though the context is rather different. The small, relatively isolated, area and population, and the island's appeal as a focus for tourism and for Irish language activities, provide a distinctive pattern of pressures and opportunities. In both areas, achieving development, which provides jobs and supports local social activities, especially those that appeal to younger people, is key to a vibrant and continuing Irish speaking community.

7.5.6. While attention tends to focus on the Irish language aspect of the Gaeltacht, there are other aspects of its cultural heritage (including, perhaps, building traditions, settlement patterns, archaeology, music,) which merit protection and upon which the Development Plan could potentially have some influence.

7.5.7. A recent linguistic study on the Irish Gaeltachts¹ outlines that the Gaeltachtaí of Cork are contained within Category B Gaeltacht districts (where between 44%-66% of the total population are daily speakers of Irish). The study recognises that it is a recent trend in such Gaeltacht areas that the number of daily speakers of Irish is

¹ Comprehensive Linguistic Study of the use of Irish in the Gaeltacht – Principle Findings and Recommendations – 2007: Research Report prepared for the Department of Community, Gaeltacht and Rural Affairs.

higher among the school-going age cohorts than in the adult age cohorts implying with some concern that the use of Irish has declined as a communal language in the area and its use among young people occurs predominantly in an educational context. The report also highlights that the total number of families raising children through Irish in the Gaeltacht nationally is very low and that this is especially well reflected in Category B and C Gaeltacht districts. The study also notes that the increasing influence of monolingual English speakers on Irish language-based networks poses a serious challenge to the Gaeltacht. Without the benefit of an individual and focused study, development which is owned or may be used by non-Irish speaking people, or which provides non-Irish language services or entertainment to local people, should not be discouraged. To do so would exacerbate the pattern of decline seen in recent years, and hence be damaging to the sustenance of the Irish language use and culture in the locality over the medium and long-term.

7.5.8. On the other hand, development which is unlikely to provide any substantial employment or social benefit to the local community (holiday homes, for instance), and which will also bring in non-Irish speakers who are unlikely to become active contributors to the cultural life of the local community should be resisted unless it provides compensatory benefits to the planning and sustainable development of a wider area.

7.5.9. A further Socio-economic and Cultural Needs Analysis report on Ghaeltacht Mhuscraí prepared by the Cork Institute of Technology 2008 notes that the majority of DED's in Muskerry achieve the threshold of 44% which categorise them as category B type Gaeltachts. The figure however was very much on the lower side of the 44-66% threshold and with continuing trends evident nationally of a decline in the use of the Irish language the Category B status of the Cork Gaeltacht may be threatened.

7.5.10. It is evident from these studies that the linguistic fabric of the Gaeltachts in Cork are facing significant threats in terms of their long term vitality and viability. In this context, a specific and targeted focus on the direction of the sustainable development of the individual Gaeltachts in Cork is considered appropriate in order to inform land use and social policy for future Local Area and County Development Plans. It is thus timely that such an objective be included to carry out a detailed and focused study of the Cork Gaeltachtaí with a view to informing their future development. Local Area Plans will be prepared following the adoption of this Development Plan. At that stage a more detailed examination of the various aspects of the cultural heritage, and the challenges and opportunities facing it, will be undertaken for the various parts of the County Cork Gaeltachtaí.

7.5.11. The Development Plan policy approach for the Gaeltacht areas is based on the following pre-existing principles:

Chapter 7: Heritage and Environment

- *The cultural heritage of the Gaeltacht areas, including the use of the Irish language, deserves fostering;*
- *An economically and socially vibrant community is a pre-condition for sustaining Irish as the community language of these areas;*
- *Recognition that the relationship between development and Irish language and culture is a complex one not amenable to simplistic measures, and also that planning powers have significant, though indirect and not unlimited, influence on the protection and promotion of culture;*
- *The Gaeltachtaí are interdependent with the wider areas in which they are located. They cannot function, or be properly understood, in geographic isolation. The Gaeltachtaí should play their full part in the life and well being of the County, Region and Country, and likewise should benefit from the resources of the territory around them;*
- *An isolationist approach, or one, which puts unnecessary obstacles in the path of development generally, would, in the current context, be damaging to the long-term sustenance of Irish language and culture in these areas.*

Development Plan Objectives: Gaeltacht Areas	
ENV 5-2	<p>It is an objective to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by:</p> <p>(a) Encouraging development within the Gaeltacht, which promotes, facilitates or complements the cultural heritage, including Irish language use;</p> <p>(b) Encouraging development within the Gaeltacht, which provides employment or social facilities, especially, but not exclusively, where these are of relevance to local young people;</p> <p>(c) Resisting development within the Gaeltacht, which would be likely to erode the cultural heritage (including the community use of Irish language), unless there are over-riding benefits for the long-term sustainability of the local community or for the proper planning and sustainable development of a wider area;</p> <p>(d) Ensuring that where the County Council erects signs within the Gaeltacht, these have Irish as their primary language, unless there are positive and over-riding reasons for doing otherwise;</p> <p>(e) Discouraging the exhibition of advertisements within the Gaeltacht which do not use Irish as their primary language;</p> <p>(f) Considering the desirability of demanding linguistic</p>

Development Plan Objectives: Gaeltacht Areas	
	impact analyses with planning applications for particular major developments. These would be cases where the potential impact of the development on the use of Irish as the community language is not immediately apparent and pivotal in the determination of the application.
ENV 5-3	It is an objective during the lifetime of the plan to prepare a study on the Gaeltachts of Cork County and their hinterlands which will provide a strategic focus on the future sustainable development of these areas while ensuring the protection of their linguistic and cultural heritage as an asset for the county. This study will inform future policy for the development of the Gaeltacht areas.

7.6 Environmental Quality

7.6.1. As stated at the beginning of this chapter the “polluter pays” principle and the “precautionary approach” principle are important elements of any planning policies that deal with heritage and environmental matters.

Air Quality

7.6.2. Air quality is generally good in County Cork as due to its location in an area with a relatively mild climate it has an almost continuous movement of clean air. However it is evident that due to the significant increase of vehicles on the public roads, the biggest threat now facing air quality is emissions from road traffic.

7.6.3. Air quality monitoring and assessments are undertaken in only 2 locations within the administrative area of Cork County Council (Glashaboy and Cork Harbour at Passage West) therefore consideration should be given to the further provision of air quality monitoring infrastructure in County Cork. In particular, consideration should be given to monitoring air quality in major industrial areas such as Ringaskiddy or in areas of an existing or proposed high population e.g. along the existing and proposed Rail corridor and in the Mallow SLAP area.

Development Plan Objectives: Air Quality	
ENV 6-1	<p>Air Quality</p> <p>(a) Within the lifetime of this plan, Cork County Council will consider the further provision of air quality monitoring infrastructure in areas containing large commercial and industrial developments and in areas of high population.</p> <p>(b) Cork County Council will monitor air quality and air quality trends in accordance with EU policy directives and take appropriate action where required.</p>

Water Quality

7.6.4. Water is a shared resource that is used in many different ways. The quality of all water in the County is of importance. This includes the quality of surface water, groundwater and seawater. The quality of water can be easily damaged and is difficult to restore. In many cases damage to water quality has widespread and long-term effects. Water is fundamental for life and health. It is a shared resource, which must be managed wisely.

7.6.5. Water must be treated as part of a sustainable cycle, having regard to the output in terms of water abstraction and the inputs, which include rainfall, farm run-off and urban waste. The availability of a drinking water supply is essential for public health and the economic growth of the County. However the need to balance the growing demand for water with the needs of the environment and those of existing users is crucial, and is particularly important for areas where demand for water will increase. Population growth, increasing pressures for new development across the County and changing trends in water use will lead to increased demand for water. Thus, the Council must seek to ensure the prudent use of water resources while making adequate provision for future sustainable development.

River Basin Management

7.6.6. The EU Water Framework Directive heralds a new approach to water management based on River Basins. Most of County Cork is located in the South Western River Basin District with small areas in the Shannon and South Eastern RBDs. The Directive requires Member States to prevent the decline in the status of any waters and the achievement of at least "good status" by 2015 for all waters. It is concerned with all "natural" waters (and their uses), i.e. rivers and streams, lakes, groundwaters, estuaries and coastal waters (out to 1 nautical mile). It brings water-related directives under one framework, including those dealing with bathing water, wells for drinking water

supplies, and water taken from rivers, wastewater disposal and the protection of salmon and shellfish habitats. The Directive requires Member States:

- *To protect and enhance the status of aquatic ecosystems (and terrestrial ecosystems and wetlands directly dependent on aquatic ecosystems);*
- *To promote sustainable water use based on long-term protection of available water resources;*
- *To provide for sufficient supply of good quality surface water and groundwater for sustainable, balanced and equitable water use;*
- *To reduce or phase out, as appropriate, discharges of dangerous substances;*
- *To establish a register of 'protected areas' e.g. areas designated for protection of habitats or species.*

7.6.7. The directive rationalises and updates existing water legislation by setting common EU wide objectives for water. The South Western River Basin District published a Draft Plan and Programme of Measures at the end of 2008, and the constituent local authorities must adopt this in 2009.

Development Plan Objectives: River Basin Management Plans	
ENV 6-2	The River Basin Management Plans and programmes of measures, which will be adopted by Cork County Council in 2009, will set out the specific measures to be taken by the Council and other parties in order to comply with the Water Framework Directive (2000/50/EC). It is an objective of the County Development Plan to ensure that development permitted shall not contravene the objectives of the Water Framework Directive.

Groundwater Protection

7.6.8. Groundwater is a natural resource with both an ecological and economic value. It is of vital importance for sustaining life, health, agriculture and the integrity of ecosystems. This is particularly true in North Cork where 90% of the water supply comes from groundwater sources. Groundwater also contributes to our rivers, lakes and sea and therefore influences their amenity and recreational value. The quality of groundwater is threatened by worsening pollution levels, directly attributable to human activities. The main threats to groundwater include intensive agriculture, land spreading of pig and cattle slurry and hatchery wastes, other farmyard wastes such as

Chapter 7: Heritage and Environment

silage effluent and soiled water and septic tank effluent. Once contaminated, groundwater is difficult and expensive to clean.

7.6.9. The Department of Environment, Heritage and Local Government, the Environmental Protection Agency and the Geological Survey of Ireland have developed a recommended approach for the preparation of “Groundwater Protection Schemes”. It includes a methodology for assessment of activities impacting on groundwater resources. A key recommendation is the preparation of Groundwater Protection Schemes for all groundwater reserves in the County.

Development Plan Objectives: Groundwater Protection	
ENV 6-3	It is an objective to protect known and potential groundwater reserves in the County. It is an objective to develop comprehensive Groundwater Protection Schemes for all groundwater reserves in the County.
ENV 6-4	<p>Guidelines for Groundwater Protection</p> <p>(a) In assessing applications for development, the Council will consider the impact on the quality and quantity of groundwater and will have regard to the recommended approach ‘Groundwater Protection Schemes’ (and the Response Matrices) published by the Department of Environment, Heritage and Local Government, the Environmental Protection Agency and the Geological Survey of Ireland. In particular, the conservation objectives for water dependent protected sites will be addressed.</p> <p>(b) The Council will also ensure that proposals for septic tanks and proprietary treatment systems comply with relevant standards. The cumulative impact of such facilities will also be considered in the assessment of proposals.</p>
ENV 6-5	<p>Discharges In Unsewered Areas</p> <p>It is an objective to ensure that proposals for development incorporating septic tanks or proprietary treatment systems comply with relevant approved guidelines (including maintenance).</p>
ENV 6-6	<p>Discharges In Unsewered Areas</p> <p>It is an objective to ensure that the cumulative impact of Septic Tanks / Proprietary Treatment Systems are considered in the assessment process.</p>
ENV 6-7	<p>Water Conservation</p> <p>It is an objective to examine through the Local Area Plan process the environmental and other effects of</p>

Development Plan Objectives: Groundwater Protection	
	the water requirements for identified main settlements (as identified in chapter 3). Particular emphasis will be placed on the effect of water abstraction on designated European sites and other environmentally sensitive areas.

Nitrate Vulnerable Zones

7.6.10. Excess Nitrates are a health hazard in water, which are used as sources of drinking water and also contribute to eutrophication, especially in coastal and marine waters. The Nitrates Directive (91/676/EEC) includes objectives for reducing water pollution caused or induced by nitrates from agricultural sources and preventing further such pollution.

7.6.11. Some areas in Cork have been identified as Nitrate Vulnerable Zones under this Directive. These areas have shown consistently high levels of nitrate pollution. The Council is obliged to implement a four-year action plan to address the problem. The types of action required primarily relate to limiting application of fertiliser (organic and artificial) and improving capacity of storage vessels. It may also mean a restriction on any further intensive farming activity within the catchments or restriction of any expansion of existing intensive farms within the areas. S.I. No. 213 of 2003, European Communities (Protection of Waters against Pollution from Agricultural Sources) Regulations, 2003, identify the national territory of Ireland as the area to which an action programme will be applied to protect water quality against pollution caused by nitrates from agricultural sources.

7.6.12. Intensive Pig and Poultry production over a certain threshold requires an Environmental Impact Study and may also require an Integrated Pollution Control Licence from the EPA. The Department of Agriculture’s ‘Guidelines and Recommendations on the Control of Pollution from Farmyard Wastes’ and the Code of Practice to Protect Waters from Pollution by Nitrates provides the principal guidance in relation to the spreading of farm wastes.

7.6.13. S.I. No. 378 of 2006, European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2006, came into effect on 1st August 2006. These regulations transpose the Nitrates Directive (91/676/EEC) into Irish law and are Ireland’s first Action Programme in compliance with this directive. The regulations require that all farmers manage farmyard effluents and manage manures and fertilizers applied to their lands in accordance with the regulations and that appropriate records are kept on farms.

7.6.14. A report commissioned by the Council, identifies catchments within the County whose soils are overloaded with phosphorous.

Chapter 7: Heritage and Environment

Recommendations included centralised treatment of slurry from intensive pig farms and the diversion of any future expansion of units to areas that were not showing signs of stress in relation to water quality. The regulations in particular specify minimum storage capacities required for slurries, soiled water, and effluents produced on farm, times and locations where slurries, etc, cannot be applied to lands, it also specifies the maximum amounts of Nitrogen and Phosphorous which can be applied to lands.

Development Plan Objectives: Nitrate Vulnerable Zones	
ENV 6-8	Protection from Nitrate Pollution It is an objective to protect waters from nitrate pollution in accordance with the Nitrates Directive (91/676/EEC) as transposed into Irish Law by the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI 378 of 2006).
ENV 6-9	Developments Relating to Agricultural Industry It is an objective in assessing proposals for agricultural development that developments shall comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2006 (SI 378 of 2006).

Noise and Light Emissions

Development Plan Objectives: Noise and Light Emissions	
ENV 6-10	Noise Emissions It is an objective generally to seek the minimisation and control of noise pollution associated with activities or development, having regard to relevant standards, published guidance and the receiving environment.
ENV 6-11	Light Emissions It is an objective generally to seek the minimisation and control of light pollution associated with activities or development, having regard to relevant standards, published guidance and the receiving environment.

Chapter 8

Housing and Community Facilities

This chapter sets out the context for the provision of housing and community facilities. The objectives included are based on the following important principles:

- a. The availability of housing for a diverse range of housing needs is important for sustaining communities and for enhancing quality of life;
- b. Balanced communities should be encouraged in order to promote the social, environmental and economic well being of the County;
- c. A high quality of living environment is important for sustaining communities;
- d. The proper provision and timely delivery of community services and facilities of high standard, in the most appropriate locations, is important for the future well-being of all age groups and sectors of society and is an essential component of building sustainable and properly planned communities.

8.1 Housing: Overall Approach

8.1.1. This chapter sets out the planning policies for the provision of housing and community facilities. It describes how the Council has addressed its statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the County's projected housing requirements over the plan period and to ensure that an undue shortage will not arise. It also describes how particular housing needs can be accommodated (such as social and affordable housing etc.) taking into account the requirements of the Joint Housing Strategy for Cork. The chapter concludes with policies for the provision of new community facilities and the protection of existing facilities through the operation of the plan.

Housing Strategy

8.1.2. The Planning & Development Act 2000, as amended, requires each Planning Authority to include the provisions of its Housing Strategy in its Development Plan. The Planning Authority must also ensure that sufficient and suitable land is zoned in the plan to meet the requirements of the Strategy and that a scarcity of such land does not occur at any time during the period of the plan.

8.1.3. The County Council, together with the City Council and the other nine Town Councils in the County undertook a review of the 2001 Joint Housing Strategy. The new Strategy has been adopted by the County Council concurrent with this plan.

8.1.4. Another requirement of the Act is to include, in the Development Plan, objectives for securing implementation of the Housing Strategy, taking into account:

- *The existing and likely future need for social and affordable housing;*
- *The need to ensure that housing is available for persons who have different levels of income;*
- *The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households; and*
- *The need to counteract undue segregation in housing between persons of different social backgrounds.*

8.1.5. Where appropriate, other chapters of this plan have also taken into account relevant considerations of the Housing Strategy.

8.1.6. The following general objective confirms that the Joint Housing Strategy is a key part of this plan, which will, in turn support the implementation of the policies and programmes for action set out in the strategy.

Development Plan Objectives: Implementation of the Housing Strategy	
HOU 1-1	It is an objective to implement the Joint Housing Strategy prepared by the Cork Local Authorities.

8.2 House Completions

8.2.1. On average, since 1994 there has been a steady rise in construction rates in Cork. Figure 8.1 below shows the pattern of new house completions in County Cork (including Cork City and Town Council Areas) from 1994 – 2007. Housing completion rates in Cork peaked in 2006, with a total of 9,141 residential units completed in the County as a whole. The DoEHLG House Completion figures for 2007 reveal that 8,686 new houses were built. These figures show that between the end of 2006 and the end of 2007 the house completion rate in the County had dropped by 4.98%.

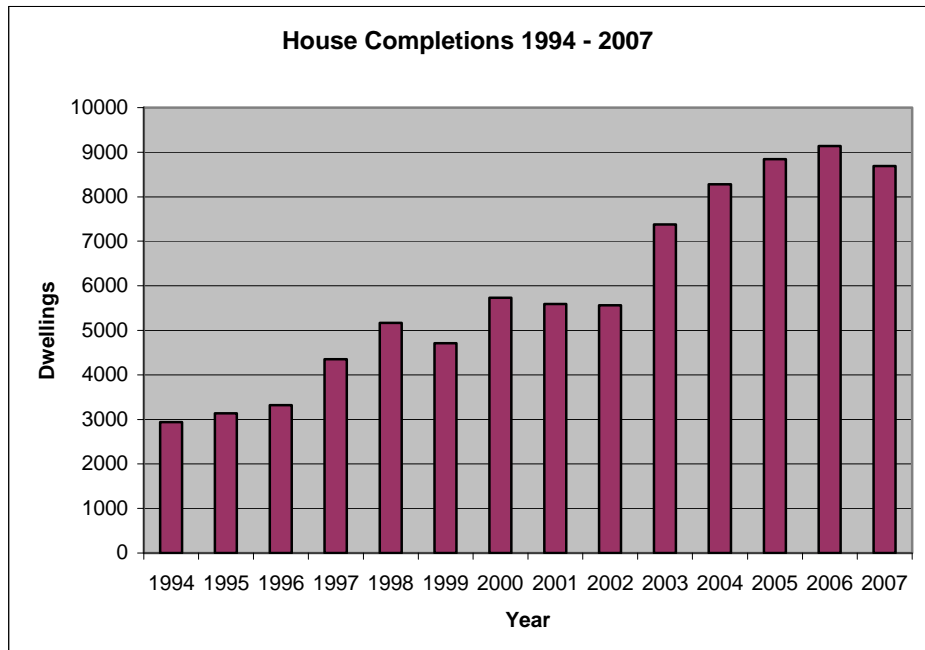


Figure 8.1 New House Completions in Cork 1994 - 2007

Figure 8.1: Includes Cork County, Cork City and Town Council Areas from 1994 – 2007
 SOURCE: Department for the Environment, Heritage & Local Government: Annual Housing Statistics Bulletins.

8.2.2. The construction industry in Cork has responded well to the increase in house demand, in terms of increasing overall output. The main responsibility for Cork County Council will be to support the construction industry by ensuring that a sufficient amount of land is zoned in order to meet future housing demand.

8.3 Housing Density

8.3.1. The question of density plays an important part in ensuring that the best use is made of land intended for development. National concern at the dramatic increase in house prices in recent years and the Government's strategy for Sustainable Development, are clear indications that the Development Plan should seek to maximise the use of zoned and serviced residential land so that:

- *The loss of agricultural land can be minimised;*
- *The cost of providing services and supporting infrastructure will be minimised;*
- *Unnecessary urban 'sprawl' can be prevented; and*
- *Energy, transport and natural resources can be used efficiently.*

8.3.2. The Government issued guidance to Planning Authorities in 2008 through the document 'Sustainable Residential Development in Urban Areas' and the Urban Design Manual. These documents replace the 'Residential Density Guidelines for Planning Authorities' issued in 1999 and incorporate much of its substantive policy content. Building on experience of building at higher densities since 1999, the new guidance clarifies aspects of the previous guidelines.

8.3.3. Government guidelines include recommendations regarding appropriate densities for various types of locations in both cities and larger towns and small towns and villages. For cities and larger towns the guidelines recommend that increased densities on residentially zoned lands should be encouraged and particularly in the following locations: city and town centres (no upper density limit subject to a number of safeguards such as acceptable amenity and design standards), brownfield sites within these centres, public transport corridors (further clarification is provided on appropriate densities within certain distances of public transport nodes), inner suburban/infill, institutional lands, and outer suburban/greenfield sites.

8.3.4. For small towns and villages (defined in the guidelines as those with a population ranging from 400-5000 persons) the guidelines state that development must strike a balance between meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past. Location, site selection, layout and design considerations are highlighted and density standards are

applied to centrally located sites, edge of centre sites and edge of small town/village.

8.3.5. The detailed zoning maps for all the settlements are contained within the Local Area Plans and Special Local Area Plans and it is considered that the appropriate time to review the specific density policies and objectives for the settlements is at local area plan review stage. In the interim period, while due regard will be given to the provisions of the Guidelines and the Urban Design Manual, the density provisions of the Local Area Plans and this Plan, as outlined in objective HOU 3-1 will continue to apply.

8.3.6. As in the previous guidelines, in certain exceptional cases, limited areas of lower density may be considered on serviced land within the environs of smaller towns and villages in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in a small town or village where services are available and within walking or cycling distance.

8.3.7. Throughout the Guidelines and the Urban Design Manual, particular emphasis is placed on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved. To further assist with this, the County Council is in the process of producing a Design Guide for Residential Estate Development. The detailed policy and objectives relating to public and private open space provision in residential developments is outlined in the Open Space and Recreation section later in this chapter.

Housing Density in County Cork

8.3.8. In County Cork, generally, there is a tradition of relatively low densities of housing development. However, the need to adopt a more sustainable approach in the long-term along the lines recommended by Government is recognised. Many of the sites zoned in the Current Local Area Plans lend themselves to development at densities in the ranges recommended by the Government. However, this plan recognises that in some cases, a more flexible approach to density can be taken bearing in mind local circumstances and the nature and character of existing development.

Development Plan Objectives: Housing Density	
HOU 3-1	<p>(a) It is an objective, to encourage a steady increase in the density of new housing development so that average densities will be generally in accordance with Government advice, by the end of the plan period,</p> <p>(b) In order to achieve this, new housing development will be in accordance with the net densities set out in the following table.</p>

Development Plan Objectives: Housing Density				
Specific Zoning Objective Density	Main Settlements	Comments	Villages and Other Settlements	Comments
	High restricted to	> 50 Ha	Town Centre and Public Transport nodes	> 25 Ha
Medium	20-50 Ha	< 35 Units per ha discouraged	12-25 Ha	Specific density dependant on issues such as, layout and servicing arrangements
Low	8-12 Ha	> 5 and up to 20 maybe accepted in certain circumstances where sewer provided. < 5/Ha not accepted	5-12 Ha	Subject to satisfactory servicing arrangements
Very Low	< 5 Ha		< 5 Ha	

Achieving density targets

8.3.9. The target densities set out in the plan can only be achieved on a site by site basis if certain high standards of design and layout are addressed. Designers and developers have a responsibility to seek to achieve these standards and new, more appropriate approaches to design and layout for residential areas will be required. The Council’s forthcoming Design Guide for Residential Estate Development will assist in this change of approach.

8.3.10. Similarly, individual zoned sites may often have constraints due to topography or portions that cannot be built for technical, amenity or other reasons that will affect the overall number of deliverable units on the lands. Potential developers should be mindful of this when assessing individual projects and adjust their proposals accordingly.

8.4 Future Housing Requirements

8.4.1. Over the last few years, increasing concern both nationally and in Cork at the apparent shortage of suitable land to meet the

rapidly growing demand for new residential development was considered to be a contributory factor in the rapid rise in house prices.

8.4.2. The Joint Housing Strategy adopted by the City, Town and County Councils in October 2001, estimated that in the period from 2001 to 2006, a total of 25,000 houses would be completed in the County as whole (i.e. 5,000 each year). In reality, a total of 39,203 new houses were officially recorded as completed during this period (Annual Housing Completion Rates, DOEHLG Publication). This rate of completion (equivalent to 7,841 completions per annum) exceeds the predicted rate set out in the Joint Housing Strategy by over 57%.

8.4.3. The Housing Strategy is based on the demographic targets and forecasts covered in this plan and they are set out for the County as a whole in Chapter 2 (Tables 2.2 and 2.3) and for the main towns in Chapter 3. The requirement for additional houses identified in this chapter is based on the revised population targets for the South West Region published by the DOEHLG in February 2007.

8.4.4. The number of new houses required is based on the number of new households projected for each strategic planning area plus an allowance to accommodate other factors including: frictional vacancies, second homes, net losses due to demolition and conversion's; and an allowance for investment properties. Over the last few years, there is evidence to suggest that the allowance for these factors needs to be increased when compared to the allowance in previous plans. Accordingly, an allowance of 30% has been made in this plan.

8.4.5. Table 8.1 sets out the spatial distribution of new households that will be required to meet the needs of the target population of the County in 2020. The overall quantum of new houses required in the County is 87,844 between 2006 and 2020. This is equivalent to an average annual construction rate of 6,275.

Table 8.1 Cork City & County New Housing By Strategic Area 2006 - 2020		
Strategic Planning Area	Est. New Housing Units 2002-2006	2020 Target
County Metropolitan	11,002	50,447
CASP Ring	7,231	19,158
North	1,968	8,189
West	2,407	10,050
Total Cork County	22,608	87,844
Annual Average Construction Rate	5,652	6,275

*** All the above figures are based upon the latest DOEHLG National and Regional Population Projections 2006 – 2020 published in February 2007.*

Joint Housing Strategy Stakeholders’ Forum

8.4.6. Those with an interest in future housing requirements are represented by diverse groups. The review of the Housing Strategy identified a need for a forum at which these groups would be represented. The following objective reflects the agreement made during the review of the Housing Strategy that the Cork Local Authorities will set up a Joint Housing Strategy Stakeholders’ Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

Development Plan Objectives: Joint Housing Strategy Stakeholders Forum	
HOU 4-1	Cork County Council, in conjunction with the other local authorities represented in the Joint Housing Strategy, will set up a Joint Housing Strategy Stakeholders’ Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

8.5 Housing Land Supply

8.5.1. It is critical that in conditions of strong population growth, the development of the County should not be held back by a shortage of land suitable for housing development. Such a shortage could artificially restrict the County’s potential to achieve population and economic growth and could lead to an unnecessary degree of inflation in the market price of housing. The construction industry has also become an increasingly significant element in the County’s economy and the timely availability of serviced development land is an important factor.

8.5.2. Housing Land Availability Surveys were carried out independently for the Department of Environment, Heritage & Local Government by each of the separate Local Authorities in County Cork in 2006. Table 8.2 summarises the position in 2006, and indicates that there is enough zoned land in the Local Area Plans and the Town Council Plans to accommodate 61,274 houses.

Table 8.2: Housing Land Supply – Cork County (Including Town Councils and City Council)**						
Local Authority	Gross Area Ha	Net housing Area	Number of Units Completed Summer 2006	Number of Units Under Construction Summer 2006	Number of Units not started but with permission Summer 2006	Estimated number of units on remainder of zoned land
Cork County	4405.96	3548.92	7563	8459	6248	54267
Clonakilty	42.38	42.38	44	59	95	173
Cobh	4.96	4.96	0	43	20	61
Fermoy	10.26	10.26	0	0	0	340
Kinsale	12.55	12.55	17	86	208	0
Macroom	36.30	36.30	45	396	129	164
Mallow	58.42	58.42	0	320	222	1031
Midleton	7.27	6.91	0	0	0	414
Skibbereen	59.87	59.87	328	0	229	627
Youghal	360.00	360.00	100	4	1053	4197
TOTAL	4997.97	4140.57	8097	9367	8204	61274

**All the above figures are based upon the 2006 Annual Housing Land Availability Study Returns to the DoEHLG

The Supply of Land for Residential Development

8.5.3. Within the context of the overall strategy for the spatial distribution of development outlined in this plan, it is important that development and local area plans should ensure that there is an adequate range and choice of sites available and that a shortage of land suitable for new residential development does not arise during the lifetime of a plan. Therefore, in accordance with the Guidelines for Planning Authorities on Development Plan Preparation (2007), and in line with the principles of proper planning and sustainable development, the local area plan review for each electoral area in the County will include objectives to ensure that sufficient suitable land is available for new residential development for at least five years beyond the period of the plan itself. Each local area plan will take into account the following issues:

- *The amount and type of new housing required to meet the needs of the area, including the provision of social and affordable housing, and the range of different dwelling types and sizes;*
- *The need to adopt a sequential approach to the zoning of residential lands, extending outwards from the centre of an urban area,*

Chapter 8: Housing and Community Facilities

- *Whether adequate existing public transport capacity is available or likely to be available within a reasonable development timescale;*
- *The relationship and linkages between the area to be (re)developed and established neighbourhoods, including the availability of existing community facilities;*
- *The need to create an overall urban design framework for the (re)development area, and the potential for non-statutory guidance – such as design briefs – to supplement the local area plan;*
- *The setting of appropriate density levels within the area;*
- *Adaptation to impacts of climate change and the avoidance of natural hazards such as flood risk.*

Development Plan Objectives: Residential Land Supply	
HOU 5-1	<p>(a) It is an objective of this plan through the Local Area Plan for each electoral area of the County to ensure that there is an adequate range and choice of sites available and that a shortage of land suitable for new residential development does not arise during the lifetime of a plan.</p> <p>(b) Each Local Area Plan, in line with the principles of proper planning and sustainability, will include objectives, including specific zoning objectives, to ensure that sufficient suitable land is available for new residential development for at least five years beyond the period of the Local Area Plan itself.</p> <p>(c) It is an objective, during the lifetime of this plan, to monitor the availability of zoned residential land within the County and to ensure that a scarcity of such land, to meet the needs of the population within that time, does not arise.</p>

Bringing zoned residential lands forward for development

8.5.4. The County Council will give very serious consideration to all of the available options open to it in the event of lands not becoming available for development, particularly in settlements with high growth demands where services and infrastructure have been provided with the assistance of public funds.

8.6 Meeting Housing Needs

Social and Affordable Housing

8.6.1. The Planning and Development Act 2000, as amended, has an additional provision which states that development plan objectives must require a specified percentage of land zoned for residential use, or a mixture of residential and other uses, to be reserved for social & affordable housing.

8.6.2. Cork, and Ireland as a whole, has seen significant increases in house prices in recent years. The house price data and the distribution of household income data that were produced in 2001 have been updated for the Housing Strategy. In each, an assessment was made to determine the affordability of housing in each housing market area.

8.6.3. The Housing Strategy concludes that 45.3% (based upon a 25 year loan term) of new households across the County as a whole, will experience difficulties in buying a home on the open market. Therefore, an essential aspect of the strategy is to ensure adequate provision for households that cannot gain access to housing on the open market.

8.6.4. To meet this need the strategy states that the local authorities in Cork will exercise their powers under Part V of the Planning & Development Acts 2000 and require that 20% of land zoned for residential use, or for a mixture of residential and other uses, subject to certain exemptions, shall be reserved for the provision of social and affordable housing. This will increase the supply of this type of housing to 1,332 units per year in Cork County.

Definitions of Social and Affordable housing

8.6.5. In this plan and in the Housing Strategy, the terms social and affordable housing have particular meanings. Social Housing is defined as rented housing provided either by the local authority, or a voluntary or co-operative housing body. Affordable Housing is defined as owner-occupier, or shared ownership housing, provided at a price below market value.

Reserved land for social and affordable housing

8.6.6. The study carried out for the strategy contains an analysis of the need for social and affordable housing in each of the different housing market areas in the County. The number of households falling below the affordability threshold is relatively evenly spread around the County as a whole. The portion of reserved land allocated to either social or affordable housing will be in accordance with the

Chapter 8: Housing and Community Facilities

Joint Housing Strategy for the County. Within the County area generally, 50% of the reserved land will be allocated to social housing and 50% of the reserved land will be allocated to affordable housing. This is subject to certain exceptions as outlined in the Housing Strategy.

8.6.7. The following objective specifically implements these proposals in the development plan:

Development Plan Objectives: Reserved Land for Social and Affordable Housing	
HOU 6-1	<p>(a) It is an objective, on lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, to require 20% of all new residential developments, to be reserved for social and affordable housing in accordance with the principles, policies and programmes for action set out in the Joint Housing Strategy,</p> <p>(b) The objective in (a) above does not apply in respect of proposed developments that are specifically exempt from this requirement under Part V of the Planning and Development Act 2000, as amended, or in respect of proposed developments of student housing in accordance with the location and design criteria set out in the Finance Act Guidelines on Residential Developments for Third Level Students,</p> <p>(c) The portion of reserved land allocated to either social or affordable housing will be in accordance with the Joint Housing Strategy for the County.</p>

Demand and Supply Management

8.6.8. The Housing Strategy highlighted the issue of limited availability of land for housing within the Cork City Council boundary and some of the town council boundaries. Arising from this the Housing Strategy identified a need to develop mechanisms to establish a joint approach to demand and supply management of social and affordable housing in the Metropolitan housing market areas.

8.6.9. In seeking to ensure an appropriate balance is maintained between the different housing tenures within communities, the Cork Local Authorities are to establish a consultative group to discuss the issues arising in meeting future social housing demand and to agree a coordinated approach to the delivery of social housing units.

8.7 Developing Sustainable Residential Communities

8.7.1. It is recognised that the creation of sustainable communities requires more than the provision of housing. While the overall quality of the housing environment is critical, sustainability must also extend beyond the physical environment to embrace the concept of stable, integrated communities and issues such as the timely provision of community infrastructure and less tangible issues such as peoples perception of what constitutes an attractive and secure environment. The Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG in December 2008, identify sustainable neighbourhoods as areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure combine to create places people want to live in. In planning for future development through the Local Area Plan process and in assessing future development proposals the Council will seek to implement and promote the series of aims, outlined in the Guidelines, which seek to create high quality places which :

- Prioritise walking, cycling and public transport, and minimise the need to use cars;
- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;
- Provide a good range of community and support facilities, where and when they are needed;
- Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm;
- Are easy to access and to find one's way around;
- Promote the efficient use of land and energy and minimise greenhouse gas emissions;
- Provide a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- Enhance and protect the built and natural heritage.

8.7.2. Details of the scale, location and nature of development, including residential development, are set out in the Local Area Plans and Special Local Area Plans. Guided by the provisions of Chapter 3 and 9 of this plan, future reviews of these plans will have regard to all the provisions of the Guidelines and the Urban Design Manual.

Development Plan Objectives: Sustainable Residential Communities	
HOU 7-1	<p>(a) It is an objective of this plan to ensure that all new development within the County supports the achievement of sustainable residential communities. The Council will have regard to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, in development plan preparation and in assessing applications for development through the development management process.</p> <p>(b) It is an objective of this plan to promote development which prioritises and facilitates walking, cycling and public transport use, both within individual developments and in the wider context of linking developments together and providing connections to the wider area, existing facilities and public transport nodes such as bus and rail stops.</p> <p>(c) It is an objective of this plan to ensure that footpaths and public lighting are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in a timely manner and in tandem with the occupation of the development.</p>

Urban Design

8.7.3. In accordance with National, Regional and Local policies the majority of future population growth will need to be accommodated in urban areas. It is critical that Metropolitan Cork, Mallow hub town and the other main towns of the county are in a position to sustain balanced regional development by attracting people and investment. The quality of the urban environment on offer in these urban areas is critical in this regard and urban design has a key role to play in creating and maintaining successful places. The defining qualities of successful urban places include a sense of place, ease of movement, legibility, quality of the public realm, variety, efficiency, inclusivity and adaptability.

8.7.4. As highlighted by the Guidelines, the ability to live with a feeling of comfort and safety in a residential area is an essential component of sustainable communities and the design of the public realm has a significant role to play in the quality of life of urban areas. Well designed public realm can contribute to a sense of security, enjoyment and ownership of the built environment. There are a number of recognised positive indicators of successful public realm including :

- All public open space is overlooked by surrounding homes,
- The public realm is considered as a usable integrated element in the design of the development,
- Children's play areas are sited where they will be overlooked but not a nuisance,
- There is a clear definition between public, semi private, and private space,
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

8.7.5. In seeking to implement the aims of the Guidelines the Planning Authority will assess relevant planning applications against these criteria.

8.7.6. At the level of the individual house, the Guidelines outline design considerations regarding the home and its setting, including daylight, sunlight and energy efficiency; privacy and security; car and bicycle parking; private and communal open space; residential density; access for all and communal services. Developers and designs will be expected to have due regard to these issues in formulating their development proposals.

8.7.7. In planning for future development through the Local Area Plan process and in assessing future development proposals through pre-planning consultations and the development management system, the Council will seek to implement the recommendations of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual. At Local Area Plan stage, further guidance will be given on urban design principles and policies specific to the local circumstances and the need for design briefs for particularly important, sensitive or large scale sites will be considered.

8.7.8. The Planning Authority is in the process of preparing a Design Guide for Residential Estate Development which will provide developers and designers with further guidance on good estate layout and design. The Planning Authority will have regard to this guide in assessing planning applications and developers / designers will be required to have regard to it when designing their developments.

8.7.9. In order to assist in the evaluation of development proposals relative to the various provisions of the Guidelines and the Urban Design Manual and to provide developers with an opportunity to explain their proposal and the design solutions adopted, Design Statements will be required with all housing applications. The design statement will be a relatively short document comprising text and graphics and should be tailored to reflect the complexity and importance of the site in question. As a general guide, design statements should include a character appraisal of the local area; consideration of all relevant development plan policies and objectives

Chapter 8: Housing and Community Facilities

(and specifically those in relation to house types and mix and public realm safety issues), and relevant government guidance, relating them to the site; consideration of the requirements of any design brief prepared for the site; explanation of the design approach adopted and why it is appropriate to the site etc.

Development Plan Objectives: Urban Design	
HOU 7-2	<p>(a) It is an objective of this plan to ensure that all new urban development is of a high design quality and supports the achievement of successful urban spaces and sustainable communities. The Council will have regard to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, in development plan preparation and in assessing applications for development through the development management process.</p> <p>(b) Through the local area plans it is an objective to provide additional guidance, including principles and policies, on urban design issues at a local level, responding to local circumstances and issues. Consideration may also be given to the preparation of village design statements which would include consideration of the public realm. Where appropriate Local Area Plans will consider the need for the provision of additional guidance in the form of design briefs for important, sensitive or large scale development sites.</p> <p>(c) It is an objective to require the submission of design statements with all applications for residential development in order to facilitate the proper evaluation of the proposal relative to key objectives of the Development Plan with regard to the creation of sustainable residential communities.</p>

Housing Mix

8.7.10. In tandem with the current population trends, average household size is continuing to decline. The impact of population growth and social changes including more elderly people living alone and marital breakdown means that household sizes are declining.

8.7.11. The Census 2006 gives the average number of persons in private household for Cork County as 2.88 persons, down from 3.02 in 2002. This trend indicates that a greater proportion of smaller houses will be required in the future.

8.7.12. The market is apparently not responding to the current and predicted growth in smaller households. Within Cork City and environs there is a higher proportion of terraced housing and apartments.

Nonetheless, larger housing units still account for around 40% of total construction.

8.7.13. Whilst the greatest proportion of new households are likely to form in the Metropolitan area, it is nevertheless important to improve the range of choice available throughout the County as a whole. Lack of access to appropriately sized housing can contribute to falling populations in rural areas, as younger people leave rural areas for the cities, where a larger number of smaller housing units are available.

8.7.14. The mix of house types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups and persons at different stages of the life cycle; the existing social mix in the area; the need to cater for special needs groups such as the elderly or disabled and the saleability of different types of housing. A neighbourhood with a good mix of unit types should include houses and apartments of different sizes.

8.7.15. Housing variety and mix will be assessed as a material consideration when considering planning applications for multi-unit residential development. In this regard, and in order to assist in the evaluation of development proposals, a Statement of Housing Mix will be required with all applications for planning permission. The Statement should detail the proposed housing mix and why it is considered appropriate, having regard to the types of issues outlined in the paragraph above.

8.7.16. Taking these factors into account, the following Development Plan Objective will ensure that a mixture of house types is developed over the Development Plan period in line with proposals set out in the Cork Area Strategic Plan:

Development Plan Objectives: Housing Mix	
HOU 7-3	<p>(a) It is an objective to secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.</p> <p>(b) It is an objective to require the submission of a Statement of Housing Mix with all applications for multi-unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective.</p>

8.8 Special Needs Housing

Accommodation for Travellers

8.8.1. For many years, the Traveller Community has utilised informal halting places (e.g. roadside verges) to support a traditional semi-nomadic pattern of life that, for much of the year, enjoyed close economic and social ties with the agricultural community. More recently, the increasing dependence of the Travelling Community on urban economic activity, has resulted in growing conflict between the two groups. Travellers wish to maintain their independent life-style while the urban community often finds the appearance of informal halting sites unacceptable. The solution has been to develop a network of sites that allows Travellers the opportunity to follow a semi-nomadic life style and at the same time provide materials storage and workspace to support typical activities.

8.8.2. The County Council recognises these distinct requirements of Travellers in relation to the provision of accommodation and other facilities, the socio-economic issues relevant to the Travelling Community and the link between adequate accommodation, employment, health and education. Since the enactment of the Housing (Traveller Accommodation) Act 1998, Cork County Council has adopted two Traveller Accommodation programmes for its functional area. The current programme is from 2005 to 2008 and puts forward a programme for the provision of permanent accommodation for the County's indigenous Traveller Community. The objectives for Traveller accommodation are set out in the following table.

Development Plan Objectives: Accommodation for Travellers	
HOU 8-1	<p>(a) It is an objective, to encourage the provision of permanent accommodation for Travellers subject to proper planning considerations and the principles of sustainable development, having regard to the provisions of the Traveller Accommodation Programme for County Cork 2005– 2008.</p> <p>(b) It is an objective in particular to provide permanent accommodation for the County's indigenous Traveller Community and for the natural increase of that community through the provision of: standard houses within Cork County Council (in conjunction with the nine housing authority Town Councils in the County) housing schemes, both existing and new, single houses, group housing, sites, social housing measures, including shared ownership / loans, improvement works in lieu of housing etc.</p> <p>(c) It is also an objective to provide transient</p>

Development Plan Objectives: Accommodation for Travellers	
	accommodation through the provision of sites to address the accommodation needs of travellers other than at their normal place of residence, having regard to annual patterns of movement.

Student Accommodation

8.8.3. There are currently approximately 23,000 full time students attending the two main third level educational institutions in Cork, 16,000 in University College Cork (UCC) and 7,000 in Cork Institute of Technology (CIT).

8.8.4. The UCC Strategic Plan has a target to reach 20,000 full time students in its plan period (i.e. to 2011). The projected growth in undergraduate numbers is 20%, from 11,604 students in 2006 to 13,895 by 2011 and from 2,886 postgraduates in 2006 to 5,955 by 2011. In the last strategic plan period in UCC, there was a student population growth of 3,500, from 12,000 in 2000 to 15,500 in 2005. There is an emphasis in the strategic plan of increasing postgraduate numbers from 20% to 30% of total student population by 2011. The accommodation requirements of postgraduates are different from the rest of the student body in that they need year round accommodation.

8.8.5. Current trends indicate that there are a number of activities, which are impacting on demand for student accommodation. There has been an increase in the number of international students attending third level education and this is creating additional demand for accommodation. This demand is likely to continue to rise, as there is a push by the universities and central government to encourage more international students, as the fees paid by these students are significantly higher than domestic students.

8.8.6. The percentage of students requiring accommodation has increased from approximately 40-50% of students to about 66% of students. Issues of commuting and greater affluence are influencing whether students choose to take accommodation or not. Students who would previously have commuted now require accommodation as the commuting times increase e.g. from places like Bandon and Mallow. Even students from closer settlements such as Carrigaline and Passage West are renting as traffic congestion and lack of parking makes commuting problematic and unreliable.

8.8.7. People’s ability to pay for accommodation has also increased. Demand at student complexes is outstripping supply in the UCC area. Even those poorly placed complexes more remote from the campus are full. Ninety percent of first years seeking accommodation in CIT occupy purpose built student apartments. This level of demand is

Chapter 8: Housing and Community Facilities

mirrored in UCC where there is also a big demand for complexes from first years, but the emerging trend is for these students to stay on in campus accommodation for subsequent years. Campus accommodation is now booking out much earlier.

8.8.8. Parents funding student accommodation are attracted by the standard product offered by purpose built student accommodation and there is a tendency to feel that there is a guarantee of sorts in terms of physical standards for apartments built on foot of the Section 50 tax breaks.

8.8.9. In planning terms, purpose-built student accommodation has particular requirements in terms of design and location. They are generally relatively high-density projects with a whole range of ancillary facilities appropriate for student living. They should be located so that they have convenient access to the colleges, particularly on foot, bicycle and public transport and, generally, either within urban or suburban centres or within college campuses.

8.8.10. Student accommodation is exempt from the reserved land policy so allowing a change of use to standard residential apartments will see the Councils lose out on Part V obligations. It is important to include an objective to protect the stock of purpose built student accommodation, particularly as tax exemptions come to an end.

Development Plan Objectives: Change of use of Student Accommodation	
HOU 8-2	It is an objective of this plan that, in general, applications for a change of use from student accommodation to any other type of accommodation shall be resisted unless it can be adequately shown that an overprovision of student accommodation exists in the County. Where such applications are given favourable consideration, obligations under Part V of the Planning Act 2000 (as amended) will apply.

Elderly

8.8.11. While the majority of older people own their own homes, some may find that their accommodation is not entirely suitable to their needs. The changing age profile of Ireland's population means that there are now more older people per head of population than before. The implication of this trend is that considerably more housing suited to the needs of older people will be required in the future. Nationally, people over 65 years of age represent 4% of people on social housing lists.

8.8.12. For those who wish to continue to live independently, it is important that the opportunity exists to trade down or downsize in the

area in which they live (for example to a smaller or single storey dwelling or apartment unit). Assessment of housing mix needs to consider this in appropriate developments and locations.

8.8.13. Older people have specific housing needs relating to access, medical care, security and personal safety among other issues. The location of housing is an important issue for older people particularly those who live alone and are reliant on public transport and local services. Dwellings and other residential facilities catering specifically for older people should be located in close proximity to convenience shops, community facilities and public transport nodes. The 'semi supported' or 'assisted living' concept is considered a suitable option for many older people as it enables them to live relatively independently in their own homes.

Development Plan Objectives: Accommodation for the Elderly	
HOU 8-3	It is an objective to provide and facilitate the provision of accommodation to meet the needs of the elderly and to encourage the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations and to integrate such housing with mainstream housing where possible.

People with Disabilities

8.8.14. In considering housing for people with disabilities, location is critical, particularly to those with a mobility related disability. The importance of access to public transport, local community services, and facilities is a significant factor for a mobility-impaired person in improving quality of life. In terms of house design, compliance with part M of the Building Regulations, expands options available to people with a disability.

8.8.15. Support is needed for the concept of independent living for people with a disability. When designing adapted housing units consideration should be given to the fact that some people require live in care.

8.8.16. Where a specific special housing need is identified within an area, meeting this need should be considered during the pre-planning negotiation involving reserved land under Part V so that the need can be provided for during the design stage of the development. Meeting the special housing needs of this group should be considered in preparation of the Statement of Housing Mix, required under objective HOU 7-3.

Development Plan Objectives: Accommodation for People with Disabilities	
HOU 8-4	It is an objective to provide and facilitate the provision of accommodation to meet the needs of those with disabilities through the provision and/or adaptation of appropriate accommodation.

8.9 Residential Areas

8.9.1. This section provides guidance on the approach to be taken towards the planning and zoning of land for residential development areas in the Local Area Plans. Residential Areas are intended primarily for housing development but may also include a range of other uses, particularly those that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship to the immediate community and have high standards of amenity, such as crèches, some schools, nursing homes or elderly peoples' homes, open space, recreation and amenity uses.

8.9.2. Occasional retailing may be appropriate in new residential areas. This should be of limited scale to provide valuable services to the local community and support the overall residential function of the area. Consideration should be given to the introduction of a residential element to these proposals, possibly at first floor level.

8.9.3. Particularly in new developments, there is an opportunity to create high standards of layout, design, and landscaping, and to achieve a general segregation from roads used by through traffic from the outset, so that high standards of amenity can be achieved.

8.9.4. Appropriate amenity and public open space will always be required as an integral part of new development proposals. Proposals for non-residential uses in these areas, will be assessed particularly in relation to their need for close links to the local community and any potential for adverse impacts on the standard of amenity appropriate in these areas.

8.9.5. Where a specific zoning objective indicates that development on a particular piece of land should include provision for something very specific (e.g. a residential zoning with provision for a nursing home or a playing field) then the intention of this plan is that it should be provided. It gives clarity to the developer / designer so that an appropriate location is included when designing the layout of a development. It also gives clarity to third parties who are aware of the planning authority's intention with regard to the provision of the nursing home, playing field, etc., in the area. However, in cases

where it can be demonstrated to the satisfaction of the planning authority that the need for the required facility has since been met satisfactorily in the locality, then this requirement can be relaxed. The existence of such a zoning does not of course prevent a nursing home / playing field etc., being on other suitable lands in the area, provided it is compatible with the policies and objectives elsewhere in the plan.

Development Plan Objectives: Residential Areas	
HOU 9-1	<p>Amenity in Residential Areas</p> <p>It is an objective, normally, to maintain and enhance overall standards of amenity within established residential areas.</p>
HOU 9-2	<p>Community Facilities in Residential Areas</p> <p>It is an objective, normally, to promote the provision of community and other facilities as an integral part of both new and established residential areas subject to overall residential amenity.</p>
HOU 9-3	<p>Design of Residential Areas</p> <p>(a) It is an objective, normally, in both established and new residential areas, to foster a high standard of neighbourhood design, to encourage improved pedestrian and public transport access,</p> <p>(b) It is an objective to prepare a design guide for development in residential areas.</p>
HOU 9-4	<p>In-fill Development: Residential Areas</p> <p>It is an objective, normally, in residential areas, to ensure that proposals for 'in-fill' development preserve or enhance both the character of the area as a whole and the setting of any original buildings on the site.</p>
HOU 9-5	<p>Incompatible Uses: Residential Areas</p> <p>It is an objective of this plan, normally, in residential areas, to discourage the expansion or intensification of existing uses that are incompatible with residential amenity.</p>
HOU 9-6	<p>New Residential Areas</p> <p>It is an objective, on land zoned for new residential development, to promote development mainly for housing, associated open space, community uses and, only where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area.</p>

8.10 Social and Community Infrastructure

General Context

8.10.1. The proper provision of community infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all age groups and sectors of society and is an essential component of building sustainable and properly planned communities. Such facilities can have a significant impact on the quality of life that residents and others enjoy and must therefore, be properly located and distributed throughout the County in tandem with the growth of an area. Recently published Guidelines on Sustainable Residential Development in Urban Areas highlight the need to phase development in line with the availability of essential social and community infrastructure such as schools, amenities and other facilities.

8.10.2. Facilities within the community should be located to maximise their efficiency and to facilitate ease of access for their users. Where appropriate, facilities should also be capable of adapting to changing needs over time. The timely delivery of such facilities to meet the needs of communities is a key priority of this Plan.

8.10.3. Community infrastructure is an all-embracing term that should be taken to include buildings and other facilities, which provide community, educational, social, health, childcare, cultural, religious, recreation and leisure facilities that serve the needs of the public. It encompasses facilities and services that are publicly provided and those which are privately funded and developed. Community infrastructure also includes more traditional local services such as local shops and post offices, which in addition to a primary commercial function, can help maintain and nurture a sense of community at local level.

8.10.4. The National Spatial Strategy recognises the role of social infrastructural provision in the enhancement of quality of life and the interrelationship between settlement size and the level of infrastructure that can be supported. Cork County Council is committed to strengthening the settlement structure of the County, which will in turn help support additional service provision.

8.10.5. Community facilities have an important role in contributing to quality of life, which is recognised as one of the major goals of the County Development Board Strategy for the Economic, Social & Cultural Development of County Cork, 2002-2011.

Development Plan Objectives: Social and Community Infrastructure	
HOU 10-1	<p>Provision of Social and Community Infrastructure</p> <p>It is an objective to ensure that new development is accompanied by the provision of appropriate community and social facilities and to seek their provision concurrent with development.</p>

Legislative context

8.10.6. The importance of social infrastructure provision is recognised in the Planning and Development Acts 2000. Section 10(2)(l) of the Planning & Development Act, as amended, sets out a list of **mandatory** objectives to be included in a Development Plan, including “the provision, or facilitation of the provision, of services for the community including, in particular, schools, crèches and other education and childcare facilities”.

8.10.7. The First Schedule of the Planning and Development Act 2000, as amended, also lists purposes for which objectives **may be** included in Development Plans. Part III of the First Schedule relates to community facilities, including objectives for facilitating the provision and siting of services and facilities necessary for the community, including the following: healthcare facilities, centres for community development, facilities for the elderly and persons with disabilities, places of public worship and meeting halls, recreational facilities and open spaces, shopping and banking facilities.

8.10.8. Section 48 of the Act provides that “A *Planning Authority may, when granting a permission under section 34, include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that it is intended will be provided, by or on behalf of a local authority (regardless of other sources of funding for the infrastructure and facilities)*”. The definition of public infrastructure and facilities includes the provision of open spaces, recreational, community facilities, amenities, landscaping works, and any matters ancillary to this.

Establishing needs and funding provision

8.10.9. It is recognised that in order to plan for the proper provision and funding of community facilities, more information is required on the current level and distribution of provision. To this end the Council will, in co-operation with other key agencies and organisations, facilitate and prioritise the completion of a number of audits assessing the provision of community infrastructure throughout the County and

Chapter 8: Housing and Community Facilities

prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities. The Local Area Plan process will identify key items of social and community infrastructure required for the different categories of settlement within the county.

8.10.10. The Council has used its powers under Section 48 of the Planning and Development Act 2000, to prepare a Development Contributions Scheme and currently requires developers to contribute to the development of amenities throughout the County. In any review of the Development Contributions Scheme in the future, consideration may be given to expanding the range of facilities funded under this Scheme.

Development Plan Objectives: Social and Community Infrastructure	
HOU 10-2	<p>Audit of Community Infrastructure</p> <p>(a) It is an objective to facilitate and prioritise, in co-operation with other key agencies and organisations, the completion of a number of audits assessing the provision of community infrastructure throughout the County and to prepare local strategies that will identify the type and range of community facilities required to serve both existing and future communities.</p> <p>(b) It is an objective to identify, through the Local Area Plan process, key items of social and community infrastructure required for the different categories of settlements within the County, having regard to their population targets. Phasing requirements will be identified as appropriate to ensure that such infrastructure is provided in tandem with development.</p>
HOU 10-3	<p>Funding of Community Facilities</p> <p>It is an objective to utilise the Councils powers under the Development Contributions Scheme to fund investment in community facilities, which will form a basis for the improvement of existing facilities and the funding of new community facilities.</p>

Multi-use Community Structures and Facilities

8.10.11. At present, many community groups share facilities/ structures, which can successfully cater for the needs of a diverse range of activities. It is considered that this model of provision should be encouraged in the future. In this regard, through the objectives of this Development Plan, the County Council will seek to encourage the

provision and further development of community facilities throughout the County, that are designed to facilitate multi-purpose functions. Clustering of facilities at appropriate locations will also be encouraged.

Development Plan Objectives: Multi – Use Community Facilities	
HOU 10-4	It is an objective to encourage the provision and further development of community facilities throughout the County, which are flexible in their design, can cater for a variety of activities and promote optimum usage by the community.

8.11 Childcare Facilities

8.11.1. Changes in population structure, changing lifestyles and economic needs have led to increasing demands for the provision of childcare facilities. Government policy seeks to increase the number of places available and to improve the quality of childcare services for the community. The provision of childcare facilities, in various forms, is recognised as a key component of social infrastructure, integral to economic and social well-being. The National Action Plan for Social-Inclusion 2007-2016 identifies the provision of childcare as an essential component in enabling parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for the family unit. Childcare facilities also provide valuable employment opportunities and can act as an important focal point for communities.

8.11.2. The Childcare Facility Guidelines for Planning Authorities published by the Department of the Environment and Local Government (June 2001) emphasise the role of planning in the promotion of increased childcare provision, ensuring adequate standards of provision and protection of the local environment. County Childcare Committees have been developed to advance childcare at the local level throughout the country. The Council is committed to working with the County Childcare Committee in developing optimum childcare provision throughout the County. In conjunction with the Cork County Childcare Committee, the Council will monitor the location and range of childcare facilities provided during the period of this Development Plan.

8.11.3. The provision of childcare facilities should be implemented in a sustainable manner, compatible with land-use and transportation policies contained elsewhere in this plan. The Guidelines for Childcare Facilities identify a range of appropriate locations for the provision of childcare facilities including work places, schools, new communities / larger housing developments, community centres, town and

Chapter 8: Housing and Community Facilities

neighbourhood centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways. In large-scale retail, leisure or tourism developments, in particular, shopping centres, the provision of drop-in childcare facilities for shoppers will be encouraged.

8.11.4. Where appropriate, the Council will encourage the provision of a broad range of childcare facilities (i.e. childminding, sessional service, full day care and after school care). The Planning Authority will resist the conversion or loss of childcare facilities to other uses unless it is clearly demonstrated, that having regard to the existing geographic distribution of childcare facilities, the emerging demographic profile of the area or other extenuating circumstances prevailing, that this level of childcare provision is not required. The Local Area Plans will identify appropriate provision of childcare facilities in each electoral area.

8.11.5. In accordance with the Government guidelines, one of the more important locations for childcare facilities will be large new-housing developments. Here, normally, provision should be made for well-located, purpose built childcare facilities in developments of 75 dwellings or more, in tandem with proposals for residential development. The size and number of the facilities should be determined in relation to local needs and likely future demand from the immediate locality. The Council will require smaller developments to pay a development contribution to enable appropriate provision to be made off-site, where such facilities are deemed necessary.

8.11.6. The detailed regulation of childcare facilities is carried out in accordance with the Child Care (Pre-School Services) Regulations, 2006.

Development Plan Objectives: Childcare Facilities	
HOU 11-1	Network of Childcare Facilities It is an objective to facilitate the provision of childcare facilities in a manner, which is compatible with land-use and transportation policies, and adheres to the principles of sustainable development. In particular, it is an objective to promote and encourage the provision of a network of childcare facilities, that reflects the distribution of the residential population in the County, to minimise travel distance and maximise opportunities for disadvantaged communities.
HOU 11-2	Guidelines on Childcare Facilities It is an objective to encourage, support and facilitate proposals for childcare facilities, where they are in

Development Plan Objectives: Childcare Facilities	
	appropriate locations in accordance with national policy and with the Guidelines on Childcare Facilities, 2001.
HOU 11-3	<p>Provision of Childcare Facilities – New Residential Areas</p> <p>a) It is an objective normally to require the provision of a broad range of childcare facilities (i.e. childminding, sessional service, full day care and after school care), where appropriate, in tandem with proposals for residential development. Generally, one childcare facility with places for a minimum of 20 children shall be required for each 75 dwellings proposed. Smaller developments may be required to pay a development levy to enable appropriate provision to be made off-site, where such facilities are deemed necessary by the Planning Authority.</p> <p>b) It is an objective to encourage the provision and further development of childcare facilities throughout the County, which are flexible in their design and promote optimum usage.</p> <p>c) It is an objective to ensure that childcare facilities are accommodated in appropriate premises, suitably located with sufficient open space in accordance with the Childcare (Pre-School Services) Regulations 2006.</p>
HOU 11-4	<p>Provision of Childcare Facilities – Other Areas</p> <p>(a) It is an objective to encourage the provision of childcare facilities of an appropriate type and scale in the following locations throughout the County, as a key element in the provision of sustainable communities.</p> <ul style="list-style-type: none"> • Town & Neighbourhood centres, • Areas of concentrated employment, • Large scale retail developments, • In, or in the vicinity of schools & major education facilities, • In, or adjacent to community centres & facilities, • Adjacent to public transport nodes. <p>Such facilities will, normally, provide open space, good access to public transport and any cycle routes, off street parking and drop-off and collection points.</p> <p>(b) It is an objective to require as part of planning applications for new commercial developments, that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority.</p>

Development Plan Objectives: Childcare Facilities	
HOU 11-5	<p>Monitoring Childcare Needs and Provision</p> <p>(a) It is an objective to monitor and assess in conjunction with the Cork County Childcare Committee, the continuing needs of children and related facilities and review progress on the provision of same, during the period of this development plan, through the mechanism of the Cork County Baseline Childcare Census and having regard to the National Childcare Strategy.</p> <p>(b) It is an objective to identify, through future reviews of Local Area Plans, appropriate provision of a broad range of accessible childcare facilities (i.e. childminding, sessional service, full day care and after school care) in smaller settlements, having regard to the relevant guidelines.</p>
HOU 11-6	<p>Change of Use of Childcare Facilities</p> <p>It is an objective to resist the conversion or loss of childcare facilities to other uses unless it is clearly demonstrated, that having regard to the existing geographic distribution of childcare facilities, the emerging demographic profile of the area or other extenuating circumstances prevailing, that this level of childcare provision is not required.</p>

8.12 Healthcare Facilities

8.12.1. A number of public, private and voluntary agencies and private providers share the responsibility for providing healthcare services. The Health Service Executive (HSE) – Southern Area is the primary body responsible for the management and delivery of health and personal social services to the people of Cork. The increasing role of the private sector in the provision of health care facilities is also recognised.

8.12.2. The overall strategy of the HSE, is to make it easier for people to access cost effective and high quality health and personal social services when and where required. This requires a re-balancing of the system from the more traditional hospital based care and a redirection of care delivery to the most appropriate settings. The continued development of Primary Care Teams and the provision of out-of-hours General Practitioner services at local sector level, is fundamental to making it easier for people to access care closer to their homes, thus reducing the dependency on acute hospitals.

8.12.3. Through the objectives of this Development Plan, the County Council will seek to facilitate the provision of built facilities to meet the

operational requirements of the agencies that provide healthcare services in the County. The trend away from traditional hospital based care towards a strategy that will require an increased number of built facilities in other locations is recognised.

8.12.4. Many of these facilities will have differing location and site-specific requirements and they will need careful consideration on a case-by-case basis against the background of proper planning considerations and the principles of sustainable development. The aim will be to encourage the integration of these facilities within new and existing communities and to discourage proposals which will cause unnecessary isolation or other access difficulties, particularly for children, the disabled and the elderly. Accessibility by public transport will also need to be considered as part of the site selection process. There may often be advantages, to both the operating agency and the community at large, in combining some of these facilities, where their location and site-specific requirements overlap.

8.12.5. The primary role of the Planning Authority with regard to healthcare is to ensure that (a) there is an adequate policy framework in place inclusive of the reservation of lands should additional services be required and (b) healthcare facilities would be permitted subject to good planning practice. Future provision should be planned and implemented in tandem with residential development, where appropriate, especially where this is undertaken in the context of the Local Area Plans. The Planning Authority will reserve suitable sites within settlement centres for healthcare facilities, where needs are identified by the Health Service Executive (Southern Area). There may also be a need for an integrated healthcare, education and sports facility within Metropolitan Cork. Normally it will be appropriate to locate such facilities on suitable land identified in the Local Area Plans. Other land will only be considered appropriate where it is in accordance with the policies and objectives of this plan.

Development Plan Objectives: Healthcare Facilities	
HOU 12-1	<p>Provision of Healthcare Facilities</p> <p>(a) It is an objective to support the Health Service Executive (South) and other statutory and voluntary agencies and private healthcare providers in the provision of appropriate healthcare facilities and the development of both the system of hospital care and the provision of community based care facilities, at appropriate locations, subject to proper planning considerations and the principles of sustainable development.</p> <p>(b) It is an objective to facilitate the Health Service Executive (South) in the provision of healthcare facilities throughout the County, where specific needs have been</p>

Development Plan Objectives: Healthcare Facilities	
	<p>identified by the HSE. The Council will, in these instances, reserve suitable lands for such uses in the respective Local Area Plans.</p> <p>(c) It is an objective in particular to encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, the elderly and children.</p>

Services for the Elderly

8.12.6. The Planning Authority recognises the importance of the provision of services for the aged population. Residential care homes embrace a number of different types of property in which accommodation is provided for people in need of medical care and maintenance by reason of old age, disability and past or present drug or alcohol abuse. Nursing Homes should be principally located within settlements to provide accessibility for both staff and visitors and in order to enhance overall quality of life and reduce the likelihood of social isolation. Where site selection takes these requirements into account, rural locations may be suitable in this regard. For the purposes of this section, the term ‘Nursing Homes’ does not include forms of retirement accommodation.

Development Plan Objectives: Services for the Elderly	
HOU 12-2	<p>It is an objective to encourage, support and facilitate the provision of services for the aged population. The Council is committed to accommodating the needs of older people by the facilitation of nursing home developments. These facilities should be principally located within settlements to provide for easy access both for staff and visitors and in order to enhance overall quality of life, increase their links with, and accessibility to, local amenities, and therefore reduce the likelihood of social isolation. Where site selection takes these requirements into account, rural locations may be suitable in this regard.</p>

8.13 Education

8.13.1. Schools are often the focal point of town, village and rural life, performing a significant role in developing sustainable and balanced communities and encouraging families to participate in life within the County. Schools and educational facilities also have a pivotal role in developing an educated population and skilled workforce, providing for the continued social and economic development of the County.

8.13.2. It is recognised that new residential communities can generate demand for a significant number of new school places, and it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided in a timely manner and as an integral part of the growth of an area.

8.13.3. While the provision of education facilities is primarily a matter for the Department of Education and Science, it is recognised that the Planning Authority has an important role to play as part of the development plan process in assisting the Department to identify future educational needs, and in facilitating the provision of sufficient and suitable land, in the appropriate locations, to meet the need for new schools / expansion of existing schools.

8.13.4. The Guidelines on Sustainable Residential Development in Urban Areas place a new emphasis on the need to select school sites which maximise the potential for sustainable mobility patterns, offer the potential to share major public open spaces and can support other community uses outside of school hours. In addition, the Guidelines stress the importance of school provision keeping pace with development and the need for substantial development proposals to be accompanied by an assessment of the capacity of the schools in an area to cater for the demand for school places likely to be generated by the development. In particular the guidelines recommend that applications for in excess of 200 dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large scale residential developments (800+ units), planning authorities are obliged to consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities.

8.13.5. It is recognised that in meeting educational requirements the Department of Education and Science will seek to maximise existing educational accommodation ahead of making new greenfield provision.

Development Plan Objectives: Educational Facilities	
HOU 13-1	<p>(a) It is an objective of this plan to recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided in a timely manner and as an integral part of the growth of an area.</p> <p>(b) It is an objective to work closely with the Department of Education & Science to identify in the Local Area Plans, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education & Science, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area.</p> <p>(c) In identifying sites for new school facilities regard shall be had to the need to situate schools:</p> <ul style="list-style-type: none"> • within existing / proposed catchment areas, • close to the other community facilities and / or on sites which facilitate the provision of multi campus facilities and support other community uses, where appropriate. • at locations that maximise the opportunities to walk or cycle to school, and also to ensure that post primary schools (which may serve a larger catchment) are within walking distance of a bus route or rail station. <p>(d) In assessing applications for new substantial residential development it is an objective to ensure, in the interests of supporting sustainable communities, that adequate capacity exists in the schools within the catchment, or can / will be provided in a timely manner, to cater for the demand the development will generate.</p> <p>For all applications of 200 dwelling units or more, the Planning Authority will, normally require the submission of an assessment, based on the best available data or in accordance with any guidance published by the DoEHLG or Department of Education and Science, identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.</p> <p>(e) Where necessary having regard to the deficits in the existing school capacity available in an area, it is an objective of this plan to require very large scale residential development, in excess of 800 units, to be phased as necessary in line with the provision of new school facilities.</p> <p>(f) It is an objective to facilitate the development of primary, post primary, third level, outreach, research, adult and</p>

Development Plan Objectives: Educational Facilities	
	further educational facilities to meet the needs of the County. (g) It is an objective to encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.

School Provision in Large New Residential Developments

8.13.6. A primary school is an essential community service and the timely provision of primary schools is an essential indicator for the development of a sustainable community. Where large new residential communities, with a capacity in excess of eight hundred units are being proposed, it is therefore considered reasonable and essential that developers make provision within such schemes for the provision of a primary school(s).

Development Plan Objectives: Educational Facilities in Large New Residential Developments	
HOU 13-2	In large new residential schemes where in excess of 800 units are to be accommodated, either as part of an individual development or a collective group of developments, it is an objective of the Council to require developers to include proposals for the provision of a primary school(s).

Educational, Institutional and Civic Land Use Categories and Objectives

8.13.7. This section details the general land use categories and objectives for Educational, Institutional and Civic land uses which apply to all settlements within the County.

8.13.8. Areas designated for educational, institutional and civic land uses generally include community related development including schools & colleges, residential healthcare institutions (e.g. hospitals) and development for other community uses (e.g. club meeting facilities such as scout and guide halls). Often significant ancillary facilities such as staff accommodation and dedicated open space or sports facilities are included.

8.13.9. These uses can sometimes cause amenity problems for adjoining uses (e.g. the noise of 24-hour traffic going to and from a

Chapter 8: Housing and Community Facilities

hospital might cause problems in an adjoining residential area). However, they are generally considered essential uses and require a reasonable degree of operational freedom to function properly.

8.13.10. Opportunities should be taken, through the treatment of boundaries and landscaping etc., to protect adjoining uses from any adverse effect that may necessarily arise from this category of uses.

Development Plan Objectives: Educational, Institutional and Civic Uses	
HOU 13-3	Appropriate Uses It is an objective to promote the provision of educational, community related and healthcare development that is not, generally, appropriate to town centres or other areas including, where relevant, the provision of ancillary accommodation and facilities.
HOU 13-4	Car Parking, Site Design & Access It is an objective to ensure that the likely demand for car-parking and delivery vehicle facilities are fully met within the site, to apply the highest design standards, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.

8.14 Open Space and Recreation

8.14.1. This section deals with public and private open space provision, the provision of sports, play and recreational facilities and the issue of countryside recreation. This section of the plan is informed by five key documents:

- *A Parks Policy for Local Authorities (DOE 1987),*
- *Cork Recreational Needs Study, (CSR 1999),*
- *Cork County Council Recreation and Amenity Policy (July 2006),*
- *Guidelines on Sustainable Residential Development in Urban Areas (DoEHLG 2008),*
- *Urban Design Manual, a best practice guide (DoEHLG 2008).*

Cork County Council Recreation and Amenity Policy 2006

8.14.2. The Council's revised Recreation and Amenity Policy was adopted in 2006 and outlines the Council's commitment to the provision of Recreation and Amenity facilities, including sports and arts / culture facilities, to serve, so far as is possible the recreational needs of the population it serves. This will include direct provision of facilities by the Council and the facilitation of other providers, whether community groups or sports clubs, in their efforts to provide recreation and amenity projects. In addition, the policy seeks the retention of all existing recreational land and facilities in their present use and ensures that new developments make adequate provision for the recreational needs of the future residents of the development. This policy supports the enhancement of existing facilities to encourage their better use through improved accessibility and capacity.

Key elements of the policy are as follows:

- The development of existing public or private open space, including sports grounds, or other recreation facilities, for other purposes will not be permitted unless a suitable alternative open space or the enhancement / upgrading of an existing facility can be achieved as a replacement in the same area.
- Development resulting in the loss of built leisure facilities will not be permitted unless suitable alternative facilities can be provided as a replacement. Accessibility of the new facilities by the community being served shall be a pre-requisite for permitting any relocation of recreation facilities.
- The Council will promote and encourage community liaison and community partnership in relation to the development of amenity and recreational facilities as well as in their ongoing management.
- The Council will investigate ways to improve the quality and capacity of existing facilities and ways to develop new recreational and amenity facilities through initiatives in both the public and private sector. Sources of funding will be investigated and pursued to achieve this at Government level with the sports governing bodies, through local community partnership and through private development proposals.
- The Council will continue to use its powers under Section 48 of the Local Government Planning and Development Act 2000 to impose development charges for Recreation and Amenity purposes. It is intended that the spending of funds raised in this way will be used to achieve both the enhancement of existing facilities and for the provision of new facilities as appropriate. Under Section 109 of the Local Government Act, 2001, the Council may also use its powers to set up a community fund.
- Developers of new housing developments will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposal. Such provision shall include direct

provision of facilities on or off site or, in exceptional circumstances, a financial contribution in lieu of provision shall be made to the Council to enable it to make appropriate alternative provision. Appendix A of the Policy document provides details of these requirements.

Replacement / Redevelopment / Partial redevelopment of Leisure and Recreational Facilities

8.14.3. It is recognised that, from time to time, some recreational / sporting clubs may outgrow their existing facilities and seek to relocate to new premises and redevelop their existing sites. It is Council policy to seek the retention of all existing recreational lands and facilities in their present use. Normally, proposals for the change of use or redevelopment of leisure and recreation facilities will be set out in the local area plans, where detailed objectives will address any requirement for replacement facilities or for alternative facilities to serve the same area. In all other circumstances proposals for a change of use / redevelopment will only be considered where (a) facilities are seriously inadequate and capacity constrained, and (b) suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and of benefit to the community being served by the existing facility, and (c) the proposed alternative use for the lands occupied by the existing facility adequately address the loss of amenity to the area served by the existing facility.

8.14.4. It is recognised that in certain circumstances, the long term retention of an existing leisure or recreation facility may best be secured by the redevelopment of a small portion of the site, that will not affect its sporting recreational or amenity value to the community being served, while allowing the sports club to raise some essential capital for improvement works. Such developments will only be considered where the location is appropriate, in the first instance, to the development proposed and subject to normal proper planning and sustainable development considerations. This also includes compliance with the other policies and objectives of this Development Plan and any relevant Local Area Plan.

Development Plan Objectives: Recreation and Amenity	
HOU 14-1	<p>Recreation and Amenity Policy</p> <p>It is an objective of this Plan to implement Cork County Council's Recreation and Amenity Policy, to ensure the protection of existing recreational facilities and public open space, and to ensure that all new developments make adequate provision for recreational and amenity facilities in accordance with the requirements of the Policy, and the principles of proper planning and sustainable development.</p>

Development Plan Objectives: Recreation and Amenity	
HOU 14-2	<p>Replacement / Redevelopment of Leisure and Recreational Facilities</p> <p>(a) It is an objective to protect and improve existing areas of public or private open space, including sports grounds, or other recreation facilities in accordance with the Council's Recreation and Amenity Policy and protect such areas from development or change of use.</p> <p>(b) Normally, proposals for the change of use or redevelopment of leisure and recreation facilities will be set out in the Local Area Plans, where detailed objectives will address any requirement for replacement facilities or for alternative facilities to serve the same area.</p> <p>(c) In all other circumstances, where changes of use or redevelopment are proposed, the following requirements must be clearly demonstrated:</p> <p style="padding-left: 20px;">(i) That the existing facility is seriously inadequate and capacity constrained, and</p> <p style="padding-left: 20px;">(ii) Suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and benefit the community served by the facility being replaced, and</p> <p style="padding-left: 20px;">(iii) That the proposed alternative use(s) for the lands occupied by the existing facilities adequately address the loss of amenity to the area served by the existing facility and complies with the objectives of the County Development Plan.</p>
HOU 14-3	<p>Provision of New Community, Recreation and Amenity Facilities</p> <p>(a) It is an objective of the plan to implement Cork County Councils Recreation and Amenity Policy, to ensure that all developments make adequate provision for community, recreational and amenity facilities, that are located where they can best meet the needs of the entire community that the facility is intended to serve.</p> <p>(b) It is an objective in the case of new residential developments, to require developers to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off-site or the payment of a development levy to enable appropriate alternative provision to be made. The minimum standards for the provision of recreational and amenity facilities as part of new housing developments are detailed in Appendix A of Cork</p>

Development Plan Objectives: Recreation and Amenity	
	County Council's Recreation and Amenity Policy.
HOU 14-4	<p>Improvement of Facilities</p> <p>It is an objective to seek opportunities to improve the quality and capacity of existing Recreation and Amenity facilities, through initiatives with both the public and private sector (sports governing bodies, local community partnerships and private development proposals) and where appropriate, the Council will use its powers under Section 48 of the Planning & Development Act 2000 to require development levies to achieve the enhancement of these facilities.</p>
HOU 14-5	<p>Partial redevelopment of Leisure and Recreational Facilities</p> <p>It is an objective to protect leisure and recreation facilities from change of use or redevelopment to other uses.</p> <p>In certain circumstances it is recognised that, the retention or enhancement of the facility can be best achieved by the redevelopment of a small portion of the site that will not affect its sporting, recreational or amenity value to the community being served. Such developments will only be considered where the location is appropriate, in the first instance, to the development proposed and subject to normal proper planning and sustainable development considerations.</p>

Private Open Space

8.14.5. Privacy is an essential part of the quality of a residential environment, with the provision of an adequate sized external space, free from undue observation, a fundamental principle of residential amenity. Privacy can be ensured, by attention in the design process to the alignment of new residential buildings and their relationship to each other. The Council will apply the standards contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008) and Cork County Council's proposed Design Guidelines for Residential Estate Development. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DoEHLG 2007) will apply.

Development Plan Objectives: Private Open Space	
HOU 14-6	<p>Private Open Space Provision</p> <p>It is an objective of the Plan to apply the standards contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008) and Cork County Council's proposed Design Guidelines for Residential Estate Development. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DoEHLG 2007) will apply.</p>

Public Open Space

8.14.6. Public open space is one of the key elements in defining the overall quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. Open space should be planned to meet a variety of needs and thus be able to fulfil a range of functions.

Strategic Provision of Public Open Spaces

8.14.7. Cork County Council will apply, as appropriate, the principle of a 'Hierarchy of Parks' varying from large regional parks to neighbourhood and local parks and passive recreation spaces close to people's homes. The Department of the Environment published 'A Parks Policy for Local Authorities' (DoE 1987) which recommends that amenity areas be provided in a 'Hierarchy of Parks' based on population units of 10,000. This policy recommends a neighbourhood park of about 16ha or 40 acres and two Local parks within a specified distance of the population to be served. Local parks should be approximately 2 hectares in size per 1,000 population.

8.14.8. The Guidelines on Sustainable Residential Development in Urban Areas (DoEHLG 2008) recognise that assessing open space on a population basis can be difficult due to the unpredictability of occupancy rates. In addition where existing recreational facilities are available close to town / city centres, public open space provision on a strictly population basis is not appropriate. Town / city centre development will be unable to achieve the same public open space provision as suburban sites. These factors will be taken into account when planning public open space provision.

8.14.9. Local Area Plans should identify the necessary standards of large-scale public open space required, based on the hierarchical system of open space, having regard to the existing provision and demand for such facilities in an area and based on an assessment of user needs, including local play policies for children. Large areas of

Chapter 8: Housing and Community Facilities

public open space should be located adjacent to existing or proposed neighbourhood centres, community facilities and educational campuses in order to facilitate multi-purpose use, to meet a variety of needs and thus be able to fulfil a range of functions. The Local Area Plans will identify the preferred locations for these larger areas of public open space.

8.14.10. Where development is proposed on lands adjoining a river, the area immediately adjacent to the waterway should be retained as a linear park or walkway, which links into the wider open space network (e.g. parks and other open spaces) and is accessible to the general public.

8.14.11. The criteria used for selecting the preferred locations should include preservation of natural landscaping features, accessibility and gradient. Suitable pedestrian linkage between open spaces should be identified and where appropriate cycle lanes provided.

Development Plan Objectives: Public Open Space	
HOU 14-7	Hierarchy of Public Open Space Provision It is an objective to apply the principle of a hierarchy of parks, open spaces and out-door recreation areas within the County, so that different sectors of the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work.
HOU 14-8	Strategic Regional Park It is an objective during the period of this plan to investigate the feasibility of establishing a ' Strategic Regional Park ' within Metropolitan Cork.
HOU 14-9	Quality Provision of Public Open Space It is an objective to provide and promote high quality open spaces that are well designed, suitably proportioned and accessible to the surrounding community.

Standards and Criteria for Public Open Space Provision

8.14.12. The Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008), recommend that both qualitative and quantitative standards be adopted for open space provision. In particular, much greater emphasis should be placed on the need to ensure the achievement of qualitative standards in relation to design and layout, resulting in a high quality residential environment which ensures that the reasonable expectations of users are more likely to be fulfilled. In this

regard, the Urban Design Manual provides detailed guidance on the design and layout of open spaces within residential developments, with a particular emphasis on the quality of provision. These qualitative standards include design, accessibility, shared use, provision of sustainable urban drainage systems, biodiversity and provision for allotments and community gardens. Cork County Council's, forthcoming Design Guide for Residential Estate Development, will provide further guidance on the design, siting and location of open space.

8.14.13. The Council's Recreation and Amenity Policy requires the provision of usable public open space in residential development, in the range of 12% to 18% of the total useable site area. The percentage shall increase as the density of the development increases. Where recreational facilities, as detailed in Appendix A of Cork County Councils Recreation and Amenity Policy are provided on site, the area of open space may be reduced. In respect of the provision of facilities as part of new housing developments, Appendix A of the Recreation and Amenity Policy Document provides details of the Councils requirements. These standards are considered to be broadly consistent with the recommendations of recently published Guidelines on Sustainable Residential Development in Urban Areas.

8.14.14. In the specific case of institutional or windfall sites which are often characterised by a large private or institutional building set in substantial open lands and which in some cases may be accessible as an amenity to the wider community, the guidelines indicate that any proposals for higher density residential development must take into account the objective of retaining the "open character" of these lands, while at the same time ensuring that an efficient use is made of the land. In these cases, open space provision will be required in accordance with the Councils Recreation and Amenity Policy or 20% of site area whichever is greater. However, this should be assessed in the context of the quality and provision of existing or proposed open space in the wider area. Whilst the quantum of open space may be increased vis-à-vis other sites, the amount of residential yield should be no less than would be achieved on any comparable residential site. Increasing densities in selected parts of the site subject to the safeguards expressed elsewhere may be necessary to achieve this.

8.14.15. The Guidelines on Sustainable Residential Development in Urban Areas also state that it will be necessary for planning authorities to take a more flexible approach to quantitative open space standards and put greater emphasis on qualitative standards. Where residential developments are close to the facilities of city and town centres or in proximity to public parks or coastal and other natural amenities, the Guidelines state that a relaxation of standards should be considered. Alternatively, planning authorities may seek a financial contribution towards public open space or recreational facilities in the wider area in lieu of public open space within a development, where appropriate.

Chapter 8: Housing and Community Facilities

8.14.16. In certain circumstances, where the County Council does not have the resources to take in charge public spaces it may be necessary to set up an estate management company to carry out landscape maintenance.

Development Plan Objectives: Public Open Space	
HOU 14-10	<p>Public Open Space within Residential Developments</p> <p>It is an objective of the Plan to apply the standards contained in the Council's Recreation and Amenity Policy document, and the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2008), as appropriate. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments (DoEHLG 2007) will apply.</p>

Open Space, Sports, Recreation and Amenity Areas: Land Use Categories and Objectives

8.14.17. This section details the general land-use categories and objectives for Open Space, Sports, Recreation and Amenity Areas which apply to all settlements within the County.

Active Open Space Uses

8.14.18. The main suitable uses in primarily Active Open Spaces include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas. They are often closely related to residential areas and town centres. High standards of accessibility are essential. These should be appropriate to the use that will be made of the area concerned. For example, local amenity areas and playgrounds may require the emphasis to be placed on access for pedestrians and cyclists. Sports centres and training centres, serving a wider catchment area will, additionally, require accessibility by public transport and car users.

Passive Open Space Uses

8.14.19. The main suitable uses in primarily Passive Open Space generally include agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, these passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. The land-uses in these areas should generally remain open.

Development Plan Objectives: Open Space, Sports, Recreation and Amenity Areas	
HOU 14-11	<p>Active Open Space Uses</p> <p>(a) It is an objective to promote the provision of development for playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas.</p> <p>(b) It is an objective generally to maintain established active open spaces in that use and to discourage other development unless it is ancillary or complementary to the open space function.</p>
HOU 14-12	<p>Passive Open Space Uses</p> <p>(a) It is an objective to promote agriculture, landscaped gardens, woodland or other open uses appropriate to the setting.</p> <p>(b) It is an objective generally to maintain passive open spaces in that use and only to allow other development where it is complementary to the open space function and / or any specific zoning objective for those lands.</p>

National Play Policy

8.14.20. The *National Play Policy* was published in 2004, with an overall objective to plan for an increase in public play facilities and thereby improve the quality of life of children living in Ireland, by providing them with more play opportunities. The actions relevant to Local Authorities include the development of a play policy, the participation of children in decision making relevant to them, the use of creative landscape for play and the standards and maintenance of playgrounds. It is Council policy to support the provision of structured and unstructured play areas and facilities throughout the County. In new residential developments, provision should be made for play facilities concurrent with development. Proposals for play facilities should comply with Cork County Council's *Recreation and Amenity Policy 2006*.

Development Plan Objectives: Play Areas for Children	
HOU 14-13	<p>Play Areas for Children</p> <p>(a) It is an objective of the Plan to seek the provision and suitable management of children's play areas in new housing developments and to implement measures to find suitable sites for their provision to serve existing residential areas.</p> <p>(b) It is an objective to develop and implement in co-operation with other relevant agencies, a Play Policy for</p>

Development Plan Objectives: Play Areas for Children	
	Co Cork, which will set out a strategy for the provision, resourcing and implementation of improved opportunities for children to play.

Chapter 9

Local Area Development

This Chapter sets out the approach to development at the local level. It is based on the following key principles:

- a. Through the Local Area Plans, which cover the entire County and bring forward the policies of the County Development Plan at a local level, the County Council will set out appropriate land use objectives for the main towns and villages broadly in line with the strategy and objectives of this plan.
- b. The Local Area Plans recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans address both urban and rural local issues. An emphasis shall be placed on prioritising the economic and employment potential of the towns to benefit their own population and the population of the rural areas that they serve.
- c. The Local Area Plans shall continue to be based largely on established area boundaries. Where important social, environmental and economic links exist that cross these boundaries, mechanisms for joint working shall be continued and further developed.
- d. Local Area Plans shall continue to take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;
- e. Special Local Area Plans will be prepared where a statutory Local Area Plan is required to guide development in an area where rapid or far reaching change is intended.

9.1 Planning for Local Areas

9.1.1. During its six-year life the development plan provides one of the key policy contexts for individual planning decisions. The plan is part of a hierarchy of land use and spatial plans including the National Spatial Strategy (NSS), Regional Planning Guidelines (RPG), Cork Area Strategic Plan (CASP), The North and West Strategic Plan (N&WSP) and, at the very local level, Local Area Plans. The development plan utilises the national and regional planning framework to inform and structure land-use policies at County level, which in turn provide a basis for day-to-day planning decisions.

9.1.2. A planning authority is obliged to prepare a Local Area Plan for an area which:

- *Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,*
- *Has a population in excess of 2000 persons, and*
- *Is situated within the functional area of a planning authority that is a county council.*

9.1.3. However, the Planning and Development Acts provide wide discretionary powers to planning authorities concerning the power to prepare Local Area Plans in any area where it considers such a plan to be suitable. The Acts require that a local area plan shall be consistent with the objectives of the development plan and shall consist of a written statement and a plan (or plans) which may include:

- *Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or*
- *Other objectives for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of development and structures.*

9.1.4. The development plan is thus the 'parent' document, which sets out the strategic framework within which the zoning and other objectives of the local area plan must be formulated.

9.1.5. In County Cork, the County Development Plan, because of the scale and complexity of the County, is focussed mainly at the strategic level setting out the framework for the County in terms of its population, economy, housing, transport, infrastructure, environment and community facilities etc. Local Area Plans for each Electoral Area, and Special Local Area Plans for the areas where the most rapid or

far-reaching change is anticipated, set out the land use zoning objectives and other objectives relevant to the local level. The intention is that the objectives of the Local Area Plans will be consistent with those of the County Development Plan and broadly follow the strategy for the County that it sets out.

9.1.6. The Local Area Plans will enable local groups to liaise with the County Council so their local initiatives are complementary to the Local Area Plan process. The Local Area Plans present an opportunity to develop sound, locally appropriate planning objectives on a statutory basis that could help enrich the quality of life and development opportunities of local areas.

Development Plan Objectives: Local Area Plans	
LAP 1-1	<p>A Local Area Plan for each Electoral Area</p> <p>It is an objective to maintain a comprehensive set of Local Area Plans, one for each electoral area, based on an understanding of the existing settlements, their character, their function and needs through the wider context of their rural hinterland.</p>
LAP 1-2	<p>Areas of Common Interest</p> <p>It is an objective to continue to recognise subjects of common interest that exist between different areas in the County and to expand and foster a greater understanding of these relationships in the review of the Local Area Plans.</p>
LAP 1-3	<p>Participation</p> <p>It is an objective to encourage active participation in the review of each Local Plan, thus ensuring extensive public involvement and consultation.</p>
LAP 1-4	<p>Incorporate Local Priorities</p> <p>It is an objective to incorporate local priorities into the review of plans and programmes where they are in accordance with the County Development Plan and normal considerations of proper planning and sustainable development.</p>

9.2 Overall Approach to Land Use and Zoning in Local Area plans

9.2.1. The zoning objectives and maps for all the settlements in the County are set out in the relevant Local Area Plan or Special Local Area Plan, and the following objectives set out the general principles that should be followed in the Local Area Plans.

Development Plan Objectives: Local Area Plans	
LAP 2-1	<p>Development and Land Use Zoning</p> <p>It is an objective to ensure that development, during the lifetime of this plan, proceeds in accordance with the general land use objectives set out in this plan and any specific zoning objectives that apply to particular areas as set out in any relevant Local Area Plans and Special Local Area Plans.</p>
LAP 2-2	<p>Development Boundaries</p> <p>For any settlement, it is a general objective to locate new development within the development boundary, identified in the relevant Local Area Plan that defines the extent to which the settlement may grow during the lifetime of the plan.</p>
LAP 2-3	<p>Housing Strategy provisions within Development Boundaries</p> <p>Part V of the Planning and Development Acts applies to land zoned in Local Area Plans for residential or mixed-uses (including residential). All land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective) is deemed to be zoned for residential or mixed uses (including residential) for the purposes of part V of the Planning and Development Acts.</p>
LAP 2-4	<p>Zoning Objectives for Other Lands</p> <p>Where lands have not been explicitly zoned, in either the adopted Local Area Plans or the adopted Special Local Area Plans, the specific zoning shall be deemed to be that of the existing use of the lands (if such a use is not an unauthorised use under the Planning Acts) or, if such a use is unauthorised, that of the most recent authorised use of the lands.</p>

9.3 Land Use

9.3.1. These general land use objectives apply to all settlements within the County and to land zoned in Local Area Plans and Special Local Area Plans.

Land Uses in Established Areas

9.3.2. Within predominantly built up areas, development proposals normally involve in-fill development, redevelopment or refurbishment or changes of use. It is important to recognise that this is part of the cycle of development or redevelopment in settlements that contributes to the character of towns and villages. In many ways, this is more sustainable than continually encouraging growth to concentrate only towards undeveloped areas.

9.3.3. This plan, continues on from the previous 2003 County Development Plan with the inclusion of general land use objectives for established areas in addition to those for new, or 'green-field' areas. This serves to identify the primary uses that are suitable within various areas. These will help to encourage the best use of land by the application of appropriate planning objectives for development within established areas, rather than concentrating solely on new or green-field areas.

9.3.4. In many towns and villages it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered a desirable and attractive characteristic.

9.3.5. Problems can arise, however, when the intensification or expansion of an existing use that is not the primary use in an area upsets the balance between different uses. The intention of including general objectives for established areas is to indicate that development proposals, for uses other than the primary use should be compatible with or reinforce it. This prevents imbalances occurring so that the overall character of established areas can be protected and enhanced.

9.3.6. Within established areas there will inevitably be some areas of land that are either undeveloped or have some potential to be considered for development. Often these areas perform valuable functions in their existing state, such as providing attractive open space or even providing important local employment. The inclusion of this land within an established area, does not imply any presumption in favour of development or redevelopment, unless this would enhance the character and amenity of the area as a whole.

Land Uses in New Areas in Local Area Plans

9.3.7. The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of our towns and villages by encouraging related developments to form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be more lively and sustainable reflecting the character of many of the existing areas within our towns and villages.

9.3.8. This approach will help reduce congestion and unnecessary road journeys, encourage patterns of sustainable development that will support the use of public transport, minimise the area of agricultural land that will be lost for development and protect the character and amenity of established areas.

Development Plan Objectives: Local Area Plans	
LAP 3-1	<p>Primary Uses – Places Outside the Main Settlements</p> <p>Through the Local Area Plan's it is an objective, normally, to encourage development that supports in general the primary land use of the surrounding established area. Development that does not support, or threatens the vitality or integrity of, the primary use of these established areas will be resisted.</p>

9.4 Natural and Built Heritage

9.4.1 In the Local Area Plans it is an objective to review the natural and built heritage of the County. The potential for designating Architectural Conservation Areas will be examined at a local level through the Local Area Plans. The existing record of protected structures will also be examined. The process of Landscape Character Assessment shall be carried out at a local level in order to further characterise our landscapes.

Development Plan Objectives: Local Area Plans	
LAP 4-1	<p>Architectural Conservation Areas in Local Area Plans</p> <p>It is an objective to examine the potential for designating Architectural Conservation Areas within local areas.</p>

Development Plan Objectives: Local Area Plans	
LAP 4-2	<p>Record of Protected Structures in Local Area Plans</p> <p>It is an objective to examine the existing Record of Protected Structures at a local level.</p>
LAP 4-3	<p>Landscape Character Assessment in Local Area Plans</p> <p>It is an objective to complete, at local level, the procedure for Landscape Character Assessment in line with the recommendations of the Draft Guidelines issued by the Department of the Environment and Local Government.</p>

9.5 Schedule of Local Area Plans (Electoral Areas)

9.5.1. The Local Area Plans address the entire County on an electoral areas basis. Some particular requirements of each electoral area are set out (in alphabetical order) in the following pages. For the avoidance of doubt, the population tables for each electoral area reflect the electoral area boundaries in force at the time the Draft Plan was written.

Overall Strategy for Local Area Plans

Bandon Electoral Area – Local Area Plan

9.5.2. The main towns of this electoral area are Bandon and Kinsale. Bandon is a focus for population and economic growth and Kinsale is a Principal Tourist Attraction. Both towns lie in the CASP area. The rural area of the Bandon Electoral Area partly lies within the Cork Area Strategic Plan area and partly within the North and West Strategic Plan area.

9.5.3. The Bandon Electoral Area in addition to its towns also incorporates the villages and smaller settlements of Inishannon, Ballinadee, Ballinspittle, Belgooly, Crossbarry, Halfway, Kilbrittain, Newcestown, Old Chapel, Riverstick, Aghyohil, Ballinacurra/Brinny, Ballyfeard, Ballyheada, Crossmahon, Dunderrow, Gaggan, Knockavilla/Old Chapel Cross Roads, Murragh, Nohoval, Tinkers Cross, Upton, Ballymartle, Barrels Cross, Brownsmill, Garretstown/Garylucas, Gogganshill, Jagoes Mills, Kilcoman, Killeady, Kilmacsimon Quay and Oysterhaven. Figure 9.1 shows a map of the Bandon Electoral Area.



Figure 9.1: Map of Bandon Electoral Area

9.5.4. The Bandon Electoral Area falls entirely within the West Cork Development Partnership Area and part of the electoral area is also included in the CLÁR Programme.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.5. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encouraging balanced population growth so that the main towns can achieve their full economic potential.*
- *Develop Bandon as a main centre for population and economic growth in accordance with the overall strategy of this plan.*
- *Develop Kinsale as a Principal Tourist Attraction where the protection of natural and built heritage assets will be a priority.*
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*
- *Capitalising on the attractive setting of the Bandon Electoral Area, which includes extensive coastline and estuary, which contain features of historical, cultural and natural significance.*
- *Promote the development of tourism and the economy, particularly within the towns of Bandon and Kinsale, which are both designated as District Employment Centres.*

Table 9.1: Bandon Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 – 2020	2020 Target
Population				
Bandon	5,161	5,822	1,557	7,379
Kinsale	3,554	4,099	420	4,519
Villages and Rural	17,171	19,505	301	19,806
Total Population	25,886	29,426	2,278	31,704
Households				
Bandon	1,681	1,980	1,142	3,122
Kinsale	1,158	1,394	555	1,949
Villages and Rural	5,429	6,504	1,731	8,235
Total Households	8,268	9,878	3,428	13,306
New Dwellings Required			4,456	

9.5.6. Table 9.1 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007 envisage growth continuing, broadly at similar rates to those of recent years.

Bantry Electoral Area – Local Area Plan

9.5.7. The towns of Bantry, Castletownbere and Schull are situated within the Bantry Electoral Area. Bantry, a District Employment Centre, is an important centre of population, employment, services, marine and tourist facilities. Castletownbere has a focus as a Specialist Employment Centre with fishing and marine related activities central to this employment function and Schull is a Principal Tourist Attraction. The rural area of the Bantry Electoral Area lies entirely within the North West Strategic Plan area.

9.5.8. The Bantry Electoral Area in addition to its towns, also incorporates the villages and smaller settlements of Ballydehob, Durrus, Glengarriff, Ahakista, Allihies, Ardgroom, Ballylickey, Crookhaven, Eyerries, Goleen, Kealkill, Kilcrohane, Adrigole, Church Cross, Coomhola, Dromore, Kilcoe, Lowertown, Ardnageehy Beg, Barleycove, Bere Island, Dursey Island, Heir Island, Long Island and Whiddy Island. Figure 9.2 shows a map of the Bantry Electoral Area.

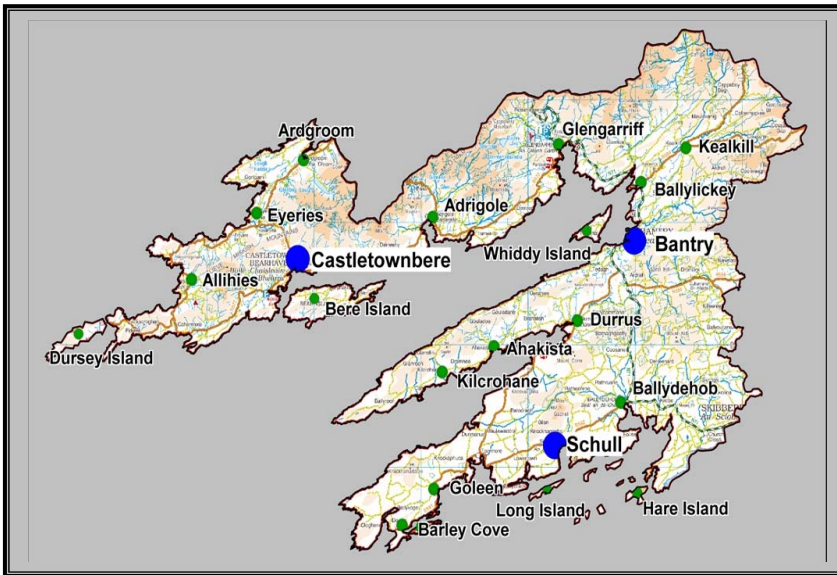


Figure 9.2: Map of Bantry Electoral Area

9.5.9. The Bantry Electoral Area falls fully or partly within the operational areas of a number of development initiatives including the West Cork Development Partnership Area, The Bantry Integrated Development Group, Comhdháil Oileán na hÉireann and The Bantry Bay Coastal Zone Charter. The Bantry Electoral Area is also included in the CLÁR Programme.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.10. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encourage balanced population growth so that the main towns can achieve their full economic potential.*
- *Develop Bantry as an important centre of population, employment, services, marine and tourist facilities.*
- *Develop Castle townbere’s employment function with a particular focus on fishing and marine and tourism related activities.*
- *Develop Schull as a Principal Tourist Attraction incorporating marine and tourism related attractions.*
- *Capitalise on the attractive landscape setting of the Bantry Electoral Area, in particular the hills, lakes and coastal landscapes.*

- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*

Table 9.2: Bantry Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 - 2020	2020 Target
Population				
Bantry	3,150	3,309	2,175	5,484
Castletownbere	875	868	571	1,439
Schull	693	576	172	748
Villages and Rural	14,122	14,719	785	15,504
Total Population	18,840	19,472	3,703	23,175
Households				
Bantry	1,061	1,165	1,139	2,304
Castletownbere	295	306	299	605
Schull	233	203	111	314
Villages and Rural	5,023	5,492	959	6,451
Total Households	6,612	7,166	2,508	9,674
New Dwellings Required			3,261	

9.5.11. Table 9.2 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007 envisage growth continuing, broadly at similar rates to those of recent years.

Blarney Electoral Area - Local Area Plan

9.5.12. This complex metropolitan area includes, Cork City North Environs, Blarney, Glanmire, Little Island, Tower and the proposed new settlement of Monard. The Cork City North Environs are a key location for population and employment growth and have a role to play in the socio-economic rebalancing of the city. Blarney is also a location for large scale growth near the proposed railway station. Glanmire is a focus for co-ordinated residential development, Tower functions as a dormitory settlement, and the North Environs and Little Island are a focus for employment and economic growth. The electoral area is also situated within the Cork Area Strategic Plan area and is part of the Metropolitan Cork Green Belt.

Chapter 9: Local Area Development

9.5.13. The Blarney Electoral Area in addition to its larger settlements also includes the villages of Carrignavar, Glenville, Grenagh, Dripsey, Glounthane, Kerry Pike, Killeens, Knockraha, Upper Glanmire, Whitechurch, Berrings, Cloghroe, Courtbrack, Dublin Pike, Firmount, Matehy, Rathduff, Bottlehill, Clogheen, Killard, Inniscarra, Rathcooney, Templemichael, Waterloo and Whites Cross. Figure 9.3 shows a map of the Blarney Electoral Area.



Note: For Blarney & Monard see Blarney- Kilbarry Special Local Area Plan

Figure 9.3: Map of Blarney Electoral Area

9.5.14. The Blarney Electoral Area falls partly within the operational areas of two development initiatives, namely East Cork Area Development Ltd. and the Avondhu / Blackwater Development Area.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.15. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *The settlement of Monard will play a vital role in re-balancing the development of Cork City and the wider Metropolitan Cork area.*
- *The development and completion of the North Ring Road is of major importance for the strategic and spatial development of the Greater Cork Area, particularly in the delivery of future economic and employment opportunities.*
- *Develop the North Environs and Little Island as a focus for employment and economic growth.*

- *Development in villages and rural areas to complement the planned growth in the towns at a scale that respects the setting and character of the village itself.*

Table 9.3: Blarney Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 – 2020	2020 Target
Population				
Cork North Environs	3,778	4,732	4,299	9,031
*Blarney	2,146	2,400	5,133	7,533
Glanmire	6,853	8,385	2,403	10,788
*Monard	0	0	7,788	7,788
Tower	3,032	3,102	558	3,660
Villages and Rural	22,260	23,704	3,430	27,134
Total Population	38,069	42,323	23,611	65,934
Households				
Cork North Environs	1,184	1,572	2,217	3,789
Blarney	673	797	2,377	3,174
Glanmire	2,148	2,786	1,724	4,510
Monard	0	0	3,279	3,279
Tower	950	1,030	555	1,585
Villages and Rural	6,464	7,140	4,136	11,276
Total Households	11,420	13,325	14,288	27,613
New Dwellings Required			18,575	

* Figure derived from the Blarney-Kilbarry Special Local Area Plan

9.5.16. Table 9.3 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007 envisage growth continuing, broadly at similar rates to those of recent years.

Carrigaline Electoral Area - Local Area Plan

9.5.17. The towns of Ballincollig, Carrigaline and Passage West, the Strategic Employment Centre of Ringaskiddy and the District Employment Centre of Cork City – South Environs are all situated within the Carrigaline Electoral area. Ballincollig is a major centre for population and employment growth, Ringaskiddy is a significant

Chapter 9: Local Area Development

employment area with countywide importance, Passage West has a function as a residential settlement and both the Cork City South Environs and Carrigaline are a focus for the consolidation of the rapid growth of recent years. The rural area of the Carrigaline Electoral area falls entirely within the Cork Area Strategic Plan area and is part of the Metropolitan Cork Green Belt.

9.5.18. The Carrigaline Electoral Area in addition to its larger settlements also includes the villages and smaller settlements of Crosshaven, Ballinhassig, Ballygarvan, Ballynora, Minane Bridge, Waterfall, Fivemilebridge, Curraghbinny, Curraheen, Robert's Cove and Tracton. Figure 9.4 shows a map of the Carrigaline Electoral Area.



Figure 9.4: Map of Carrigaline Electoral Area

9.5.19. The Carrigaline Electoral Area falls entirely within the West Cork Leader Development Area.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.20. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Capitalising on the potential of the harbour and coast as major leisure and recreational providers.*
- *Facilitating the harbour's regionally significant employment function through wider economic development supported by investment in infrastructure.*

- *Supporting the continued development of a robust employment base, fostering the establishment of self-sustaining communities, reducing the reliance on longer distance commuting to urban centres for employment and other services and securing an enhanced quality of life for the residents of the Carrigaline Electoral Area.*
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*
- *A Special Local Area Plan will be prepared to provide a framework for the development of Cork International Airport.*

Table 9.4: Carrigaline Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 – 2020	2020 Target
Population				
Cork South Environs	26,381	30,002	100	30,102
Ballincollig	14,591	15,760	5,670	21,430
Carrigaline	11,191	12,835	1,231	14,066
Passage West	4,595	5,203	83	5,286
Villages and Rural	11,933	13,398	3,243	16,641
Total Population	68,691	77,198	10,327	87,525
Households				
Cork South Environs	8,270	9,967	2,467	12,434
Ballincollig	4,574	5,236	3,640	8,876
Carrigaline	3,508	4,264	1,591	5,855
Passage West	1,440	1,729	523	2,252
Villages and Rural	3,872	4,537	2,385	6,922
Total Households	21,664	25,733	10,606	36,339
New Dwellings Required			13,789	

9.5.21. Table 9.4 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.

Fermoy Electoral Area - Local Area Plan

9.5.22. The town of Fermoy is administered by Fermoy Town Council but the outer areas of the town fall within the administration of the County and are considered in this Plan. Fermoy 'environs' and the town of Mitchelstown are both situated within the Fermoy Electoral Area. Fermoy and Mitchelstown are focused for population and economic growth and both are District Employment Centres. The rural area of the Fermoy Electoral Area partly lies in the Cork Area Strategic Plan area and partly within the North and West Strategic Plan.

9.5.23. The Fermoy Electoral Area, in addition to its larger settlements also includes the villages and smaller settlements of Ballyhooly, Castletyons/Bridebridge, Conna, Glanworth, Kildorrery, Kilworth, Rathcormack, Watergrasshill, Ballindangan Ballynoe, Bartlemy, Coolagown, Clondulane; Curraglass, Glenahulla, Aghern, Araglin, Ballygiblin, Britway, Curraghalla, Farahy, Grange, Kildinan, Knockanevin and Rockmills. Figure 9.5 shows a map of the Fermoy Electoral Area.



Figure 9.5: Map of Fermoy Electoral Area

9.5.24. Part of the Fermoy Electoral Area falls under Blackwater Resource Development, Avondhu Development Group and Ballyhoura Development Ltd. Part of the Fermoy Electoral Area is also included in the CLÁR Programme

Planning and Sustainable Development Issues for the Local Area Plan

9.5.25. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encouraging balanced population growth so that both main towns can achieve more sustainable patterns of growth and also can achieve their full economic potential.*
- *Develop Fermoy and Mitchelstown as main centres for population and economic growth.*
- *Support the development of modern industry, at an appropriate scale, in the settlements serving rural areas so as to foster the development of a robust employment base.*
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*

Table 9.5: Fermoy Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 – 2020	2020 Target
Population				
Fermoy	4,804	5,873	1,569	7,442
Mitchelstown	3,300	3,365	1,981	5,346
Villages and Rural	15,887	18,254	522	18,776
Total Population	23,991	27,492	4,072	31,564
Households				
Fermoy	1,565	1,998	1,150	3,148
Mitchelstown	1,107	1,189	1,067	2,256
Villages and Rural	5,293	6,436	1,066	7,502
Total Households	7,965	9,623	3,283	12,906
New Dwellings Required			4,268	

9.5.26. Table 9.5 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.

Kanturk Electoral Area - Local Area Plan

9.5.27. The towns of Charleville, Kanturk, Millstreet and Newmarket are situated within the Kanturk Electoral Area. Newmarket, Kanturk and Millstreet are important centres for population, employment and services, with Millstreet having an additional focus for cultural and business events. Charleville has potential of developing as an important node on the Atlantic Gateway Corridor. The Kanturk Electoral Area is situated in a strategic position within the Atlantic Gateway Corridor, between the Cork and Limerick/Shannon gateways. The North and West Strategic Plan area encompasses the entire Kanturk Electoral Area.

9.5.28. The Kanturk Electoral Area in addition to its towns also includes the villages and smaller settlements of Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree, Milford, Newtownshandrum, Ballydaly, Ballyhea, Castlemagner, Cecilstown, Cullen, Derrinagree, Freemount, Kilbrin, Kilcorney, Kiskeam, Lismire, Lyre, Meelin, Rathcoole, Rockchapel, Tullylease, Aubane, Ballyhass, Currarague, Cloghboola, Dromagh/Dromtariffe, Foilogohig, Knockaclarig, Nad, Taur, Dromalour and Sally's Cross. Figure 9.6 shows a map of the Kanturk Electoral Area.

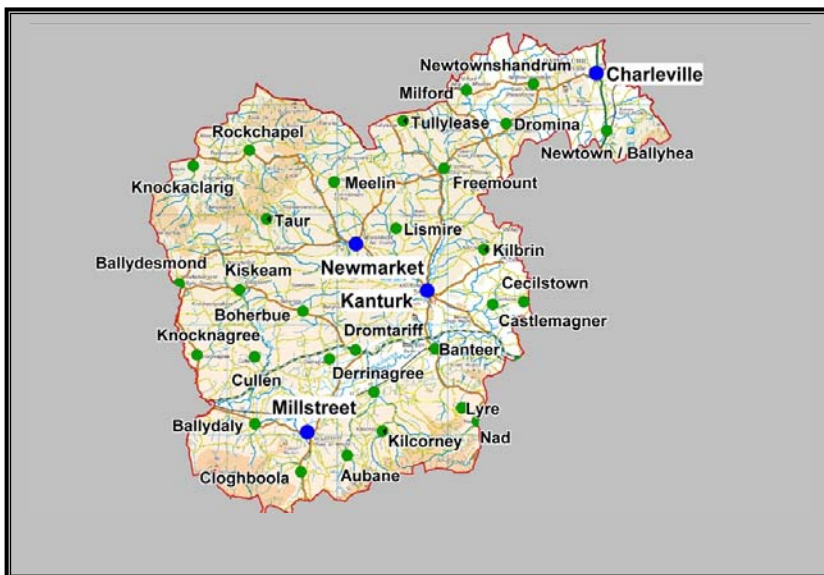


Figure 9.6: Map of Kanturk Electoral Area

9.5.29. Part of the Kanturk Electoral Area falls under the operational area of I.R.D. Duhallow, part falls under Ballyhoura Development Area and part is included in the CLÁR Programme.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.30. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encouraging balanced population growth so that the main towns can achieve their full economic potential.*
- *Develop Newmarket, Kanturk and Millstreet as main centres for population and economic growth.*
- *Develop Charleville as an important node on the Atlantic Gateway Corridor.*
- *Develop and support a major programme of town and village renewal within the Kanturk Electoral Area.*
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*

Table 9.6: Kanturk Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 – 2020	2020 Target
Population				
Charleville	2,685	2,984	1,941	4,925
Kanturk	1,651	1,915	485	2,400
Millstreet	1,289	1,401	355	1,756
Newmarket	1,055	949	240	1,189
Villages and Rural	19,369	19,921	1,034	20,955
Total Population	26,049	27,170	4,055	31,225
Households				
Charleville	901	1,054	1,024	2,078
Kanturk	554	677	336	1,013
Millstreet	433	495	246	741
Newmarket	354	335	167	502
Villages and Rural	6,498	7,007	1,707	8,713
Total Households	8,740	9,568	3,479	13,047
New Dwellings Required			4,523	

9.5.31. Table 9.6 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for

the South West Region that were published by the Government in February 2007 envisage growth continuing, broadly at similar rates to those of recent years.

Macroom Electoral Area - Local Area Plan

9.5.32. Macroom Environs are included in the Macroom Electoral Area. Macroom is a District Employment Centre. Both the Cork Area Strategic Plan and the North and West Strategic Plan include parts of the Fermoy Electoral Area.

9.5.33. The Macroom Electoral Area also includes the villages and smaller settlements of Ballingeary, Ballymakeery/Ballyvourney, Coachford, Killumney/Ovens, Aghabullogue, Aherla, Clondrohid, Cloughduv, Crookstown, Inchigeelagh, Kilmurry, Kilnamartyra, Rylane/Seicne, Stuake/Donoughmore, Ballinagree, Bealnamorive, Canovee, Carrigadrohid/Killnadrish, Carriganimmy, Coolea, Farnanes, Farnivane, Fornaght, Kilbarry, Lissarda, New Tipperary, Reananerree, Rusheen, Tooms, Toon Bridge and Bealnablath, Farran/Lower Farran, Gougane Barra, Gurranes and Srelane Cross. Figure 9.7 shows a map of the Macroom Electoral Area.

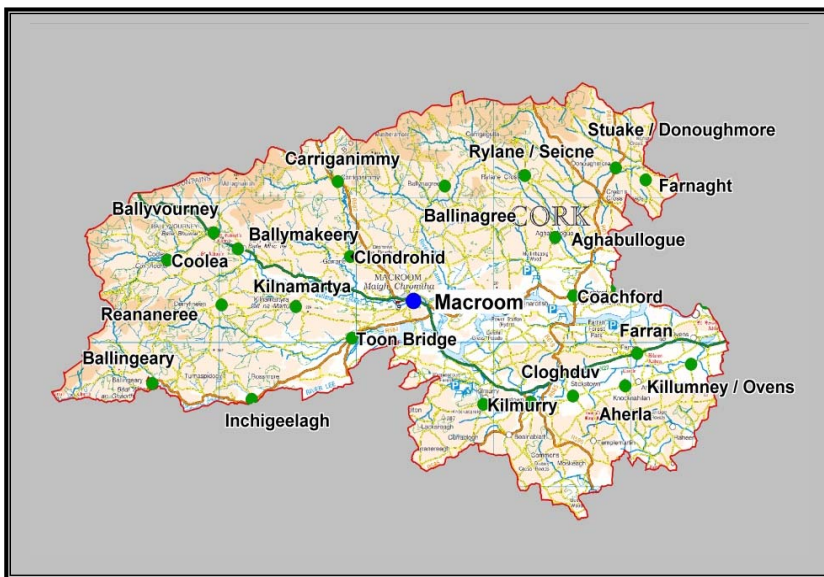


Figure 9.7: Map of Macroom Electoral Area

9.5.34. The Macroom Electoral Area falls under the operational boundary of three development initiatives, including West Cork Development Partnership, Meitheal Forbartha na Gaeltachta and a small portion falls under I.R.D. Duhallow. Part of the Macroom Electoral Area is also included in the CLÁR Programme.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.35. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encouraging balanced population growth so that full economic potential can be achieved.*
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*
- *Development within the Gaeltacht areas to be sensitive to the unique cultural and landscape setting of the area.*
- *Develop the potential capacity of Macroom to act as a primary focus for industrial development.*
- *Protect the attractive landscaping setting of the Macroom Electoral Area, in particular the Lee Valley and the Gearagh.*

Table 9.7: Macroom Electoral Area: Population, Households & New Houses Required 2006 –2020

	2002 Census	2006 Census	Growth 2006 –2020	2020 Target
Population				
Macroom	2,985	3,553	798	4,351
Villages and Rural	18,500	21,024	408	21,432
Total Population	21,485	24,577	1,206	25,783
Households				
Macroom	972	1,209	671	1,880
Villages and Rural	5,808	6,933	1,977	8,911
Total Households	6,780	8,142	2,649	10,791
New Dwellings Required			3,443	

9.5.36. Table 9.7 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.

Mallow Electoral Area - Local Area Plan

9.5.37. The town of Mallow, designated a 'Hub' town in the NSS is addressed separately in the Mallow Special Local Area Plan. The main town in the Local Area Plan is Buttevant, designated as a main town for the first time in this plan because of its potential role in the Atlantic Gateway Corridor. Part of the Mallow Electoral Area is included in the Cork Area Strategic Plan and part is situated within the North and West Strategic Plan area.

9.5.38. The Mallow Electoral Area also includes the villages and smaller settlements of Buttevant, Doneraile, Ballyclogh, Burnfort, Bweeng, Castletownroche, Churchtown Dromahane, Glantane, Killavullen, Liscarroll, Lombardstown, New Twopothouse, Shanballymore, Gortroe, Laharn Cross Roads, Lisgriffin, Mourneabbey and Old Twopothouse. Figure 9.8 shows a map of the Mallow Electoral Area.



Note: for Mallow see Mallow Special Local Area Plan

Figure 9.8: Map of Mallow Electoral Area

9.5.39. The Mallow Electoral Area falls partly within the operational areas of a number of development initiatives including Blackwater Resource Development, its sister company Avondhu Development Group and Ballyhoura Development Ltd. Part of the Mallow Electoral Area is also included in the CLÁR Programme.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.40. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encouraging balanced population growth so that full economic potential can be achieved.*
- *Develop Buttevant as a main centre for population and economic growth.*
- *Support the continued development of a robust employment base, fostering the establishment of self-sustaining communities, reducing the reliance on longer distance commuting to urban centres for employment and other services and thus securing an enhanced quality of life for the residents of the Mallow Electoral Area.*
- *Promote and progress Mallow's status as a 'Hub' town through improvements in roads, advanced communications, infrastructure and public transport links.*
- *Balance the development of the villages and rural areas with the development of Mallow.*
- *Capitalise on the improved transport infrastructure to be developed as part of the Atlantic Corridor.*
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*

Table 9.8: Mallow Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 – 2020	2020 Target
Population				
Mallow	8,937	10,241	9,759	20,000*
Buttevant	987	914	587	1,501
Villages and Rural	13,547	14,952	576	15,528
Total Population	23,471	26,107	10,922	37,029
Households				
Mallow	2,911	3,483	4,817	8,300
Buttevant	331	323	310	633
Villages and Rural	4,717	5,462	998	6,460
Total Households	7,959	9,268	6,125	15,393
New Dwellings Required			7,962	

* Figure derived from the Mallow Special Local Area Plan

9.5.41. Table 9.8 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated when compared to the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004). The latest population targets for the South West Region that were published by the Government in February 2007 envisage growth continuing broadly at similar rates to those of recent years.

Midleton Electoral Area - Local Area Plan

9.5.42. The towns of Midleton and Carrigtwohill are dealt with separately in their respective Special Local Area Plans, and the towns of Cobh and Youghal are administered by Cobh and Youghal Town Councils but the outer areas of the towns fall within the administration of the County and are considered in this Plan along with Whitegate-Aghada which is designated as a Specialist Employment Centre. Cobh and Youghal have potential as centres of population and employment, with Youghal having an additional heritage and tourist function. The Cork Area Strategic Plan encompasses the entire Midleton Electoral Area.

9.5.43. The Midleton Electoral Area also includes the villages and smaller settlements of Castlemartyr, Cloyne, Killeagh, Ballincurragh, Ballycotton, Ballymacoda, Churchtown South, Dungourney, Ladysbridge, Mogeely, Saleen, Shanagarry/Garryvoe, Ballymore/Walterstown, Ballinrostig, Ballintotis, Clonmult, Gortaroo (Gortroe), Leamlara, Lisgoold, Mount Uniacke/Inch/Ballymackiboot, Barnabrow/Ballymaloe, Belvelly, Carrigaloe, Carriganass, Fota Island, Garryvoe Upper, Gyleen, Haulbowline, Knockadoon, Marino Point, Redbarn, Roches Point and Trabolgan. Figure 9.9 shows a map of the Midleton Electoral Area.



Note: For Midleton & Carrigtwohill see the Midleton and Carrigtwohill Special Local Area Plans

Figure 9.9: Map of Midleton Electoral Area

9.5.44. The area is served by the Cork Suburban Rail Network with services from Cork to Cobh and Midleton in 2009. There is also potential to re-open the route to Youghal. The Special Local Area Plans for each area sets out a development framework guiding future development close to the rail corridor between Midleton, Carrigtwohill and Cork City, with particular focus on the new stations at Midleton and Carrigtwohill.

9.5.45. The Midleton Electoral Area falls partly within the operational areas of two development initiatives including East Cork Area Development and Avondhu Resource Group/Blackwater Development Group. Part of the Midleton Electoral Area is included in the CLÁR Programme.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.46. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Capitalise on the potential of the harbour and coast as major leisure and recreational providers, with Cobh and Youghal playing important roles in providing complementary tourist service bases.*
- *Facilitate the harbour's regionally significant employment function through wider economic development supported by investment in infrastructure.*

Chapter 9: Local Area Development

- *Encouraging balanced population growth so that full economic potential can be achieved.*
- *Support the continued development of a robust employment base, fostering the establishment of self-sustaining communities, reducing the reliance on longer distance commuting to urban centres for employment and other services securing an enhanced quality of life for the residents of the Midleton Electoral Area.*
- *Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.*
- *Examine the potential associated with the possible re-opening of the railway to Youghal.*

Table 9.9: Midleton Electoral Area: Population, Households & New Houses Required 2006 –2020

	2002 Census	2006 Census	Growth 2006 –2020	2020 Target
Population				
Carrigtwohill	1,411	2,782	9,230	12,012*
Cobh	9,811	11,303	3,240	14,543
Midleton	7,957	10,048	13,687	23,735**
Youghal	6,597	6,785	1,524	8,309
Villages and Rural	20,546	23,101	3,287	26,388
Total Population	46,322	54,019	30,968	84,987
Households				
Carrigtwohill	442	924	4,088	5,012
Cobh	3,076	3,755	2,296	6,051
Midleton	2,494	3,338	6,484	9,822
Youghal	2,149	2,308	1,196	3,504
Villages and Rural	7,147	8,515	2,452	10,967
Total Households	15,308	18,840	16,516	35,356
New Dwellings Required			21,470	

* Figure derived from the Carrigtwohill Special Local Area Plan

**Figure derived from the Midleton Special Local Area Plan

9.5.47. Table 9.9 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.

Skibbereen Electoral Area - Local Area Plan

9.5.48. The towns of Clonakilty and Skibbereen are administered by their respective Town Councils but the outer areas of each town fall within the administration of the County and are considered in this Plan, along with the town of Dunmanway. Skibbereen and Dunmanway have potential as important centres of population, employment and services, with Skibbereen having an additional role in tourism. Clonakilty is designated a Strategic Employment Centre in this plan, acting as a focal point for stimulating economic development in West Cork. A Special Local Area Plan will be prepared to provide for such a planning framework. The North and West Strategic Plan area encompasses the entire Skibbereen Electoral Area.

9.5.49. The Skibbereen Electoral Area in addition to the main settlements also includes the villages and smaller settlements of Ballineen-Enniskeane, Baltimore, Courtmacsherry, Drimoleague, Leap, Rosscarberry, Timoleague, Union Hall, Ardfield, Ballynacarriga, Ballinascarthy, Ballingurteen, Butlerstown, Cappeen, Castletownkenneigh, Castletownshend, Clogagh, Drinagh, Glandore, Kilmichael, Lissavard, Rathbarry, Reenascreena, Ring, Rossmore, Shannonvale, Terelton, Caheragh, Connonagh, Drombeg, Johnstown, Lislevane, Lyre, Rathmore, Togher, Tooms, Ballinglanna, Cape Clear, Darkwood, Darrare Rural Model Village, Inchydoney, Lisbealad, Owenahinchy, Poundlick, Sherkin Island and Tragumna. Figure 9.10 shows a map of the Skibbereen Electoral Area.

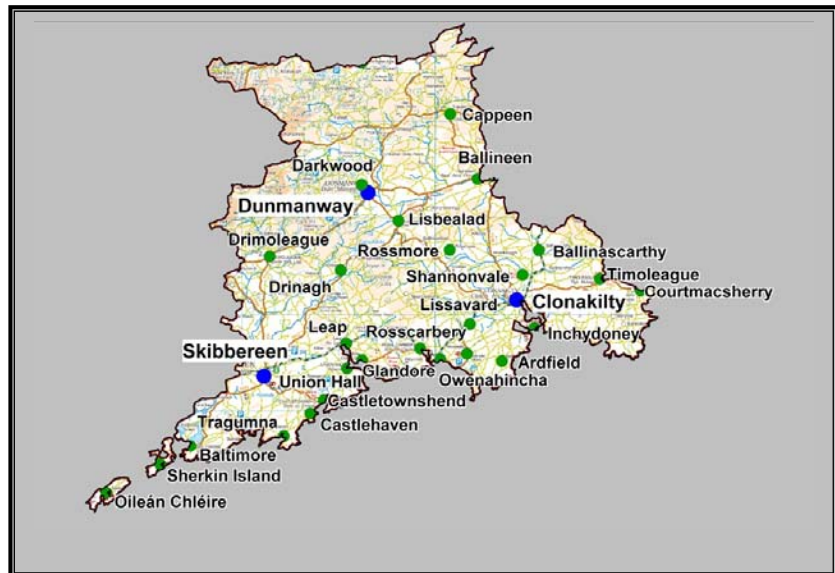


Figure 9.10: Map of the Skibbereen Electoral Area

9.5.50. Skibbereen Electoral Area falls entirely within the West Cork Development Partnership Area. Two other development initiatives, which are operational in the area, include Comhdháil Oileán na

hÉireann and Meitheal Forbartha na Gaeltachta. A large section of the Skibbereen Electoral Area is also included in the CLÁR Programme.

Planning and Sustainable Development Issues for the Local Area Plan

9.5.51. The main issues to be addressed in the Local Area Plan for this electoral area include:

- *Encouraging balanced population growth so that full economic potential can be achieved.*
- *Develop Skibbereen and Dunmanway as important centres of population, employment and services, and Skibbereen's additional role in tourism.*
- *Protect the attractive landscape setting of the Skibbereen Electoral Area, in particular the hills, lakes and coastal landscapes.*
- *Development in village and rural areas to complement the planned growth in the towns at a scale that respects the setting and character of the village itself.*

Table 9.10: Skibbereen Electoral Area: Population, Households & New Houses Required 2006 –2020				
	2002 Census	2006 Census	Growth 2006 – 2020	2020 Target
Population				
Clonakilty	3,698	4,154	3,064	7,218
Dunmanway	1,532	1,522	454	1,976
Skibbereen	2,000	2,338	697	3,035
Villages and Rural	24,733	26,079	1,120	27,199
Total Population	31,963	34,093	5,335	39,428
Households				
Clonakilty	1,245	1,463	1,570	3,033
Dunmanway	516	536	294	830
Skibbereen	673	823	452	1,275
Villages and Rural	8,098	8,930	2,374	11,304
Total Households	10,532	11,752	4,690	16,442
New Dwellings Required			6,097	

9.5.52. Table 9.10 summarises the pattern of population and household growth in this electoral area for the 2002-2006 period. Generally, growth has been stronger than anticipated and, in some

instances the forecasts for the area for the year 2020, based on the Regional Planning Guidelines for the South West Region (published in 2004), have already been exceeded. The latest population targets for the South West Region that were published by the Government in February 2007, envisage growth continuing broadly at similar rates to those of recent years.

9.6 Special Local Area Plans

9.6.1. Special Local Area Plans are prepared for areas where change is anticipated at a particularly rapid rate or may be otherwise on a large scale. During the period of the 2003 County Development Plan four Special Local Area Plans were prepared;

- Midleton,
- Carrigtwohill,
- Blarney – Kilbarry,
- Mallow.

9.6.2. The Special Local Area Plans for Midleton, Carrigtwohill and Blarney-Kilbarry were prepared to set out a land use framework, up to the year 2020, for the areas within the hinterland of the proposed new stations on the Cork Suburban Rail Network. The Blarney-Kilbarry Special Local Area Plan includes the development of a new settlement at Monard, in order to give certainty that a critical mass of population would be developed in tandem with the opening of the rail network.

9.6.3. The Mallow Special Local Area Plan was prepared following the designation of the town as a Hub in the National Spatial Strategy to set out a land-use strategy to provide strategic employment led growth for the town toward the year 2020 and beyond.

Development Plan Objectives: Special Local Area Plans	
LAP 6-1	<p>Cork International Airport</p> <p>It is an objective to prepare a Special Local Area Plan for Cork Airport that will address the land use requirements of Cork Airport. This Plan will</p> <ul style="list-style-type: none"> • Identify land that may be required in the future to enhance the operational capacity of the airport, • Identify land for transport improvements linking the Airport to the City Centre, including Light Rail and Bus Rapid Transit,

Development Plan Objectives: Special Local Area Plans	
	<ul style="list-style-type: none">• Take account of the overall strategy in this Plan and identify appropriate land uses that would benefit from an airport location.
LAP 6-2	It is an objective to prepare a Special Local Area Plan for Clonakilty setting out a land use strategy to provide strategic employment led growth for the town.

Appendices

Appendix A Environmental Statement

Appendix B Housing Strategy

Appendix C Glossary of Terms

Appendix A

Environmental Statement of the Cork County Development Plan 2009-2015

Section 1 – Introduction:

Terms of Reference

This is the SEA Statement of the Cork County Development Plan (CDP) 2009-2015 and forms the final part of the requirements for the Strategic Environmental Assessment (SEA) of the Plan.

SEA Definition

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest stage of decision-making.

Legislative Context

Directive 2001/42/EC of the European Parliament and of the Council, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment, introduced the requirement that SEA be carried out on plans and programmes, which are prepared for a number of sectors, including land use planning. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), and, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of regulations became operational on the 21st of July 2004. The SEA Directive and the instruments transposing it into Irish Law require that after the adoption of a plan or programme, the plan or programme making authority is required to make a Statement available to the public, the competent environmental authorities and, where relevant, neighbouring countries. This Statement is referred to as an SEA Statement.

Content of the SEA Statement

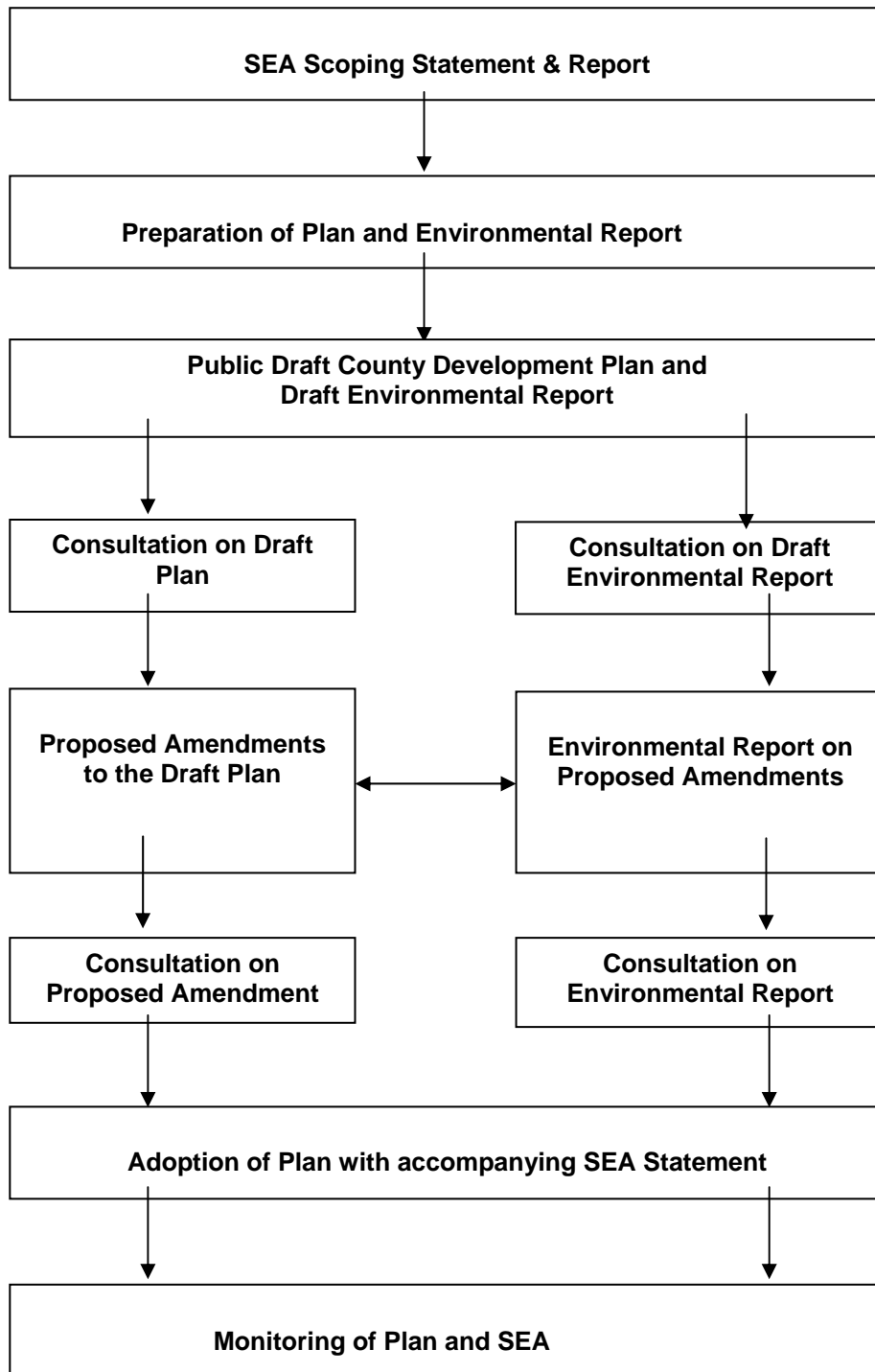
The SEA Statement is required to include information summarising:

- (a) how environmental considerations have been integrated into the plan
- (b) how
 - the environmental report,
 - any submission or observation to the planning authority in response to a notice under section 12(1) or (7) of the Act, and
 - any consultations under article 13 Fhave been taken into account during the preparation of the plan,
- (c) the reasons for choosing the plan, as adopted, in light of the other reasonable alternatives dealt with, and
- (d) the measures decided upon to monitor, in accordance with Article 13J, the significant environmental effects of implementation of the plan.

The Guidelines on the implementation of the SEA Directive state that the SEA statement should summarise the issues and concisely address them. Each of the above points have been addressed and are included in the various sections of the SEA statement which follow. The influence of the SEA on the Development Plan making process is outlined in the following flow chart. (Figure A.1)

The SEA statement tracks the progression of the plan as presented in the diagram, highlights how environmental considerations have been taken into account and sets out the detailed monitoring for the plan in the final section which it is intended will be reviewed over the lifetime of the plan. A bibliography of the list of documents which informed and ran parallel to the various stages of the SEA has been included at the end of this statement.

Figure A.1: Influence of SEA on the Cork CDP-Making Process



Section 2 - How Environmental Considerations and the Environmental Report were factored into the plan:

Introduction

Environmental considerations have been integrated into the plan from the early stages of its plan preparation, particularly through the Environmental Report and throughout the process. During the various stages of Plan preparation, where it was demonstrated that conflict with environmental objectives arose, measures were proposed which sought to mitigate against any potential negative environmental effects. This has occurred throughout the preparation of the Draft Plan, the Amendments and their accompanying Environmental Reports. Conclusions were incorporated into the Manager's Reports to inform the member's decision making on the plan. A number of distinct stages of the process during which environmental issues have been incorporated and the SEA methodology applied are outlined below:

Stage 1 – Preparation of the Draft Plan (Scoping and Environmental Report)

Stage 2 – Screening Matrix and Preliminary Evaluation of the Draft Plan Objectives

Stage 3 – Secondary Analysis of Matrix & Objectives and Recommendations

Stage 4 – The Amendment Stage (including Supplementary Environmental Report)

Stage 1 – Preparation of the Draft Plan (Scoping and Environmental Report)

Scoping:

Section 4 of the Main Environmental Report prepared with the Draft County Development Plan outlines the methodology of the preparation of the plan and Environmental Report.

Initially, the Planning Authority engaged in a scoping exercise to determine the range of environmental issues and the level of detail to be included in the Environmental Report, which were decided upon, in consultation with the prescribed environmental authorities as a requirement of the SEA Regulations and Guidelines. The scoping and information gathering stage allowed for the collection of existing environmental baseline information in order to describe the current state of the environment in County Cork. This is outlined in the Scoping Statement (See Appendix).

The Environmental Report:

The SEA legislation requires that the preparation of a Development Plan take consideration of a prepared Environmental Report. The Environmental Report prepared alongside the plan investigates, describes and evaluates the likely significant effects on the environment of County Cork of implementing the Draft Plan, having

Appendix A: Environmental Statement

regard to the existing environmental baseline. The purpose of the Environmental Report is to raise awareness of significant environmental issues for the Elected Members and members of the public and ensures that these issues are addressed, within the capacity of the planning system.

The Report also identifies and environmentally appraises a number of development strategies (alternatives) for the County, leading to the selection of a preferred strategy. Mitigation measures to offset potential adverse impacts of implementing the Plan and the identification of monitoring procedures to monitor the impacts of the Plan are also outlined in the Environmental Report.

Alternative frameworks:

The Environmental Report is required by the SEA Directive to consider reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme and the significant environmental effects of the alternatives selected. Alternatives were formulated having regard to the objectives of the Plan, its geographical scope and its location within the hierarchy of land-use plans. The alternatives are explored in Chapter 7 of the Environmental Report on the Draft Plan and a further expansion on these alternatives is outlined in Section 4 of this SEA statement.

Stage 2 – Screening Matrix and Preliminary Evaluation of the Draft Plan Objectives:

Before the publication of the Draft County Development Plan, the objectives it contained were evaluated against the Environmental Protection Objectives (EPO's) which were created for the County Development Plan SEA within a series of matrices. These completed matrices are outlined in Section 8 of the Environmental Report.

This stage identified whether the Draft Plan objectives would be likely to have either:

- No interaction with EPOs (they are likely to have no interaction with the status of the environment);
- A positive interaction with EPOs (they are likely to improve the status of the environment);
- A conflicting interaction with EPOs which is unlikely to be mitigated against (they are likely to significantly conflict with the status of the environment);
- A potentially conflicting interaction with EPOs which is likely to be mitigated against through compliance with the mitigation measures outlined in the Environmental Report (they are unlikely to significantly conflict with the status of the environment), or;
- An uncertain interaction with EPOs (the interaction with the status of the environment is uncertain).

This process would inform Stage 3 which is detailed below where the objectives were examined further.

Stage 3: Secondary Analysis of the Matrix & Objectives and Recommendations

The second analysis phase of the matrix occurred during and after the display period of the Draft Plan and Environmental Report. It considers the proposed objectives where potential conflict with the identified Environmental Protection Objectives (EPOs) were identified (Stage 2). General comments were made on the assessment, which were influenced by comments from the EPA (See Section 3 of this Statement), and following on from this, recommendations on potential mitigation measures were prepared. These recommendations typically included:

- Changes to the wording of the objective;
- The removal of the objectives that were unsustainable or did not promote the SEA objectives;
- The addition of new objectives.
- The deletion of an objective.
- The expansion on the wording of an objective

Having carried out an analysis through Stage Two it had been highlighted that numerous objectives were commonly in conflict with particular EPOs. Therefore it was considered that the addition of 5 higher-level objectives would overcome many of these issues. It was accepted however that the higher-level objectives could not mitigate against everything thus each Draft Plan objective was still assessed individually with recommendations made on 13 of the Draft Plan objectives. The changes to these 13 Draft Plan objectives along with the 5 new higher-level objectives were then included as Proposed Changes in the Amendment Document along with any other proposed changes that went on public display.

Five higher-level objectives were provided in the amendments in relation to the following:

- The provision of objectives in relation to *Waste Water Treatment Facilities* to cover the EPO which seeks to ensure development is served by appropriate waste water treatment
- The provision of an objective in relation to *Waste* to cover the EPO which seeks to ensure minimisation of waste and minimisation of waste materials to landfill
- The provision of an objective in relation to *Air Quality* to cover the EPO which seeks to ensure the conservation and enhancement of air quality
- The provision of an objective in relation to *Appropriate Assessment* to cover the EPO which seeks to conserve and enhance protected habitats and species in designated sites
- The provision of an objective in relation to *Historic Character Assessment* to cover the EPO, which seeks to conserve and enhance archaeological heritage, sensitive landscape and designated scenic views and landscape.

A number of smaller changes in relation to specific objectives in the Draft Plan (13) were also modified or revised which were all included in the Amendment Document put forward for public display by the Members.

Stage 4: The Amendment Stage (Supplementary Environmental Report)

This consisted of 2 main phases:

Phase 1 – Strategic Environmental Assessment of the Proposed Amendments to the Draft County Development Plan 2007 (September 2008)

Changes to the plan were proposed for public display after the Member's consideration of the Draft Plan in the form of a proposed Amendment. A SEA and screening of the proposed amendments was thus required and was published as an addendum to the main Environmental Report. The Guidelines require that the screening process should be recorded, including any likely significant environmental effects and that the screening documentation should be made available for inspection during the public display period of the Proposed Amendments to the Draft Plan. The documentation of the screening process was thus published with the Proposed Amendment to the Draft Plan in September 2008. The changes to objectives proposed were considered through a similar matrix process as occurred with the objectives of the Draft Plan. Where likely conflict with the EPOs were highlighted general comments were made with recommendations, where necessary, to consider reviewing any new or revised objectives where appropriate.

Phase 2 – SEA and the Managers Report on the Proposed Amendments

The recommendations and comments on the SEA of the Proposed Amendments along with the submissions made on the amendments were considered under the County Manager's Report to Members under Section 12(8) of the Planning and Development Act 2000 published on 10th November 2008 and reflected ultimately in the Member's Decision making.

The major change highlighted in the Plan arising from the Proposed Amendments was in relation to a proposed new Ring Town at Annaghmore. The Guidelines state that the changes should be screened to see if they themselves would cause any significant environmental effects not previously identified or addressed in the Environmental Report. It was considered that Annaghmore should be highlighted for particular consideration as it represented a major change to the Plan that had not been considered as an option in the Public Draft SEA Environmental Report.

Section 3 - Summary of how submissions and consultations were taken into account:

Introduction

This section details how both the Environmental Reports and submissions and observations made to the Planning Authority on the Environmental Reports and SEA process have been taken into account during the preparation of the plan. In particular, the County Manager's Reports on the Development Plan under Section 12(4) and 12(8) required under the Planning and Development Act 2000 and prepared after the formal public display periods demonstrate how particular submissions/consultations were considered. The general manner in which submissions were taken into account is outlined below.

SEA Scoping Consultations

Strategic Environmental Assessment scoping letters were sent to the Department of the Environment, Heritage and Local Government (DEHLG), Department of Communications, Marine and Natural Resources (DCMNR) and Environmental Protection Agency (EPA). The responses, where received, to these letters were taken into account during the carrying out of the Strategic Environmental Assessment and the preparation of the Environmental Report on the Draft County Development Plan.

Submissions and Observations after Public Display Periods

The SEA team responded to submissions and observations made after the various public display periods. Changes to the Plan or Environmental Report were advised and made where necessary. Any changes necessitated as a result of the submissions received were reviewed by the SEA team and have been incorporated where appropriate into the Amendments to the Plan and documented in the various Environmental and Manager's Reports produced during the preparation of the Plan.

The EPA, as one of the environmental authorities included in the SEA process, provided comments at both the Draft Plan and Amendment stage which were taken into consideration in both the Section 12(4) and Section 12(8) Manager's Reports required under the Planning and Development Act 2000. Both the Section 12(4) and Section 12(8) Manager's Reports outline how the submissions were taken into consideration. The submissions thus influenced the preparation of the Proposed Amendments and ultimately the final decisions on the plan. Brief summaries of the two Manager's Reports are outlined.

Manager's Reports on Submissions and Observations:

Consideration of Submissions – Stage 1

Reference Document: County Manager's Report to Members under Section 12(4) of the Planning and Development Act 2000 – Main Issues Raised on the Draft County Development Plan 2007 (May 2008)

Appendix A: Environmental Statement

Chapter 10 of the Section 12(4) Manager's Report on Submissions to the Draft Plan outlines the Manager's Response to issues arising in relation to the Environmental Report on the Plan. There were no direct references to the Environmental Report and SEA by members of the public in their submissions to the Draft Plan however there were issues raised by the Environmental Protection Agency (EPA) within their remit as a designated environmental authority on the SEA process.

The recommendations and comments of the EPA were given consideration and informed a number of the changes proposed in the Amendment to the Draft Plan. The direct changes are evident in the Proposed Amendment document and are as outlined in Section 2 of this SEA statement.

Consideration of Submissions - Stage 2

Reference Document: County Manager's Report to Members under Section 12(8) of the Planning and Development Act 2000 – Main Issues Raised on the Proposed Amendments to the Draft County Development Plan 2007 (November 2008)

A substantial number of submissions were received at the Amendment Stage in relation to the SEA process (317 in total) all of which made observations on the SEA approach taken towards the proposed new settlement of Annaghmore. These have been considered and are outlined in the Section 12(8) Manager's Report.¹ The EPA also made a detailed commentary on the SEA as a whole following on from their initial comments at the Draft Stage. This submission was also considered and acknowledged and is included in the consideration in the Section 12(8) Manager's Report.²

¹ Volume 1 (Part B) Main Issues Raised on the Proposed Amendments to the Draft County Development Plan to Give Effect to the Development of a New Settlement at Annaghmore.

² Volume 2 – Appendix A – Assessment and Response to the issues raised by the Environmental Protection Agency with regard to the Strategic Environmental Assessment of the Proposed Amendments

Section 4 - Reasons for choosing the plan as adopted, in light of other reasonable alternatives considered.

Introduction

This Section details the alternatives, which were identified and evaluated for likely environmental and planning effects as part of the SEA process for the Cork County Development Plan. The full description of the Alternative Plan Scenarios are outlined in Section 7 of the Environmental Report on the Draft Plan.

The Plan Context

Structure of the Plan:

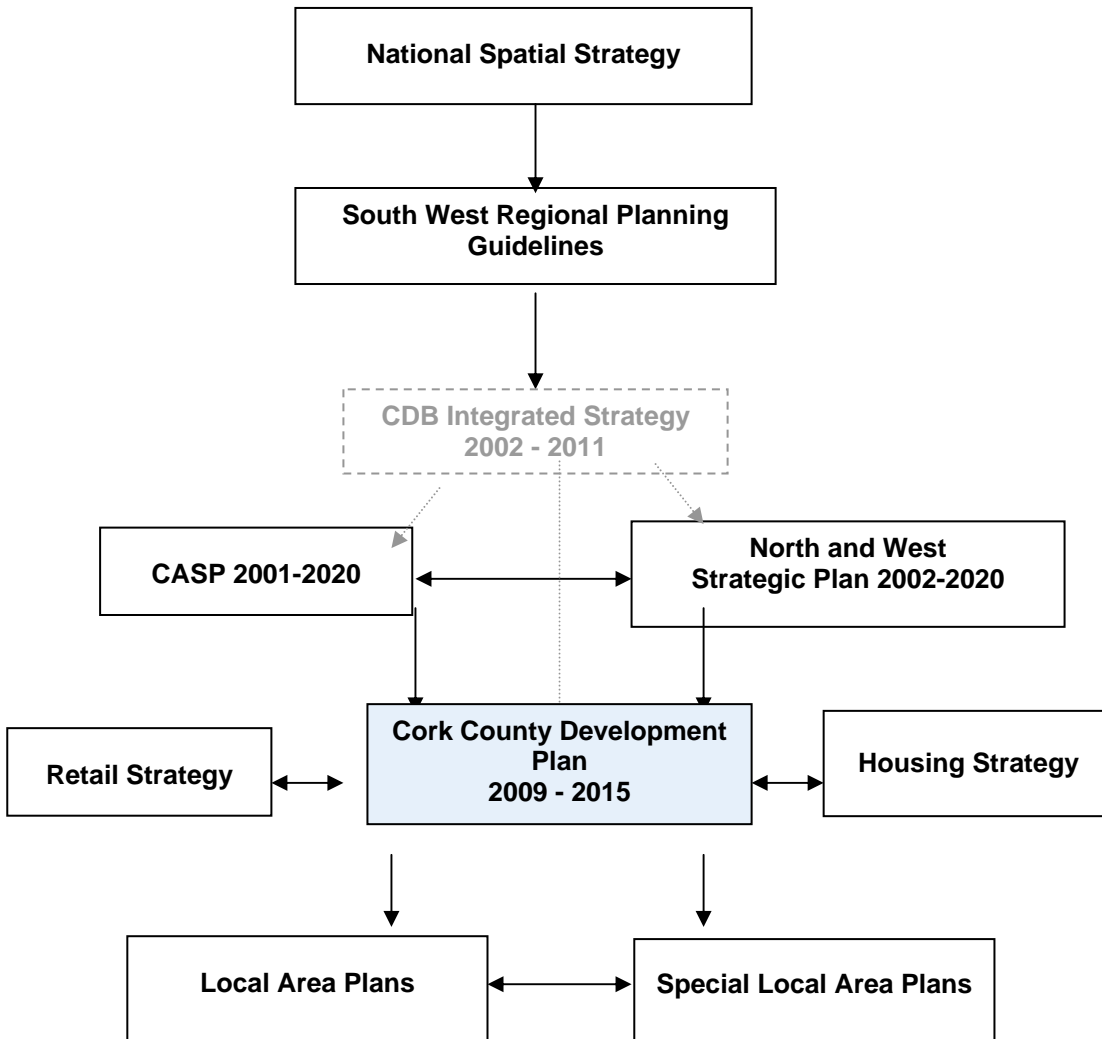
The plan consists of a written statement which contains key aims for the County, a County strategy which is set out in relation to the four 'Strategic Sub Areas' in the County i.e. County Metropolitan, CASP Ring, North and West Cork, each having their own main planning goals, strategic principles for each chapter and more detailed specific policies and development objectives. The aims, goals, chapters, strategic principles and objectives contained in the Plan need to be read in conjunction with each other.

Plan Hierarchy and Guiding Documents:

The County Development Plan provides a framework for the future development of the County that is consistent with the policies and objectives of higher order forward planning strategic documents.

In development of the alternatives it has to be noted that the County Development Plan is a plan developed at the strategic level. It forms part of a hierarchy of plans and strategies that extends from the EU to national, regional, county and local level (Figure A.2). Several strategic planning and other initiatives, within the County, have also been undertaken and inform the Plan including the Cork Area Strategic Plan 2001-2020 (CASP) and Housing and Retail Strategies. There are various lands use, environmental plans and other guidance documents which were taken into consideration in the preparation of the plan.

Figure A.2: County Development Plan and the Planning Hierarchy



Selecting the Alternative Plan Options:

In the course of the development of the Plan, three strategic alternative plan scenarios were formally evaluated to determine their planning and environmental consequences. The Alternative Scenarios considered were;

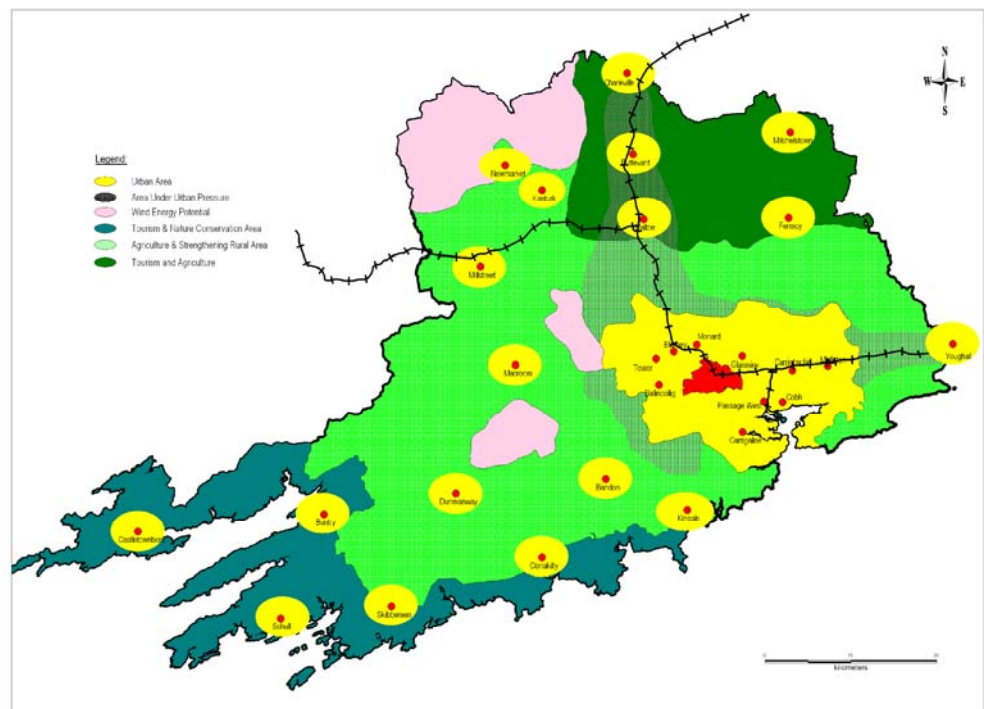
- Scenario 1 – Rapid Economic Growth
- Scenario 2 – Environmental
- Scenario 3 – Sustainable

The alternative scenarios are reasonably distinct and provide an overview of the options available in deciding the underlying strategy for the Plan (See Chapter 7 Environmental Report). In selecting realistic alternatives that could be implemented, it was considered that the scenarios of ‘no further development’ or ‘unconstrained

development' in the County were unreasonable alternatives, as they were unlikely to be delivered and would not reflect the statutory and operational requirements of the Plan. Therefore, those two scenarios were not considered as part of the SEA process.

Each of the alternative scenarios were evaluated against Strategic Environmental Objectives. Having regard to planning considerations including legislation, higher order plans and submissions received from the public, Scenario 3 (Sustainable) emerged as the scenario that balances environmental protection and resource conservation with economic and social development and most resembles a sustainable option for the future development of the whole County. Figure A.3

Figure A.3: The Selected Plan – Scenario 3 (Sustainable Development)



Chosen Alternative:

The chosen development scenario (Scenario 3 – Sustainable) represents an approach based on the sustainable development of the County and within the structure of the hierarchy of other higher order plans. The final plan selected is in line with the predeterminations, including decisions made at a higher level and has been influenced by many previous plans. It can be seen how the chosen alternative influences the final strategy (see Cork County Strategic Diagram Figure A.4). The full description of the various scenarios – together with descriptions of their likely planning and environmental

Section 5 - Monitoring Measures:

Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans are monitored in order to identify, at an early stage, unforeseen adverse effects and to be able to undertake appropriate remedial action. Monitoring can also be used to analyse whether the County Development Plan is achieving its Environmental Protection Objectives and targets, whether such objectives need to be re-examined and whether the proposed mitigation measures are being implemented.

Cork County Council is thus required to monitor the significant environmental effects arising from the implementation of the County Development Plan. This SEA statement identifies the final proposals for monitoring the County Development Plan which are to be adopted alongside the Plan (see tables on monitoring indicators)

The primary purpose of monitoring is to cross check significant environmental impacts which arise during the implementation stage against those predicted during the plans preparation stage. These potential impacts are also considered in a national, regional and local context, where possible. The next major stage of plan production for the Planning Policy Unit are the Local Area Plans for the entire County. Survey work about to commence in this area can be directly relevant in terms of future monitoring for the County Development Plan.

Monitoring Methodology

Indicators and Targets:

The monitoring proposals are based around the indicators which were chosen earlier in the process but which now have been refined. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Protection Objectives used in the evaluation. Focus will be given to indicators that are relevant to the likely significant environmental effects of implementing the CDP and existing monitoring arrangements will be used in order to monitor the selected indicators. Each indicator to be monitored is accompanied by targets derived from the relevant legislation and from the advice of the EPA.

Monitoring Process:

The monitoring process assesses the progress of environmental components of the Plan and environmental targets through monitoring indicators.

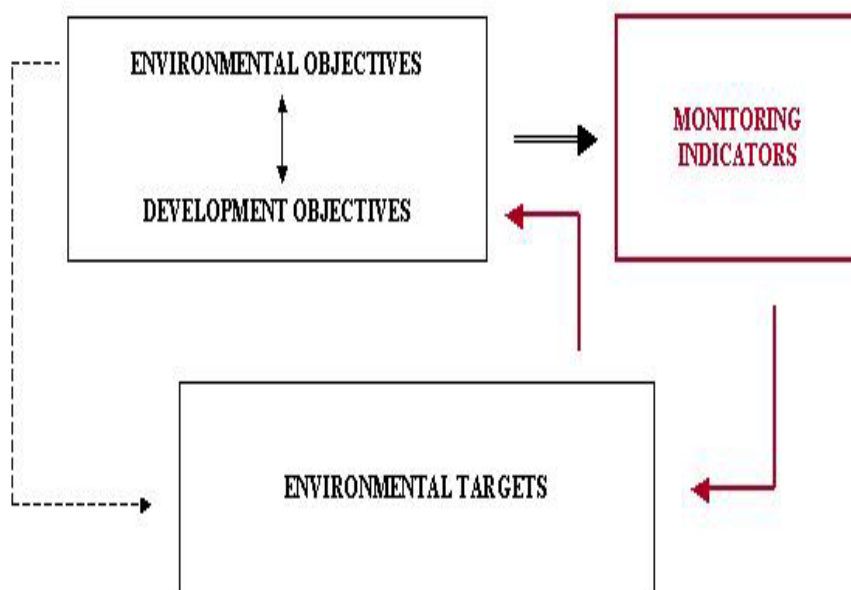


Figure A.6: The Monitoring Process

The Environmental objectives and targets are predominately linked to objectives contained in the Plan (Figure A.6). The emphasis in the monitoring of objectives and targets is on those monitoring indicators which are available internally.

There is a dependence on external information, which is required in certain areas, particularly water objectives and their targets, however it is difficult to ascertain if this information will become frequently and readily available during the monitoring period. This reality is reflected in the matrix that follows relating to the monitoring indicators.

The monitoring process system can be split into several following stages:

- Collection of data (acquisition)
- Processing the data (analysis of collected data)
- Evaluation and interpretation
- Consideration of consequences (review of Plan policies)

It is proposed to use a Geographical Information System (GIS) based monitoring system to monitor and assess the implementation of the plan through the Local Area Plan process and the County Development Plan review.

Purpose/Role of Monitoring:

The collection of information relating to monitoring indicators can play a key role in the preparation of the Local Area Plans work which is due to commence in early 2009. This can provide key baseline information for these plans and ultimately may inform the monitoring and review of the County Development Plan.

Reporting:

A preliminary monitoring evaluation report on the effects of implementing the County Development Plan (County Development Plan) will be prepared to coincide with the Manager's report to the elected members on the progress achieved in securing CDP objectives within two years of the making of the plan (this Manager's report is required under section 15 of the 2000 Planning Act).

The process of the final review of monitoring and baseline preparation for the new plan will occur in 2013 at which point it is intended that the results of the monitoring process will inform the new plan.

Responsibility:

Cork County Council are responsible for collating existing relevant monitored data, the preparation of a monitoring report, the publication of this report and, if necessary, the carrying out of corrective action.

Appendix - SEA Statement Bibliography:

List of published documents relevant to the SEA process:

- Scoping Statement on Draft Cork County Development Plan 2009-2015 (July 2007)
- Draft Cork County Development Plan 2009-2015 (December 2007)
- Environmental Report on the Draft Cork County Development Plan 2009-2015 (December 2007)
- County Manager's Report to Members under Section 12(4) of the Planning and Development Act 2000 – Main Issues Raised on the Draft County Development Plan 2007 (May 2008)
- Proposed Amendments to the Draft County Development Plan (July 2008)
- Strategic Environmental Assessment of the Proposed Amendments to the Draft County Development Plan 2007 (September 2008)
- County Manager's Report to Members under Section 12(8) of the Planning and Development Act 2000 – Main Issues Raised on the Proposed Amendments to the Draft County Development Plan 2007 (November 2008)

MONITORING INDICATORS

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
B1	To avoid significant adverse impacts (direct, cumulative and indirect), to protected habitats, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites.	No significant adverse impacts, (direct, cumulative and indirect impacts), to relevant habitats, species or their sustaining resources in designated ecological sites.	1) Number of significant adverse impacts (direct, cumulative and indirect impacts), to relevant habitats and species in designated heritage sites (SPAs, SACs, NHAs).	County Cork Heritage Forum, The Heritage Unit of Cork County Council, Department of the Environment, Heritage and Local Government, National Parks and Wildlife Service.	Dependent on external information
		To mitigate against possible adverse impact within designated heritage sites.	2) Granted PA and unauthorised development within designated heritage sites.	Cork County Council: PPU, DM, Enforcement and Heritage Department.	Internally available
B2	To protect the marine environment, aquatic biodiversity, flora and fauna and to promote integrated coastal zone management strategies.	No significant adverse impacts (direct, cumulative and indirect impacts) to protected aquatic flora and fauna by development within or adjacent to these sites.	Number of significant adverse impacts (direct, cumulative and indirect impacts) to aquatic flora and fauna and the marine and coastal environment.	County Cork Heritage Forum, The Heritage Council, Department of the Environment, Heritage and Local Government, National Parks and Wildlife Service.	Dependent on external information
PH1	To improve the quality of life for the people of County Cork through high quality residential, working and recreational environments, sustainable travel patterns.	To improve quality of life, provision of improved physical and social infrastructure, to reduce journey to work times and allow for a better match between place of residence and place of work.	1) Journey to work times	POWCAR	Internally available
			2) Number of settlements with developed broadband.	SPIN project, MANS network	Internally available

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
			3) Ratio unemployment/population growth.	CSO, Cork County Council: PPU	Dependent on external information
		To reduce number of issued boil water notices.	4) Frequency of "boil water" notices issued	Cork County Council: Water Service Department	Internally available
PH2	To protect human health from hazards or nuisances arising from traffic and incompatible landuses.	No spatial concentrations of health problems arising from environmental factors.	Occurrence of a spatially concentrated deterioration in human health.	The National Cancer Registry, Health and Safety Authority, Health Service Executive	Dependent on external information
S1	To maximise the sustainable re-use of brownfield lands and the existing built environment, rather than developing greenfield lands.	All brownfield lands to be re-developed at the end of the CDP lifespan (subject to availability on the open market and demand of such land).	Area of brownfield land available.	Cork County Council, EPA	Internally available
		Direct development towards Brownfield as priority Vs Greenfield development.	% of Brownfield Vs Greenfield in new applications. (LAP survey work).	Cork County Council: PPU	Internally available
		To achieve proportion 80-20% in urban-rural population split in Metropolitan Cork.	Number of granted PA within Greenbelt zone for the lifetime of Plan period.	Cork County Council: PPU	Internally available
S3	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices	To meet national and EU targets on the recycling of municipal waste and its diversion from landfill.	Volume of waste recycled and volume of waste sent to landfill.	Cork County Council: Waste Management Department	Internally available

Appendix A: Environmental Statement

<i>EPO</i>	<i>ENVIRONMENTAL OBJECTIVE</i>	<i>TARGET</i>	<i>MONITORING INDICATORS</i>	<i>DATA SOURCE</i>	<i>ACCESSIBILITY</i>
S4	To permit sustainable quarrying of non-renewable sand, gravel, rock deposits.	All sites of extraction and quarrying sites to have rehabilitation programmes in place with agreed rehabilitation targets.	Proportion of excavated area returned to productive use.	Cork County Council, EPA	Internally available
W1	To prevent pollution and contamination of ground water.	1. Zero Faecal Coliform Counts per 100ml of groundwater. 2. To improve biotic quality ratings, where possible to Q5.	1. Faecal Coliform Counts per 100ml of groundwater. 2. Changes in water quality as identified during water quality monitoring programmes.	Water Framework Directive: SWRBD, EPA	Dependent on external information
W2	To maintain and improve, where possible, the quality of rivers, lakes and surface water	1. To maintain a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015. 2. To improve biotic quality ratings, where possible, to Q5	Biotic Quality Rating (Q Value) and Risk Assessment.	Water Framework Directive: SWRBD, EPA	Dependent on external information
		To sustainably manage development within river catchments sensitivity zones.	Granted PA for new housing and quarries within river catchments sensitivity zones.	Cork County Council: PPU, DM	Internally available
W3	To maintain and improve, where possible, the quality of estuarine and coastal waters.	To maintain or to improve trophic status, where relevant, to unpolluted in line with the requirement to achieve good water status under the Water Framework Directive, by 2015.	Trophic Status (ATSEBI)	SWRBD, EPA	Dependent on external information
W4	To prevent pollution and contamination of bathing water.	1. ≤ 5,000 Total Coliform Counts per 100ml of bathing water. 2. ≤ 1,000 Faecal Coliform	1. Total Coliform Counts per 100ml of bathing water. 2. Faecal Coliform Counts	EPA	Dependent on external information

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
		Counts per 100ml of bathing water.	per 100ml of bathing water.		
A1	To maintain and improve air quality in County Cork.	1) Maintain or improve levels of ambient SO ₂ , NO _x and particulate matter.	Air quality standards of SO ₂ , NO _x and PM ₁₀ .	EPA	Dependent on external information
		2) To reduce travel to work commuting within County Metropolitan area through employees/jobs balance in Metropolitan main towns.	Granted PA for new residential and business activity in Metropolitan towns.	Cork County Council: PPU	Internally available
		3) To encourage public transport within City and County Metropolitan Area.	Percentage of population within the plan area travelling to work by public transport	POWCAR	Internally available
		4) To increase number of cycle friendly measures in City Environs and the main Metropolitan towns	Number of cycle friendly measures provided in the City Environs and main Metropolitan towns.	Cork County Council: PPU, Coastal and Recreation Department	Internally available
		5) To encourage new development on zoned land within public transport corridors, especially to Midleton and Cobh.	Percentage of new development within public transport corridors.	Cork County Council: PPU, DM	Internally available
M1	To serve new development under the CDP with appropriate waste water treatment.	No new developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP.	Number of new developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP.	SPIN project, DM	Internally available
M2	To maintain and improve the quality of drinking water	To maintain and improve drinking water quality in Cork county to comply with the	Drinking water quality standards (Microbiological, Chemical and Indicator	Cork County Council, EPA	Dependent on external information

Appendix A: Environmental Statement

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
	supplies.	requirements of the European Communities (Drinking Water) Regulation 2000.	parameters).		
CH1	To protect the archaeological heritage of County Cork and; the context of the above within the surrounding landscape where relevant.	No unauthorised developments permitted over the lifespan of the CDP which result in full or partial loss of: entries to the Record of Monuments and Places; entries to the Register for Historic Monuments; National Monument subject to Preservation Orders, and; the context of the above within the surrounding landscape where relevant.	Number of granted PA and unauthorised developments permitted over the lifespan of the CDP which result in full or partial loss of: entries to the Record of Monuments and Places; entries to the Register for Historic Monuments; National Monument subject to Preservation Orders, and; the context of the above with the surrounding landscape where relevant.	County Cork Heritage Forum, The Heritage Council, Department of the Environment, Heritage and Local Government - National Parks and Wildlife Service.	Internally available
		To extend the Record of Protected Structures (RPS).	Number of Protected Structures added to the RPS.	The Heritage Unit of Cork County Council	Internally available
CH2	To preserve and protect the special interest and character of County Cork's architectural heritage and the context of the above within the surrounding landscape where relevant.	No unauthorised developments permitted over the lifespan of the CDP which result in physical loss or loss to the context in the surrounding landscape or streetscape of: entries to the Record of Protected Structures; Architectural Conservation Areas, or; entries to the National Inventory of Architectural Heritage.	Number of granted PA and unauthorised developments permitted over the lifespan of the CDP which result in physical loss or loss to the context in the surrounding landscape or streetscape of: entries to the Record of Protected Structures; Architectural Conservation Area, or; entries to the National Inventory of Architectural Heritage.	DM, Heritage Unit, PPU	Internally available

Appendix A: Environmental Statement

EPO	ENVIRONMENTAL OBJECTIVE	TARGET	MONITORING INDICATORS	DATA SOURCE	ACCESSIBILITY
		To increase the number of Architectural Conservation Areas (ACAs) and Areas of Special Planning Control in the County.	Number of ACAs and Areas of Special Planning Control added to the County Development Plan.	The Heritage Unit of Cork County Council	Internally available
L1		Number of unauthorised conspicuous developments located within sensitive landscapes or designated scenic landscapes.	Number of granted PA and unauthorised development to be conspicuously located within sensitive landscapes or designated scenic landscapes.	Cork County Council	Internally available
		To control developments with possible adverse impacts upon designated scenic routes or scenic landscape.	Number of granted PA with direct or indirect impact on scenic views and prospects within Scenic Landscapes or in Scenic routes corridors.	Cork County Council: PPU, DM	Internally available

Appendix B

Housing Strategy

Note: The full report and appendices of the housing strategy study are entitled 'Cork Planning Authorities Joint Housing Strategy' dated January 2009. They are available in two volumes from the County Council Planning Department. This Appendix is in two parts: Housing Strategy: Principles and Policies and Housing Strategy: Implementation and Monitoring.

Principles and Policies

This section has evolved from an analysis of housing issues, needs and supply. A restatement of the aim of the strategy sets the context for the four key principles that underpin the strategy. These principles are expanded into detailed policies and programmes of action.

Aim of the Strategy:

'To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price that they can afford'

Key Principles:

Four key principles guide the Housing Strategy.

Principle 1: *To Provide for a Diverse Range of Housing Needs.*

Principle 2: *To Promote Balanced & Sustainable Communities.*

Principle 3: *To Promote Sustainable Development of the Urban & Rural Environment*

Principle 4: *To Promote Environmental Sustainability and the development of a High Quality Living Environment*

Policies and Programmes of Action

Following directly on from analysis in earlier sections and a review of issues raised through the consultation process, a set of policies and programmes of action have been identified. The programmes of action identified are wide ranging: some are more general in nature and may already be contained in other policy documents of the Cork Local Authorities while others have been created to address specific issues, such as the reserved land policy. It is through the implementation of

Appendix B: Housing Strategy

all of these actions together that we are likely to address existing and future housing needs in a comprehensive way.

The policies and programmes of action are presented on the following pages.

POLICY 1.1

The Cork Local Authorities will ensure a mix of house types and sizes within individual developments and within communities.

PROPOSED ACTIONS:

(a) Assess housing variety and mix as a material consideration when considering individual planning applications for residential development. Require developers to submit a *Statement of Housing Mix* with planning applications for multiple housing units detailing the proposed housing mix and why it is considered appropriate—established mix in the area, design, location and market considerations etc. The needs of special groups such as the elderly and disabled should be considered as part of this process.

(b) When developing their own housing stock, the Local Authorities will aim to achieve a mix of housing types and sizes, having regard to identified needs.

(c) Seek to improve the quality of information exchanged between the local authorities, development industry and all other groups with an involvement or stake in the provision of housing with a view to ensuring the supply of the different types of units more closely suits demand and to assist with monitoring the implementation of the strategy.

POLICY 1.2

The Cork Local Authorities will ensure the delivery of a range of housing to suit varying income levels.

PROPOSED ACTIONS:

(a) Ensure that sufficient land is zoned at appropriate densities to meet housing requirements during the lifetime of the relevant Development Plans.

(b) Work with educational and training institutions to support the development of student accommodation.

(c) In partnership with the DoEHLG, private developers, the voluntary & co-operative housing sector, and academic bodies, the Local Authorities will consider other methods for providing housing which is affordable to low and middle income groups.

(d) In partnership with the DoEHLG, continue to support and enhance the voluntary & co-operative housing sector in the development of general and special needs housing.

(e) Facilitate and support the provision of a high quality and affordable private rented sector.

(f) Each Local authority, in its development plan, will give an indication of preference for discharge of development under Part V.

POLICY 1.3

The Cork Local Authorities will require 20% of all land zoned for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social and affordable housing.

PROPOSED ACTIONS:

(a) Seek a suitable balance between social and affordable housing on the reserved lands in accordance with policy 2.1 below.

(b) Where it is proposed that a site be developed for student accommodation, the portion of the site relating to this shall be exempt from the reserved land policy. The proposed development must comply with the location and design criteria set out in the Government's Guidelines on Residential Developments for Third Level Students published in 1999.

(c) Development Plans are to include a policy, similar to that contained in the current City Development Plan, indicating that, in general, applications for a change of use from student accommodation to any other type of accommodation shall be resisted unless it can be adequately shown that an over provision of student accommodation exists in the County. Where such applications are given favourable consideration, Part V obligations will apply.

(d) Development Plans are to include an objective that all land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective), is deemed to be zoned for residential or mixed uses (including residential) for the purposes of Part V of the Planning and Development Act 2000 (as amended).

(e) To ensure the timely conclusion of Part V agreements local authorities shall consider the use of a written agreement in conjunction with planning permissions to remove the ambiguity as regards what is agreed at preplanning and to impose time limits on both sides.

(f) Local authorities will give timely consideration to the enforcement of planning control where development proceeds without compliance with a Part V condition.

POLICY 1.4

The Cork Local Authorities will support the development of housing for people with special housing needs.

PROPOSED ACTIONS:

(a) Support the voluntary sector to develop housing for special needs.

(b) Continue to work with the Cork Homeless Forum in finding ways to prevent homelessness and finding housing solutions for homeless households.

(c) Provide appropriate accommodation for Travellers and / or halting site and /or transient site facilities through the implementation of the Traveller accommodation programmes.

(d) Work with the various Disability Organisations to ensure that wherever possible, housing (including Local Authority Housing) is built to barrier-free standards.

(e) Liaise with the Department of Justice to develop policy for the provision of short-term accommodation for refugees / asylum seekers in Cork and to develop policy on long-term provision for refugees.

(f) Liaise with representative organisations, the Health Service Executive and other stakeholders in undertaking a review of the need for accommodation for older people and people with a disability.

(g) Support the concept of independent living for older people and people with a disability and ensure where possible that housing for such groups is integrated with mainstream housing.

(i) Requirements of special needs housing will be considered in the context of Part V negotiations.

POLICY 1.5

The Cork Local Authorities will facilitate the establishment of a Joint Housing Strategy Stakeholders' Forum, to include representatives of the main stakeholder groups dealing with housing issues in Cork.

PROPOSED ACTIONS:

(a) The Cork Local Authorities will set up a Joint Housing Strategy Stakeholders' Forum to comprise representatives of the main stakeholder groups dealing with housing issues in Cork, to meet annually and assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate the exchange of information and ideas.

POLICY 2.1

In the interests of developing sustainable communities the Cork Local Authorities will ensure that there is an appropriate balance between social, affordable and mainstream housing provision within communities.

PROPOSED ACTIONS:

(a) Within the County area of Cork Metropolitan area, there will be a requirement that half of the reserved land be for social housing and half for affordable housing, subject to the exceptions in c) below. This will be subject to review in future Development Plans.

(b) Within the City area of Cork Metropolitan area, there will be a requirement that one quarter of the reserved land be for social housing and three quarters for affordable housing, subject to the exceptions in (d) below. This will be subject to review in future development plans.

(c) In certain specified areas within the County (excluding the city), where there is an existing high concentration of social housing or where it is perceived that there is no social housing demand, there will be a lesser requirement or no requirement for social housing on

reserved lands. Such areas will be identified in the first instance in Housing Action Plans and will be reflected in future development plan objectives or local area plan objectives where appropriate. In taking the full 20% reserved land the balance will be made up by affordable housing or by other options of compliance with Part V as specified in the Planning and Development Act 2000(as amended).

(d) In Cork City this exception applies to the selected City wards.

(e) In all other areas, the appropriate proportion of social housing on reserved lands will be agreed with the relevant planning authority based on the existing housing profile and needs of the area. This proportion is subject to a maximum of one half of the reserved lands.

(f) The above actions do not preclude all of the reserved land from being used for social housing, if a developer wishes to make such an agreement and where a social housing need has been identified and where there is not a high concentration of social housing already.

(g) The Local Authorities will investigate ways of developing multi-tenure developments on their own land.

(h) The Local Authorities will promote participation in the Rental Accommodation Scheme.

(i) Should legislation allow, Local Authorities will support the provision of affordable rental housing in the future¹.

(j) In seeking to ensure an appropriate balance is maintained between the different housing tenures within communities the Cork Local Authorities will establish a consultative group to discuss the issues arising in meeting future social housing demand and to agree a co-ordinated approach to the delivery of social housing units.

(k) The Cork Local Authorities will seek to enhance the administration and marketing of affordable housing schemes in order to maximise the affordable housing uptake.

POLICY 2.2

The Cork Local Authorities will ensure that multi-tenure developments are developed as cohesive developments.

PROPOSED ACTIONS:

(a) As part of their planning application on sites subject to the reserved land policy, developers will be required to demonstrate how the overall development will be perceived as a cohesive unit and how the overall layout and design of the development, the mix of house types and sizes, the distribution of the different tenures throughout the development and the phasing of the scheme will work.

¹ The DoEHLG has indicated that it is committed to piloting the affordable rental approach but that further study is required before an appropriate pilot can be progressed, not least in relation to the potential target group and the conditions of eligibility. (Delivering Homes, Sustaining Communities, 2007).

(b) Support integration in mixed tenure developments by developing a high standard of property management for Local Authority properties and promoting good estate management practices.

POLICY 2.3

The Cork Local Authorities will maintain and enhance existing residential areas.

PROPOSED ACTIONS:

(a) Improve Estate Management practices for existing Local Authority Properties.

(b) Continue development plan policies of protecting the residential amenity of established residential areas.

(c) Seek to build sustainable communities by addressing, through development plan policies, any deficits in the provision of social and community infrastructure within established residential areas.

(d) Identify opportunities for infill residential developments in the City centre, towns and villages.

(e) Where appropriate, make use of powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

POLICY 2.4

The Cork Local Authorities will facilitate and support the development of a high quality private rented sector.

PROPOSED ACTIONS:

(a) Promote and facilitate best practice of the development of the Rental Accommodation Scheme to achieve the transfer of long term rent supplement recipients to RAS.

(b) Investigate other ways in which the Local Authority can support the development of the private rented sector at local level.

(c) Promote improvement in the quality and standards of private rented accommodation by carrying out of inspections of such properties.

POLICY 2.5

The Cork Local Authorities will, where possible, ensure that development of second / holiday homes does not have a detrimental effect on provision of mainstream housing development.

PROPOSED ACTIONS:

(a) In assessing new housing applications in urban and rural areas under pressure for development, priority will be given to meeting local demand in the provision of housing over provision of holiday/second homes.

(b) Seek to identify ways of monitoring the impact of second / holiday homes in Cork's rural areas and smaller settlements.

(c) Identify ways in which local housing needs can be met in areas of existing high second / holiday home pressure.

POLICY 2.6

The Cork Local Authorities will seek to safeguard the enjoyment of any house, building or land provided by the Local Authority, and the enjoyment of any neighbouring private properties, through the promotion of good estate management.

PROPOSED ACTIONS:

(a) The Local Authorities will continue to resource and expand the remit of the Estate Management Units to improve the quality of estate management services provided.

(b) The Local Authorities will continue to provide Tenancy Courses to all new tenants and to tenants who have been granted a transfer. A tenant handbook will also be given to each tenant.

(c) The Local Authorities will continue to assist tenants in establishing 'Resident Associations / Resident Groups, progressing any community initiatives and providing training to tenants elected to resident associations/groups.

(d) The Local Authorities will continue to deal with complaints regarding breaches of tenancy conditions.

(e) The Local Authorities will continue to work in close co-operation with An Garda Síochána and other agencies in addressing anti-social behaviour and in carrying out their estate management functions.

POLICY 3.1

The Cork Local Authorities will ensure that future residential development takes maximum advantage of existing and future services and transportation links.

PROPOSED ACTIONS:

(a) Ensure new development is prioritised in areas where services and infrastructure are already available or can be efficiently provided.

(b) Require higher density residential development in proximity to town centres.

(c) Require higher density residential development within a walking catchment area of public transport facilities, i.e. at points of access.

(d) Promote enhanced accessibility in all new residential developments including provision of pedestrian routes and cycleways.

(e) Promote sustainable travel patterns by locating new residential development in close proximity to city and town centres; within a walking distance of public transport facilities; and in close proximity to other compatible uses.

POLICY 3.2

The Cork Local Authorities will encourage mixed-use developments.

PROPOSED ACTIONS:

(a) Adopt land-zoning policies in future development plans for appropriate mixed-use developments (thereby reducing demands for commuting to work / education and social facilities).

(b) Look favourably on applications for home based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas.

POLICY 3.3

The Cork Local Authorities will promote the development of sustainable design solutions for future residential development.

PROPOSED ACTIONS:

(a) In accordance with the provisions of the Urban Design Manual published by the DoEHLG in February 2008 the Cork Local Authorities will request the submission of design statements with applications.

(b) Encourage retention and use of existing natural and built features where appropriate.

(c) Encourage inclusive design which allows all people to use space in the same way on equal terms.

(d) Encourage sensitive refurbishment of under-utilised or obsolete buildings.

(e) Encourage skilful design at a range of appropriate densities and designs for adaptable housing units through promotion of existing design guidelines and review requirement for further design guidelines.

(f) Consider promoting architectural competitions for the design of residential developments, to encourage more sustainable designs for houses and residential neighbourhoods.

(g) Promote the concept of 'Lifecycle Housing', i.e. that housing is adaptable for people's needs as they change over their lifetime.

POLICY 3.4

The Cork Local Authorities will maximise the use of existing local authority housing stock.

PROPOSED ACTIONS:

(a) Review the utilisation of the existing housing stock and assess the numbers of tenants willing to transfer to smaller units and under what conditions.

(b) Consider regeneration programmes involving the re-design of existing Local Authority housing units and housing estate layouts such as those already pioneered by Cork City Council.

(c) Promote good estate management as a means of maximising the use of Local Authority housing stock.

(d) The local authorities will strive to reduce the length of time that a Local Authority house is left vacant between tenancies.

POLICY 3.5

The Cork Local Authorities will ensure clear demarcation between urban and rural land uses.

PROPOSED ACTIONS:

(a) Prioritise the development of towns and villages with existing services, through land zoning policies and the prioritisation of infrastructural investment.

(b) Where appropriate to the role and size of each settlement, provide for a range of different land uses to be accommodated within settlements, to ease pressure for development in the countryside.

(c) Make optimum use of existing infrastructure and serviced land, by requiring development to take place at appropriate density levels.

POLICY 3.6

The Cork Local Authorities Housing Development will protect and enhance the Natural Environment.

PROPOSED ACTIONS:

(a) Require applications for new developments to demonstrate that they are sensitive to the surrounding environment.

(b) Require new developments to maintain vegetation and existing environmental features.

(c) Promote the use of environmentally friendly / energy efficient construction materials and techniques.

(d) Require the incorporation of appropriate open spaces into the overall design of new developments in line with the DoEHLG publication "Sustainable Residential Development in Urban Areas – Consultation Draft Guidelines for Planning Authorities", 2008 (in line with the final adopted version when issued by the DoEHLG).

(e) Promote sustainability initiatives in new and existing residential developments.

POLICY 4.1 The Cork Local Authorities will seek to ensure a safe residential environment.

PROPOSED ACTIONS:

(a) Encourage the submission of a Public Realm Safety and Security Assessment, where appropriate, with all applications for new development in accordance with the criteria set out in the Urban Design Manual, DoEHLG, 2008, and ensure that all new local authority developments have regard to the same guidelines.

Appendix B: Housing Strategy

(b) Liaise with the Garda Crime Prevention Unit in developing design guidelines for new public and private housing developments and in the design of new local authority estates.

(c) Require applications for new developments to incorporate traffic calming methods within the development.

(d) Continue to promote the establishment of residents associations in all developments and residents' participation in estate management programmes targeted at enhancing the safety of housing areas.

POLICY 4.2

The Cork Local Authorities will ensure the attractive design and layout of residential developments.

PROPOSED ACTIONS:

(a) Require all applications for new development to demonstrate due regard to the latest government guidance documents on residential design issues e.g. the overall design and layout of residential developments, including design standards for apartments and the creation of sustainable communities.

(b) Require applications for new residential developments to ensure adequate provision of well-designed public and private open space, including provision of family-oriented recreation facilities.

(c) Require applications for higher-density residential developments to provide appropriate laundry facilities and adequate storage space for domestic waste, including provision of 'user friendly' recycling facilities as part of the scheme.

(d) Encourage skilful design through promotion of existing design guidelines and review the requirement for further design guidelines.

POLICY 4.3

The Cork Local Authorities will seek to maximise the provision of social infrastructure for residential areas.

PROPOSED ACTIONS:

(a) Require future land zoning policies to make adequate provision for community facilities and essential services such as schools, shops, health centres and childcare services and to seek their provision concurrent with development.

(b) Optimise and protect use of existing facilities and services, including established recreational facilities, amenity areas and open spaces.

(c) Require applications for residential development to make provision for childcare facilities, as outlined in appropriate guidelines.

(d) Require applications for residential development to address the need for open space and recreational facilities.

Implementation and Monitoring

The Cork Planning Authorities Joint Housing Strategy will become operational when it has been adopted into the relevant Development Plan following the completion of procedures to make or vary the Plan as set out under the Planning and Development Act 2000 (as amended).

Achieving the aims of the strategy, restated below, requires successful implementation of strategies policies and actions.

- a) To ensure that sufficient land is zoned to meet the housing requirements in the region for the lifetime of the development plan.
- b) To ensure there is a mixture of house types and sizes to meet the needs of various households.
- c) To ensure that housing is available for people on different income levels.
- d) To provide for the need for both social and affordable housing.

Implementation of these policies can only be realised through integration with all the relevant bodies. There is a need in particular for:

- closer inter-departmental working within Local Authorities including, in particular, consultation between planning and housing departments prior to and during the preparation of future housing plans;
- closer liaison between the Local Authorities within Cork;
- enhanced consultation and co-operation between Local Authorities, Developers, Voluntary & Co-operative Housing Sector and other relevant agencies in the implementation of the strategy;
- the development of Partnerships to deliver multi-tenure developments; - the development of imaginative design solutions to deliver multi-tenure developments; and
- closer liaison with City & County Development Boards, Community and Special Needs Forums.
- The facilitation of the establishment of a Joint Housing Strategy Stakeholders' Forum, to include representatives of the main stakeholder groups dealing with housing issues in Cork.

Among the key issues arising from the process of reviewing the Strategy have been the following:

- The need for the establishment of a Joint Housing Strategy Stakeholders' Forum. The purpose of establishing the Forum would be to assist the local authorities in the implementation and monitoring of the Housing Strategy and to facilitate greater cooperation and the exchange of information and ideas between the Local Authorities and Housing Stakeholders.
- The importance of estate management and of continuing to resource and expand the remit of the Estate Management Units to improve the quality of estate management services provided. Through estate management the Cork Local Authorities will seek to safeguard the enjoyment of any house, building or land provided by the Local Authority, and the enjoyment of any

Appendix B: Housing Strategy

neighbouring private properties, through the promotion of good estate management.

- The need to enhance the administration of Part V and marketing of affordable housing schemes to improve public confidence in the Part V process and to increase the uptake of affordable housing.

Role of Cork Local Authorities

Cork Local Authorities play an important role in influencing housing outcomes in our City and County. The key roles of the Local Authority include: -

- *An Integrated Planning Role:* setting broad policy directions, and land use development strategies and policies; and where appropriate directly implementing these policies.
- *A Regulatory Role:* regulating land use development, building quality, the private rented sector and environmental health, in accordance with national and local planning frameworks.
- *A Promoting Role:* promoting development and working with community agencies and other levels of government for housing outcomes that best address the social, cultural and economic needs of residents.
- *An Amenity Role:* developing, maintaining and preserving open space, parklands, recreational areas and physical infrastructure, so that the residential amenity of local areas is improved.
- *A Facilitating Role:* assisting in the leverage of funds and facilitating development opportunities that create affordable and social housing opportunities.
- *A Landowner Role:* using the Local Authorities' role as landowner to directly influence the market for housing to achieve established objectives.

It is a requirement of the Planning and Development Act that the Housing Strategy is reviewed every two years or sooner if there is a significant change in the housing market or in National Spatial Planning Policy. To facilitate this review and to assess if policies of the strategy are being achieved monitoring of the strategy will be essential. In addition it is important that trends in house prices and incomes are kept under review.

Systems must be put in place to ensure that the necessary data is recorded on an ongoing basis in a usable manner by all of the authorities and where possible recorded in a consistent manner to allow effective analysis of data. The authorities will need to cooperatively develop a range of indicators. It is hoped that the compilation of adequate and accurate data by the County Council will be made possible with the development of the new HOME computer system and the new Part V add-on to the system developed by the County Council. The availability of adequate data will facilitate more effective integration with and within Cork Local Authorities.

Appendix C

Glossary of Terms

A

Active Open Space

In this Plan, the term Active Open Space is used to describe parks, playgrounds, areas for outdoor activities, recreation, sports centres, sports pitches, training centres and landscaped areas. (compare to the separate definition for Passive Open Space).

Affordable Housing

This term, which is used in the housing strategy, means owner-occupier, or shared ownership housing, provided at a price below market value.

Architectural Conservation Area (ACA)

Designated areas, defined in the Development Plan, where significant groupings or concentrations of heritage structures in towns or villages require protection and conservation and, in the countryside, where there are strong concentrations of particular types of buildings or buildings related to a certain period of history. The special character of an ACA could include its traditional building stock, material finishes, spaces, streetscape, landscape and setting.

B

Bantry Bay Coastal Zone Charter

This charter is a consensus agreement between all those with a stake in the coastal zone area (including the regulatory agencies) about how they wish to see the area managed and developed into the future. The area includes Bantry, Beara and Sheep's Head and is a recognised model of integrated coastal zone management, which involves consulting as widely and fully as possible with local interests.

Brownfield development

This term refers to land that has been subjected to building, engineering or other operations (excluding temporary uses, agricultural buildings or urban green spaces) and associated fixed surface infrastructure. It is most generally used to describe redundant industrial lands or docks as well as former barracks, hospitals or obsolete housing areas.

C

Childcare facilities

Full day care and sessional facilities and services for pre-school children and school-going children out of school hours. Includes services involving care, education and socialisation opportunities for children.

Comparison Retail

This term describes the retail of goods which include: clothing and footwear; furniture, furnishings and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances and equipment; and, educational and recreation equipment and accessories. It specifically does not include the wholesale of goods. (Compare to the separate definition of Convenience Retail).

Consultation Distance (SEVESO)

This is the specified distance from certain establishments within which the Health and Safety Authority must be notified of all planning applications. This requirement comes from the EU Seveso II Directive and is concerned with the effects of potential major industrial accidents.

Convenience Retail

This term describes the retail of goods which include food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods. It specifically does not include the wholesale of goods. (Compare to the separate definition of Comparison Retail)

Cork Area Strategic Plan (CASP)

This sub-regional plan provides a vision and strategy for the development of the Cork city region up to 2020. It was jointly commissioned by Cork City Council and Cork County Council and covers the city itself and its suburbs, the Metropolitan towns and a wide rural area stretching out to the ring towns of Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal. The CASP is the successor to the 1978 Cork Land Use and Transportation Study LUTS (as reviewed in 1992). CASP was updated in 2008, with revised population projections and the CASP Update has been considered in the making of this plan.

Cork Harbour and City Water Supply Scheme

The largest water supply scheme in the county. It was designed to supply water to Cork city and harbour area. Treatment works for the scheme are at Inniscarra.

Cork Waste Strategy

A Waste Management Strategy for the Cork region produced in 1995 for Cork County Council and Cork City Council that formed the basis for the Cork Waste Management Plan. This joint initiative is a 25 year strategy aimed at reducing the amount of waste deposited in landfills.

County Development Board

Established in March 2000 primarily to prepare a Strategy for Economic, Social and Cultural Development of Cork County for the period 2002-2011 and to oversee its implementation. It has 37 members of broad sectoral representation including representatives from local government, local development, state agencies and social partners.

County town

In the settlement policy of this plan, the 'county towns' are Bantry, Charleville, Clonakilty, Mitchelstown and Skibbereen. The Plan envisages the county towns and the ring towns together functioning as a development counterbalance to Metropolitan Cork.

D

Density (housing density)

The number of dwelling units provided on a given area of land, usually expressed in dwelling units per hectare. When a 'gross' density figure is used, land for main distributor roads, public open spaces and other facilities is added into the calculation. The area used for 'net' density figures includes only private open space, access roads and incidental public open spaces. This plan addresses three categories of housing density: High density, Medium density, and Lower density.

Development Boundary

The development boundary of a settlement defines the extent to which a settlement may grow during the lifetime of the development plan.

District Employment Centres

These include the main towns that provide for the employment needs of urban areas as well as large rural hinterlands. Employment uses consistent with this include office based industry and manufacturing. See also Chapter 5.

E

Environmental Protection Agency (EPA)

An independent body established under legislation in 1993 with the objective of promoting and implementing the highest practicable standards of environmental protection and management that embrace the principles of sustainable and balanced development.

Enterprise Development

This term describes a broad range of economic and employment generating developments that require high quality environmental conditions and tend to locate where there is access to appropriately skilled labour markets. Enterprise areas included activities such as

Appendix C: Glossary of Terms

software development, IT, commercial research and development, data processing and telemarketing.

Established Areas (Land Use Zoning)

This plan recognises the special characteristics of established, predominantly built up areas. In many towns and villages, the pattern of land uses that characterises these established areas began before the advent of planning controls and it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered desirable for the vitality of an area. (Note: if there are existing primary land uses in such established areas that need particular protection then special policies come into play).

F

Foreign Direct Investment (FDI)

This term is used to describe investment from overseas in the manufacturing and international services sectors and encouragement of existing foreign enterprises in Ireland to expand their businesses.

G

General Offices

This plan recognises two types of general offices. This first, (often called 'retail' general offices) are those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. The second, (non-retail general offices) are those that are not visited frequently by the general public such as 'back-offices', certain consultancies, etc. (see also the separate definition for 'office based industry').

General Land Use Objectives (zoning)

In this plan, general land use objectives are included for a range of different land use categories as well as for established areas, new areas, brownfield lands etc. These general land use objectives apply throughout the county. (see also specific zoning objectives which are more detailed objectives that apply to particular pieces of land shown on zoning maps).

Green Belt

An area of countryside with particular planning controls aimed at maintaining the distinction in character between a town or city and its hinterland and preventing unrestricted sprawl of urban areas into the countryside. A green belt also helps to prevent individual settlements merging into one another, focuses attention on suitable development land within settlements, provides a source of recreation and amenity within easy reach of most built up areas and helps to retain land in agriculture, forestry and other uses that could be susceptible to pressure for inappropriate development.

Green field sites

Potential open development land on the periphery of urban settlements having no previous building on it. Development on such lands will generally require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.

Green Routes (Public Transport Corridors)

These are high quality, high profile, public transport corridors where the emphasis is placed on an efficient bus services and dedicated road space for pedestrians and cyclists. Priority traffic management systems are in place to favour the movement of large numbers of people rather than large volumes of vehicles.

H

Heritage Plan

The National Heritage Plan 2002 was prepared by the Department of Arts, Heritage, Gaeltacht and the Islands. One of its key priorities is the preparation of local (county) heritage plans covering a full range of heritage issues. The county heritage plan will set out realistic actions to be achieved over a 5 year period and will be consistent with the County Development Plan.

Holiday homes

Commercial holiday homes provide tourism accommodation on a short term letting basis. They may have different requirements from conventional residential developments in terms of location, design, layout, amenity and facilities etc. (see also the separate definition for second homes).

Housing Market Areas

During the preparation of the housing strategy study, the characteristics of the housing market were studied at sub-county level in order to examine the different housing environments in different parts of the county. In the study, five distinct housing market areas were identified.

Housing Strategy

A Joint Housing Strategy prepared by the 11 planning authorities in Cork. Its aim is to enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price they can afford. The provisions of the housing strategy are incorporated in this development plan.

I

Integrated Employment Centre

This centre focuses on a balance between economic and population growth that will sustain the estimated population growth for the town

Appendix C: Glossary of Terms

as well as serving a large hinterland, e.g. Clonakilty. See also Chapter 5.

Integrated Pollution Control Licence

Licence granted by EPA which licences and regulates large/complex industrial and other processes with significant polluting potential on the basis of Integrated Pollution Control (IPC). The Integrated Pollution Control approach to licensing dictates that only one licence will be issued to a facility to control all aspects of air, water, waste and noise pollution.

L

Landscape Character

The character of a landscape is derived from topography, landform, land cover, geology and other features that explain its distinctiveness. The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) set out a process for identifying landscape character for different areas.

Landscape Sensitivity

Landscape sensitivity describes the extent to which a particular landscape can absorb a particular kind of development without affecting its distinctive character. As an example, some landscapes may be very sensitive to large electricity pylons while others may be more robust to this kind of development. Sensitive development and conservation of this resource and heritage is essential to the rural economy. (See also the Government's Draft Guidelines for Landscape and Landscape Assessment (2000)).

Local Employment Centres

These include small towns and key villages providing employment needs of local hinterlands. Tourism and leisure will be promoted by encouraging appropriate new forms of employment development. See also Chapter 5.

Logistics

These are activities associated with storage and distribution by road, rail, sea and air.

M

Major Employment Centres

These are large scale, strategic and specialised manufacturing areas. Within Major Employment centres there are a number of key employment centres with different functions, such as Strategic Employment Centres, Integrated Employment Centres and Specialised Employment Centres. These centres carry out different

functions as required by the industries located there. For example, Ringaskiddy, Little Island, Carrigtwohill. See also Chapter 5.

Metropolitan Cork

The concept of 'Metropolitan Cork' was introduced by the Cork Area Strategic Plan (CASP) to represent the greater Cork city area as a unified entity - with a single jobs and property market and an integrated transport system - supported by the social, cultural and educational facilities of a modern European city. Metropolitan Cork, the precise extent of which is set out in the CASP, encompasses the city itself, the satellite towns, Little Island, Ringaskiddy and Whitegate, a network of smaller settlements, the green belt and surrounding rural hinterland.

Metropolitan Cork Green Belt

This is the green belt that provides the setting for Cork city and its Metropolitan towns. It includes most of the Metropolitan Cork area and its precise extent is shown in volume 4 of the Development Plan.

N

National Heritage Plan

See Heritage Plan.

National Spatial Strategy (NSS)

The National Spatial Strategy (NSS) is a coherent 20-year national planning framework for Ireland. It's about people, places and potential, making the most of our cities, towns and rural places to bring a better spread of opportunities, better quality of life and better places to live in. Key to the strategy is the concept of balanced regional development.

Nature conservation area

In this plan, the term nature conservation area is used to describe the protected nature conservation sites i.e. the proposed Natural Heritage Areas, the candidate Special Areas of Conservation and the Special Protection Areas

Non-structural elements (conservation of built heritage)

These include elements such as historic gardens, stone walls, landscapes and demesnes, curtilage features and street furniture which contribute to built heritage.

North and West Cork Strategic Plan (NWCSP)

The NWCSP is a 20-year sub-regional plan for the development of those areas of the county that lie outside the Cork Area Strategic Plan area. It was commissioned by Cork County Council and is based on the North and West Cork strategic study which carried out a detailed appraisal of the area using extensive public participation.

O

Occupancy Conditions

In areas where controls exist, following a grant of permission, a dwelling house shall be first occupied as a place of permanent residence by the applicant for a minimum period of seven years as policy is made to cater for the genuine housing needs of local persons and the houses are occupied by the intended persons.

Office Based Industry

These enterprises are offices concerned with producing an end product or providing telephone or web-based services. They do not normally serve visiting members of the public and are quite distinct from general offices (which have different land use requirements).

Offices

This plan makes a distinction between general offices and office-based industry because of their different land use requirements. See the separate definitions for General Offices and Office Based Industry in this glossary.

Overall Strategy

It is a requirement under the planning acts that an overall strategy be included in development plans. In this plan, the overall strategy is set out in chapter 2. It incorporates the main planning goals of the plan, the strategic development principles for each planning topic, a summary of the countywide strategic proposals in the county and the strategic aims for each of the main settlements in the county. The overall strategy for the 2009 plan is the future development of the county toward the achievement of a more balanced pattern of spatial development.

P

Park and ride

Park and Ride is a facility that offers a choice to car users to change from their cars into public transport (rail or bus) with the benefit of reducing the number of cars entering the urban areas and thus easing congestion.

Passive Open Space

In this plan, the term Passive Open Space is used to describe open land with uses such as agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. (compare to the separate definition of Active Open Space).

Planning Policy

For any particular topic in this plan, the planning policy is made up of the planning principles (found throughout the text) and the numbered

planning objectives (set out in tables in the various chapters). The overall context for planning policy in this plan is given in the main planning goals (see Chapter 2).

“Polluter Pays” principle

Allocates the cost of pollution, energy consumption and environmental resource use, and the production and disposal of waste to the responsible polluters and consumers rather than to society at large or future generations

Primary Land Uses (Land Use Zoning)

This plan recognises that in established areas, there is often a primary land use that gives the area its land use character. The plan includes objectives that support the primary uses in established areas and protect them from other uses that could threaten their integrity or vitality. For settlements with new zoning maps the primary land uses for established areas are indicated on the maps.

Progress Report

The planning acts require the County Manager to prepare a report, two years after a development plan comes into force, on progress made in achieving the objectives of the development plan. This report is then presented to the elected members of the Council for their consideration.

R

Record of Protected Structures (RPS)

The principal mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

Retail Strategy

The Retail Planning Guidelines published by the Department of the Environment, Heritage and Local Government in January 2005 require the larger urban areas of the Country, including Cork City and County, to prepare retail strategies and policies for their areas. With this in mind, Cork City Council and Cork County Council jointly commissioned consultants to prepare the Cork Strategic Retail Study (March 2008). This strategy will replace the existing Joint Retail Strategy and has been incorporated in Chapter 5 of this plan.

Ring town

In the settlement policy of this plan, the ring towns are Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal. The plan envisages the ring towns and the county towns together functioning as a development counterbalance to Metropolitan Cork.

Rural Employment Areas

These areas will encourage more appropriate forms of rural employment development. It can comprise of a number of different sectors including agriculture (arable, dairy, organic), forestry, tourism (walking, cycling, leisure fishing, golfing, water based activities), mineral extraction (quarries etc), commercial fishing (boats – excluding processing and rural enterprises and small scale industries.

Rural Housing Control Zone (RHCZ)

This plan has established a rural housing control zone, surrounding the Metropolitan Cork green belt, for the purpose of restricting the development of individual urban-generated houses within easy commuting distance of the city. It is intended that strict controls in the RHCZ will help to protect the rural character of the area and help to strengthen towns and villages and allow rural people to have relatively easy access to available sites in their local area, maintaining family ties. The actual extent of the RHCZ is shown on maps in volume 3 of the plan.

S

Satellite town

In the settlement policy of this plan, the satellite towns are Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire-Riverstown, Middleton, Passage West, and Tower. Within Metropolitan Cork, the satellite towns are important residential, service and employment centres with strong distinctive individual identities in a green belt setting.

Scenic landscape

This plan has identified certain areas as scenic landscape, based on designations from previous development plans. They are shown in the landscape maps in Volume 3 of this plan and include those areas of natural beauty that the people of Cork (and visitors to the county) value most highly. The intention is to preserve the visual and scenic amenities of these areas and the relevant objectives for such areas can be found in Chapters 4 and 7.

Scenic route

This plan describes certain roads as scenic routes, based on designations established by previous development plans. People travelling along these routes generally have an opportunity to experience the quality of some of most important areas of natural beauty and cultural significance in the county. The main intention is to ensure that the character of the views and prospects that can be obtained from these routes are preserved

Second homes

These are privately owned dwellings that are not used as a principal residence and are generally used only for short periods throughout the year. They are distinct from commercial holiday homes (which in this plan are considered to be a form of tourism accommodation for short-

term letting).

Settlement Policy

In this plan, the term 'settlement policy' describes the set of planning policies that deal with strengthening the network of settlements in the county, preserving the identity of settlements, and safeguarding the needs of rural communities. It includes in particular objectives for the different types and sizes of settlements, objectives for green belts and objectives for houses in rural areas (see chapter 3).

Seveso II Directive

This EU Council Directive (ref 96/082/EEC) concerns the Control of Major Accident Hazards Involving Dangerous Substances. (See also Consultation Distance)

Social housing

Rented housing provided either by the local authority, or a voluntary or co-operative housing body. See also the separate definition for affordable housing.

Special Area of Conservation (SAC)

The candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union.

Special Local Area Plan

There are some subjects that may require a greater depth of discussion and detailed treatment than that afforded in the County Development Plan or in one of the proposed Electoral Area Local Plans. These may be suitable for 'Special' Local Area Plans if the need arises. A small number of such areas, relating to the potential for rail-based growth, have already been identified in the Development Plan (see chapter 10).

Special Protection Area (SPA)

These conservation areas have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the cSACs (above) they form part of the 'Natura 2000' network of sites throughout Europe.

Specific Zoning Objective

In this plan, specific zoning objectives are included for particular locations or parcels of land which are considered to have more detailed development requirements than those covered by the general zoning objectives for each land use category.

Specialised Employment Centres

These are centres that are focused on providing specific large scale industrial development, e.g. Castletownbere which is the largest white fish port in the country which promotes the town and its hinterland as a specialised employment centre in commercial fishing.

Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment is a process which attempts to evaluate the likely consequences on the environment of implementing the Development Plan. (Note: it is a requirement of the Planning and Development Act 2000 for a development plan to include information on the likely significant effects on the environment of implementing the plan).

Strategic Employment Centres

These centres are strategic locations for large-scale industry usually associated with FDI (Foreign Direct Investment) companies that require large, stand-alone premises and employ large numbers of employees. See also Chapter 5.

Strategic Search Area (wind energy)

These are areas which are considered to have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. While not all locations within these areas would be suitable for wind projects, it is intended that prospective developers would be encouraged to focus on these areas when searching for potentially suitable sites in County Cork.

Sustainable Development

Sustainable development is most often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The strategic development principles of this plan set out in Chapter 2, give a practical interpretation of what sustainable development means for the development of a diverse and complex county like Cork.

T

Town centre

Town Centres are commercial and cultural centres serving a wider urban and rural area. They are primarily for retail, housing, and a diverse range of other uses, particularly those where services are provided to visiting members of the public. These include shops, food supermarkets, civic buildings and general offices, banks & other retail financial services, professional practices, office-based industry, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses. They rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians.

U

Urban development nodes (settlement policy)

The urban development nodes / key support settlements identified in this plan are: Castletownbere, Dunmanway, Kanturk, Millstreet, Newmarket and Schull. They function as service centres to their rural hinterlands and have potential to develop as important urban centres with enhanced employment roles based on 'niche' economic sectors.

V

Views and Prospects (scenic amenity)

This plan includes objectives for preserving the character of all important sea views, river or lake views, views of unspoilt mountain, upland or coastal landscapes, views of historical or cultural significance and views of natural beauty. It also includes particular objectives for views and prospects from designated scenic routes.

Village nucleus / nuclei (settlement policy)

This plan recognises the potential role that existing small settlements (i.e. those with one or more established community or other local facilities such as a national school, church, community hall etc.) could play in the network of settlements (see chapter 3 in particular). Such village nuclei may have some potential for small scale expansion.

W

Waste Management Plan See Cork Waste Strategy