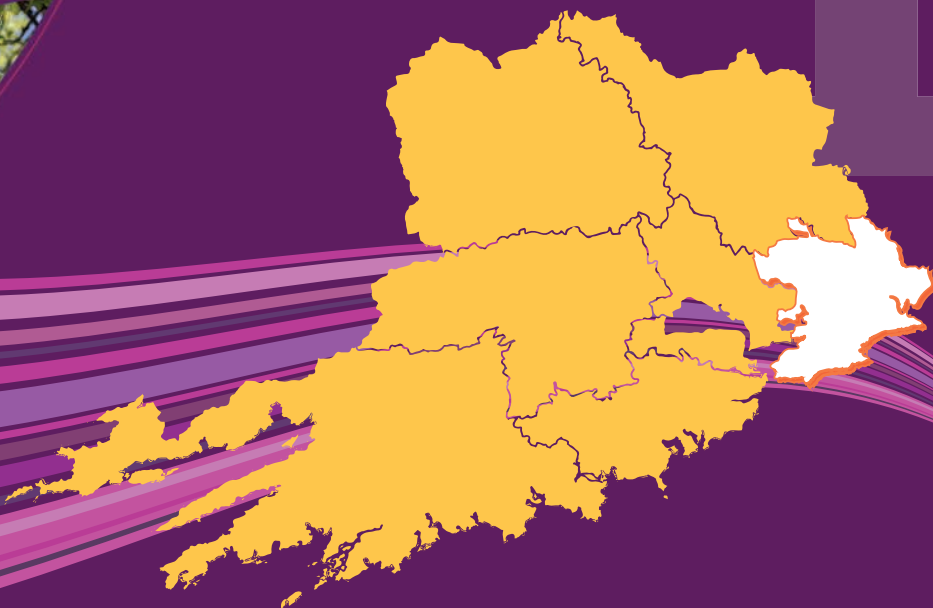




**Cork
County Council**
Comhairle Contae Chorcaí

**Draft
East Cork
Municipal District
Local Area Plan**



16th November 2016

**VOLUME ONE
Main Policy Material**

1



How to make a Submission

The Draft Municipal District Local Area Plan is available from the Council website at www.corkcoco.ie. If required, a hard copy of the document may be inspected between the hours of **9.30 a.m. and 4.00p.m.**, from **Wednesday 16th November 2016** to **Friday 06th January 2017** at the following locations:

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

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

Submissions or observations regarding the Draft Municipal District Local Area Plan document are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period **Wednesday 16th November 2016** to **4.00pm** on **Friday 06th January 2017**.

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

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

OR

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

All such submissions lodged within the above period and prior to the close of business at **4.00pm on Friday 6th January 2017**, will be taken into consideration in the finalisation of the Municipal District Local Area Plan.



East Cork Municipal District

Table of Contents

	<i>Section</i>	<i>Page No.</i>
1.	Introduction	5
2.	Local Area Strategy	33
3.	Main Towns	45
4.	Key Villages	107
5.	Villages, Village Nuclei and Other Locations	137
6.	Putting the Plan into Practice	189



East Cork Municipal District

1 Introduction

<i>Sub-Section</i>	<i>Page No.</i>
1.1 Introduction	6
1.2 Form and Content of the Draft Plan	8
1.3 Purpose of the Plan	9
1.4 The Process that has been followed	9
1.5 How to make a Submission	10
1.6 Plan Context	11
1.7 Overall Approach-Key Policies	12
Role of the Cork County Development Plan 2014	12
Approach to Town Council Development Plans	12
Settlement Network	12
Urban Expansion Areas	12
Water Services	14
Development Contributions	15
Regeneration Areas	16
Town Centres	17
City Gateways Initiative	18
Strategic Land Reserve	19
1.8 Flood Risk Assessment and Management	27
1.9 Green Belts around Towns	29
1.10 Environmental Assessment	30
Strategic Environmental Assessment (SEA)	30
Strategic Flood Risk Assessment (SFRA)	30
Habitats Directive Assessment (HDA)	30

1 Introduction

1.1 Introduction

- 1.1.1 Cork County Council sets out its land use planning strategy for the development of the towns and villages of the county in a series of Municipal District Local Area Plans. The most recent Local Area Plans were adopted in 2011. The Plans have a six year life and the Council has now prepared a Draft East Cork Municipal District Local Area Plan which it intends to put out for public consultation with a view to replacing the current local area plans by August 2017.
- 1.1.2 Following the re-organisation of local government in 2014 and the abolition of the Town Councils, the electoral structure of the County is based on eight Municipal Districts; see Table 1.1 and Figure 1.1. A Draft Local Area Plan has been prepared for each of the eight Municipal Districts in the County. The plans set out the detail of the planning strategy and land use zoning as appropriate for each town and village in the Municipal District.

	Municipal District	Population 2011	Main Towns	No of villages
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon-Kinsale	42,454	Bandon, Kinsale	34
3	Blarney-Macroon	43,398	Blarney, Macroon	54
4	Cobh	53,544	Carrigtwohill, Cobh, Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24
5	East Cork	42,399	Midleton, Youghal	30
6	Fermoy	42,226	Charleville, Fermoy, Mitchelstown	29
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow, Millstreet, Newmarket	46
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty, Dunmanway, Schull, Skibbereen	67 & 7 Inhabited Islands

a maximum of 10 years from the date on which the plan was originally made. It is intended that this plan will remain in force, subject to the provisions of the Acts, until such time as the County Council give formal notice their intention to review the plan and for the whole of the appropriate period allowed for that review under the Acts.

- 1.1.8 The Draft Plan provides an easily understood but detailed planning framework for sustainable development responding to the needs of communities within the Municipal District. It aims to deliver quality outcomes, based on consensus, that have been informed by meaningful and effective public participation. The plan sets out proposals for the delivery of the physical, social and environmental infrastructure necessary to sustain the communities of the area into the future.

1.2 Form and Content of the Draft Plan

- 1.2.1 This plan consists of Three Volumes. **Volume One Main Policy Material** includes both a written statement and relevant illustrative material including maps, diagrams and plans. There are six main sections, these are:

- Section 1: Introduction: This section outlines the local area plan process and explains the background to the plan and core principles that have contributed to its preparation.
- Section 2: Local Area Strategy: This section sets out the overall strategy for the Municipal District as a whole including growth and population targets, the settlement structure and key environmental considerations.
- Section 3: Main Towns: This section sets out the planning proposals, including land zoning, for the main towns of the Municipal District.
- Section 4: Key Villages: This section sets out the planning proposals for the Key Villages of the Municipal District.
- Section 5: Villages, Village Nuclei and Other Locations: This section sets out the planning proposals for the Villages, Village Nuclei and Other Locations of the Municipal District.
- Section 6: Putting the Plan into Practice: This section deals with the implementation of the Local area Plan.

- 1.2.2 **Volume Two Environmental Reports** includes the SEA Environment Report, the Strategic Flood Risk Assessment and the Habitats Directive Screening Report.

- 1.2.3 **Volume Three** consists of the Draft Local Area Plan Map Browser. The aim of the Map Browser is to give the public access to large scale detailed local area plan policy map versions of all the small scale land use zoning maps contained in the Local Area Plan, Volume One “Main Policy Material” and also provide information on Municipal District Boundaries, Strategic Planning Areas, Countywide Flood Risk, Regeneration Areas in main towns and the Metropolitan Cork Strategic Land Reserve proposals. This allows the public to be better informed about the policies contained in the plan and how they affect their Municipal District

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

- 1.2.5 The Planning and Development Acts require planning authorities, before making a local area plan, to consider the likely significant effects on the environment of implementing the local area plan. In order to satisfy this obligation, the Plan has been subject to Strategic Environmental Assessment and an Environmental Report on the significant environmental effects arising from the

implementation of this plan has been prepared and is available for public comment in tandem with this Draft Plan.

- 1.2.6 In addition, this Draft Plan has also being screened to determine whether or not its implementation will give rise to any significant effects on 'Natura 2000' sites through the Appropriate Assessment process and a Habitats Directive Screening Report has been prepared and is available for public comment in tandem with this Draft Plan.

1.3 Purpose of the Plan

- 1.3.1 The Planning and Development Acts set out the matters that must be included in a Local Area Plan. Consideration can only be given to matters that relate to the proper planning and sustainable development of the area. In summary, the statutory requirements are that the plan must:

- Be consistent with the objectives of the development plan;
- 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
- Such other objectives, in such detail as may be determined by the planning authority, 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 developments and structures;
- Indicate the period for which it is to remain in force.

- 1.3.2 In addition, local area plans must also:

- Through their core strategy, take cognisance of the County Development Plan and relevant aspects of the Regional Planning Guidelines; in terms of population projections, housing strategy, settlement strategy, boundary of the settlement as adopted in the development plan, economic development, flood risk assessment, climate change and biodiversity strategies.
- Include policies and objectives which provide guidance on climate change and support the conservation of biodiversity which are essential components of sustainable development.
- Must be consistent with the planning guidelines issued by the Minister for the Environment Heritage and Local Government under Section 28 of the Planning and Development Acts.
- Comply with appropriate regulation regarding the Strategic Environmental Assessment and Appropriate Assessment of the plan in accordance with Article 6 of the Habitats Directive. The SEA & AA processes for a local area plan should be informed by & incorporate the relevant results & findings of the SEA & AA for higher level plans.

1.4 The Process That Has Been Followed

Public Consultation

- 1.4.1 In order to commence the review process, Cork County Council decided to publish a Preliminary Consultation Document for each Municipal District, setting out the key issues that need to be considered in the preparation of the new local area plans. A period of public consultation ran from the 14th of December 2015 to the 25th of January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council's website, in divisional offices and libraries and on CD.

1.4.2 The public consultation stage was advertised in a number of ways:

- An advertisement was placed in a number of Newspapers circulating locally;
- A notice was placed on the Cork County Council website;
- Notification was issued through Cork County Council's twitter feed;
- Notification was issued through Cork County Council's Facebook account;
- Prescribed authorities were notified;
- Notifications, posters, leaflets and CDs were circulated to libraries to display; and
- A press release was issued to the media and resulted in a number of press articles being published.

1.4.3 In all, a total of 61 submissions were received in response to the Preliminary Consultation Document for the East Cork Municipal District. In April 2016, the Chief Executive issued a report to the Elected Members of the Council detailing the issues raised in those submissions and the Chief Executive's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the East Cork District. A copy of this report is available as a background document to this draft plan. Members were subsequently briefed the main issues arising from the submissions at a Municipal District Committee meeting on the 22nd April 2016 where a full discussion on the report took place so that Members views could be taken into account in the preparation of this draft plan.

1.4.4 This Draft Plan is now available for public consultation from **Wednesday 16th November 2016 to Friday 06th January 2017**, so that the public or other interested stakeholders and statutory consultees have the opportunity to submit their comments and observations. These matters will then be considered and a decision made as to whether it is necessary to amend the Draft Plan to reflect the issues raised.

1.5 How to make a Submission

1.5.1 The East Cork Municipal District Draft Local Area Plan is available from the Council website at www.corkcoco.ie. If required, a hard copy of the document may be inspected between the hours of 9.30 a.m. and 4.00p.m, from Wednesday 16th of November 2016 to Friday the 6th January 2017 at the following locations:

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

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

1.5.3 Submissions or observations regarding the East Cork Municipal District Draft Local Area Plan document are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period **Wednesday 16th November 2016 to 4pm on Friday 06th January 2017**.

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

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

OR

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

1.5.5 All such submissions lodged within the above period and prior to the close of business at 4.00pm on Friday 6th of January 2017, will be taken into consideration in the finalisation of the East Cork Municipal District Local Area Plan.

1.6 Plan Context

1.6.1 This Draft Local Area Plan have been informed by the current Electoral Area Plans adopted in 2011, the Midleton Town Development Plan adopted in 2013, the Youghal Town Development Plan adopted in 2009 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim and by changes in local circumstances, needs etc.

1.6.2 Since the adoption of the current Local Area Plans and Town Plans there have been significant changes in a number of key areas affecting the preparation of the new draft plan, particularly:

- Reform of local government and the abolition of Town Councils.
- Improvements in the national economic outlook;
- Establishment of Irish Water, thus removing responsibility for the management of and investment in water services infrastructure from Local Authorities.
- Changes in the overall approach to the financing of public investment in the provision and future maintenance of critical infrastructure. New finance models for delivery of infrastructure.
- Ongoing delivery of new information on flood risk management from the national CFRAM programme (Catchment Flood Risk Assessment and Management) . Data from the CFRAM programme has informed an update of the flood risk zone maps for the Local Area Plan Review process.
- Housing Land Supply Issues.
- Introduction of the Urban Regeneration and Housing Act 2015, which provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration; Provision for a Vacant Sites Register.
- Need for Sustainable Transport.
- Expected review of the Conservation Objectives of the River Blackwater Special Area Of Conservation.

1.7 Overall Approach - Key Policies

1.7.1 This section of the plan sets out key policy on a number of overarching issues.

Role of the Cork County Development Plan 2014

1.7.2 It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. The Cork County Development Plan 2014 sets out the blueprint for the development of the county, underpinned by the core principles of sustainability, social inclusion, quality of design and climate change adaptation. The County Development Plan includes over 200 objectives on a range of issues including:

- Housing,
- Rural, Coastal and Island Development;
- Social and Community facilities;
- Economy and Employment;
- Town Centres and Retail Development;
- Tourism;
- Energy and Digital Economy;
- Transport and Mobility;
- Water Services, Surface Water (including Flooding) and Waste;
- Heritage;
- Green Infrastructure and Environment;
- Zoning and Landuse.

1.7.3 The objectives of the County Development Plan have not been repeated in this Local Area Plan and so the two documents must be read together when planning a development. All proposals for development, put forward in accordance with the provisions of this Local Area Plan, must demonstrate compliance with the objectives of the County Plan. Some objectives such as those in the Housing chapter, may only be applicable to a particular class /type of development, while other objectives such as those in relation to Transport and Mobility, Water Services, Surface Water (including Flooding) and Waste, Heritage or Green Infrastructure and Environment, for example, will be applicable to all classes / types of development. It is up to each applicant to familiarise themselves with the requirements of the various objectives included in the County Development Plan and make provision for them, as appropriate, as part of their development proposal.

Approach to Town Council Development Plans

1.7.4 The Electoral, Local Government and Planning and Development Act 2013 introduced a number of amendments to the Planning & Development Act 2000 to give effect to the dissolution of the Town Councils (Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen, Youghal). One of the main effects of the legislation was to extend the life of Town Council Development Plans until the next making of a Development Plan for the County, which in Cork's case is December 2020.

1.7.5 Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the

Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.

Settlement Network

1.7.6 In order to develop policies and objectives that are appropriate to the needs and future potential of particular settlements, this plan uses the concept of a 'network of settlements' to help ensure that the proposals for future development are matched to proposals for the provision of physical and social infrastructure. The principles for this approach are set out in Chapter 2 of the County Development Plan 2014.

1.7.7 The settlement network of the county comprises :

- Cork Gateway (City environs and the metropolitan towns of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Passage West, Midleton and the proposed new town at Monard.
- Main Towns / Strategic Employment Areas.
- Key Villages,
- Villages, Village Nuclei and Other Locations.

1.7.8 Further details of the Strategic aims for each level of the settlement network are provided in Chapter 2 of the County Development Plan 2014. The settlement network for this Municipal District is detailed in Sections 3, 4 and 5 of this Plan.

Urban Expansion Areas

1.7.9 Broadly in line with the with the shared County and City Council strategy for metropolitan Cork (originally conceived in the CASP plan of 2001), the Electoral Area Local Area Plans in 2011 made provision for the preparation of 8 Special Policy Areas which required the preparation of 'masterplans' before development could proceed. Together with the Monard Strategic Development Zone, these are now referred to as 'Urban Expansion Areas' in the relevant Draft Municipal District Local Area Plans within Metropolitan Cork. The nine sites have been identified as shown on the attached map and listed below:-

- Stoneview in Blarney
- Monard SDZ
- Ballyvolane in North City Environs
- Ballinglanna – Dunkettle in Glanmire
- Carrigtwohill North in Carrigtwohill
- Water-Rock in Midleton
- Cobh North in Cobh
- Shannonpark in Carrigaline
- Ballincollig South (Maglin) in Ballincollig

1.7.10 There are also two Urban Expansion sites in Mallow.

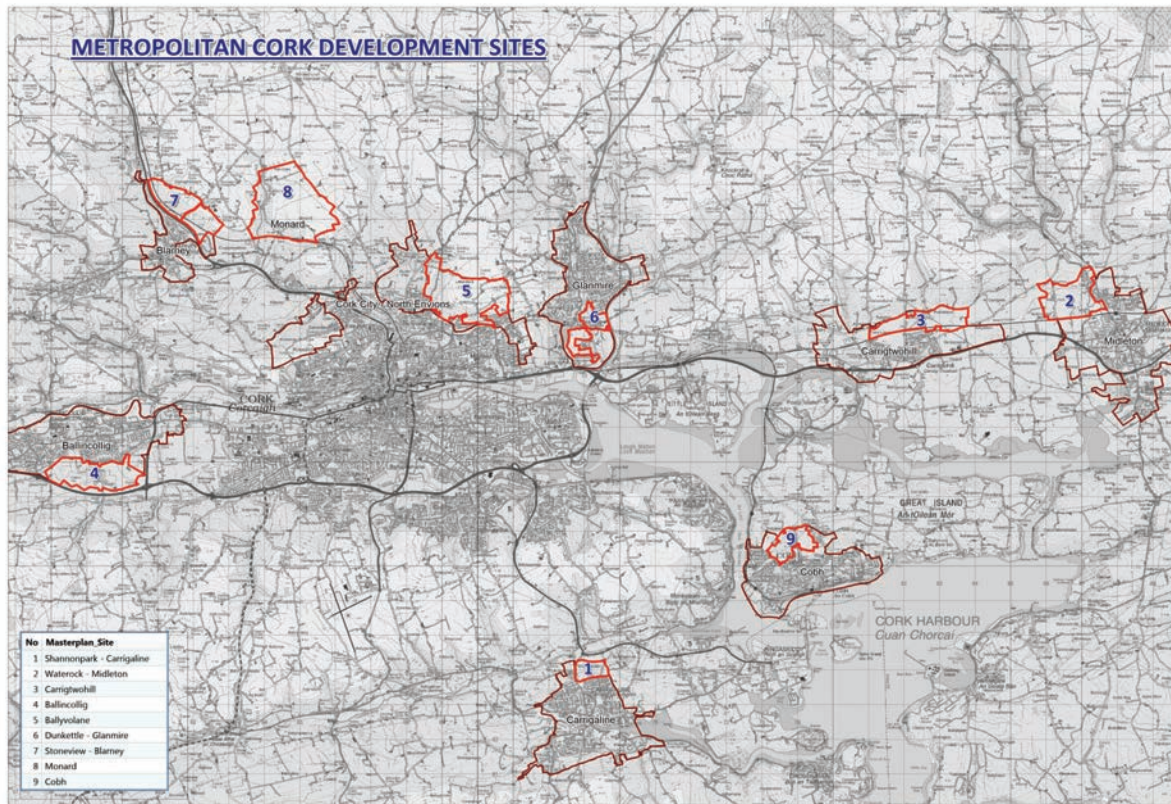


Figure 1: Metropolitan Urban Expansion Areas

- 1.7.11 The County Development Plan 2014 identified a series of tranches for the implementation of these urban expansion areas with the first tranche being Water-Rock, Carrigtowhill and Shannonpark. These Urban Expansion Areas were prepared during 2014/15 and adopted as Amendments to the 2011 Local Area Plans in December 2015. The plans identified detailed zoning plans for individual parcels of land for residential, open space, educations and community/retail development. More detailed Transport Assessments were carried out on these sites together with an Indicative Ecological Assessment, which assisted in the preparation of zoning plans and phasing programmes. Accompanying the zoning plans are a set of specific objectives and phasing and implementation programme for the delivery of key infrastructure (water, roads and stormwater drainage).
- 1.7.12 The second tranche of urban expansion areas were identified by the County Development Plan as Ballincollig, Ballyvolane, Dunkettle and Stoneview. The third tranche is Monard and Cobh. Monard SDZ Planning Scheme was approved by Bord Pleanala in 2016 with minor modifications and forms the basis of delivery of the 5000 houses and ancillary development on the site.
- 1.7.13 Stoneview Master Plan was prepared by the landowners and planning permission was granted for a portion of the land in 2008. These permissions have lapsed and there may be a need to amend or review the original master plan and implementation proposals as part of the remaining stages of the preparation of the relevant Municipal District Local Area Plan.
- 1.7.14 Taken together, these Urban Expansion Areas have the capacity to deliver almost 11,000 housing units in the Metropolitan Cork area and the development of the planning and implementation strategy to secure their delivery will continue as a County Council priority during the lifetime of this Local Area Plan. The County Council has set up a specialist housing and infrastructure delivery team to expedite this work. And the proposals for these sites may be modified at the amendment stage of the relevant local area plan as more up to date information, particularly regarding transport, water services and other infrastructure becomes available.

- 1.7.15 On these sites, because of their scale and the often complex patterns of land ownership, the County Council intends to take a leading role in the delivery of core transport and water infrastructure in order to facilitate the accelerated delivery of housing. The County Council is at an advanced stage in discussions with funding agencies that will facilitate the design and construction of the new road, water services and storm water infrastructure required, including the delivery of 'on-site' infrastructure that will straddle a number of individual development sites, where a cross-developer/landowner funding solution is required.
- 1.7.16 Those who are contemplating carrying out the development of all or part of these sites are invited to contact the County Council at an early stage to discuss the timing and delivery of particular infrastructure to facilitate development. Where infrastructure is to be provided by the County Council, developers/landowners benefitting from that infrastructure will be invited to enter an agreement with the County Council and other relevant infrastructure agencies prior to the submission of planning applications to co-ordinate the delivery of the infrastructure with the commencement and delivery of new housing development. Such agreement will provide a robust basis for the determination of planning applications either by the County Council or by An Bord Pleanála. This procedure will also facilitate agreement between the parties in relation to the payment of charges or contributions towards the cost of delivering the relevant infrastructure.

Water Services

- 1.7.17 Water services, of all the infrastructure requirements needed to facilitate new development, is the most critical, as in the absence of it, little development can take place.
- 1.7.18 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 1.7.19 Irish Water have undertaken a strategic review of all settlements in the Metropolitan Area and developing an investment programme for the implementation of the water services (water and waste water) in line with the priorities identified by Cork County Council's Urban Expansion Areas. The water services investment programme needs to be implemented in tandem with the investment package for roads, storm water and recreation, so that there is a co-ordinated approach to development.
- 1.7.20 Across the County as a whole the water services infrastructure needed to deliver the scale of growth envisaged by the County Development 2014 is often not in place. In general the Councils approach to this, is that where Irish Water already have water services infrastructure in a town or village then Irish Water will need to upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.

Table 1.2: Strategy for Water Services Provision		
Normally Expected Level of Water Services		Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
Key Villages		
Villages	Public Drinking Water	Adequate drinking water services infrastructure to be prioritised
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure.
		For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
Village Nuclei	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

Development Contributions

- 1.7.21 Section 48 of the Planning & Development Act 2000 to 2013 enables the Planning Authority when granting planning permission, to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended to be provided, by or on behalf of the Local Authority, regardless of other sources of funding for the infrastructure and facilities.
- 1.7.22 In addition a Planning Authority may require the payment of a Special Contribution in respect of a particular development where specific exceptional costs not covered by a scheme are incurred by a local authority in respect of public infrastructure and facilities which benefit the proposed development.
- 1.7.23 The Current scheme for development contributions was made by the County Council in 2004 and has been significantly modified and adapted to reflect changing economic circumstances. A new draft Development Contributions Scheme is now being prepared to reflect the infrastructure required to support the delivery of the new draft Local Area Plans and to reflect the far reaching changes to the provision of public infrastructure that have been introduced in recent years. The Draft Scheme will seek to raise development contributions to contribute to the delivery of projects that are necessary to facilitate the achievement of the residential and commercial growth identified in the Draft Local Area Plans. It is also the intention of the County Council, through the introduction of the new scheme, to reduce the extent to which Special Contributions are necessary to facilitate development.

1.7.24 With regard to the urban expansion areas of Ballincollig, Shannonpark, Carrigtwohill, Waterrock, Stoneview, Cobh, Ballyvolane and Glanmire) infrastructure programmes for these sites are being progressed with the specific aim of delivering complex public infrastructure in an environment of multiple land ownerships within the sites. This work seeks to identify and activate mechanisms to facilitate the provision of start-up infrastructure to unlock development potential. That work is focused on infrastructure provision internal to those sites that would normally be undertaken by the developer of those lands, as well as some limited external works that are specific to those sites. The Draft Development Contribution Scheme being prepared will not include the internal infrastructure currently being identified for these sites, nor the limited external works specific to those sites. The Council is progressing a start-up infrastructure mechanism to unlock the development potential of those sites, with costs to be recouped on commencement / completion of development via section 47 agreements or special development contributions.

Regeneration Areas

1.7.25 The Urban Regeneration and Housing Act 2015, provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration. As part of the preparation of this Draft Local Area Plan, regeneration sites have been identified in all towns. The main objective in identifying regeneration sites is to draw attention to the opportunities that exist to redevelop key sites within the towns, where such sites have the potential to contribute to the rejuvenation of the towns, deliver housing, and perhaps act as a catalyst for other developments. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, regeneration sites may, in time, qualify for the Vacant Sites Levy where the regeneration site is vacant or idle and this has adverse effects on the amenities / character of the area.

Town Centres

1.7.26 Town centre vacancy has been a marked consequence of the economic climate that prevailed for much of the past decade. Cork County Council recognises the key strategic and important cultural/economic/societal/ role town centres play in sustainable communities. Furthermore the successful delivery of well-conceived town centre development will deliver public realm and physical improvements which can in-turn improve quality of life factors and help increase economic activity.

1.7.27 To help address town centre vibrancy issues and to assist communities, property owners and prospective applicants develop the most appropriately designed investment at the optimum town centre locations, targeted supports will be required. The LAP formulation process provides an opportunity to initiate a review of key town centre areas provide suggested approaches to help inform decisions that can contribute to improved town centre functionality and public realm improvements.

1.7.28 In the first instance these LAP's will consider locations within the towns of Carrigtwohill, Ballincollig, Passage West and Carrigaline and will seek to do the following:-

- Provide guidance on the future land use and public realm improvement priorities within the town centre
- Identify key buildings to be protected within the town centre
- Provide guidance for developers/ public on the key aspects of the town's urban character which need to be respected/ reinterpreted in future applications (building height, roofscape, materials, building lines, plot depth, signage);
- Provide a people-focussed movement and public realm strategy which defines the gateways/ sense of arrival within the town; enhances connectivity and permeability

between the town centre and housing/employment growth areas and the train station; rationalises on-street parking on the main streets; widens and improves the quality of the pavement within the defined retail core; introduces traffic calming measures and additional safe pedestrian crossing points at key locations (near schools etc);

- Identify opportunity sites for single or multi-use developments within the existing streetscape,
- Devise an urban structure for the future expansion of the town, including identifying the location of new streets, positioning of building lines, height parameters, plot divisions etc in line with the Best Practice Urban Design Manual as read with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

City Gateways Initiative

1.7.29 Gateways mark the more significant entrance points to our City and welcome visitors, shoppers and citizens to Cork. The gateways provide the opportunity to announce that we are entering a modern, confident and outward looking City. Arriving in Cork along the major arterial routes the first impressions of the City can be improved upon.

1.7.30 This new initiative presents an opportunity to reinvigorate entrance points of the City and provide aesthetic cues that signal a sense of arrival to an exciting and important place, creating the impression that Cork needs to project in order to fulfil its potential as the Regional Capital and, in its role as Irelands Second City, the viable counterbalance to Dublin.

1.7.31 The renewal or enhancement of the gateways has the potential to frame a view of Cork City - high quality landmark buildings, an appropriate mix of developments coupled with infrastructural and environmental improvements, landscaping and enhanced pedestrian connectivity will welcome residents and visitors alike to the commercial and cultural opportunities Cork has to offer as Irelands Second City.

1.7.32 The Draft LAP has identified the following Gateway entrance points where Cork County Council will focus particular attention, including collaboration with landowners/stakeholders and Cork City Council where appropriate, during the life time of this Plan.

- N27/N40 Kinsale Road junction
- N71 Bandon Road/Chetwynd
- N20 Blackpool
- R635/R614 Ballyvolane

Strategic Land Reserve

- 1.7.33 The 'Core Strategy' chapter of the County Development Plan 2014 indicates that just over 27,000 new housing units are required to provide for the population to grow by over 42,000 people. However, the 'strategic reserve' included within the 2011 LAP supply of housing land was estimated in 2013 to be only 14% (when calculated by land area) or 20% (when calculated by housing units) and the plan indicates that this is not considered sufficient to provide for a robust land supply to support recovery in the housing market.
- 1.7.34 Therefore, the County Development Plan 2014 states that the supply of land suitable for housing development in Metropolitan Cork should be increased in order to offset various risks such as a major parcel of zoned land failing to commence development or to accommodate additional development pressures if it proves difficult to accelerate housing delivery in the City Docklands or elsewhere and it is the County Councils intention to give effect to this provision of the County Development Plan by providing additional zoned land in this local area plan.
- 1.7.35 In this section, information is provided on the overall quantity of additional land that may need to be zoned to ensure that an adequate element of strategic reserve is included in the overall supply of land for housing and the main locations that could contribute to meeting this requirement for additional zoned land are identified and described. As part of the public consultation process for these local area plans, the County Council will consider submissions from the public and others on this issue generally and in relation to the specific sites or locations identified before making its decision on which of the proposed sites should be included in the Local Area Plan at the amendment stage of the plan making process.
- 1.7.36 The County Council's Planning and Development Strategic Policy Committee has given consideration to the overall approach which could be taken to the identification of additional land for housing development in Metropolitan Cork and there was broad agreement amongst the membership of the Committee that the element of 'Strategic Reserve' included in the supply of land for housing should be at least
- 1/3 of the overall requirement for new housing (calculated by housing units) as set out in the County Development Plan 2014 Core Strategy; and
 - Equivalent to 12 years house building at the projected construction rate (i.e. two Local Area Plan cycles)
- 1.7.37 The 'Core Strategy' chapter of the County Development Plan 2014 indicates that the supply of land for housing development in Metropolitan Cork identified in the 2011 Local Area Plans is sufficient to provide housing for the population growth targets for the area. Taking into account the national trend towards smaller households, just over 27,000 new housing units are required to provide for the population to grow by over 42,000 people. However, the 'strategic reserve' included within the 2011 LAP supply of housing land was estimated in 2013 to be only 14% (when calculated by land area) or 20% (when calculated by housing units).
- 1.7.38 The County Council's Planning and Development Strategic Policy Committee has also given consideration to the projected annual building rate for Cork County as a whole and the Metropolitan Cork area. At the peak of housing output in the last decade, County wide output reached over 8,000 dwellings per year although the CASP Plan of 2001 considered that a long term sustainable rate for the County was close to about 4,500 units. 'Construction 2020' suggests that, nationally, about 25,000 housing units need to be built annually. This would indicate that, in Cork, a house building target of 2,825 units per annum would be consistent with the national objective. The Housing Agency (2014) suggested an annual building rate of 1,287 units for the period to 2018 for Metropolitan Cork.

- 1.7.39 Taking all these factors into account, the Strategic Policy Committee has expressed the view that the County should plan for a house building rate of around 3,500 units per annum. More recently the Committee acknowledged the suggestion that, in Metropolitan Cork, an appropriate projected building rate would be in the region of 3,000 units per annum. On this basis a 12 year supply of land suitable for new housing would need to provide for the building of 36,000 units
- 1.7.40 This Draft Local Area Plan, together with the 3 other Draft Municipal District Local Area Plans that together make up Metropolitan Cork, include a supply of zoned land suitable for housing (in the County Metropolitan SPA) of 1,208 ha (gross) or estimated 966.4 ha (net). It is estimated that is sufficient for the building of 27,059 new housing units. In addition, 5,000 units will be provided through the development of the Monard SDZ, and the total housing land supply in the draft LAP's for Metropolitan Cork is sufficient for 32,059 units.
- 1.7.41 Therefore, to achieve the objectives to provide a 'Strategic Reserve' of 1/3 of the overall requirement for new housing or a land supply equivalent to 12 years building at protected rates additional zoned land with capacity to accommodate approximately 9,019 units needs to be identified.
- 1.7.42 From the submissions received in response to the preliminary public consultation in relation to the current Local Area Plan review (held in December 2015/January 2016) and from other research undertaken, a number of options have been identified which could meet the requirement to identify additional land for housing. These options are describe in more detail in the following pages but can be summarised as follows:

Ref.	Site Name	Gross Area (Ha)
SLR1	Cobh North Extension	185.0
SLR2	Carrigaline East	47.0
SLR3	Castletreasure	21.4
SLR4	Frankfield /Grange	44.9
SLR5	Togher/Doughcloyne	93.6
SLR6	Ardrostig	100.3
SLR7	Ballincollig East-Carrigrohane	223.9
SLR8	Kilbarry/Carhoo/Kilcully	105.1
SLR9	Ballyvolane-Whites Cross	336.2
SLR10	Carrigtwohill West Extension	32.4
SLR11	Carrigtwohill East	220.7
SLR 12	Oldcourt	78.7
Total		1,489.2

- 1.7.43 Two sites put forward in submissions have been omitted from this exercise. Land north of Drakes Pool (east of Carrigaline) was omitted because of concerns at the effect development here would have on Natura 2000 sites nearby. Land at Moneygourney has been omitted because the County Council rejected the option of development here after a protracted debate in the preparation of previous local area plans.
- 1.7.44 Clearly, to meet its objective to augment the supply of zoned land for housing be approximately 5,000 units, only some of the suggested sites will need to be selected. In order to assist in the selection of the most advantageous site (or sites) each of the suggested sites will be assessed comprehensively under a range of relevant headings including the following:

- Overall Strategy: Delivery/reinforcement of CDP/CASP/ emerging NPF/RSES strategies;
- Water Services: Make best use of existing Irish Water investment;
- Natural Heritage: Natura 2000 sites – Appropriate Assessment SEA – habitat mapping;
- Transportation: Impact on transportation network – Requirement for new investment;
- Flood Risks: Ministerial Guidelines 2009; and
- Settlement Pattern: Reinforcement of existing settlement pattern and services.

1.7.45 A report on this assessment and also addressing the issues raised by the public during the consultation period following the publication of this draft plan, will be set out in the County Council Chief Executives Report to the Elected Members for their consideration before the proposed amendments to the plan are finalized.

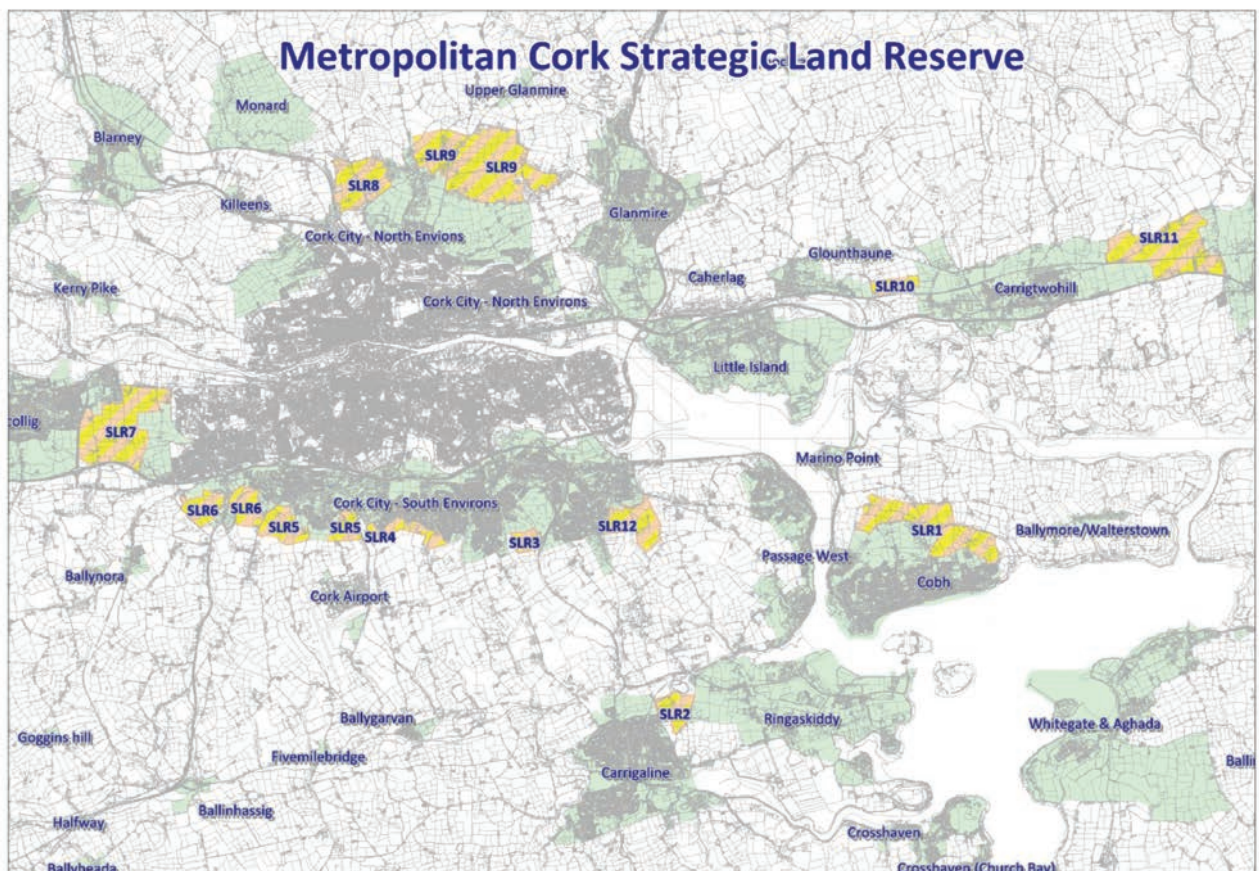
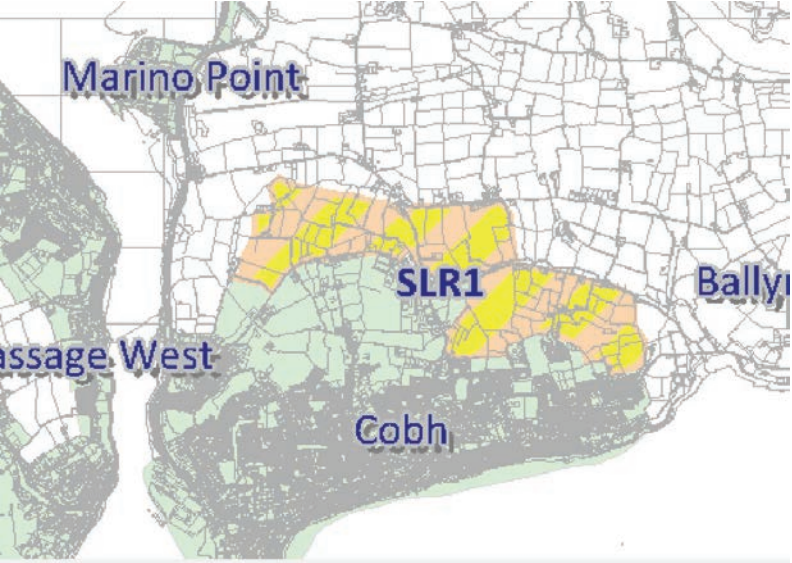
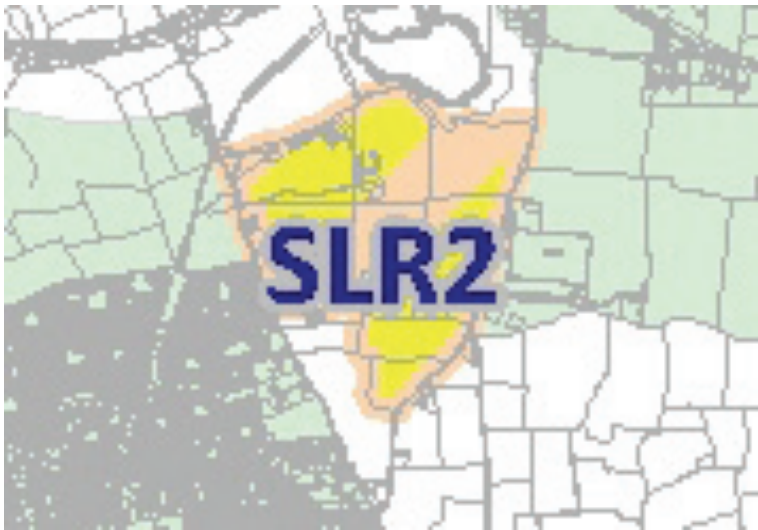
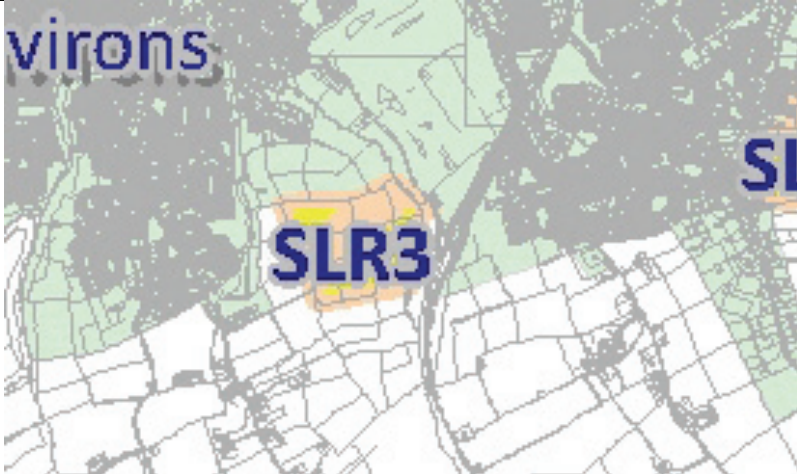
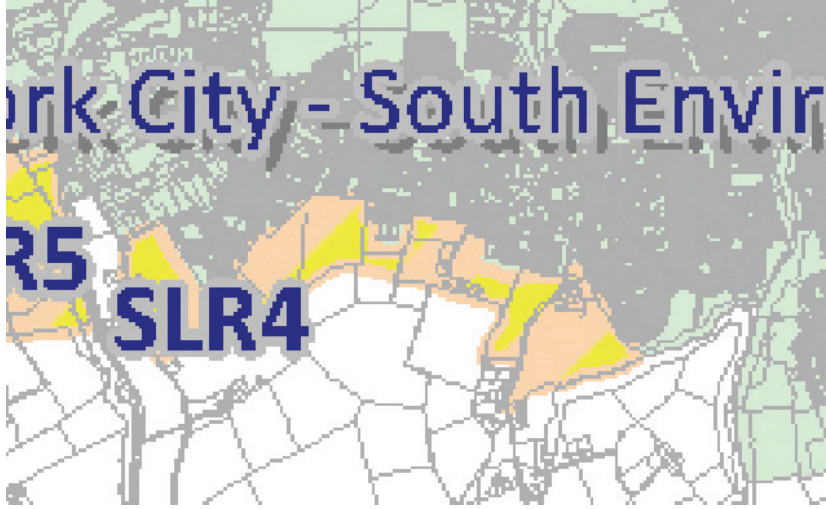
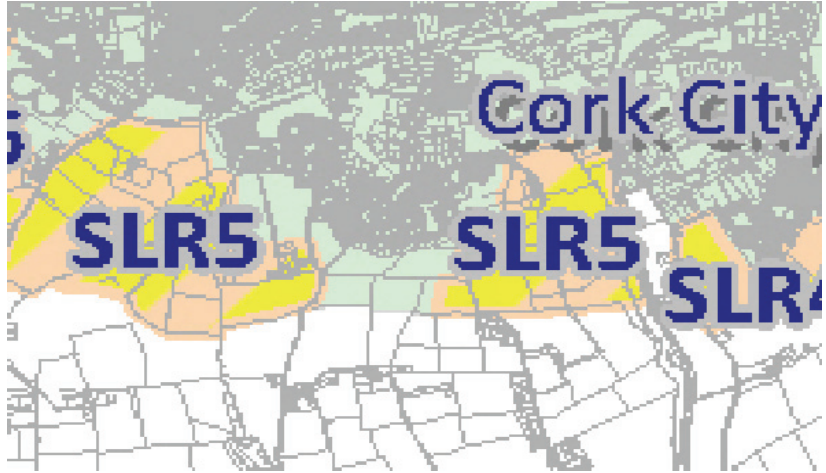
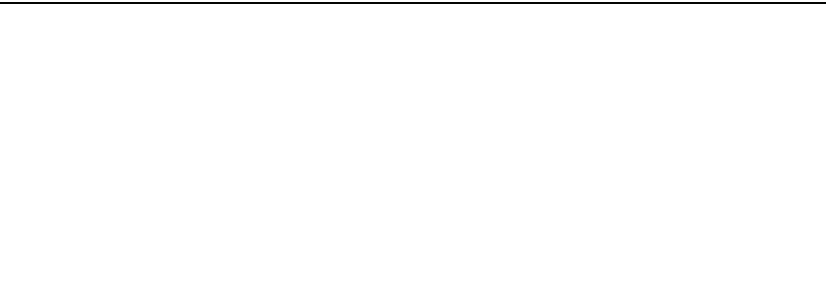
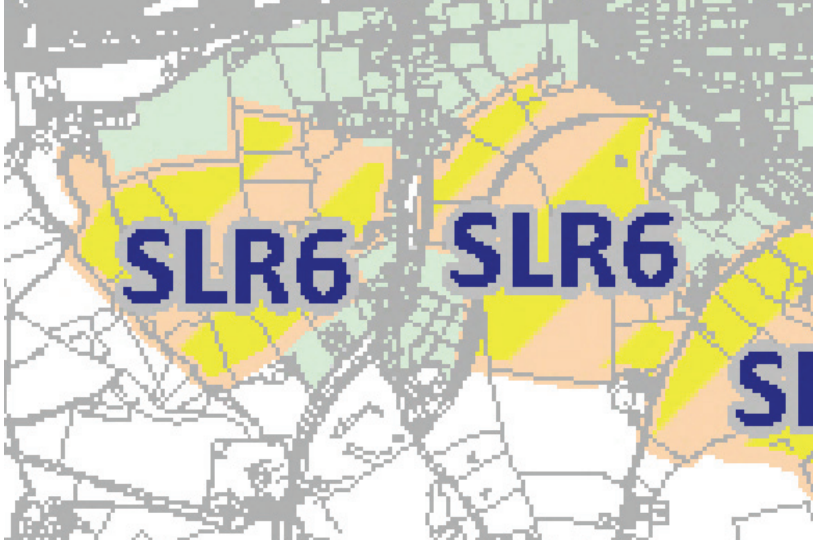
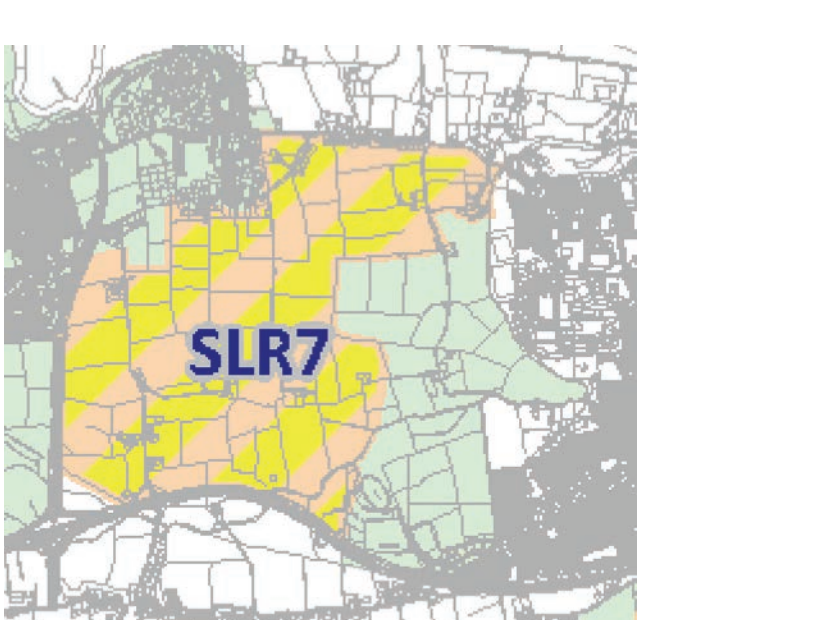
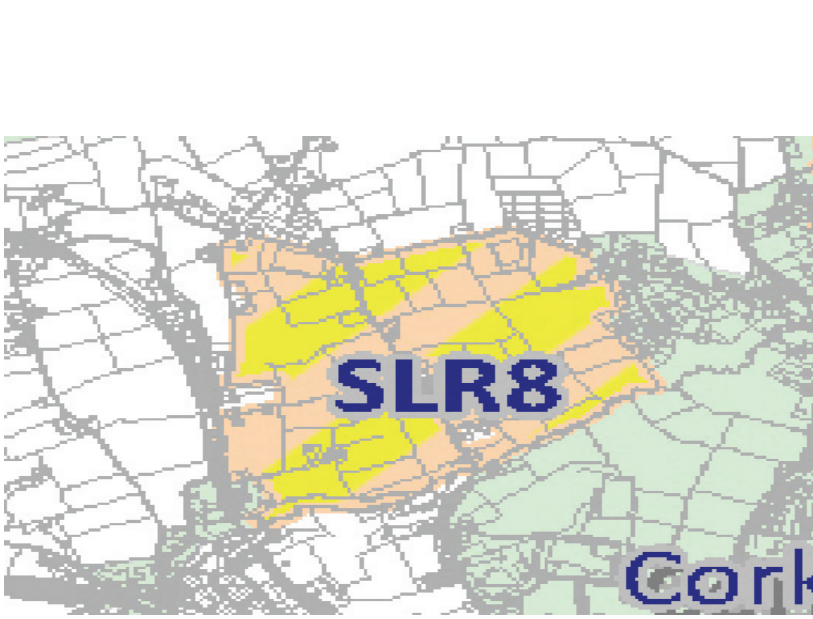


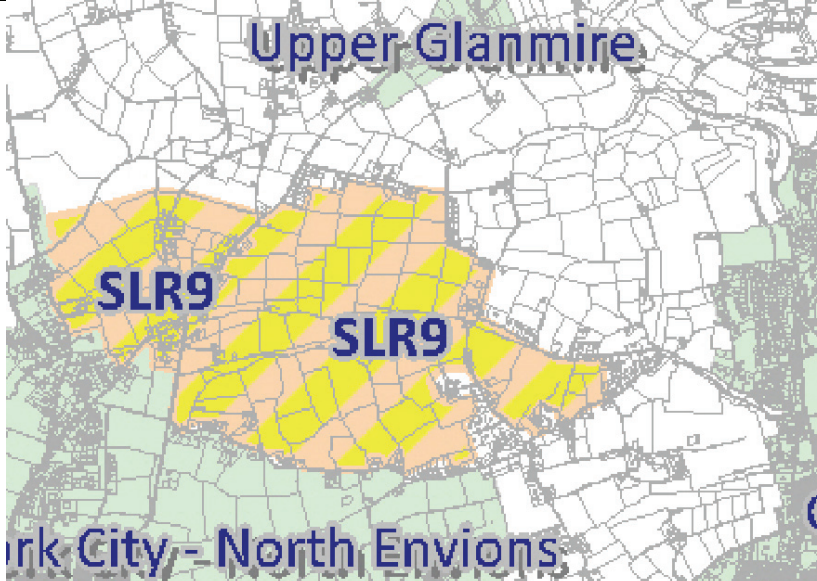
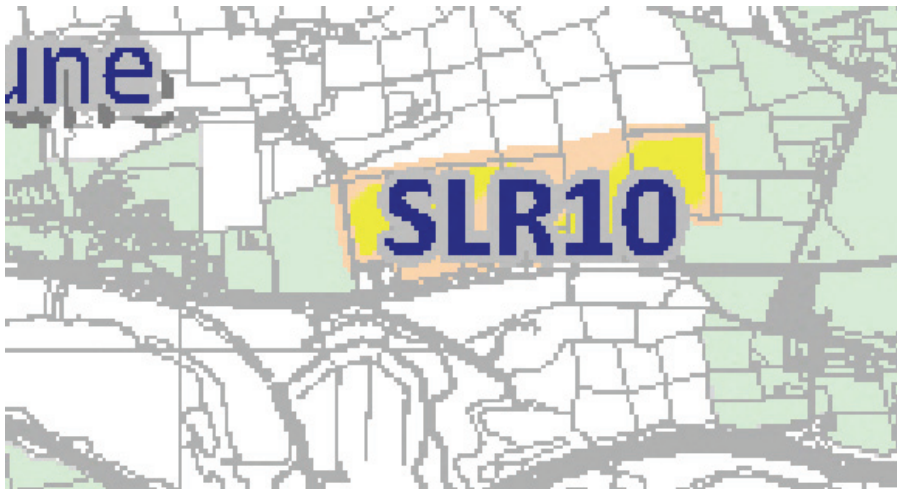
Figure 2: Details and location of strategic land reserve options

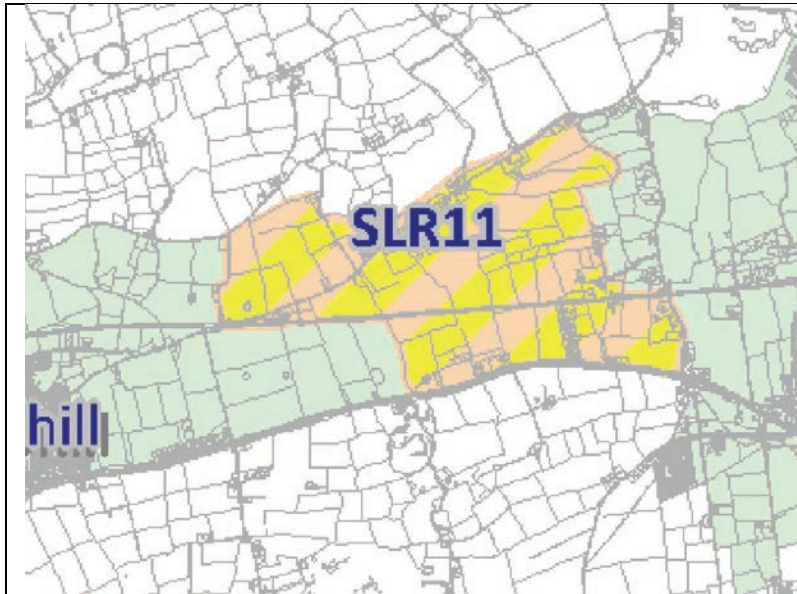
1.7.46 The detailed locations of the 12 sites are shown on the attached map of the Metropolitan Area. Each site has a short description attached to its site plan.

	<p>SLR1 - Cobh North Extension This land comprising approximately 185ha is located to the north of Tay Road within the Metropolitan Green belt as defined by the Cork County Development Plan 2014. The land is a logical extension of the development northwards of the proposed urban expansion area at Ballynoe. There were no submissions received during the public consultation exercise in January 2016.</p>
	<p>Area SLR2- Carrigaline East This area comprises 47 hectares, made up of an existing golf club. The lands are currently classified as Metropolitan Greenbelt in the Cork County Development Plan 2014 and form a strategic gap between Carrigaline and Ringaskiddy. Two submissions were received requesting that these lands be zoned for residential development.</p>
	<p>Area SLR3 - Castletreasure This area is within the Metropolitan Green belt and comprises approximately 21.4ha of land adjacent to the N28 immediately south of the existing residential zoning (R-06). There was one submission for consideration of the land to be zoned for housing. The lands slope downwards away to the west from the main road into a valley with a stream and rise back up to a highly elevated point.</p>

 <p>The map shows the South Environs of Cork City with various land parcels outlined. A specific area, labeled SLR4, is highlighted in orange and yellow, indicating its location south-east of the city center.</p>	<p>Area SLR4 - Frankfield/Grange This area of approximately 44.9ha is located south east of Grange/Frankfield on lands currently designated as Metropolitan Green Belt in the Cork County Development Plan 2014. The lands are currently in agricultural use. The lands are elevated in places, but are often at a broadly similar elevation to the southern fringes of the City South Environs. There have been a number of submissions to zone this land for residential development.</p>
 <p>The map shows the central and western parts of Cork City. Two areas, labeled SLR5, are highlighted in orange and yellow, located west of the city center near the N27 road.</p>	<p>Area SLR5 - Togher/Doughcloyne This area comprises approximately 93.6ha and is located west of the N27 stretches from Togher to Doughcloyne. The lands are quite elevated in sections and are visible across a wide area of the City. A number of estates have been developed along Matthew Hill and Togher Road in recent years, whilst the greenbelt area around Sarsfield Road and Ardrostig to west has remained largely intact. The majority of the lands are currently in Agricultural use. A number of submissions have been received for zoning of the land into residential development.</p>
 <p>The map shows the northern part of Cork City. An area, labeled SLR6, is highlighted in orange and yellow, located north of the city center near the N71 road.</p>	<p>Area SLR6 - Ardrostig These sites comprises approximately 100 ha of land either side of the N71 at the Bandon Road Roundabout. The lands are quite elevated in sections and are visible across a wide area of the City.</p>

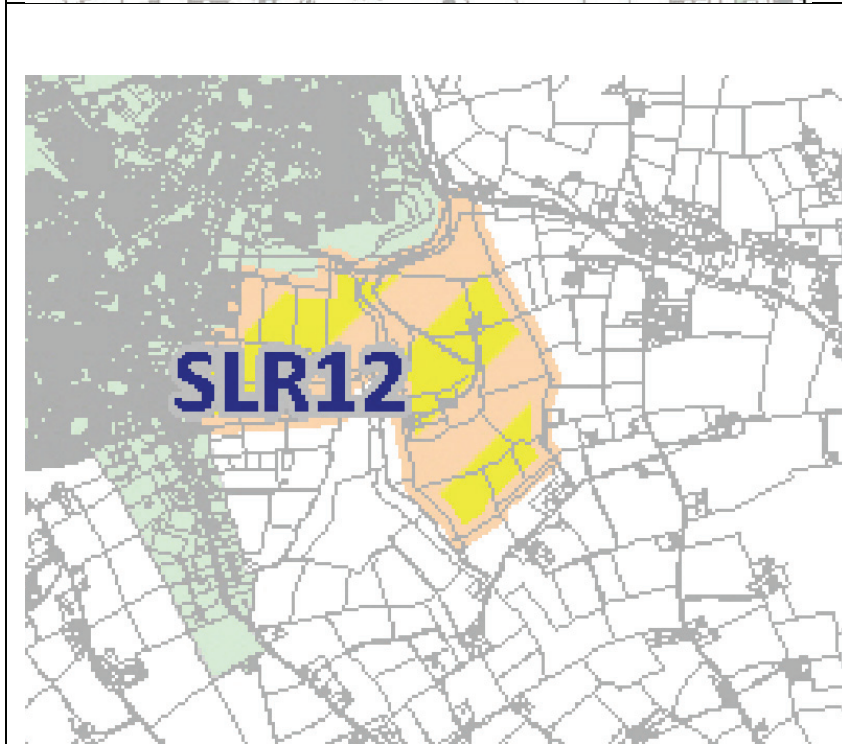
	<p>The lands are within the metropolitan green belt around Ardrostig to west and have remained largely intact. The majority of the lands are currently in agricultural use. A number of submissions have been received for zoning of the land into residential development.</p>
	<p>Area SLR7 - Ballincollig East, Carrigrohane This area comprising of 223ha is located in the Metropolitan Green Belt in an area which forms a strategic gap between Ballincollig and the Cork City Suburbs. The lands are bounded to the north by the Carriganarra Road and are dissected by the Clash Road L221 and the N40 South City Ring Road. A submission was received to zone a portion of this land for residential purposes.</p>
	<p>Area SLR8 - Kilbarry/Carhoo/Kilkully This area consisting of approximately 105ha is bounded by the Old Mallow Road L-2782, L-2951 and the Cork-Dublin Railway line to the West, to the east the area is bounded by the L2962 and the Rosemount housing development. The lands are dissected by the L-2963. The Glennamought River valley forms the southern boundary of the lands and also a natural development boundary with the North Environs of the</p>

	<p>city. The City Council administrative area lies south of the river. The area is primarily agricultural interspersed by a large number of one of dwellings. The lands are quite elevated in parts. There were a number of submissions received for the zoning of land for residential development.</p>
 <p>Upper Glanmire</p> <p>SLR9</p> <p>SLR9</p> <p>Cork City - North Envions</p>	<p>Area SLR9 - Ballyvolane - Whites Cross</p> <p>This area comprises 336ha of land, presently within the metropolitan green belt. There are a number of residential developments in Kilcully and Whites Cross. This land is contiguous to the proposed Ballyvolane Urban Expansion Area. The Ballyhooley Road dissects the area and the land is close to the route of the proposed Northern Ring Road.</p>
 <p>SLR10</p>	<p>Area SLR10 - Carrigtwohill West</p> <p>This area comprises 32ha in between the settlement of Glounthaune and Carrigtwohill along the Cork - Midleton suburban rail line. The land is presently within the metropolitan green belt and is gently sloping to the north. There have been no submissions for zoning of this land for residential purposes.</p>



Area SLR11 - Midleton West

This area comprises 220ha of land, presently located in the metropolitan greenbelt between the strategic towns of Midleton and Carrigtwohill. The land straddles the Cork-Midleton rail line. There was only one submission to zone a portion of land for residential purposes.



Area SLR12 - Oldcourt

This area comprises 78.7ha of land, presently located in the metropolitan greenbelt between the strategic towns of Douglas/Rochestown and Passage West. The land is elevated and includes land that was formerly zoned as open space and recreation in the Local Area Plan adjacent to the Garryduff Sports Complex. Consideration of this land as an option for future development. Access is provided from the Rochestown Road. There were three submissions to zone these portions of land for residential purposes.

1.8 Flooding Risk Assessment and Management

Overall Approach

- 1.8.1 The assessment and management of flood risks in relation to planned future development is an important element of this local area plan. The majority of towns, villages and smaller settlements have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas, flooding can periodically occur following unusual weather or tidal events.
- 1.8.2 The OPW is the lead agency for Flood Risk Management in Ireland. In accordance with Best Practice Cork County Council has arranged for the preparation of indicative flood risk mapping on a county wide basis. The indicative mapping creates flood zones that are fit for use in applying the Guidelines for The Planning System and Flood Risk Management at a strategic level - for County Development Plan and Local Area Plans, and to help inform screening for site specific flood risk assessment of individual planning applications.
- 1.8.3 As part of the preparation of this Local Area Plan the Council has updated the indicative flood zone mapping used in the 2011 Local Area Plans to take account of the information that has become available from the National CFRAM programme (Catchment Flood Risk Assessment and Management), and other Flood Schemes undertaken by the OPW.
- 1.8.4 In addition, indicative flood risk mapping for rural areas, outside of settlement boundaries, is also now available and is being published simultaneously with this Draft Local Area Plan.
- 1.8.5 The Councils overall approach to Flood Risk Management is set out in Chapter 11 of the County Development Plan 2014 and intending developers should familiarised themselves with its provisions. In Council's approach to flood risk is to:
- a) Avoid development in areas at risk of flooding; and
 - b) Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
- 1.8.6 A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of this plan, and all zoned lands in areas at risk of flooding have been reviewed. The Strategic Flood Risk Assessment (SFRA) is included in Volume 2 of this Plan and explains in detail the overall approach to flood risk management that has been followed. It is important to read this document in conjunction with Volume 1 of the plan.
- 1.8.7 Where a settlement is known to be at risk of fluvial or tidal flooding, the extent of the area at risk of flooding is shown on the settlement maps within this plan. It is important to note that the flood risks shown in this document refer to fluvial (river) and tidal flooding only. Some areas may also be at risk of groundwater flooding or pluvial flooding (intense periods of rainfall) but these are NOT shown on the flood zone maps included in this Plan. However, such risks still need to be assessed when planning a development.
- 1.8.8 The flood zones illustrated in this plan are based on an undefended scenario and do not take the presence of flood protection structures such as walls or embankments into account. This is to allow for the fact that there is still a residual risk of flooding behind the defences due to overtopping or breach, and that there may be no guarantee that the defences will be maintained in perpetuity.
- 1.8.9 The Indicative Flood Zone Mapping for the rural parts of the Municipal District (i.e. outside of a settlement boundary) is not shown within the Volume 1 of the Local Area Plan, but is available to view online, for information purposes, as part of the Local Area Plan Map Browser at www.corkcoco.ie.

1.8.10 The indicative mapping is being made available as a resource. It has been prepared for use in applying the Guidelines for The Planning System and Flood Risk Management only.

Managing Development in Areas at Risk of Flooding

1.8.11 Where development is proposed within an area at risk of flooding, either on land that is subject to a specific zoning objective, lands within the “existing built up area” of a town, within a development boundary of a village, or in the open countryside, then intending applicants need to comply with the provisions of Chapter 11 of the Cork County Development Plan 2014 and Objectives WS 6-1 and WS 6-2, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’.

Objective No.	Local Area Plan Objective Flood Risk Assessment and Management
IN-01	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in WS 6-2.

Traffic and Transport

1.8.12 Chapter 10 of the County Development Plan sets out the Transportation and Land Use Strategy for the County which seeks to make Cork a more competitive county and to foster sustainable economic and population growth through the delivery of an efficient transport system and encourage balanced investment in less polluting and more energy efficient modes of public and private transport, including walking and cycling. This strategy has informed the preparation of the Local Area Plan.

Green Infrastructure

1.8.13 Chapter 13 of the County Development Plan indicates that the Council will develop and implement a Green Infrastructure Strategy for the County during the lifetime of the Plan which will help identify, protect, manage and develop Green Infrastructure resources. Objectives GI 3-1 and GI 3-2 require new developments to contribute to the protection, management and enhancement of the existing green infrastructure of the county and the delivery of new green infrastructure, where appropriate. Individual development proposals put forward in accordance with the provisions of this local area plan will need to comply with the objectives of the County Development Plan.

Quality in Urban Design

1.8.14 High Quality design adds quality to the places we live, work and enjoy. Ensuring high quality design adds value to our towns, villages and countryside and improves our quality of life. This local Area Plan will promote high quality design by encouraging its integration into every aspect of the plan. The County Development Plan contains a number of relevant objectives including HOU 3-2, HOU 3-3, RCI 6-1, TCR 2-1, TCR 12-1, TCR 12-2, HE 4-6 and HE 4-7 etc. Individual development proposals put forward in accordance with the provisions of this local area plan will need to comply with the relevant design objectives of the County Development Plan.

1.9 Green Belts around Towns

- 1.9.1 Chapter 4 of the County Development Plan 2014 sets out the Councils policy and objectives RCI 5-1 to RCI 5-8 in relation to Greenbelts. In this Municipal District, a town greenbelt exists around Youghal town which help to maintain the identity of the towns and encourage more development activity within the development boundaries. The plan recognises that 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.
- 1.9.2 Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this will only be allowed in the case of an individual who can demonstrate a genuine rural generated housing need based on their social and / or economic links to a particular local rural area in accordance with County Development Plan objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around Settlements.
- 1.9.3 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, additional areas have been identified where there is capacity to accommodate a limited number of individual houses. These areas are 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.

	Greenbelts around Towns
GB1-1	It is an objective to discourage strongly new individual housing from being located within the greenbelts around the main towns in each Municipal District (except within established villages and village nuclei). This restriction is relaxed in principle for individuals who can demonstrate a genuine rural generated housing need based on their social and / or economic links to a particular local rural area in accordance with Cork County Development Plan (2014) objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around Settlements.
GB1-2	In some parts of the greenbelts around the towns it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing: <ol style="list-style-type: none"> a) The character of the area as a whole will remain predominantly rural and open. b) Proposals will not cause linear roadside frontage development (ribbon development); and, c) The proposal is consistent with the proper planning and sustainable development of the area.

1.10 Environmental Assessment

Strategic Environmental Assessment (SEA)

- 1.10.1 Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. It should be noted that results from the SEA process were fully considered and integrated into the preparation and making of this Local Area Plan. The Environmental Report is contained in Volume Two Environmental Reports, of this Plan which is available online at <http://corklocalareaplans.com/>
- 1.10.2 Habitat Mapping for the North Cork Towns is ongoing however it was not completed in time to inform this Draft Plan. When completed the Draft Plan will be assessed against its findings and any changes required will be brought forward by way of Amendment to the Draft Plan.

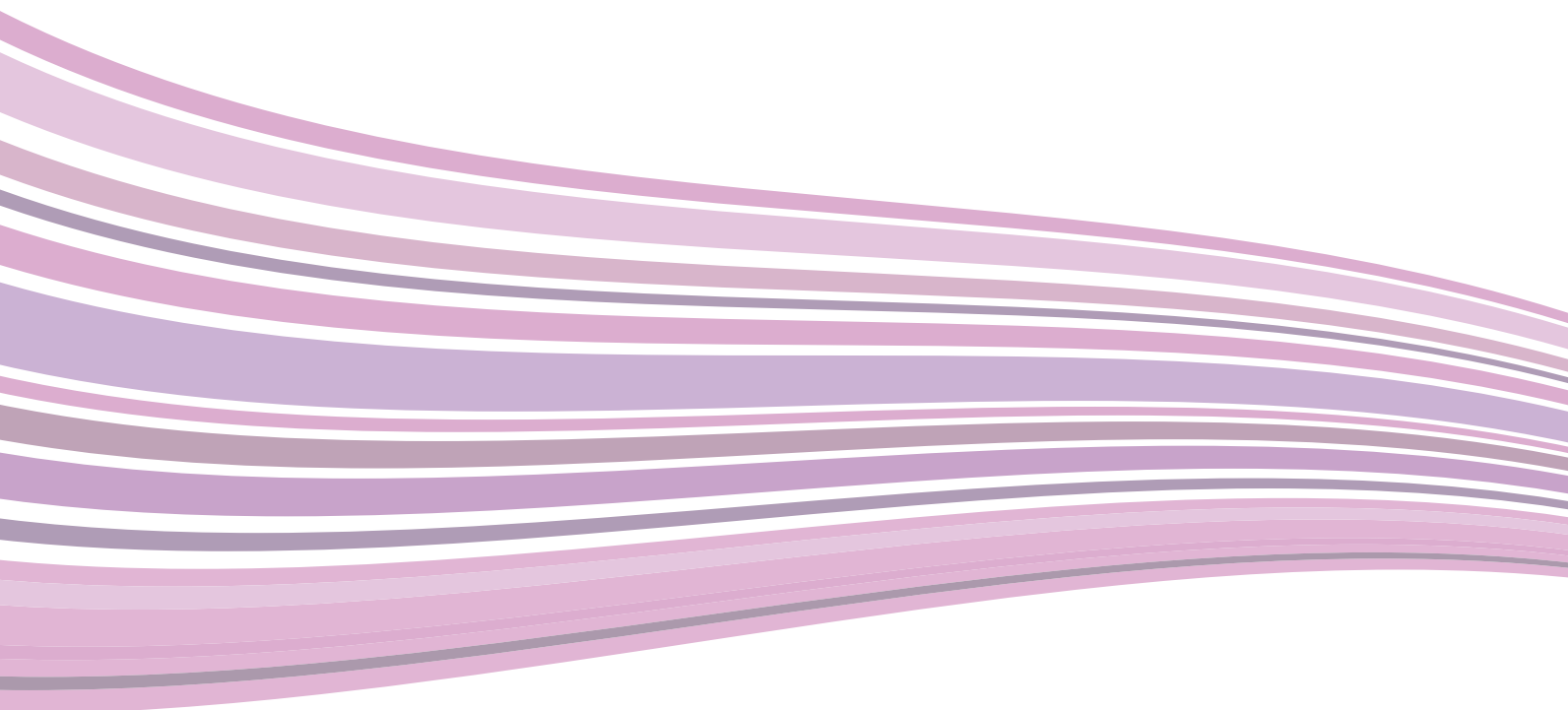
Strategic Flood Risk Assessment (SFRA)

- 1.10.3 In order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, 'The Planning System and Flood Risk Management' (2009), Cork County Council carried out a Strategic Flood Risk Assessment of the policies and objectives contained in this Plan. This provides an assessment of flood risk within the county and will inform land-use planning decisions in this and other plans. This assessment is contained in Volume Two -Environmental Reports which is available online at <http://corklocalareaplans.com/>

Habitats Directive Assessment (HDA)

- 1.10.4 In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) and section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process.
- 1.10.5 Habitats Directive Assessment is an iterative process which runs parallel to and informs the plan making process. It involves analysis and review of policies as they emerge during each stage of plan making, to ensure that their implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for policies to contribute to impacts which on their own might not be significant, but which could contribute to an impact which is significant when considered in combination with impacts arising from the implementation of other plans or projects.
- 1.10.6 The assessment process may result in the development of new policy areas and/or the modification or removal of certain policies to be presented in the final plan. The results of this analysis and review are presented alongside each iteration of the plan as it is published. At the end of the plan making process, a final report has been produced which summarises the assessments completed at each stage of the plan making process. The report also contains a summary of how ecological considerations have been integrated into the plan, and a conclusion statement as to whether the plan could affect the integrity of any European site.

The Habitats Directive Screening Report for this plan is contained Volume Two, Environmental Reports which is available online at <http://corklocalareaplans.com/>



East Cork Municipal District

2 Local Area Strategy

	<i>Sub-Section</i>	<i>Page No.</i>
2.1	Local Area Plan Context	34
2.2	County Development Plan Strategy	34
2.3	The East Cork Municipal District	36
2.4	Growth Strategy	37
2.5	Employment within the Municipal District	40
2.6	Environment and Heritage	42

2 Local Area Plan Strategy

2.1 Local Area Plan Context

- 2.1.1 It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. In County Cork, the County Development Plan 2014 sets out the overall strategy for the proper planning and sustainable development of the County including population targets for each of the main towns and the amount of new housing required to meet the needs of the population, and is consistent with national targets issued by the Department of the Environment, Community and Local Government and the Regional Planning Guidelines for the South West Region. The Plan also sets out county-wide objectives for the economy, retail, housing, transportation and infrastructure, heritage and the environment.
- 2.1.2 The new Local Area Plans will be informed by the current plans adopted in 2011 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim and by changes in local circumstances, needs etc.
- 2.1.3 In considering the future development of this Municipal District, proposals must be consistent with the Core Strategy for the County as set out in Chapter 2 and Appendix B of Volume 1 of the Cork County Development Plan 2014, which details the population growth targets for each municipal District, the expected growth in households and the corresponding amount of new housing required within the settlement network and rural areas to meet the growth target.

2.2 County Development Plan Strategy

- 2.2.1 The East Cork Municipal District straddles two Strategic Planning Areas, for which the County Development Plan 2014 sets out differing objectives. The town of Midleton and its environs stretching southwards to the coast and the Key Village and Specialist Employment Area of Whitegate and Aghada are located within the Metropolitan Cork County Strategic Planning Area while the town of Youghal and its wider rural hinterland are located within the Greater Cork Ring Strategic Planning Area.
- 2.2.2 In the context of this Municipal District, the Metropolitan Cork County Strategic Planning Area has the following aims in the County Development Plan 2014;
- a) 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) 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 landuses to maximise the areas overall contribution to Metropolitan Cork while protecting the environmental resources of the Harbour;

- d) Support the existing strategic employment locations as important economic assets, particularly in terms of public transport provision and linkages to local residential populations;
- e) 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;
- f) Provide an enhanced public transport network linking the City, its environs, the Metropolitan towns and the major centres of employment;
- g) Facilitate the development of the villages as set out in the local area plans 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;
- h) In the Cork Gateway, development to provide the homes and jobs that are necessary to serve the planned population will be prioritised in the following locations, Carrigaline (Shannon Park), Midleton (Waterrock) and Carrigtwohill (North of the Railway), Ballincollig (Maglin), North Environs (Ballyvolane), Glanmire (Dunkettle), Blarney (Stoneview), Monard and Cobh.

2.2.3 On the other hand, the Greater Cork Ring Strategic Planning Area has experienced population growth significantly ahead of target over the last decade. In this context the County Development Plan 2014 seeks to:

- a) Establish an appropriate balance in the spatial distribution of future population growth, in line with the Core Strategy, 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;
- b) Facilitate the development of the villages as set out in the local area plans 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;
- c) 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 focusing other employment development in the main towns and key villages;
- d) Secure the long term strategic aim of reopening the rail route linking Cork and Midleton to Youghal;
- e) Protect and enhance the natural heritage of the Blackwater Catchment; and
- f) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment.b) Facilitate the development of the villages 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.

2.3 The East Cork Municipal District

- 2.3.1 The East Cork Municipal District is located primarily to the east of the county stretching from Midleton in the west to Youghal in the east on the Cork / Waterford boarder to the villages of Ballincurrig and Carriganass in the north to Roache's Point in the coastal villages of Churchtown South and Ballycotton in the south. In 2011 the population of the area stood at 42,399. This population is spread across a network of settlements including 2 main towns, 30 villages (including 'Other Locations') and the open countryside, as detailed in Table 2.1.
- 2.3.2 Midleton is the largest town in the Municipal District with a population of 12,001 in 2011. The town of Youghal has a population of 7,794 in 2011. These towns together with the main key villages and villages offer services that support a significant rural hinterland.
- 2.3.3 Agriculture is a key economic activity throughout the District both in direct farming of land and in food processing with significant dairy processing industry located in Mogeely and IDL located predominantly in Midleton. Tourism and other services together with more traditional manufacturing are also significant employers in the area, particularly in the two Main Towns of Midleton and Youghal.

Table 2.1 Distribution of Population within the East Cork Municipal District

	Settlement	Population 2011	%
Towns	Midleton (12,001) Youghal (7,794)	19, 795	47%
Key Villages	Castlemartyr, Cloyne, Killeagh, Whitegate and Aghada**	9,566*	22%
Villages	Ballycotton, Ballymacoda, Churchtown South, Dungourney, Ladysbridge, Mogeely, Saleen, Shanagarry/ Garryvoe.		
Village nuclei	Clonmult, Ballincurrig, Ballymackibbot, Ballinrostig, Ballintotis, Gortaroo (Gortroe), Inch, Leamlara, Lisgoold, Mount Uniacke		
Other Locations	Barnabrow/Ballymaloe`, Carriganass, Garryvoe Upper, Gyleen Knockadoon, Redbarn, Roche's Point, Trabolgan.		
Rural Areas		13,038	31%
Total Population		42,399	

* Village Population is a estimated figure

** Whitegate and Aghada is also a Specialist Employment Centre

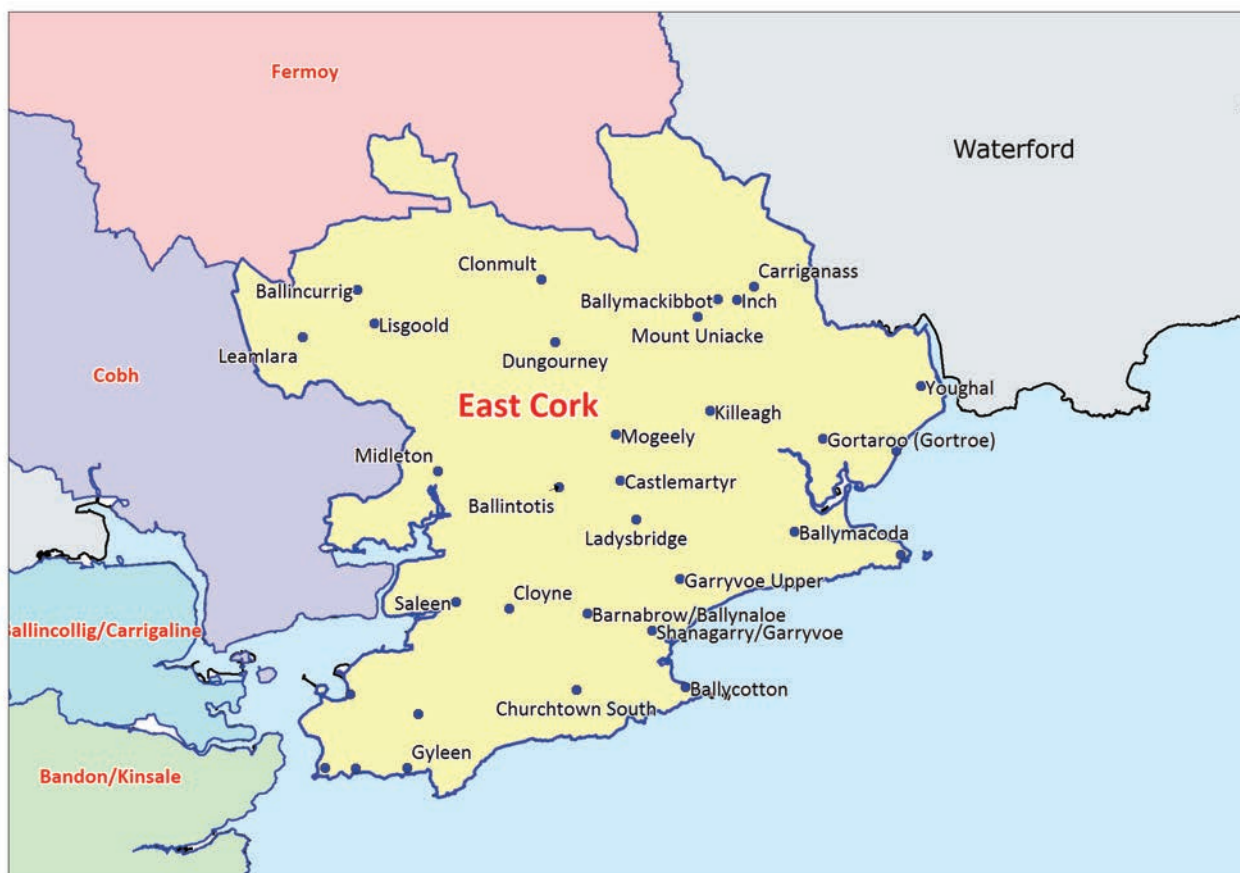


Figure 1: East Cork Municipal District

2.4 Growth Strategy

- 2.4.1 Within the East Cork Municipal District the County Development Plan provides for growth in population of 11,397 persons. The number of households is expected to grow by 7,179 leading to a net requirement for 7,790 new houses within the Municipal District. The County Development Plan 2014 indicates that 262 ha of land is required to meet this level of housing provision in the main towns, in addition to housing opportunities in the villages and rural areas.
- 2.4.2 Table 2.2 shows that, arising from the County Development Plan 2014, there is a net requirement within the towns of the Municipal District for 6,280 new dwelling units and capacity and in terms of the current provision of zoned lands within the towns in this draft plan, to accommodate 7,238 units. This figure takes into account both the zoned residential lands and also the many other opportunities for residential development set out in this plan, in town centres, regeneration areas, special policy areas and also within the built up areas.

Table 2.2 Housing Requirement and Housing Supply (Draft East Cork MD LAP)

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Estimated Residential area zoned in draft LAP	Estimated Housing Yield draft LAP
Midleton	12,001	21,576	4,667	5,243	210	185	5,255
Youghal	7,794	9,115	999	1,037	52	104	1,983
Main Towns	19,795	30,691	5,665	6,280	262	289	7,238
Villages	9,566	11,067	1,176	1,121	--	--	1,214
Rural	13,038	12,038	339	389	--	--	--
Total Villages & Rural	22,604	23,105	1,514	1,510	--	--	1,214
Total for District	42,399	53,796	7,179	7,790	262	289	8,452

Core Strategy Housing Requirement Source: Cork County Development Plan 2014- Appendix B, Table B 10

- 2.4.3 The priority for Midleton over the life of this Local Area Plan is to optimise the amount of land available for development for housing in the short – medium term by delivering the infrastructure necessary to facilitate the development of the residential uses within the town, and in particular the major urban expansion area at Water-Rock.
- 2.4.4 In the longer term, housing growth in the area is likely to be focused along the high quality public transport service within the rail corridor to the west of the town, which lies within the Cobh Municipal District, and the Draft Local Area Plan for that Municipal District will set out the main options to expand the land supply in this part of the corridor.
- 2.4.5 The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.3. For the towns, the ‘Overall Scale of New Development’ figure is the same target figure established by the Core Strategy of the County Development Plan 2014 and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.
- 2.4.6 Based on an allocation from the overall population target figure for the county, the County Development Plan (Core Strategy) estimates the number of new houses that that may need to be accommodated within the villages of this Municipal District as 1,121 units. This local area plan has retained the scale of growth figures for the villages at the 2011 figures which is 1,214 units.
- 2.4.7 This local area plan does not zone land for development within the villages. Rather each village has a development boundary and is assigned an ‘Overall Scale of New Development’. This figure is not a target to be reached, or an absolute maximum limit on development. Rather the ‘overall scale of growth’ figure is an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this Plan, subject to other considerations of proper planning and sustainable development. Development within villages also has to be balanced in line with the overall strategy of the County Development Plan which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the town can accelerate their rate of growth and achieve a critical mass of population.
- 2.4.8 Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not in place as indicated by Table 2.3. In general the Council’s approach to this is that where Irish Water already have water services infrastructure in a town or village, then Irish Water will need to upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement. Irish Water have indicated that, when

they are upgrading the water services infrastructure in a settlement, they will take account of future development needs.

- 2.4.9 In some settlements the 'Overall Scale of New Development' proposed for the settlement exceeds that which can be accommodated on the basis of individual septic tanks. Within this Municipal District, Leamlara and Churchtown south fall into this category. In these settlements it will be necessary to manage growth to reflect available water services capacity. Unless water services issues are resolved, development will be limited to a small number of individual houses with their own treatment plant.
- 2.4.10 In addition, the settlement network of this Municipal District includes 'Other Locations'. The County Development Plan Strategy recognises 'Other Locations' as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.

Table 2.3 East Cork Municipal District Water Service Status

Name	Existing Number of Houses 2015	Drinking Water Status	Waste Water Treatment Status	Overall Scale of New Development (houses)
Towns				
Midleton	5133			5,255
Youghal	4246			1,983
				7,238
Key Villages				
Castlemartyr	658			235
Cloyne	702			255
Killeagh	349			135
Whitegate & Aghada	893			190
				815
Villages				
Ballycotton	303			45
Ballymacoda	85			25
Dungourney	48			10
Ladsybridge	232			40
Mogeely	152			80
Saleen	0			50
Shanagarry/ Garryvoe	358			70
Churchtown South	26		None	15
				335
Village Nuclei				
Ballincurrig				10
Ballinrostig			None	5
Ballintotis			None	5

Table 2.3 East Cork Municipal District Water Service Status

Name	Existing Number of Houses 2015	Drinking Water Status	Waste Water Treatment Status	Overall Scale of New Development (houses)
Ballymackibbot		None	None	2
Clonmult		Private GWSS	None	5
Gortaroo (Gortroe)		Private GWSS	None	5
Inch			None	0
Leamlara			None	10
Lisgoold				20
Mount Uniacke		None	None	2
				64
Total				8,452
Water Services Key				
Irish Water Services in place with broadly adequate existing water services capacity.				
Irish Water Services in place with limited or no spare water services capacity.				
None: No existing Irish Water Services. Unless Irish Water infrastructure is provided, development will be limited to individual houses with their own wastewater treatment plant. In the absence of a public drinking water supply, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.				

2.5 Employment within the Municipal District

2.5.1 Analysis of Census 2011 data for the Municipal District provides information in relation to the jobs that are located within the Municipal District and on the place of employment for the people who live within the Municipal District. In 2011 there were 8,550 jobs within the District, including 1,117 home workers. Jobs located within the Municipal District fall into the following key categories:

- 33.9% - Wholesale, Retail, Transportation and Storage, Accommodation and Food service activities;
- 22.2.1% Education, Human Health and Social Work Activities.
- 12.8% Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management.
- 10.5% Information / Communication, Financial, professional, administration etc.
- 8.2% Agriculture, Forestry and Fishing.

2.5.2 Within the District 16,363 persons were at work in 2011. This includes home, mobile and 'uncodeable' workers and corresponds to 38.6% of the population of the District. These jobs were distributed across and outside the county as follows:

- 5427 or 33% work within the Municipal District (including 1,117 home workers).
- 3054 or 18.6% work within Cork City.
- 6210 or 38 % work within the County Metropolitan Area (this includes part of the MD).

- 2, 652 or 16.2% work within the Greater Cork Ring (this includes part of the MD).
 - 670 or 4% work outside Cork County.
- 2.5.3 In terms of travel to work, 78% of employees who live within the District travel to work by driving a car, van lorry or other vehicle. Only 2% of employees living within the District travel to work by bus or train while 6.7% travel on foot.
- 2.5.4 Midleton is the largest centre of employment within the area. The 2011 Census recorded a daytime working population within Midleton of 3,519 people. In Youghal, the figure was 1,657. This would indicate that of the 8,550 jobs within the Municipal District, 4,636 (or 54%) are located within the two main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns makes it more difficult for people to access employment opportunities and creates challenges for the provision of effective public transport and transport infrastructure generally.
- 2.5.5 There is a strong supply of employment land within the Municipal District. The new local Area Plans should seek to ensure that lands identified for employment use can be readily developed for such and address any barriers to development.

Table 2.4 Employment Land Supply			
Town	Business	Industrial	Enterprise
Midleton	27	47.5	46.2
Youghal	35.7	38.5	0
Total	62.7	86	46.2

Large Scale Retail Warehousing

- 2.5.6 Section 4.11.2 of the Retail Planning Guidelines for Planning Authorities (2012) makes provision for exceptions to the 6,000 m² retail warehouse cap at stated locations that are accessible by a regional, if not a national, population catchment where there is evidence of demand for large scale retail warehouses - subject to satisfying additional specific requirements.
- 2.5.7 The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. As detailed in the RPG’s the scale of such outlets requires a regional, if not national, population catchment. In this regard a proposal for such a retail warehouse development in excess of 6,000 sq. metres may be appropriate in Cork Gateway. Specific criteria regarding such developments are set out in the RPG’s and in particular such developments must accommodate a range of bulky goods together with a range of customer facilities which require a national population catchment. Furthermore such developments must not adversely affect the efficiency of the national road network and it be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads taking account of the opportunities for encouraging a modal split towards more sustainable travel modes. Such development should also be served by existing or planned public transport services. The potential impact of a retail warehouse in excess of 6,000 sq. metres will need to be carefully examined in the context of this guidance.”
- 2.5.8 Taking account of the policy supports providing for the Cork Gateway being a potentially suitable location for making an exception to the 6,000 m² retail warehouse cap, Cork County Council will give consideration to such a proposal at an appropriate location in Metropolitan Cork, based on the merits of the individual application.

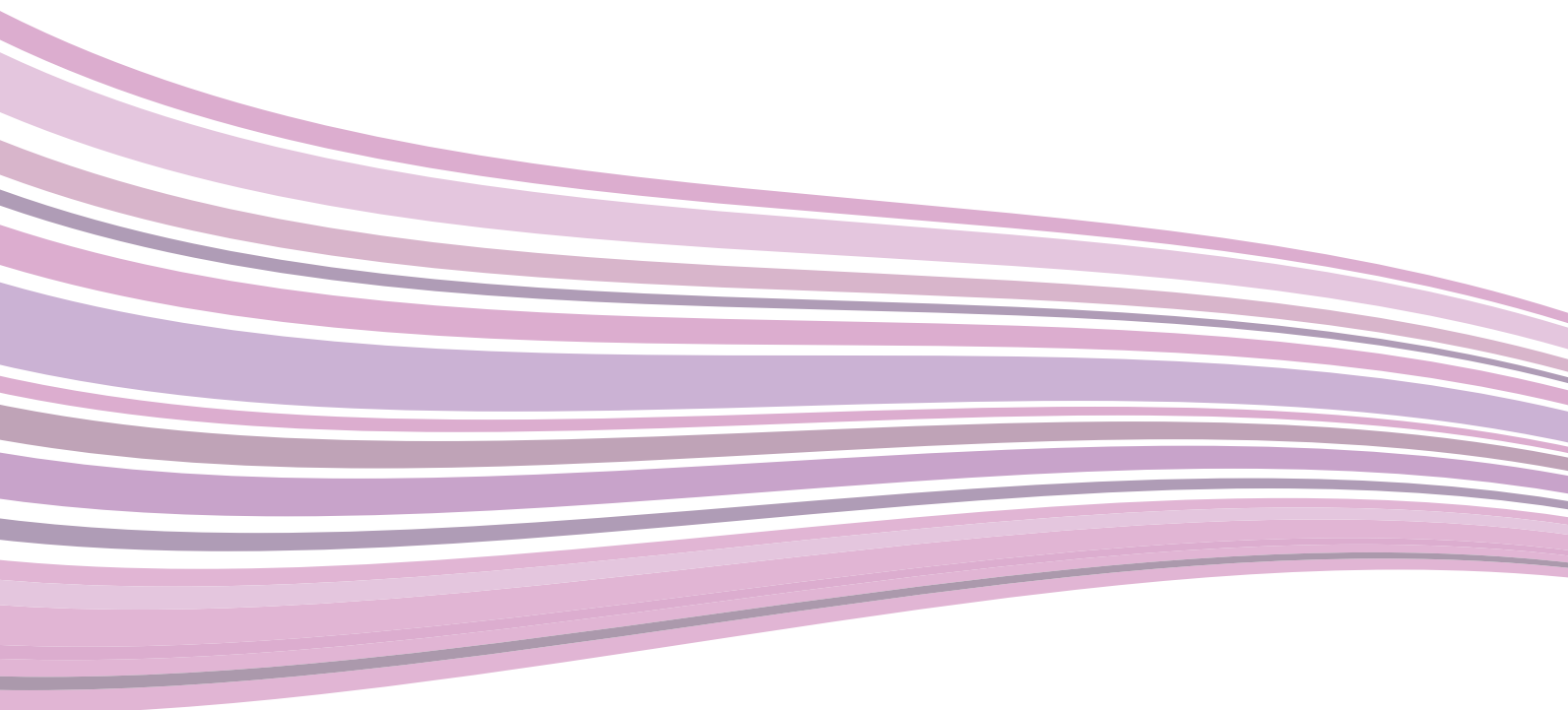
2.6 Environment and Heritage

- 2.6.1 European and National legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, candidate Special Areas of Conservation and Special Protection Areas.
- 2.6.2 The designation of these sites at a national level is the responsibility of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, but it is the responsibility of Planning Authorities through the Strategic Environmental Assessment and Appropriate Assessment processes to ensure that planned development does not adversely affect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there are a range of plants and animals that are protected under national legislation.
- 2.6.3 The basic designation for wildlife is the Natural Heritage Area. This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. Eight Natural Heritage Areas have been designated in Co. Cork. A further 103 sites have been proposed to be designated as Natural Heritage Areas in the County. These are listed in the County Development Plan 2014 Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume 4 of that Plan.
- 2.6.4 Special Areas of Conservation (SACs) have been selected because they support habitats, plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. Some of these sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union. The current list of SACs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.
- 2.6.5 Special Protection Areas (SPAs) 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 SACs they form part of the 'Natura 2000' network of sites throughout Europe. The list of SPAs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.
- 2.6.6 Within the East Cork Municipal District there are four SPAs, 3 SAC's and 16 NHA's. In addition, there is one designated Nature Reserve (Capel Island and Knockadoon Head), 4 RAMSAR Sites (Ballycotton, Ballynamona and Shangarry, Ballymacoda, Clonpriest and Pilmore, Blackwater Estuary, and Cork Harbour) and two wildfowl Sanctuaries (Ballynamona Shangarry and River Blackwater).
- 2.6.7 Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits to the local population and to visitors alike.
- 2.6.8 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 Arts, Heritage, Regional, Rural and Gaeltacht Affairs, 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.
- 2.6.9 In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2014 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.

- 2.6.10 In terms of built heritage, each settlement chapter of this plan refers to protected structures and architectural conservation areas and other unique aspects of a settlements built and natural heritage where relevant.
- 2.6.11 Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.

Local Area Plan Objective LAS-01:	
a)	In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.
b)	This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.
c)	Provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with HE 2-1, and HE2-2 of the County Development Plan, 2014. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
d)	Maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value, wetlands and features of geological value within this planning area in accordance with HE 2-3, HE 2-4, HE 2-5, HE 2-6 and HE 2-7 of the County Development Plan, 2014.
e)	Any development on certain sites should be accompanied by a Traffic Impact Assessment (TIA) and Road Safety Audit (RSA).



East Cork Municipal District

3 Main Towns

	<i>Sub-Section</i>	<i>Page No.</i>
3.1	Purpose of Section	46
3.2	Introduction	46
3.3	Midleton	48
3.4	Youghal	84

3 Main Towns

3.1 Purpose of this Section

- 3.1.1 The purpose of this section of the plan is to set out the key planning considerations and policy objectives for the main towns of the East Cork Municipal District.

3.2 Introduction

- 3.2.1 There are two main towns in the East Cork Municipal District, Midleton and Youghal. Up until 2014, both towns were administered by Town Councils with Town Development Plans in place setting out the strategy for the development of the lands within the Town Council area. The challenge for this local area plan is to piece together the former Town Development Plans and the Environs of these towns and into a coherent policy from which the towns can continue to grow and develop.
- 3.2.2 The Cork County Development Plan, 2014 identifies Midleton as a Metropolitan Town and Youghal as a Ring Town. The definitions and strategic aims of these settlements are set out in the following sections for each respective town.
- 3.2.3 The most significant material asset of this electoral area is its main towns. They represent the product of many decades of investment in buildings (including houses, businesses, commercial buildings etc.), hospitals and other health facilities, schools, social and community facilities and wealth of supporting infrastructure. Across the County as whole, the 2006 census recorded that over 46% of the population lived in the main towns. In addition, many people who live in villages, smaller settlements or rural areas rely on the main towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).
- 3.2.4 Main Towns will normally have the following facilities: A permanent resident population of over 1,000 persons, primary and secondary school(s), a significant choice of convenience and comparison shopping, industrial, service sector or office based employment, public library, significant visitor facilities (e.g. Hotels, B&B's), Church or other community facility, Post Office/ bank / ATM / building society, Garda station, Primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional or national road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.

Planning Strategy

- 3.2.5 Within the East Cork Municipal District, the County Plan provides for growth in population of 11,397 persons. The number of households is expected to grow by 7,179 leading to a net requirement for 7,790 new houses within the Municipal District. . Through its County Development Plan 2014, the Council has allocated the majority of this growth to the towns with 6,280 new houses proposed, the majority of which are planned for Midleton (5,243). Housing growth is also planned within the villages (1,121 units).
- 3.2.6 In line with the overall core strategy of the County Development Plan 2014, it is a key component of this plan to set out objectives that will:
- Make best use of previous investments in built fabric or infrastructure in the main towns;
 - Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities;
 - Identify land for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending to carry out development;

- Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;
- Confirm the role of the town centre as the preferred location for future retail development; and
- Protect the setting of the town from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

Table 3.1 East Cork Municipal District Housing Requirement and Housing Supply							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Estimated Residential area zoned in draft LAP (ha)	Estimated Housing Yield draft LAPs (Units)
Midleton	12,001	21,576	4,667	5,243	210	185	5,255
Youghal	7,794	9,115	999	1,037	52	104	1,983
Main Towns	19,795	30,691	5,665	6,280	262	289	7,238

Source: Cork County Development Plan 2014 – Appendix B, Table B 10 – Extract.

Approach to Plan Preparation

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

- Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Existing Built Up Area'. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use.
- Where possible the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control);
- The Midleton and Youghal Town Development Plans used 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an "Existing Built Up Area" classification. This approach will be applied to the developed areas within the former town council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.
- In most towns a core retail shopping area has been identified.
- In some towns regeneration sites have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment.

3.3 Midleton

Vision: Mainistir na Corann meaning 'The Abbey of the Coir'

3.3.1 The vision for Midleton is to build on the success of its rail connections to Metropolitan Cork and promote the continued development of the town and its hinterland as a residential, employment, tourist and service location. Key aims in delivering this vision include:

- Strengthen the economy of the town, attracting new investment in employment, services, retail and tourism uses
- Strengthen the role of the area around the Main Street as the town core, as the primary retail area and the centre of the community
- Secure investment in essential infrastructure including water services and national road improvements
- Promote the continued use of all forms of public transport within and around Midleton and improve opportunities for walking and cycling around the town.

Context

3.3.2 Midleton is the largest town in East Cork and is located within the area defined as 'Metropolitan Cork' or the 'Cork Gateway'. The planning strategy for the Cork Gateway seeks to achieve significant future growth in population, employment and services, supported by high levels of community facilities, amenities and integrated public transport connections, ensuring the Gateway can be the location of choice for most people, especially those with an urban employment focus.

3.3.3 Metropolitan Cork is considered to be a single market area for housing and jobs and, in the area east of the city, the strategy is to promote growth in the area served by the rail corridor which benefits from an established high quality public transport service. Development proposals for the East Cork area have been framed to compliment the City Council's own development proposals' and the County Councils proposals in other Metropolitan Towns.

3.3.4 In recent years, whilst retaining its self-sufficient market town character, Midleton has become a popular residential location for commuters working in or near Cork City. The town benefits from a 30 minute peak hour rail service to Cork City with a journey time of 23 minutes. The town offers a strong supply of land for housing, employment and other uses and in this context significant growth is planned in the area in line with the Core Strategy of the Cork County Development Plan 2014.

3.3.5 The town has a north-south orientation, with key transport infrastructure at each end; the rail line to the north and the N25 dual carriageway to the south. The lands to the north of the rail line rise steeply in two hills at Water-Rock and Broomfield, with the Owenacurra river valley in between. The lands to the south of the town are low lying leading to the river estuary.

3.3.6 Outside the development boundary of the town, the land forms part of the Metropolitan Cork Green Belt. Here, the objectives of the Cork County Development Plan 2014 seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

3.3.7 The publication of the Midleton and Carrigtwohill Transportation Study has significant implications, direct and indirect on all lands contained within the development boundary of the town. Implementation of a number of the recommendations of this study will be key to facilitating the development of the town as a sustainable location for business and living, linking the outer areas with the town centre as well as facilitating the establishment of a pedestrian and cycle network.

Ballinacurra

3.3.8 Ballinacurra, located less than 2km south of the town centre and south of the N25, lies at the confluence of the Owenacurra River and the east channel of Cork Harbour. In times past it served as the port for the town of Midleton. In recent decades the village has been planned as part of the growth of Midleton, and has become a major suburb of the town. It retains quite a strong character and identity with a good range of services, with the exception of a local primary school. The R630 regional road to Whitegate divides the village from the traditional quay areas to the west.

Population and Housing

3.3.9 The planning strategy for Midleton, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 21,576 persons, representing growth of 9,575 persons on the 2011 population. In order to accommodate this level of population growth, an additional 5,243 housing units need to be provided in Midleton. This Plan makes provision for a residential land supply of 180 ha with the capacity to provide approximately 4,125 units. This, together with the brownfield opportunities in the town itself (former Town Council), regeneration areas and special policy areas bring the overall unit provision for the town of Midleton to 5,255, in line with the Core Strategy of the County Development Plan.

3.3.10 The priority for Midleton over the life of the new Local Area Plan is to optimise the amount of land available for development for housing in the short – medium term by delivering the infrastructure necessary to facilitate development.

3.3.11 The majority of residential development planned for Midleton town will occur at Water-Rock to the north west of the town centre where approximately 2,500 residential units are proposed in addition to new schools, a neighbourhood centre, parks and a second railway station.

3.3.12 In addition there is large site in Council ownership at Broomfield West to the north of the town, fronting the Mill Road, which is suitable for residential development. The site comprises a steeply sloping western facing hillside with a wide flat base at its western edge. The upper slopes are quite visually sensitive. Most of the level portion of the site lies within a 1000m radius of the railway station, and the SE corner of the site is just 500m north of the northern relief road and 1200m from the town centre. In July, 2016 Planning permission was granted on part of this site for a primary school (Educate Together).

3.3.13 Residential lands are available south of the N25 at Baneshane adjacent to a recently completed primary level Gaelscoil. Lands are also available south of the N25 at Ballinacurra. Short term improvements can be made to the local road network to accommodate some development in Ballinacurra including a left hand slip lane at the Lakeview Roundabout to the N25. This would significantly reduce traffic congestion on the R630 approaching the roundabout and this is considered essential prior to any further development in the Ballinacurra area. In addition, where appropriate flood risk assessments will be completed in order to ensure that future development does not create a worsening flooding situation particularly along the Balick road.

3.3.14 Many of the new development areas are some distance from the town centre and the development of good quality pedestrian / cycle connectivity to the town centre from new development areas is essential. In many cases the development of the land identified for new residential development is dependent on the delivery of new roads and water services infrastructure and the timeline around the delivery of this infrastructure is uncertain and may be beyond the direct control of the County Council.

- 3.3.15 This plan makes provision for a range of house types and densities to be provided which supports rail public transport while also providing a choice of units for family needs. While restrictive policies are in place to protect rural landscapes from urban generated housing, this plan seeks to provide attractive alternatives for family housing within the town. Within the Water Rock site the plan aims to provide a mix of dwelling types from smaller 2 bedroom units to 4/5 bedroom units at an overall density level that supports public transport by allowing higher density development to be located in close proximity to the existing and proposed railway stations which fans out to Medium A and Medium B density residential development with some low density provision for serviced sites at points furthest from the railway line. The approach to housing density in County Cork is set out in Table HOU 4-1 of the County Development Plan 2014.
- 3.3.16 The Council's Housing Strategy states that on zoned lands, it will be a requirement that 10% of all land zoned for residential uses (or for a mix of residential and other uses) be reserved for the purpose of social and affordable housing.
- 3.3.17 The following table outlines the population, households and new units required in Midleton in order to achieve the population target of 21,576 by 2022 as set out in the Core Strategy of the Cork County Development Plan 2014. The table also outlines the estimated net residential area zoned in this draft plan and the estimated housing yield that could be generated from such sites. It is noteworthy that within the East Cork Municipal District the largest proportion of housing growth is in Midleton.

Table 3.2 Population and Housing in Midleton

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Residential area zoned in draft LAP	Estimated Housing Yield draft LAP
Midleton	12,001	21,576	4,667	5,243	210	185	5,255
Total for Municipal District	42,399	53,796	7,179	7,790	262	289	8,452

Core Strategy Source: Cork County Development Plan 2014- Appendix B, Table B 10

Town Centre

3.3.18 Midleton Town Centre acts as a focus for the wider community and should be an attractive, inviting, safe and secure environment for visitors, business, shoppers and residents. Whilst the character of the town centre has been established by its historical layout and rich architectural heritage, in recent years Midleton has undergone a transition from an established small market town to a major growth node for the Cork region. This growth in population has the potential to transform the whole town, including the quantum and type of uses in the town centre. It is important that the design of future development within the town centre builds on its existing character and enhances its appearance and attractiveness. While the narrow plot sizes of the town core have limited the ability of the town centre to accommodate large individual building footprints, considerable backland and brownfield sites exist which could accommodate new town centre development.

Development Strategy

3.3.19 A core principle of this Plan is to enhance and strengthen the existing town centre, centred on Main Street, as the focus for the town and the centre of the community. In order to achieve this principle, growth needs to extend from Main Street into the adjoining streets, making more intensive use of the core of the town, expanding its functionality and enhancing vibrancy within a high quality urban environment. In this context utilisation of backlands and brownfield sites, improving the public realm and pedestrian linkages is particularly important.

3.3.20 The Riverside Way Framework Development Plan was prepared on behalf of the Council in 2008 and is an important development framework providing guidance in relation to the future urban form of the town and has informed the town centre strategy as outlined in this Plan which seeks to achieve the following aims:

- Increase the critical mass of population, employment, retail and associated uses within the town centre area, creating a 'living' town with an appropriate and balanced mix of uses.
- Maintain the primacy of the town centre as the primary location for retail and other commercial development i.e. creation of a vibrant retail core supported by a mix of supporting and complementary uses.
- Encourage town centre residential development which will be attractive to owner occupiers, thereby strengthening the existing residential community within the town centre.
- Promote the re-use of buildings and development of under-utilised backland and brownfield sites to successfully integrate with the town centre area, particularly within the Riverside Way area.
- Promote urban design which responds positively to the town's historic character and architectural heritage and ensures all users are catered for.
- Reduce traffic congestion, prioritise pedestrian / cycling facilities and improve the overall public realm.
- Develop the rivers as natural amenity corridors connecting different parts of the town and linking up with established amenity areas.
- Improve permeability and connections between different parts of the town.

Retail Provision

- 3.3.21 Midleton enjoys a good local reputation as an attractive shopping town and the reasons for this are evident in the variety and quality of retail outlets, speciality shops, cafes and restaurants, along Main Street and the adjacent side streets. Several convenience anchor stores (Tesco, Supervalu, Aldi and Lidl) are represented, at the edge of the core area. There are also a large proportion of independent retailers which adds to the variety of the retail offer. Midleton also has a specific role in serving a wider rural catchment area and, despite its proximity to Cork City and a number of suburban district centres, its strong retail and service base has ensured it has remained self-sufficient.
- 3.3.22 The Retail Network / Hierarchy identified in the County Development Plan 2014 identifies Midleton as a Sub-Regional / Large Metropolitan Town performing an important sub County retail role offering a good range of convenience provision and a varied comparison offer, serving a large rural catchment. The preference for retail park developments is to locate in or adjacent to the Town Centre, to ensure the potential for linked trips and commercial synergy. A cautious approach is suggested to proposals for edge/out of town retail warehouse developments (objective TCR 4-4 Chapter 7 County Development Plan 2014).
- 3.3.23 The County Development Plan 2014 indicates that Midleton has capacity for additional comparison floor space in line with the population growth targets for the town.
- 3.3.24 Midleton's Core Shopping Area and comparison shopping in particular, is generally concentrated along the Main Street, and extends into the side streets and laneways off the Main Street. Within this core area there is scope for the redevelopment and renewal of many premises to accommodate new format retail development and new uses above ground floor level. Within the wider MD-T-01 area surrounding the Core Shopping Area there is scope for new retail and other town centre uses in the backland areas behind the Main street and particularly along Riverside Way in accordance with the Riverside Way Framework Development Plan 2008. Due to its potential to consolidate and strengthen the viability and vitality role of the Core Shopping Area, and enhance the amenity / public realm of the town centre, the MD-T-01 area is the priority area for the development of new retail uses over the life of this plan.
- 3.3.25 Three other retail 'hubs' (MD-T-02, MD-T-03 and MD-T-04) have developed at the edge of the town centre around convenience shopping facilities - Supervalu at the northern end of the town, Market Green to the north west where Tesco is located and Waters Edge to the west where Lidl and Aldi are located. There is scope for some additional development in Market Green within the MD-T-03 area, provided it does not undermine the function of the Core Shopping Area within MD-T-01.
- 3.3.26 There is scope for further development of town centre uses, including some retail, through the development of the area known as Cuddigan's Yard within MD-T-05. Development in this area needs to be of a scale that will not undermine the function of the Core Shopping Area within MD-T-01.
- 3.3.27 The area zoned as MD-T-06 was originally developed for retail warehousing and this site needs to retain this role into the future, providing for the sale of bulky goods only that will not undermine the role of the other established retail areas, especially the town centre area MD-T-01. The area includes the fire station and a temporary primary school facility. The area includes a number of undeveloped sites which would be suitable for the development of non retail town centre type uses such as office based employment, leisure, healthcare or other civic type uses.
- 3.3.28 Provision for some retail development / new neighbourhood centre has also been made in the new residential neighbourhood at Water Rock to the north west of the town.

- 3.3.29 In the future the eastern part of the MD-X-01 site may also play a role in meeting local retail needs on a small scale, subject to a full Retail Impact Assessment and Flood Risk Assessment.
- 3.3.30 Additional non retail development within the town centre is also essential to ensure the vibrancy of the town centre is maintained, particularly in the evening, including uses such as residential, civic buildings, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses.
- 3.3.31 Under this new plan some areas, including existing housing estates, which were previously zoned for town centre uses have been reclassified as part of the existing built up area.

Employment and Economic Activity

- 3.3.32 Over the life of this Local Area Plan the employment priorities for the town are as follows:
- Expand the economic base of the town to enhance local employment opportunities and to underpin population growth ensuring the growth in the residential function of the town is balanced with economic expansion.
 - Build on the towns accessibility within the Atlantic Corridor and with a commuter rail service, and its attractiveness as a place to live and work, by promoting Midleton as a location for large scale industry, office based industry and enterprise development.
 - Build on the rail corridor investment by encouraging office based employment development near the railway station which would also increase footfall for retail within the town centre.
 - Retain the range of existing business uses within the town to ensure local availability of a diverse range of goods and services and to maintain the attractiveness of Midleton as a place to shop and do business.
- 3.3.33 Midleton is the principal market town of East Cork and has a strong retail /commercial / employment base. The town also retains a strong manufacturing and services sector and the distillery remains a significant employer in the area. Other significant employers in the town include the retail and services sector. Food production is an important component of the local economy and Midleton Farmers Market is well known across the country.
- 3.3.34 The Cork County Development Plan 2014 recognised the important employment role of Midleton as part of the economic development of the Cork Gateway. While many residents of the town work in the wider metropolitan area, and the rail service provides good links to the employment available within the city, as the town grows it is important that the economic base grows to enhance local employment opportunities, reduce commuting and help make the town more self sustaining. Employment uses within the town are also important to the viability of the retail sector and the overall day to day vitality of the town.
- 3.3.35 There are a number of existing business/ industrial parks within the town (Europa / Knockgriffin/ Owenacurra / Nordic business / industrial parks / Midleton Business & Enterprise Centre). Midleton Distillery is a major land use to the east of the town centre and is classified as a hazardous industrial installation under the Seveso II Directive by virtue of the fact that significant quantities of dangerous substances are produced and stored onsite. The distillery in Midleton is classified as an Upper Tier Seveso site. This classification imposes some limitations on neighbouring land uses.
- 3.3.36 A former Mill complex on Dwyer's road has been subdivided into multiple units and now trades as the Midleton Business & Enterprise Centre. There are a number of manufacturing and wholesale businesses and administrative offices within the site and these have some growth potential. The

site would also be suitable for redevelopment as a location for modern office space given its proximity to the town centre. The site size is approximately 3.4 hectares.

- 3.3.37 In order to promote the overall sustainable development of the town and retain local employment opportunities it is considered important to retain a range of commercial / business activities within the town and provide a convenient central location for such uses where they are accessible to those doing business/ shopping in the town centre.
- 3.3.38 Opportunities for new employment uses, including office uses, are available on infill sites within the town, particularly to the north near the railway station where sustainable transport options can be provided and opportunities exist to provide direct pedestrian linkages between the rail station and the town core and retail and service opportunities available therein.
- 3.3.39 Midleton has a well located and plentiful supply of land available to provide a choice of sites for enterprise/ business/ industrial uses. This, in addition to the town's strong brand name, good road access, commuter rail service and strong housing market should position Midleton as an attractive location for new business uses.
- 3.3.40 This plan makes provision for new enterprise land uses west of the town along the railway line on a site to the west of the Owenacurra Business Park. The lands have frontage on the old Cork Road and the Northern Relief Road.
- 3.3.41 Land for business uses had been provided to the south of the N25 at Baneshane. At present the site has direct access to the N25 but this will change under the Midleton Carrigtwohill Transportation Plan whereby access will be via the local distributor road with a link to the national road at Carrigtwohill. Given the distance from the railway station and the Water Rock area and other main centres of population, it is considered that the site is not suitable for uses with a high employment density. Uses which would be suited to this site include stand alone industry, warehousing and distribution.
- 3.3.42 Lands for industrial use have been identified to the east of the town near Midleton Distillery. Completion of the Northern Relief road will enhance the potential of these lands and provide scope for the expansion of the distillery and for new industrial development.

Tourism

- 3.3.43 Tourism continues to be an important contributor to the economy of Midleton. Development by Irish Distillers of the Old Distillery as a major Industrial Museum has had a dramatic effect on tourism in the town with the associated tour attracting over 300,000 visitors per annum.
- 3.3.44 The town's position in East Cork close to other historic towns and attractions and the coastline, draw significant tourist numbers. The town is also ideally placed on the major tourist routes between Rosslare (International Ferry Terminal) and West Cork, as well as having rail and nearby air access (Cork International Airport). Midleton plays a key role in facilitating access to other tourist attractions in the area such as Fota Island, Trabolgan and Ballymaloe.
- 3.3.45 In terms of accommodation, the Midleton Park Hotel has undergone a major renovation with a large bedroom and leisure centre extension. A hostel has opened in the town. Midleton also has a very good mix of quality retail outlets, shops, restaurant and café's and these are all conveniently located to service and benefit from tourist numbers. The increased financial injection has a dynamic influence and adds an additional dimension to the economy and jobs sector of the town.
- 3.3.46 Given the direct and indirect benefits of tourism for the town, the Council will encourage the development of the tourism and retail sectors in Midleton to further enhance the experience for those who visit the Town. In particular a vibrant town is an attraction in its own right and the development of an attractive town centre encourages visitors to linger in an area and thus boost

retail spend. Development of tourism is one of the areas where the prosperity of Midleton can be appreciably increased and the means of achieving this are mainly in the hands of the people of Midleton and a large return can be achieved without outside intervention.

- 3.3.47 The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives set out in the County Development Plan 2014 are underpinned by the concept of Sustainable Tourism. This approach provides a high quality product, based on, and in harmony with, a high quality built and natural environment while at the same time maximising the economic benefits accruing to the town. In general however it should be noted that the demands of tourists and shoppers are broadly similar in that both require easy pedestrian access, a diverse and concentrated core area and a well presented and attractive environment.

Community Facilities

- 3.3.48 Midleton has a good range of community facilities and the largely self sufficient nature of the town makes it a very attractive place to live. Existing sports facilities are well dispersed throughout the town and while the town is reasonably well served, there will be a need to add to these in line with planned population growth. Existing facilities include two golf clubs, GAA, soccer, rugby, pitch and putt, hockey and squash. Indoor facilities include a leisure centre at the Midleton Park Hotel Complex, gyms, indoor courts for volleyball and badminton, community centre and a snooker hall. A five screen multiplex cinema is available at Market Green. There is also a playground for younger children near the town centre.
- 3.3.49 Midleton is well served in terms of educational facilities with five primary schools and four secondary schools in the town. The primary schools are the Gaelscoil, St Bridget's, St John the Baptist, Christian Brothers and the Educate Together. The Gaelscoil have built a new 24 class primary school in Baneshane and the Educate Together School have permission for a new 24 class primary school in Broomfield, to the north of the town. The secondary schools comprise Christian Brothers, Midleton College, St Mary's High School and St Colman's Community College. The Christian Brothers Secondary School have also built a new school on the grounds of their existing complex since the adoption of the last local area plan.
- 3.3.50 The Council recognises that it has an important role to play in supporting the Department of Education and Science in terms of assessing future educational needs and in facilitating the provision of sufficient and suitable lands in appropriate locations, to meet the need for new or expanded schools in a timely manner and as an integral part of the growth of the town.
- 3.3.51 With this in mind, new school facilities to serve the Water-Rock Masterplan will be provided within the Masterplan site in tandem with development in that area. Post-primary demand can most likely be accommodated in the planned new post-primary school. Following a re-examination of the primary school site zoned in Ballinacurra in the previous plan, an alternative location is suggested in this plan for a primary school to be developed as part of the overall development of MD-R-07 or the newly combined residential site MD-R-04. In addition, a 24-class primary school (Educate Together) has been granted within the overall residential site to the north of the town at Broomfield.
- 3.3.52 Although a 0.19 hectare extension to the existing graveyard on the grounds of the Church of the Most Holy Rosary on St Mary's Road has been completed since the adoption of the last plan there may be a further requirement for a site for a new cemetery in Midleton. With this in mind the previous suggestion in the 2011 plan has been carried forward so that a cemetery can also be considered on the residentially zoned land in Broomfield, however, it should also be noted that this does not preclude consideration being given to alternative sites in the town, subject to proper planning and sustainable development considerations.

- 3.3.53 Our Lady of Lourdes Hospital (Midleton Community Hospital) and Home is located in the town centre and has a total of 100 beds. The Southern Health Board also have a health centre and the Welfare Home is situated at the Fair Green. A Rehabilitation Centre is run by COPE at Avoncore. There are no primary health care teams in Midleton at present.
- 3.3.54 A very attractive and well maintained town park has been provided at the Council offices in the centre of the town and a newer park has also been developed at Bailick. A new pedestrian walk was completed at Ballinacurra linking it to Ballyannan Wood, providing an attractive off-road amenity walk. The potential to provide additional amenity walks, linking existing and future facilities is outlined in the Transportation Study including the Owenacurra River Route and Dungourney River Route linking with Ballyannan Wood.
- 3.3.55 Where development is proposed on lands adjoining a river, the area immediately adjacent to the waterway should be retained as a linear park, walkway and cycleway, which links into the wider open space network (e.g. parks and other open spaces) and is accessible to the general public. The criteria used for selecting the preferred locations should include avoiding disturbance to birds, preservation of natural landscaping features, accessibility and gradient and managing flood risk. Suitable pedestrian linkage between open spaces should be identified and where appropriate cycle lanes provided. Development proposals should direct movement away from the estuary or incorporate screen planting or other suitable buffering to avoid potential for disturbance to birds.
- Pursue a policy of appropriately locating services with regard to the needs of the town's community;
 - Ensure that new developments meet requirements for the provision of community infrastructure;
 - Implement policies with regard to the provision of childcare, educational and healthcare facilities; and
 - Develop a comprehensive Green Infrastructure Strategy for town which will seek to protect and enhance existing Green Infrastructure and to seek to develop additional Green Infrastructure where possible.

Infrastructure

Roads

- 3.3.56 The N25 runs through the south of Midleton and while a portion of the town lies to the south of the road, it functions as a by-pass. Improvements and upgrades to both the N25 Carrigtwohill - Midleton and N25 Midleton – Youghal sections of the corridor are planned but are currently suspended pending the availability of funding.
- 3.3.57 The Northern Relief road will act as a distributor road bypassing the town centre to the north. Phase 1 has been completed, however Phases 2 and 3 are dependent on the availability of finance. Traffic congestion and parking is a significant issue in the town, particularly on the main street and around the numerous schools in the town.
- 3.3.58 The Midleton and Carrigtwohill Transportation Study which was published in August 2010 proposes a number of measures to alleviate this situation. The distributor road for the Water-Rock development and a grade separated junction on the N25 are also crucial elements of roads infrastructure that need to be provided in order to advance the development proposals for the town. There are also proposals to close the Lakeview Roundabout and provide a distributor road from the Whitegate Road south of Ballinacurra eastwards to join the N25. This would free up congestion at the roundabout and ensure easier access to the N25 from the Whitegate/Aghada area as well as resulting in significant improvements to the environment of Ballinacurra Village.

Walking/Cycling

- 3.3.59 Facilitating a modal shift to walking and cycling for local journeys within the town would help ease congestion. New cycle routes have been provided in the newer estates at Broomfield and around the Northern Relief Road. There is significant potential for cycle routes in the town given the relatively level terrain and proximity of most residential areas to the centre. In terms of achieving modal shift in the next plan period, significant weight must be given to encouraging increased levels of walking and cycling in the town, mainly through design in new development areas. The Midleton and Carrigtwohill Transportation Study 2010 outlines proposals in detail to improve walking and cycling routes throughout the town as well as parking and public transport measures which will significantly enhance the attractiveness of the town as a place to live and to visit.
- 3.3.60 In 2014 Cork County Council commissioned a cycle network study prepared for the Cork Metropolitan Area, the objective of this study was to provide a clear plan for the future development of cycling networks throughout Metropolitan Cork. The main network plan proposals for Midleton include one main north-south primary route and one primary route serving the Owenacurra Business Park and the Nordic Business Park area to the north west of the town. Due to the constrained nature of Midleton Town Centre, the north-south primary route which will consist of a variety of measures and infrastructure types that respond to the specific nature of each road section. A number of secondary routes are proposed to serve established schools, residential areas and employment centres as well as a future Master Plan site to the south east of the town on the south side of the N25.
- 3.3.61 While the Council has a long-term strategic objective to reopen the rail route linking Cork and Midleton to Youghal, there is an opportunity to yield a use from the disused railway line in the interim. The development of the disused railway line as a greenway would have the advantage of protecting the integrity of the route for the future while creating jobs and opportunities locally for the benefit of local towns, villages and communities in terms of amenities and tourism. The development of a greenway would safeguard the route for its potential future reopening as an operational railway and allow the local community to harness this resource asset both as an amenity and for tourism development. It is therefore an objective to assess and, as appropriate, develop a greenway on the disused railway line.

Rail

- 3.3.62 On completion of a new rail policy to address the future role of rail transport in Ireland, as required under DTTaS' Strategic Investment Framework for Land Transport (SIFLT) Action 6, a study of the Cork Metropolitan Area's future suburban rail network requirements should be considered. This could include consideration of additional stations (including the 2nd station at Midleton) rail service patterns and interchange with other modes. In advance of this study, it is considered prudent to reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard.

Parking

- 3.3.63 Traffic congestion and parking is a significant issue in the town, particularly on Main Street and around the numerous schools in the town and a more effective traffic and parking management strategy is required to support the economic development of the town. An appropriate level of short and long term car parking is needed to serve the needs of commercial, retail and employment generators.
- 3.3.64 In Midleton there are approximately 500 on street parking spaces in the Town Centre of which approximately 120 are located on Main Street. Within the Town Centre, parking on Main Street, Broderick Street, Church Lane and Connolly Street is subject to a 2 hour limit. No further parking duration limits apply outside of these streets. The Midleton and Carrigtwohill Transportation Study

identifies that there is a total of 300 off-street public car parking spaces provided within 3 conveniently located town centre car parks while there are 6 privately owned commercial car parks with a combined parking provision of 814 parking spaces.

- 3.3.65 The Transportation Study also concluded that most long term parking was taking place in the centrally located public car parking areas with the subsequent effect of making it harder for short term and specifically retail related parking to take place. Correspondingly the private car parking facilities are underused. The study recommended that a parking management system be put in place that favoured short term parking in the public areas given that longer term parking is available in the private car parks. Such a system would facilitate those making trips into town connected with retail activities.
- 3.3.66 The standards for car parking in Midleton town are set out in the 2014 County Development Plan.

Water & Wastewater

- 3.3.67 In Midleton the existing drinking water supply is nearing its limit. There is limited spare capacity in Whitegate Regional Water Scheme and a new reservoir at Broomfield is required.
- 3.3.68 There are some local options to upgrade the water supply but given the scale of growth proposed and the strategic location of the town on the Cork Suburban Rail Network, the most effective option would be to extend the trunk main from Carrigtwohill to Midleton. Construction on this main could commence in 2017. Given the importance of Midleton to the delivery of growth targets in Metropolitan Cork, it is critical that this constraint on future development is overcome. Investment is therefore needed by Irish Water to upgrade the Water Supply for the town. A total of four watermain connections have been installed under the re-instated railway line to facilitate future development. As Irish Water is now the relevant body dealing with water services issues it will be necessary for a developer to obtain a connection agreement from Irish Water for waste water disposal and treatment.
- 3.3.69 Pollution Reduction Programmes (PRPs) have been established for four designated Shell Fish growing areas to the south of Midleton at Rostellan North, Rostellan South, Rostellan West and Cork Great Island North Channel. These PRPs seek to protect and improve water quality and ensure compliance with the standards and objectives for these waters established by the 2006 Quality of Shellfish Waters Regulations (S.I. No. 268 of 2006) and with Article 5 of Directive 2006/113/EC of the European parliament and of the Council on the quality required for shellfish waters. The Pollution Reduction programmes include a range of actions and mitigation measures aimed at improving water quality.
- 3.3.70 The Midleton Wastewater Treatment Plant which is located at Garryduff south of the N25, has a current capacity of 15,000p.e. Further remedial works in relation to infiltration issues are required in order to increase this capacity. Upgrading of the capacity of the Midleton WWTP is required to accommodate development proposed at Water-Rock and also the proposed target population for Midleton contained in the County Development Plan. This upgrade needs to be provided by Irish Water.

Surface Water

- 3.3.71 New proposals for development in Midleton should include the provision of sustainable urban drainage systems (SUDS), silt traps, and grease hydrocarbon interceptors where appropriate so as to ensure that water quality is improved and maintained. Provision has been made for two storm sewers under the rail line.

Flood Risk Management

- 3.3.72 The landuse zoning map for Midleton highlights the areas identified as being at risk of tidal or fluvial flooding. The flood risk zones have been updated since the 2011 plan using data from the Lee CFRAM Study (OPW), the 2016 CFRAM data on Areas of Further Assessment (Midleton and Ballinacurra) (OPW) and a county wide flood study prepared for the County Council by JBA Consultants in 2011. These different studies provide information about different parts of the town.
- 3.3.73 The studies have identified a potential risk of flooding in a number of areas within and on the outskirts of the town, from both fluvial and tidal flooding. The areas at risk largely follow the paths of the Owenacurra and Dungourney Rivers and the areas adjoining the estuary at Ballinacurra. A number of the locations affected are either existing or potential open space but others overlap with larger parcels of zoned land (MD R-01, MD R-07, MDR-08 and MD X-01).
- 3.3.74 A Flood Relief Scheme is under way for Midleton and as part of this project new flood risk mapping is being prepared to cover the entirety of the town, and should become available in late 2017. In this context it is proposed to retain the zonings on a number of specific sites affected by flood risk pending the availability of the new flood maps with a review to bringing forward an amendment to the Local Area Plan as needed once the flood maps are finalised to address any zoning conflicts.
- 3.3.75 Consideration is being given to the feasibility of carrying out remedial works to address the flood risk on the site labeled MD-X-01. Discussions are ongoing with the relevant parties regarding the progression of this project.
- 3.3.76 In the interim, Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding.
- 3.3.77 More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is outlined in Section One of this Plan, in Chapter 11 of the Cork County Development Plan 2014 and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

Waste

- 3.3.78 There are two bring sites in Midleton at Distillery Walk and Tesco car parks where there are facilities for the recycling of glass, textiles, beverage cans and food tins.

Utilities

- 3.3.79 The availability of broadband infrastructure enables high speed access to information for industry, public and private sector organisations. It facilitates international e-commerce and is essential for all aspects of business including Small and Medium Enterprises (SME's) and multinationals. Fixed line broadband is available in Midleton. As part of the Regional Broadband Programme, Midleton was approved, as one of 15 towns in County Cork under the Metropolitan Area Networks (MANs) for the provision of a fibre optic communications network.

Environment and Heritage

- 3.3.80 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 are proposed for designation under European and 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. Some of these sites also have other designations which can include Statutory Nature Reserve, Refuge for Fauna, Biogenetic Reserve or Ramsar sites.

- 3.3.81 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 18 proposed Natural Heritage Areas within a 15km buffer surrounding Midleton Town. These are listed as follows:
- 3.3.82 Of particular note is the Cork Harbour/Great Island Channel which extends to Ballinacurra is also identified as designated SPA, pNHA and cSAC areas in the County Development Plan 2014. It is an objective of the CDP 2014 to maintain the conservation value of all Natural Heritage Areas proposed for designation and this Local Area Plan will attempt to avoid any adverse impacts on these sites. This area hosts a good diversity and numbers of wintering birds. Most of the species that are found in the harbour are represented here, including teal, lapwing, black-tailed godwit, redshank, dunlin and golden plover.

Landscape




- 3.3.83 The development boundary for Midleton includes substantial areas of predominantly open land uses that are not, generally, intended for development but nevertheless form part of the structure of the town. The protection of these valuable open space areas have been made the subject of specific objectives. New active and passive open space facilities which will be required will be provided in the Masterplan area in conjunction with new development in that area.

Protected Structures and Architectural Conservation Areas

- 3.3.84 The former Midleton Town Development Plan (2013) identified a total of 51 buildings or sites in Midleton town that are included within the Record of Protected Structures made under section 51 of the Planning and Development Act 2000. Midleton Town boasts some fine Georgian public buildings, terraces and houses, at Broderick Street, St John Baptist, Midleton College the Distillery buildings, Market House and Tracton Lodge. There are also examples of one-off Victorian buildings and detached Edwardian houses. Also notable is the railway station, which includes the signal box, station building, platform facings and the remains of the canopy.
- 3.3.85 Also, a number of areas and street frontages within the town are designated as Architectural Conservation Areas. In the vicinity of the railway station, the houses fronting the south side of Railway Street and the eastern side of Mill Road are included within the designation. These areas will also be included in the Cork County Development Plan 2014 by way of a variation as the legislation requires that they be included in a development plan.
- 3.3.86 There are a number of areas of known archaeological interest or potential within the town centre area. Some examples of these include sites on the Midleton College Complex, the hall and graveyard site to the north and south of Church Lane and also at the Industrial Estate on Dwyer's Road. Outside of the Town centre boundary, there are a number of archaeological sites to the south of the town, at Castleredmond, Bailick and Ballinacurra, in particular around the old Malt Houses and at Rose Hill.



Residential Protection Zones


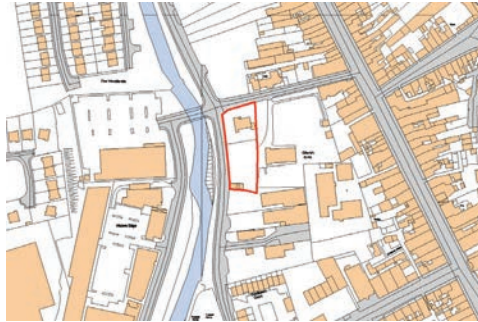
3.3.87 Midleton is fortunate that many residential streets and residential units over ground floor businesses still exist and maintain the vibrancy of a mixed use environment. It is an objective of this plan that this characteristic of the town is maintained by designating Residential Protection Zones where change of use will not be permitted except in exceptional circumstances. This plan and previous development plans have encouraged the conservation and protection of the historical residential element of the character of Midleton and it is proposed to afford the following areas continued protection:



Local Area Plan Objective	
Special Policy Areas: Midleton Residential Protection Zones	
Special Policy Area	Number and Description
	MD-SP-01: Thomas Street
	MD-SP-02: Connolly Street/McDermott Street/Casement Place
	MD-SP-03: Broderick Street



Regeneration Areas

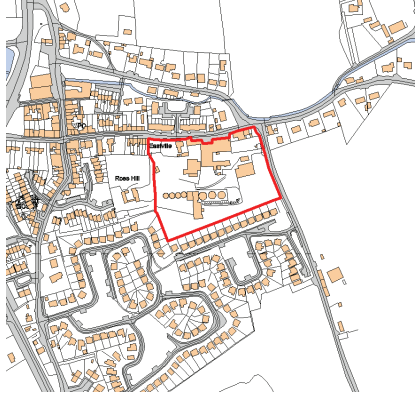
3.3.88 This plan identifies a number of areas which are either classified as town centre or as part of the built up area of the town, but merit additional guidance in the event that the opportunity to redevelop them emerges during the life time of the plan. It should also be noted that where a site is fully or even partially within an Architectural Conservation Area any development should give due consideration to these elements. For further information and guidance in relation to Architectural Conservation Areas please refer to Cork County Council’s guidance document on the ‘Management and Development of Architectural Conservation Areas’.

Local Area Plan Objective Regeneration Areas: Midleton	
Regeneration Area	Number and Description
	<p>MD-RA-1: Riverside Way</p> <p>The Riverside Way area fronts the Owenacurra River to the west of the Main Street and comprises the backland areas of the properties fronting Main Street. The Riverside Way Framework Development Plan 2008 recognised the potential of the area to accommodate a range of new town centre uses that would help consolidate the town centre and enhance the amenity of the river frontage, integrating and reconnecting it with the remainder of the town. Sensitive re-development of the area, is a priority of this plan.</p> <p>The following subsections to MD-SP-11 outline the main characteristics of each of the five character areas within the overall framework Masterplan.</p>
	<p>MD-RA-1 (i) Goose’s Acre to Thomas Street</p> <p>This site provides for the opportunity to create a landmark corner development to Riverside Way and Gosse’s Acre.</p> <p>Development of this site should provide for the following;</p> <ol style="list-style-type: none"> 1. The creation of a street line. 2. A high standard of architectural design is required. New buildings shall enhance the character of the area and respect the established building fabric of the town. 3. The established narrow plots shall be respected and reinforced by any new development. 4. Pocket open spaces shall be provided for using both new and existing mature planting where present. 5. Overlooking / shadowing must not effect surrounding properties. 6. Realign existing road layout to improve pedestrian connections between Market Green and Main Street. 7. Public pedestrian permeability to be improved between Riverside Way and Main Street.

Local Area Plan Objective Regeneration Areas: Midleton	
Regeneration Area	Number and Description
	<p>MD-RA-1 (ii) Thomas Street to Church Lane</p> <p>Development of this site should provide for the following;</p> <ol style="list-style-type: none"> 1. The creation of a street line. 2. A high standard of architectural design is required. New buildings shall enhance the character of the area and respect the established building fabric of the town. 3. The established narrow plots shall be respected and reinforced by any new development. 4. Pocket open spaces shall be provided for using both new and existing mature planting where present. 5. Public pedestrian permeability shall be improved. 6. Protecting the setting and context of St John the Baptist Church as well as the former National School located on church lane will be required. This will need to be dealt with through a carefully considered design process. 7. Overlooking / shadowing must not effect surrounding properties.
	<p>MD-RA-1 (iii) Church of St. John the Baptist and Water's Edge Bridge</p> <p>The site is located in an Architectural Conservation Area as well as being located adjacent to St John the Baptist Church which is a Recorded Archaeological Monument and a Protected Structure.</p> <p>Development on this site will be subject to an Archaeological Assessment and investigation prior to any development.</p> <p>Development will only be considered to the upper portion of the site and would have to be of a small scale. Any new development will have to architecturally designed and demonstrate that it will not impact on the setting of St John the Baptist Church.</p>

Local Area Plan Objective Regeneration Areas: Midleton	
Regeneration Area	Number and Description
	<p>MD-RA-1 (iv) Riverside Way to Broderick Street North</p> <p>Development of this site should provide for the following;</p> <ol style="list-style-type: none"> 1. Promote development of the area to an overall design-led masterplan with direct public pedestrian routes connecting Water's Edge, Main Street and Broderick Street, as mixed use with active ground floors, street entrances, including pedestrian bridge of the river. 2. A high standard of architectural design is required. New buildings shall enhance the character of the area and respect the established building fabric of the town. 3. The established narrow plots shall be respected and reinforced by any new development. 4. Protecting the setting and context of St John the Baptist Church. This will need to be dealt with through a carefully considered design process. 5. Overlooking / shadowing must not effect surrounding properties 6. Establish street frontage onto Broderick Street with height to relate to scale of existing street width. 7. Coolbawn Court: Integrate development with surrounding area by improving boundary treatment and providing pedestrian connection to adjoining development.
	<p>MD-RA-1 (v) Kennedy Park / Broderick Street South</p> <p>Kennedy Park: High Quality residential family apartment development with landscaped communal garden to riverbank. The conservation, restoration and reuse of the former Iron Foundry buildings shall form part of any development proposals. Potential reuses could include possible community use, e.g. crèche, small restaurant/ café onto river. Buildings shall form/define a street edge. Streets to be planted.</p> <p>Broderick Street South: Establish street frontage onto Broderick Street with height to relate to scale of existing street width, with public access through to Riverside Walk.</p> <p>A high standard of architectural design is required. New buildings shall enhance the character of the area and respect</p>

Local Area Plan Objective Regeneration Areas: Midleton	
Regeneration Area	Number and Description
	<p>the established building fabric of the town. The established plot format shall be respected and reinforced by any new development.</p> <p>Cuddigan's Yard: This site contains a number of historic structures which are Recorded Archaeological Monuments and located within an Architectural Conservation Area. These are substantial structures capable of renovation and reuse for the purpose of mixed use development. The existing structures shall be subject to a detailed Architectural and Archaeological Impact Assessment by suitably qualified personnel as part of their renovation and reuse. Any new infill development should be of a high standard architectural design that contributes to the historic character of the area.</p> <p>North – south and east – west pedestrian routes to improve permeability and connect into adjoining street, with major use/attraction as focal point at centre.</p> <p>Riverside landscape to be extended into development as 'soft transition'/ to link development with riverside amenity.</p>
 <p>O'Dwyers Road Enterprise Park</p>	<p>MD-RA-2: Dwyer's Road Enterprise Park</p> <p>This site of 3.4ha comprises a former Mill complex which is currently sub divided in to multiple business units. This site is suitable for development of offices and ancillary residential uses which would help enhance the vitality of the town centre. Pedestrian connectivity may need to be improved as part of any development proposals between the site and the town centre, linking the site with the footbridge over the river onto the Coolbawn and Broderick Street.</p>
 <p>Midleton GAA</p>	<p>MD-RA-3: GAA lands</p> <p>These grounds are in active use by the GAA for sports related uses. Were the site to be redeveloped, it would be suitable for a mixed office / residential scheme, given its proximity to the train station.</p>

Local Area Plan Objective Regeneration Areas: Midleton	
Regeneration Area	Number and Description
	<p>MD-RA-4: Mill Buildings Ballinacurra</p> <p>These grain stores comprise a mix of traditional and relatively modern buildings on a restrictive site, consideration should be given to the conversion of the principal traditional building on the site to other uses more compatible with the sites present surroundings, including residential or office uses.</p> <p>A limited amount of new development may be possible in a form that respects the traditional buildings remaining on the site. Development of this site is contingent on the provision of flood relief works to the village of Ballinacurra and road improvements both Nationally to the Lakeview roundabout and Locally to Carneys Cross.</p>

Special Policy Area

3.3.89 This plan contains one special policy area which is located off Mill Road, between the railway line and the North Relief Road and is identified on the Midleton Zoning map as Objective MD-X-01. The site is also close to Midleton railway station and is suitable for mixed use development, potentially including residential and office uses. Provision may also be made for small scale retail units at ground floor level, with the office and/or residential uses at upper floor levels appropriate to a mixed use urban neighbourhood. It is important that any retail development on this site would not detract from the core retail area along the Main Street and that Pedestrian and cyclist linkages are provided along the Owenacurra River.

Urban Expansion Area: Water-Rock

3.3.90 The priority growth area for Midleton in the future is the Water-Rock site which is located on the rail line to the west of the town and comprises 160ha. The current Local Area Plan for the area, as amended, makes provision for the development of a range of uses on the lands including approximately 2,500 residential units, school sites, a neighbourhood centre, parks, greenway, a railway station and business uses over three separate phases.

3.3.91 There are a number of other relevant plans and reports which have been prepared since 2010, these include; the Water-Rock Transport Assessment (2014), a Preliminary Ecological Appraisal for Water-Rock (2015), a Framework Masterplan Study for Water-Rock (2015). The findings and recommendations outlined in these reports were included in an amendment to the previous Midleton Electoral Area Local Area Plan 2011 for the Water-Rock Masterplan area which was adopted by the members of Cork County Council on the 25th of November, 2015. Those policies and objectives have been carried forward in this plan.

Phasing of Water-Rock Development

3.3.92 The phasing scheme for the development of the Water-Rock site is set out below. This allows for an orderly development pattern and maximises the development quantum related to investment in infrastructure. The timing of each phase of development is directly linked to infrastructure

availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development. A total of three development phases (1, 2 and 3) are identified. The framework plan specifies, for each phase, the number of residential units, commercial uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.

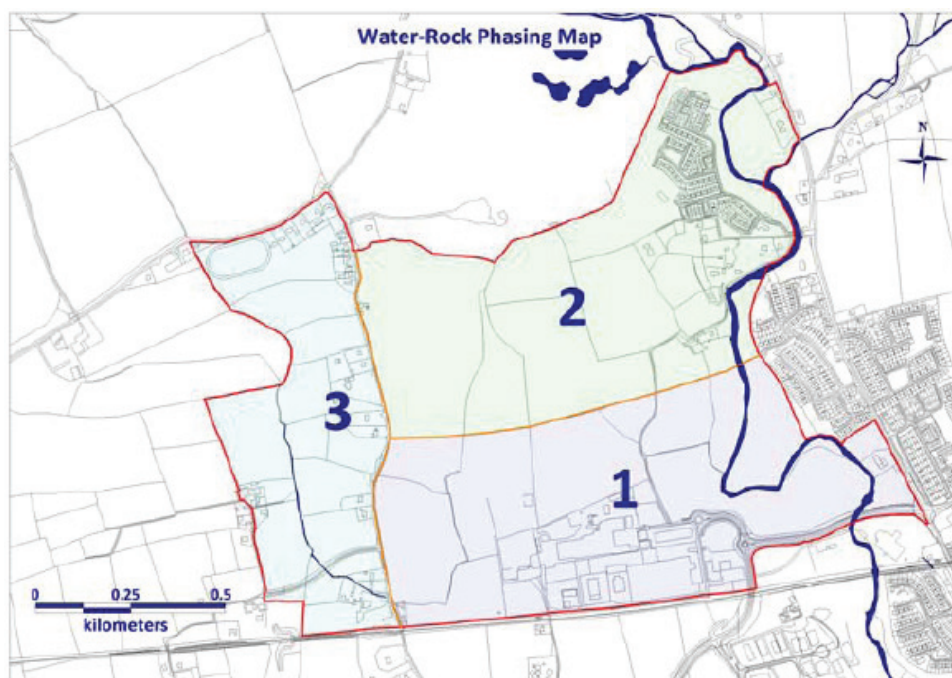


Figure 1: Phasing of the Water-Rock Masterplan

- 3.3.93 Phase 1 of the development covers a developable area of approximately 56 ha and will provide up to 1,000 residential units which will consist of a mix of medium A and high density development. The lands are located to the north of the railway line and the Northern Relief Road.
- 3.3.94 Phase 1 has direct access onto the Midleton Northern Relief Road via the roundabout at the former Dawn Meats premises. This existing employment area contains the former Dawn Meats Factory and a number of small industrial and commercial premises which are still operating. A mix of high quality office based business developments that provide for high intensity employment uses will be encouraged at this location due to its close proximity to the proposed second railway station. Phase 1 will also require the provision of a neighbourhood centre, the reservation of land for a 16 classroom primary school and the completion of a linear park and greenway.
- 3.3.95 The MD-R-08 lands adjoining the Mill Road have the potential to be developed independently of the infrastructure requirements for Phase 1 subject to the availability of adequate capacity of water, waste water and roads infrastructure.
- 3.3.96 Phase 2 of the development covers an area of approximately 57 ha of which approximately 30 ha is considered to be suitable for residential development. This will provide up to 800 residential units which will consist of a mix of Medium A and Medium B density residential development. Phase 2 lands are located to the north of Phase 1 adjoining Water-Rock Golf Course. The lands cover a significant portion of the entire site and prior to the development of Phase 2 there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery. Phase 2 will also require the provision of a small park and the reservation of land for a 16 classroom primary school and a secondary school.

- 3.3.97 Phase 2 of the development consists of 13.5ha of existing built up areas consisting mainly of residential development including the Tir Cluain Housing Estate which is located in the north eastern corner of the site. There may be potential for some infill development on existing plots of one off residential development which are scattered throughout Phase 2. Any infill development would be subject to the same requirements as the rest of the site in terms of appropriate infrastructure provision.
- 3.3.98 Phase 3 of the development lies to the west of the Water-Rock Road and covers an area of approximately 35 ha and will provide up to 660 residential units. Prior to the development of Phase 3 there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery. The development of Phase 3 will require the delivery of the overall transport infrastructure and prior to its development there will be a requirement for a transport assessment to identify road and transport infrastructure and required timing for delivery.
- 3.3.99 As the development progresses it may be considered appropriate to proceed with development on lands to the west of the Water-Rock Road (MD-R-23 and MD-R-24) at an earlier stage. This is provided all required road works are complete and the railway crossing is closed so there is no possibility of access from the Water-Rock Road onto the N-25. In addition all other necessary infrastructure including required water services and rail infrastructure i.e. the 2nd railway station must be in place.
- 3.3.100 Phase 3 of the development consists of 6.6 ha of existing built up areas consisting mainly of residential development. There may be potential for some infill development on existing plots of one off residential development which are scattered throughout Phase 3. Any infill development would be subject to the same requirements as the rest of the site in terms of appropriate infrastructure provision.

Ecology Environment

- 3.3.101 A Preliminary Ecological Appraisal of the Water-Rock site was carried out in January 2015. The report has identified some areas of greater sensitivity and it recommends a number measures and additional surveys to be undertaken before development can take place. Subject to such studies and the implementation of targeted mitigation measures as appropriate, development would be able to proceed without any large adverse effects on the ecology of the site or adjacent environment. Issues needing to be addressed include;
- a) A mammal survey to assess the potential for a badger sett and the presence of otter holts.
 - b) A bat survey to determine the use of treelines by bats for commuting and foraging corridors, this should also be extended to survey mature trees proposed for removal to ascertain their use/potential use by roosting bats.
 - c) A freshwater aquatic survey of rivers and streams to assess the quality of water, aquatic vegetation, fisheries and to assess the Owenacurra River for presence of Otter holts/feeding territories and potential for Kingfisher.
 - d) Provide green spaces and/or corridors within the site to maintain habitat connectivity
 - e) Provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bank side erosion.
 - f) Retain existing tree lines and hedgerows where possible.

Transportation and Road Network

- 3.3.102 A Traffic and Transport Assessment of the site was carried out in 2014 which concluded there is limited capacity on both the local road network and the N25 and its interchange serving Midleton to accommodate future planned population growth.
- 3.3.103 The assessment identified a number of minor road network improvements which will be necessary to create the network capacity to accommodate up to 350 new dwellings. The road network may be unable to accommodate any further development unless a significant programme of road infrastructure improvements are implemented including a full upgrade of the N25 Interchange between Midleton and Carrigtwohill and an upgrade to the 'Midleton Gyratory'.
- 3.3.104 The Transport Assessment also acknowledges, based on an assumption of high rates of modal shift that the full upgrade of the N25 Interchange between Midleton and Carrigtwohill may not be required until later in the Water-Rock development programme (approx. 1,250 units) if a range of transport measures are delivered to help secure higher levels of modal shift including;
- Increased train frequency on the Midleton-Cork railway line,
 - Commissioning of a new railway station at Water-Rock,
 - Construction of a second road access (U-04/Link Street C) to Water-Rock, **
 - *Upgrade to the Midleton Gyratory.
- 3.3.105 **Following on from the conclusions of the Transport Assessment, Cork County Council are examining the possibility of constructing a 3 lane access road up to the boundary of Council owned lands at the south eastern corner of the Masterplan site and the remainder of Link Street U-02 to Water-Rock Road (approximately 1.01km). This access road (U-02/Link Street A1) would also allow for emergency access and would therefore negate the need to construct the second road access (U-04/Link Street C) until later in the development (circa 1,000 residential units). The construction of the remainder of U-02 beyond the boundary of Cork County Council lands, will be the responsibility of the developers of those adjoining lands.

Implementation and Infrastructure Provision

- 3.3.106 An implementation programme will be applied to each phase of the development which will ensure that the development of the site will proceed in an orderly and timely manner with the appropriate infrastructure in place at the right time to allow each phase to be developed. The Framework Masterplan sets out the construction responsibility and funding source for the required infrastructure. The principle infrastructure requirements of the masterplan are Water, Waste Water and Roads.

Water, Waste Water and Roads

- 3.3.107 Water - Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will also be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.
- 3.3.108 Roads - Cork County Council will be responsible for the funding and construction of Link Street MD-U-02 of approximately 1.01km to Water-Rock Road. If this road is not built by the County Council, the responsibility of its construction will revert to the landowners/developers. All other required road infrastructure improvements will be the responsibility of the developers. As part of the Sustainable Urban Drainage programme, a storm water pipe will need to be installed from the Water-Rock site to the Owenacurra Estuary as development takes place.

- 3.3.109 Rail –On completion of a new rail policy to address the future role of rail transport in Ireland, as required under the Department of Transport, Tourism and Sports’ Strategic Investment Framework for Land Transport (SIFLT) Action 6, a study of the Cork Metropolitan Area’s future suburban rail network requirements should be considered. This could include consideration of additional stations (including the 2nd station at Midleton) rail service patterns and interchange with other modes. Discussions will be held with Irish Rail about the delivery of the Link Road and railway bridge (MD-U-04).
- 3.3.110 Bus - Future bus service provision and the potential for bus to meet the future public transport requirements for Midleton and the masterplan lands will be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.
- 3.3.111 Section 6 of this plan sets out more detailed guidance on the implementation of this plan and in particular the infrastructure necessary to progress the Water Rock Urban Expansion Area.

Traffic and Public Transport

- 3.3.112 The Framework Masterplan makes provision for the following new transport infrastructure;
- A network of link roads to provide circulation (MD-U-02, MD-U-03 and MD-U-04).
 - A new feeder road (MD-U-08) to link Phase 2 of the development with the Water-Rock Road.
 - Upgrading of the Water-Rock Road to Feeder Road standard (MD-U-07)
 - A new greenway (MD-U-06) linking the Water-Rock Road with the proposed linear park.
 - A new railway station and ancillary services (MD-U-05).
 - All road alignments and proposed locations are indicative and subject to detailed design.
- 3.3.113 Provision has been made in an objective for the protection of the line of the Northern Relief Road in the town. Phase 1 of the scheme has been completed and proposals for phase 2 of the scheme, which runs between the Dungourney road and the Old Youghal road east of Midleton Distillery, are advancing.

Green Infrastructure

- 3.3.114 As Midleton continues to grow and expand it is important to protect and retain its existing open spaces and amenity areas. In this regard over the life of this Plan the Council will develop and implement a comprehensive Green Infrastructure Strategy for the town in consultation with key stakeholders and the public, to identify, protect and enhance existing green infrastructure resources and to improve access to, and connectivity between, open spaces as appropriate. Pending the development of the strategy all proposals for development should take account of existing green infrastructure resources and ensure that these are protected and enhanced as new development takes places. Large scale development proposals should include a plan for the management of their open space areas. In particular, it is important that pedestrian linkages are provided which link open spaces in new development in the environs of the town to the existing open spaces within the town centre. Whilst some corridors are informally in place it would be of great advantage to the attractiveness of the town to improve such routes through all weather surfacing and infrastructure such as seating or play areas, where appropriate.

Community Facilities

3.3.115 New school facilities to serve the Water-Rock Masterplan will be provided within the Masterplan site in tandem with development in that area. The Masterplan proposals include two new primary school sites (MD-C-01 and MD-C-02) and a secondary school site (MD-C-03). Proposed school sites in the Water-Rock Masterplan shall be subject to a review if the requirement for schools in Midleton changes during the lifetime of the plan.

Environmental Considerations (AA/SEA)

3.3.116 The full SEA and AA legislative procedures were carried out in the preparation of the amendment to incorporate the Water-Rock amendment into the Midleton Electoral Area Local Area Plan 2011, as adopted in November, 2015. The planning process involved two public consultation stages; a preliminary stage whereby the draft amendment was subject to changes arising from submissions received and the final (formal) public consultation stage where changes made can only be minor in nature and the SEA Statement which accompanied the published amendment summarises how the consultations have been taken into account in the making of the amendment. The Environmental Statement also notes that the planning framework for Midleton town in its entirety will be reconsidered and updated in light of current planning and environmental policy, legislation and guidance during the preparation of this local area plan and the accompanying documents should be referenced in this regard.

General Objectives

3.3.117 The following objectives apply to all development proposals for Midleton. Development proposed in these areas must also comply with the objectives at the beginning of this section.

Local Area Plan Objective General Objectives for Midleton	
Objective No.	
MD-GO-01	Plan for the development of Midleton to achieve its target population of 21,576.
MD-GO-02	Secure the delivery of the Water - Rock Urban Expansion Area and supporting infrastructure through a progressive implementation programme.
MD-GO-03	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
MD-GO-04	The boundary of Midleton Town overlaps with the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.

Local Area Plan Objective General Objectives for Midleton	
Objective No.	
MD-GO-05	<p>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.</p> <p>Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p>
MD-GO-06	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1 of this Plan.
MD-GO-07	Support and promote Midleton Town Centre as the primary and most appropriate location of the expansion of retail development. Protect the amenities of existing residential areas within the centre of the town and encourage the provision of sustainable new residential uses to strengthen the vitality of the town centre.
MD-GO-08	Support and promote Midleton and as a sustainable employment centre. All proposals for employment related development shall be required to prepare and submit a mobility management plan that maximises the use of public transport options/ passenger rail services.
MD-GO-09	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, historic laneways, zones of archaeological potential, plot size and scale while encouraging appropriate development in the town, including the development of regeneration areas and improving the public realm.
MD-GO-10	Provide the planned sustainable local road improvements including the new roads necessary to achieve the proposals contained in this plan.
MD-GO-11	Strengthen the town's flood defences by implementing the findings of the Midleton Flood Relief Scheme, which is currently being prepared in a sustainable manner.
MD-GO-12	<p>Support the principles of the Midleton and Carrigtwohill Transportation Study published in August 2010 as they apply to Midleton Environs, in a sustainable manner. In particular it is an objective to ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant routes linking the development to the railway station and the other principal areas of the town for walkers and cyclists, based on the priority measures identified in the Midleton and Carrigtwohill Transportation Study, August 2010.</p> <p>In achieving this objective, special attention will be paid to the layout of the development to ensure that appropriate measures are taken to establish a walking and cycling friendly environment in accordance with the Cork Cycle Network Plan July, 2015.</p>
MD-GO-13	Reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard. This objective applies to all land

Local Area Plan Objective General Objectives for Midleton	
Objective No.	
	<p>within 5m of the perimeter fence on either side of the railway. Within this area the following categories of development will be resisted:</p> <ul style="list-style-type: none"> • New buildings not required for the operation of the railway; and • New vehicular and pedestrian accesses where these accesses are the sole or primary access to development. <p>New bridge crossings constructed will be required to provide sufficient clearance to permit double track operation.</p> <p>Open land uses, such as open space, surface car parking and agriculture will normally be permitted subject to the proper planning and sustainable development of the area. In addition, should the opportunity arise, it is an objective to assess and, as appropriate, develop a greenway on the disused railway line between Midleton and Youghal.</p>
MD-GO-14	<p>Protect river corridors having regard to the need to avoid disturbance to wintering birds and managing flood risk, and where possible, develop these as natural amenity corridors, connecting different parts of the town and linking up with established amenity areas. Development proposals should direct movement away from the estuary or incorporate screen planting or other suitable buffering to avoid potential for disturbance to birds. It is also an objective to provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bankside erosion. In this regard, developers shall take account of relevant guidance documents relating to watercourse buffer zones.</p>

Specific Objectives

3.3.118 The following specific development objectives apply to Midleton. Development proposed in these areas must also comply with the General Objectives at the beginning of this section.

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One	^ TIA and RSA Required	
Objective No.		Approx. Area (Ha)
Residential		
MD-R-01	<p>Medium A Density Residential Development. In submitting proposals for the development of this land, the developer will be required to demonstrate, to the satisfaction of the planning authority, that the proposals for this land can, in future, be satisfactorily integrated with other land in the Baneshane area and linked to the town centre, it's railway station and the site identified in this plan as a possible second station to serve the town at Water Rock; No new houses shall be commenced until the community and recreational facilities are commenced by the developer and the development of</p>	29.7

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
	new houses shall be limited to 400 in number until such time as the New Grade Separated Junction with the N25 is completed by either Cork County Council or by way of Public Private Partnership with the developer. * ^	
MD-R-02	High Density Residential Development – new development on this site should include detailed landscaping proposals.	0.9
MD-R-03	Medium A Density Residential Development. In addition, consideration will be given to the provision of a cemetery particularly on the more elevated parts of the site.	25.4
MD-R-04	Medium A Density Residential Development to include a mix of house types. Consideration may also be given to the provision of a nursing home. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. Provision of a new purpose built primary school can also be accommodated on this site, subject to agreement with the Department of Education and Science. The development of this site is contingent on the provision of road improvements to the National Route Network including the Lakeview roundabout. ^	16.6
MD-R-05	High Density Residential Development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. *	1.7
MD-R-06	High density residential development.	0.9
MD-R-07	Medium A density residential development and provision of individual serviced sites, subject to ground conditions. Provision of a new purpose built primary school can also be accommodated on this site, subject to agreement with the Department of Education and Science. Development proposals must provide for sufficient stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA. * ^	14.7

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
MD-R-08	High Density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas for pedestrians and cyclists. *	1.9
MD-R-09	High Density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas for pedestrians and cyclists. Part of the site is adjacent to link street (MD-U-02). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments. *	5.5
MD-R-10	High Density residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas and in particular, direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists. Part of the site is adjacent to feeder street MD-U-07. The roads shall be constructed up to the boundaries of the site so that they can provide access to adjacent land parcels and developments.	5.43
MD-R-11	Medium Density A residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a cycleway and pedestrian pathway. Part of the site is also adjacent to Feeder Street MD-U-07 Link Streets MD-U-02 and Link Street MD-U-03. The roads shall be constructed up to the boundaries of the site so that they can provide access to adjacent land parcels and developments. This site is divided between 3 separate landholdings which can be developed independently if necessary however there will be a requirement to provide connectivity and permeability through the sites for both cyclists and pedestrians.	7.9
MD-R-12	Medium Density A residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a cycleway and pedestrian pathway. Provision shall also be made for a local neighbourhood centre to provide shopping for residents. Part of the site is adjacent to link street MD-U-02 and MD-U-03. The road shall be constructed up to the boundaries	6.5

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
	of the site so that they can provide access to adjacent land parcels and developments.	
MD-R-13	Medium Density A residential development to include a mix of house types and the provision of a greenway (MD-U-06) to comprise a cycleway and pedestrian pathway. Part of the site is adjacent to link street MD-U-03. The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments. *	3.56
MD-R-14	Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between adjoining housing areas for pedestrians and cyclists. Part of the site is adjacent to Link Street (MD-U-03). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments. *	9
MD-R-15	Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between existing and proposed residential areas for pedestrians and cyclists and access roads shall be constructed to allow through access for vehicles from MD-U- 03 to Tir Cluain.	6.2
MD-R-16	Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Part of the site is adjacent to proposed Feeder Streets (MD-U-07 and MD-U-08). The roads shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	2
MD-R-17	Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Part of the site is adjacent to Link Street MD-U-03 and proposed Feeder Streets (MD-U-07 and MD-U-08). The roads shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	6.1
MD-R-18	Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Part of the site is adjacent to Link Street MD-U-03. The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	5.18

Local Area Plan Objective Specific Development Objectives for Middleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
MD-R-19	Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	3.01
MD-R-20	Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	4.4
MD-R-21	Medium B density residential development to include a mix of house types and serviced sites. The layout shall allow for permeability between housing areas for pedestrians and cyclists.	7.4
MD-R-22	Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	8.7
MD-R-23	Medium Density A residential development to include a mix of house types. The layout shall allow for permeability between housing areas for pedestrians and cyclists. Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	3.6
MD-R-24	Medium B density residential development to include a mix of house types. The layout shall allow for permeability between housing areas and in particular, direct, safe and convenient access to the proposed railway station at Water-Rock by pedestrians and cyclists. Part of the site is adjacent to proposed Feeder Street (MD-U-07). The road shall be constructed up to the boundaries of the site so that it can provide access to adjacent land parcels and developments.	2.6
MD-R-25	High density residential development to include a suitable landscaped buffer zone between the site and MD-E-02 to the south.	5.7

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
Enterprise		
MD-E-01	Business park for enterprise/industry and non retail commercial development. Broad proposals for the development of the site in line with the zoning and including a detailed traffic management plan showing phasing of development in tandem with the delivery of the railway station at Water Rock and safe convenient and pleasant pedestrian and cyclist linkages with the railway station/s, town centre and residential areas shall be submitted prior to any detailed applications being made on the site.	37.2
MD-E-02	Business Park for enterprise/industry and non retail commercial development as part of the Water-Rock Urban Expansion Area. ^	9.2
Business		
MD-B-01	Business development including mixed use employment uses not suited to town centre or edge of centre locations. A 20m tree planted buffer shall be provided along the northern site boundary with the N25. * ^	26.8
Industry		
MD-I-01	Industry and non retail commercial development.	0.8
MD-I-02	Industry and non retail commercial development.	2.4
MD-I-03	Industry and to provide for the future extension of the adjoining distillery. Provision should be made to facilitate the construction of the northern relief road and to provide access from this road directly to the distillery complex for commercial vehicles. *	7.5
MD-I-04	Industrial development taking into account the line of the proposed Northern Relief Road, the proximity of the Seveso site (Irish Distillers) to the north, the flood risk guidelines and adjacent residential, archaeological and sports uses. Proposals shall include: <ul style="list-style-type: none"> • a traffic and transport assessment and mobility management plan, and; • detailed landscaping plans for the site having regard to its proximity to the N25 and other uses. * ^	19.9

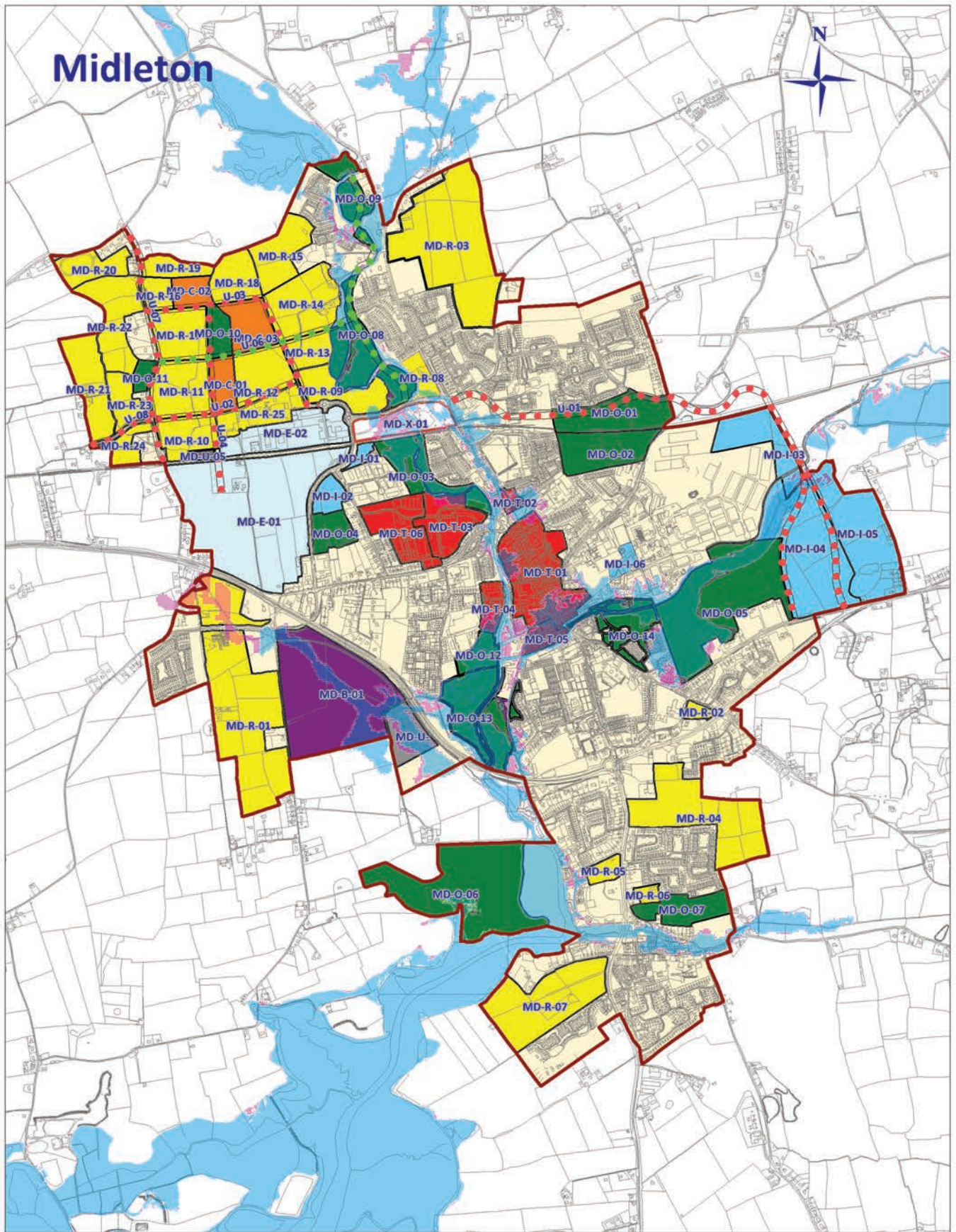
Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
MD-I-05	Industrial development taking into account the line of the proposed Northern Relief Road, the proximity of the Seveso site (Irish Distillers) to the north and the need to provide a buffer to protect the amenity of the adjacent houses to the east. Proposals shall include: <ul style="list-style-type: none"> a traffic and transport assessment and mobility management plan, and; detailed landscaping plans for the site having regard to its proximity to the N25. * ^ 	15.5
MD-I-06	Midleton Distillery.	1.43
Town Centre		
MD-T-01	Town Centre Core area. This is the primary and preferred location for any new retail development in Midleton. <p>a) Promote the development of this area as the primary location for retail and other uses that provide goods or services principally to visiting members of the public and the priority area and preferred location for new retail development.</p> <p>b) Prioritise the development of the Riverside Way Area into a new urban quarter, enhancing pedestrian and vehicular links with Main Street and creating new public realm spaces. Development proposals within this area should support the achievement of the Key Objectives for each Character Area as set out in the Framework Plan.</p> <p>c) Encourage greater use of backland areas and promote the development of brownfield sites within the town centre area where new development can positively contribute to the commercial vitality of the town centre.</p> <p>d) Encourage the use of upper floors of existing buildings for residential and office use.</p> <p>e) Continue to enhance the streetscape and heritage assets of the town centre and continue with environmental improvements.</p> <p>f) Encourage a sustainable mix of land uses in the core retail/town centre area.</p>	14.8
MD-T-02	Support primarily convenience retail uses in this ancillary retail area.	0.96
MD-T-03	To provide for the development of a mix of town centre type uses, including retail in this ancillary retail area at a scale that will not undermine the Existing Town Centre MD-T-01.	6.5
MD-T-04	Water's Edge development. Support primarily convenience retail uses in this ancillary retail area.	2.53

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
MD-T-05	<p>Town Centre Expansion Site Cuddigans Yard / Broderick Street: Existing buildings to Cuddigans Yard to be assessed for architectural / historical merit: retained and renovated to provide for the development of a range of town centre mixed uses, including retail, in this ancillary retail area of a scale that will not undermine the Existing Town Centre T-01. New buildings are to be of a high quality architecturally and complement the existing built development. North – south and east – west pedestrian routes to improve permeability and connect into adjoining street should be considered, with major use/attraction as a focal point at centre.</p> <p>As this site forms part of the Kennedy Park / Broderick Street South character area in the Riverside Way Area Development Framework and Master Plan (2008) further consideration needs to be given to the objectives and principles of this plan in any forth coming development proposal. (See also Regeneration Area MD-RA-1 (v).</p>	2.12
MD-T-06	To provide for the development of non retail town centre uses including office based employment, leisure, civic or healthcare uses and retail warehousing uses selling bulky format goods. This area is not suited to comparison shopping.	7.73
Community		
MD-C-01	Provision of a site for a primary school as part of Phase 1 of the Water-Rock Urban Expansion Area.	3.3
MD-C-02	Provision of a site for a primary school as part of Phase 2 of the Water-Rock Urban Expansion Area.	2.8
MD-C-03	Provision of a site for a secondary school as part of Phase 1 of the Water-Rock Urban Expansion Area.	5.2
Utilities		
MD-U-01	Northern Relief Road (Phases 2 and 3).	-
MD-U-02	Provision of a 3 lane Link Street, from the Northern Relief Road roundabout to the Water-Rock Road, designed and constructed in accordance with the DMURS guidance document to a standard with meets the approval of the Roads Section of Cork County Council.	-
MD-U-03	Provision of a 3 lane Link Street designed and constructed in accordance with the DMURS guidance document to a standard which meets the approval of the Roads Section of Cork County Council.	-

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
MD-U-04	Provision of a Link Street and road bridge over the railway line, designed and constructed in accordance with the DMURS guidance document to a standard which meets the approval of the Roads Section of Cork County Council.	-
MD-U-05	Railway Station and ancillary services.	0.6
MD-U-06	Provision of a new Greenway as part of the Water-Rock Urban Expansion Area to comprise a cycleway and pedestrian pathway designed in accordance with the DMURS Guidance document to a standard which meets the approval of Cork County Council. The Greenway shall be constructed as part of the residential developments to the south. Each segment of the greenway must be linked up to provide east/west permeability through the site.	-
MD-U-07	Upgrading of the Water-Rock Road to Feeder Street Standard, designed and constructed in accordance with the DMURS guidance document to a standard which meets the approval of the Roads Section of Cork County Council.	-
MD-U-08	Provision of a new Feeder Street designed in accordance with the DMURS Guidance document to a standard which meets the approval of Cork County Council.	-
Open Space, Sports, Recreation and Amenity		
MD-O-01	Passive open space for informal recreation. This area forms an important visual buffer to the railway line.	8.7
MD-O-02	Active open space for Midleton Rugby Club and Midleton College. Proposals for new or improved sports related facilities may be considered.	7.9
MD-O-03	These lands form part of the floodplain in the Owenacurra River and provide active open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the town. *	6.65
MD-O-04	Active open space for Midleton FC. Proposals for new or improved sports related facilities may be permitted.	3.45
MD-O-05	Active open space, this facility could include new and improved facilities for the GAA, Tennis Court, Gym and Swimming Pool facilities or other sports complex uses. A direct pedestrian access to the town centre shall also be provided. *	23.5
MD-O-06	Protect the special character and amenity value of Ballyannan Wood.	23.3
MD-O-07	Passive open space. This prominent slope makes a significant	5.5

Local Area Plan Objective Specific Development Objectives for Midleton		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
	contribution to the rural character of Ballinacurra.	
MD-O-08	Provision of Phase 1 section of the Water-Rock Linear Park to include a mix of active and passive open space. This park will span both sides of the River Owenacurra and will include a cycle/pedestrian link with ancillary foot bridges. Provision must be made for appropriate lighting and adequate buffer zones to minimize disturbance to biodiversity such as protected species which may be present within/adjacent to the plan area. *	9.4
MD-O-09	Provision of Phase 2 section of the Water-Rock Linear Park to include a mix of active and passive open space. This park will span both sides of the River Owenacurra and will include a cycle/pedestrian link with ancillary foot bridges. Provision must be made for appropriate lighting and adequate buffer zones to minimize disturbance to biodiversity such as protected species which may be present within/adjacent to the plan area. *	4.4
MD-O-10	Provision of a small park for passive recreation as part of Phase 2 of the Water-Rock Urban Expansion Area.	2.76
MD-O-11	Provision of a small park for passive recreation as part of Phase 3 of the Water-Rock Urban Expansion Area.	1.2
MD-O-12	These lands abut the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area and form part of the floodplain in the Owenacurra River. *	2.7
MD-O-13	These lands form part of the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area and are within the floodplain of the Owenacurra River. *	10.91
MD-O-14	To protect, retain and improve the existing town park and encourage continued public use of this area. *	6.03
Special Policy Area		
MD-X-01	Mixed use residential and office development. Provision may also be made for small scale retail units at ground floor level, with office and/or residential uses at upper floor levels appropriate to a mixed use urban neighbourhood. Pedestrian and cyclist linkages shall be provided along the Owenacurra River. * ^	5.7

Midleton



- | | | | | | |
|--------------------------------------|--|------------------------------------|----------|---------------------|-------------|
| Settlement Boundary | Open Space / Sports Recreation / Amenity | Town Centre / Neighbourhood Centre | Industry | Special Policy Area | Utilities |
| Existing Built-up Area | Residential | Community / Utility | Business | Enterprise | Retail Core |
| Area Susceptible to Flooding: Zone A | Area Susceptible to Flooding: Zone B | Roads | Walkways | | |

Copyright © Cork County Council 2016 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2009/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

3.4 Youghal

Vision: Eochail - Yew Woods

- 3.4.1 The vision for Youghal is to promote the town as a desirable place to live and work, as an attractive historic walled port, an important tourist destination and a commercially viable town.
- 3.4.2 The County Development Plan 2014 designates Youghal as a Ring Town and promotes the development of Ring Towns as quality urban centres providing employment, shopping, services and public transport for their resident populations and their rural hinterland. The current Local Area Plan for Youghal supports the continued development of the town as a residential, employment, tourist and service location in a coastal setting with special recreational, heritage and marine tourism functions. Youghal is designated as a Ring Town within the CASP Ring Strategic Planning Area and is located on Cork's eastern boundary with County Waterford. It is an important Ring Town which serves a large hinterland in both counties. Youghal is also an important tourist centre which has benefited from the recent completion of the Youghal by-pass.
- 3.4.3 Youghal is situated on the N25 National Primary Route which forms part of the Atlantic Corridor linking the gateway cities of Cork and Waterford. Development and improvement of the transport infrastructure within the region will not only greatly benefit the Cork and Waterford Gateways, but it will also benefit the other settlements within the corridor.
- 3.4.4 The disused railway line is also an asset for the town and has the potential to fulfill an important role within the railway corridor linking Youghal with Midleton and Cork City as part of a modern transportation system or it could also be developed as leisure infrastructure linking the towns of Midleton and Youghal.
- 3.4.5 Improvement of the public realm, facilities and services will be vital to achieve this goal for both the citizens and visitors of Youghal. In addition, it is recognised that new marketing and branding of the town have had an important role in promoting all of the benefits Youghal has to offer to future employers, including a choice of sites for development, good road infrastructure, a unique town centre full of heritage and charm serving a large rural hinterland.

Context

- 3.4.6 The town of Youghal is particularly attractive enjoying a fine townscape and a beautiful seaside setting. Much of the shoreline to the north and west is designated as a candidate Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area. The steep slopes to the east of the town centre and in the northern part of the town's environs contribute significantly to the town's setting.
- 3.4.7 In physical terms Youghal is a long linear settlement built into the Hillside overlooking the harbour, which is at the confluence of the River Blackwater and Youghal Bay. The Town benefits from the natural amenities of a seaside location with extensive sandy beaches and fishing/port facilities.
- 3.4.8 Since the town was by-passed in 2005, congestion has eased and the ambience and public realm is much improved, however issues remain with conflicts between traffic, parking and pedestrian space, particularly in the main streets. There is an attractive pedestrian friendly environment on the approach to the lighthouse, including a park and seaside walk.
- 3.4.9 A number of plans and strategies have been developed for Youghal over the past number of years, the most recent *Youghal to 2020, A Heritage-Led Vision to the Next Decade* sets out a number of Town Enhancement Projects, many of which have been included in this plan. In addition, a 'Public Realm Plan for Youghal' (2008) is being implemented in the town, together with the 'Youghal Town

Wall Conservation and Management Plan (2008) with a series of actions over short (1-3 years) medium (3-10 years) and long term (10-20 years).

Population and Housing

- 3.4.10 The strategy for Youghal, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 9,115 persons, representing growth of 1,321 persons or 17% on the 2011 population. In order to accommodate this level of population growth, an additional 1,037 housing units need to be provided. A net housing land requirement of 52ha has been identified by the Core Strategy of the County Development Plan 2014.
- 3.4.11 The intention of this plan is to carry forward the undeveloped residential zoning from the former Youghal Town Development Plan 2009 and the Local Area Plan 2011, with some minor adjustments to make a combined provision for a zoned residential land supply of 104 ha with the capacity to provide approximately 1,983 units. There is also scope to deliver residential development within the area zoned Town Centre as part of new mixed use schemes/ change of use of existing buildings or infill development.

Table 3.3 Population and Housing in Youghal							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned in Draft LAP	Estimated Housing Yield in Draft LAP
Youghal	7,794	9,115	999	1,037	52	104 ha	1,983
Total for Municipal District	42,399	53,796	7,179	7,790	262	289 ha	8,452

Source: Cork County Development Plan 2014- Appendix B, Table B 10

- 3.4.12 While the zoning provisions in Youghal are greater than required to meet the population target for the town, this land may have a role to play in addressing the uncertainty on the numbers that can be delivered in the villages should certain circumstances regarding water services prevail. In addition, it also provides some additional headroom within the Municipal District albeit in one of the Greater Cork Area Ring Strategic Planning Area towns.
- 3.4.13 The development strategy for Youghal is to focus new housing development and population growth as close to the existing built footprint of the town to rationalize zoning provisions of previous plans and to co-ordinate them so as to further strengthen the case for continued investment in water services and infrastructure, as well as providing further impetus for enhancement of public service provision in the town, while also catering for all sectors of the housing market and offering a suitable housing mix.
- 3.4.14 The lands zoned in the larger sites on the outer areas along the Quarry Road, Upper Cork Hill and the Ballyclamsay Road also have the potential to supply larger detached dwellings at lower densities as an alternative to individual houses in the countryside and in a landscape setting of scenic quality and with extensive views.

- 3.4.15 As the proportion of older people in the population increases, housing options for this age group is likely to be more of an issue and demand for more specialised accommodation where elderly people can more readily live independently is likely to increase. Housing affordability will also continue to be an issue and should be reflected in the range of house types provided.

Town Centre

- 3.4.16 Youghal has a very attractive and historic town centre with many interesting and beautiful buildings and public spaces including a beach and water front area. It benefits from a very compact form with a tight urban grain and network of streets, lanes and stepped pathways that provide excellent pedestrian permeability between the different parts of the town. There are a number of residential properties within the centre of the town, both along the main streets and in back land areas which enhance its vitality and sense of community.
- 3.4.17 A key area to be targeted within the town centre is that of dereliction and vacancy levels. In a study conducted in 2012, overall vacancy in the town was recorded at 25%. One way of tackling this issue and endorsed in this plan, is to outline a strong town retail core with identifiable expansion areas together with continued investment in the public realm that may help to restore business confidence in the town as a whole.
- 3.4.18 Some of the existing building stock in the town centre area is under utilised and opportunities exist to provide additional residential accommodation through renovation / sensitive adaptation of the building stock or new infill development and this will be encouraged. In addition, it is intended that a greater emphasis will be placed on the design and finishes of new development in order to enhance the amenity and character of the town.

Development Strategy

- 3.4.19 This plan identifies the main retail core which comprises the original 16th Century town centre with the old walls of the town and much of the building stock from the past four centuries survives in the town. The principal objective is to encourage the full range of town centre uses within the constraints imposed by the need to retain the fabric and ambience of the old centre.
- 3.4.20 It is acknowledged that the built form of the town centre can represent a challenge for modern retail development. In addition traffic congestion, the lack of convenient public car parking and the poor pedestrian environment have presented difficulties for development in the town centre. It is important therefore that creative solutions are found to accommodate new development recognising the many opportunities that exist for sensitive new infill development, working with the existing built form of the town centre and its historic character.
- 3.4.21 In addition, the town itself retains a strong residential function and this objective will be balanced with the objective of allowing town centre type uses that are compatible with the primary residential uses to permeate on a gradual basis into such residential buildings fronting directly onto South Main Street, Kent Street, The Mall and the Market Square. Such changes of use and development will generally be expected to retain the existing fabric of the building or where this is not possible the external scale and character of the existing buildings should be retained.
- 3.4.22 Public accessibility to the waterfront will be encouraged with an appropriate building line to maintain the availability of this public amenity to as wide a range of users as possible. It is envisaged that this measure would enhance the overall attractiveness of the town for both resident and visitor.
- 3.4.23 In the case of larger scale buildings, particularly those fronting onto North Main Street the primary objective will be to preserve the character and scale of such buildings while also enabling their

function to evolve with changing circumstances. In the case of individual buildings currently in use for commercial and other non residential uses additional uses and extensions compatible with the town centre usage will be permitted where the scale and character of such small buildings will generally be maintained. In general, town centre uses respecting the fabric of the heritage built environment will be permitted. Infill and new development is to respect the character, architecture, height and massing of adjoining areas. In general the re-use and recycling of the fabric of the existing built environment will be encouraged.

- 3.4.24 Footpaths, pedestrian crossing and street furniture will be upgraded under the Public Realm Plan which is being implemented in the town. Some of the work which has been carried out to date on the streets around the centre has been very successful.

Retail Provision

- 3.4.25 This plan seeks to realign the policies for the town centre with the Retail Planning Guidelines 2012 which aims to re-emphasise the need to protect the vitality and viability of the town centre and adopts a strict sequential approach to new retail development. Due to its proximity to the sea, it is also important that the proposed town centre designations are brought in line with the National Guidance on Planning and Flood Risk Management Guidelines and the new information on flood risk in Youghal emerging from the SW CFRAM project.
- 3.4.26 Within the town centre retail core, the only convenience multiple present is Supervalu which occupies a small site towards the northern end of North Main Street. In recent years there have been further attempts to augment this convenience sector, with the proposal on the quayside at Catherine Street which was approved in June 2015.
- 3.4.27 Of critical importance to the town is the retail core which is identified as being an area from the main spine of the North Main Street (including Supervalu) southwards to the Mall Lane off South Main Street. The Core is the primary location for retail development in the town and is an area to be strengthened and enhanced. The area around the core to the east, to the north and to a degree to the south is identified as YL-T-01 where it is proposed that the town centre core could expand, by providing uses compatible with town centre development, namely retail, residential, offices etc. As the town grows there may be demand for additional modern convenience floor space either as extensions of existing businesses or as new developments and this plan identifies this area for such uses in line with the sequential approach outlined in the Retail Planning Guidelines and the need to manage flood risk.
- 3.4.28 The area immediately to the south of the retail core constitutes largely Georgian and Victorian architecture and part of this area should retain its town centre designation. The area comprises a mix of nineteenth and early twentieth century residential buildings some of which have been converted for commercial uses (shops, bars, cafes, offices etc.), particularly as one approaches the old town centre. Interspersed amongst these small scale landholdings are longer holdings comprising institutional (mostly schools) and commercial (two hotels and a recent mixed use apartment development). The most appropriate land use designation for the remainder of this area is existing built up area (see CDP 2014).
- 3.4.29 From a retail perspective, the development of modern convenience shopping facilities (Tesco and Lidl) on free standing sites at the northern edge of the town has occurred most likely as a result of the challenges associated with the medieval street network and historic building stock within the core of the town. In this plan these sites have been designated according to their current retail function, and are therefore classed as town centre Tesco (YL-T-02) and Lidl (YL-T-03).

- 3.4.30 When planning for future retail provision within the town, having regard to the scale of the convenience and other retail floor space proposed, it was considered that the site at Seafield would be more beneficial as a regeneration area to be developed in accordance with the built up area policies of the CDP 2014 and that the principle of a neighbourhood centre as it currently exists should be reinforced in the plan as suggested in the zoning objective YL-T-04.
- 3.4.31 The Green's Quay, McDonalds Quay and Store Street Youghal Dockyard area is a brownfield site adjacent to the town centre (YL-T-01) on the seaward side. This site is of great importance to the overall development of the town and it is considered essential that an overall framework master plan is prepared for the site in its entirety which will address its unique characteristics on the waterfront and provide for a coordinated approach to its development, including its potential for public realm, and high quality urban design. Of critical importance due to its location on the quayside is its ability to deal with flooding issues. (see section on Regeneration Areas)

Employment and Economic Activity

- 3.4.32 Youghal was traditionally the trading, services and industrial centre for the area but the employment base has contracted significantly in recent decades. Census data for 2011 indicates that, out of a population of 7,794 persons, there were 2,548 people or 32.6% at work in the town. Of those at work, 65% /1,657 worked within the town with professional services being the largest employment category. At the time unemployment within the town was at 29.3%, which was significantly above the national average of 19.0%.
- 3.4.33 The County Development Plan 2014 promotes Youghal as a centre for the promotion of local catchment employment and requires an infrastructure programme to service the promotion of a supply of land for future employment development focused on medium to small business / industry.
- 3.4.34 The challenge for Youghal is to attract additional employment generating development to the town in order to alleviate the high unemployment levels, stem the tendency for long distance commuting and to encourage the town to be more self-sufficient. Given the difficulties associated with attracting large scale, single use employers, it is likely that the tourism and service sectors, as in the past, will be the key sectors for employment growth in Youghal. In terms of attracting further employment or tourism related investment Youghal has many strengths including a historic and attractive built heritage, a coastal location with excellent beaches, quay and active port facilities with potential for additional marine related leisure or business activities, good access to the national road network via the N25 and a strong supply of residential and employment land to cater for new development.
- 3.4.35 This plan, in bringing the former town plan and the former local area plan into closer alignment, provides approximately 74.2 ha for employment related development. The land is primarily concentrated in two blocks, one to the west of the Town Centre and one to the North, both with good access to the N25. The uses allowed for within these lands have been broadened to allow for flexibility within the zoning. It is anticipated that by clarifying and extending the permitted uses and by concentrating these uses in a particular area close to the N25 that substantial gains can be made over the next plan period in industry and enterprise in Youghal. In addition, this plan identifies the Springfield Industrial Estate for business uses.
- 3.4.36 One notable difference is that the tourism related development objectives (TRD) set out in the former Town Plan have been redesignated as either open space or as part of the built up area of the town. Local residential amenity is an important consideration in any forthcoming development proposals. This plan also acknowledges the importance of that site in close proximity to the beaches and the Youghal Greyhound track – it is also noted that this site is prone to flooding and

therefore it is suggested that flood compatible uses should only be considered in an overall framework for the proper and coordinated development of the site. In 2014, a motorhome park to accommodate 82 no. motorhome parking bays, playground with associated car parking, all-weather playing pitch with flood lighting and associated car parking, was granted to augment the supply of this type of accommodation in the town.

- 3.4.37 In terms of tourism related employment there is a need to develop the inherent attractions within the town be it in the historic own core, opportunities for marine leisure activities or a new attraction based on the redevelopment of the old railway line for example. It is intended that this plan provides the opportunity to support Youghal in strengthening its position as a be-spoke heritage tourism destination and what specification attractions could be promoted in this regard.
- 3.4.38 The town has relied on Youghal Socio-Economic Development Group alongside local groups, to oversee the implementation of meaningful projects across a range of disciplines. Youghal's heritage-led regeneration strategy has seen YSEDG deliver conservation and restoration works to Youghal's Town Walls and The Clocktower Gate Building. Youghal's natural heritage has also been developed with the roll-out of the Youghal Eco-Boardwalk.
- 3.4.39 The *Youghal to 2020 Plan* is currently being finalised at the request of Cork County Council by the Youghal Socio-Economic Development Group and Daniel Noonan Archaeological Consultancy, as an action recommended by the Historic Towns Initiative Pilot Programme. The plan was supported by The Heritage Council of Ireland. The plan sets out Cork County Council's strategic approach to the continued preservation and promotion of Youghal's abundance of heritage – cultural, natural and built for the next 5 years outlining a series of enhancement projects for the town including heritage tourism development and destination awareness (marketing and promotion of the town. This plan supports these initiatives as an important guide for the planned development of the town.
- 3.4.40 In 2016, Cork County Council announced the installation of 6 visitor moorings in Youghal Harbour. The overall design, procurement and installation of the moorings was very generously supported by the Dept. of Agriculture, Food and the Marine. The moorings are attached onto 3.5 tonne concrete mooring blocks with 38mm and 20mm steel chain and each has a "pick up" buoy attached. The moorings are free to use for short term visitors to Youghal and are a fantastic boost to the development of Marine Tourism in the town.

Community Facilities and Open Space

- 3.4.41 Youghal is well served in terms of healthcare provision. There is a community hospital in the town and a new HSE Health centre at Foxhole. Educational facilities include three primary schools and one secondary school as well as a VEC Further Education facility. A co-ed purpose built secondary school was constructed in the town at Parkmountain. The population target for Youghal will give rise to a small increase in demand for educational facilities, which is likely to be catered for by existing schools.
- 3.4.42 Youghal has a variety of services and facilities, including a garda station, fire station, hospital, bus service, public library, theatre, and museum. There is also a community centre and a number of churches/places of worship. The town is also well served by sporting facilities with provision for GAA, rugby, soccer, tennis and golf. There is a leisure centre and swimming complex near the beach which serves a wide area. Perks entertainment complex is located at the western entrance to the town.
- 3.4.43 The development boundary follows the line of the by-pass to the west of the town. As a result, it includes substantial areas of predominantly open land uses that are not, generally, intended for development but nevertheless form part of the structure of the town. In addition, this plan

identifies the large area to the north of the town as open space primarily due to the flood risk associated with the lands. The protection of these valuable open space areas have been made the subject of specific objectives.

Infrastructure

3.4.44 Youghal is well connected by virtue of its location on the N25 and the construction of the bypass has made a significant improvement to the environment within the town.

Public Transport, Cycling and Walking

3.4.45 Youghal also has express hourly bus services to Cork and Waterford as well as many local services. The railway station and line serving Youghal is currently disused but it is an asset that could be developed as part of the modern transport infrastructure for the town or in addition, as an important leisure attraction in East Cork for walking and cycling as part of the EuroVelo 1 trans-European cycling network as well as the National Cycle Network. The aim of the EuroVelo project is to create a network of high quality cycle routes that connect the entire continent. These routes would be used not just by long distance cycle tourists but also by local people making daily journeys.

3.4.46 The relatively flat gradient of the main road network and town centre streets in Youghal would appear conducive to promoting walking and cycling in the town especially when combined with the short length cross streets and lanes that offer extensive and convenient permeability within the town.

3.4.47 In order to improve the walking and cycling offer in the town, improvements, as recommended in the Walking and Cycling Strategies for Cork Active Travel Towns prepared by Atkins and Kieran Boyle Consulting on behalf of Cork County Council (March 2013) will be implemented.

3.4.48 While the Council has a long-term strategic objective to reopen the rail route linking Cork and Midleton to Youghal, there is an opportunity to yield a use from the disused railway line in the interim. The development of the disused railway line as a greenway would have the advantage of protecting the integrity of the route for the future while creating jobs and opportunities locally for the benefit of local towns, villages and communities in terms of amenities and tourism. The development of a greenway would safeguard the route for its potential future reopening as an operational railway and allow the local community to harness this resource asset both as an amenity and for tourism development. It is therefore an objective to assess and, as appropriate, develop a greenway on the disused railway line.

Car Parking

3.4.49 The standards for car parking in Youghal are set out in the 2014 County Development Plan (Appendix D).

Water Services

3.4.50 Drinking Water: The public water supply in Youghal has limited capacity needs investment and upgrading in order to accommodate the growth identified in this plan. Water supply is sourced from Boola which lies in Co Waterford. Although the Youghal Water Supply Scheme was listed as a scheme to progress through planning on the DoEHLG's Water Services Investment Programme 2010-2012 it was not included in Irish Water's Capital Plan 2016-2021. Further assessment of the public water supply available in the town and its environs may be required during the lifetime of this plan.

3.4.51 Waste Water: Irish Water/ Cork County Council sought Tenders for a design, build, operate and maintain (DBOM) contract entitled the "Youghal Main Drainage Scheme – Wastewater Treatment

Plant DBOM Contract”. It is proposed, as part of the Youghal Main Drainage Scheme, to augment and upgrade the wastewater management system in the town.

- 3.4.52 The scope of the Design Build Operate and Maintain DBOM contract comprises a number of stages and elements. Stage 1 of the project shall have a biological capacity of 16,000 PE and Stage 2, to be developed at some future point, shall develop the plant to its ultimate design capacity of 24,000 PE.
- 3.4.53 Stage 1 of the construction contract commenced on site in November 2015 with all associated works, testing, commissioning and handover currently expected to be completed by November 2017.
- 3.4.54 Prior to and in conjunction to this DBOM contract, a separate Youghal Main Drainage – Network Contract was carried out and completed in 2015, this was an employer designed works contract, which provided for upgrade works on the drainage network in the town, including works to upgrade and augment the existing sewerage network, to upgrade existing pumping stations and to provide one new pumping station.

Flooding

- 3.4.55 Draft flood risk maps prepared for the town have identified a potential risk of flooding in a number of places within, and on the northern and southern outskirts of the town, from both fluvial and tidal flooding. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. The planning proposals of this plan make provision for dealing with this flood risk. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009.
- 3.4.56 The ‘Indicative Flood Extent Map’ shown as part of the zoning map for Youghal Environs may be subject to some local uncertainties inherent in the flood risk modeling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.
- 3.4.57 In the past Youghal town centre has suffered from a number of bad flood events, affecting predominantly the town centre area including Market Place, Catherine Street and parts of Main Street. Separation of the foul and storm-water drainage is essential in this regard.

Broadband & Utilities and Waste

- 3.4.58 Fixed line broadband is available in Youghal. Youghal has no gas supply and it would be a significant benefit to the town if gas was to be extended from Midleton to Youghal. A civic amenity site has been provided in Youghal. There is also a landfill site to the north of the town which is identified in this plan.

Environment and Heritage

Landscape

- 3.4.59 The landscape character value is identified as very high and the landscape sensitivity is of county importance meaning that it is a vulnerable landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development. Further discussion and guidance is included in the Cork County Development Plan 2014.

Natural Heritage

- 3.4.60 The Blackwater River in Youghal is a candidate SAC selected for alluvial wet woodlands and Yew wood, both priority habitats on Annex 1 of the EU Habitats Directive. The site is also selected as a candidate SAC for floating river vegetation, estuaries, tidal mudflats, Salicornia mudflats, Atlantic salt meadows, Mediterranean salt meadows, perennial vegetation of stony banks and old Oak woodlands, all habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive - Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter and the plant, Killarney Fern.
- 3.4.61 The Blackwater Estuary SPA is an internationally important wetland site on account of the population of Black-tailed godwit it supports. It is an objective of the 2014 CDP to maintain the conservation value of all Natural Heritage Areas proposed for designation and this Local Area Plan will attempt to avoid any adverse impacts on these sites.
- 3.4.62 Ballyvergen Marsh, of ornithological and botanical interest and of regional importance is located adjacent to the beaches and is designated as a proposed Natural Heritage Area (pNHA-0078). The provision of greater access to the natural and scenic amenities of this area, including the possibility of establishing interpretative facilities/ observation posts overlooking Ballyvergan Marsh and other heritage areas should be encouraged.

Water Quality

- 3.4.63 With regard to water quality, the Lower Blackwater Estuary/Youghal Harbour is the relevant coastal waterbody and its ecological status is moderate, also being classified as at risk of not achieving good status. The overall objective for 2015 is to restore this waterbody. Although other factors such as agricultural practices and septic tanks contribute to the water quality difficulties, a new waste water treatment plant for the town would aid the achievement of the objective to restore the water body. This waterbody is also classified as a 'Protected Area', which is a water body requiring special protection under EU legislation because they are bathing waters, nutrient sensitive and designated as an SPA and cSAC.
- 3.4.64 Youghal Claycastle, Front Strand and Redbarn beaches are very significant assets for the town. Front Strand is located adjacent to the railway station and leads onto Claycastle, which in turn leads on to Redbarn Beach. There are public toilets and parking at the two town beaches and further consideration should be given to the provision of shower facilities (outdoor) at these beaches. Lifeguards are on duty in the bathing season and wheelchair access is available.

Built Heritage

- 3.4.65 Youghal is a town of unique character and heritage with a distinctive and historic walled town centre and a considerable number of listed buildings and recorded monuments and it is also cited as one of the best examples of a Norman walled port in Ireland. A number of iconic buildings are located within the town including Tyntes Castle, the Clock Tower and Myrtle Grove. A heritage-led regeneration strategy for Youghal was published in 2005 suggesting ways in which the physical and non-physical heritage resources could be used as a catalyst in urban regeneration and tourism growth. This plan sought to address a number of issues concerning the economic and physical regeneration of the historic centre of the town through measures which were primarily aimed at the protection, conservation and enhancement of the built heritage of the town. As a result a number of excellent public realm improvements have been undertaken in recent years and plans are in place for others.
- 3.4.66 The Record of Monuments and Places designates part of the town as a Zone of Archaeological Potential (ZAPs). Any development within the ZAPs will need to take cognizance of the potential for


subsurface archaeology. If it is demonstrated that such archeology is present, appropriate mitigation measures including buffer zones, will be required.


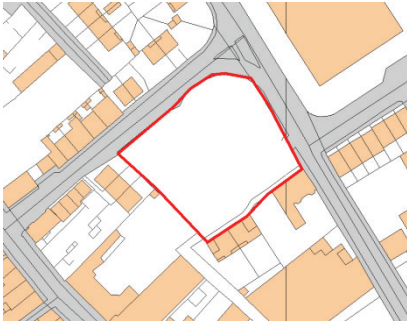

Special Policy Area




3.4.67 The lands at the north western end of the town between the by-pass and the inner relief route were zoned as a special policy area in the 2011 Local Area Plan. This zoning has been retained in this Draft Plan – Objective YL X-01. The site comprises 5.6 ha. This objective is quite specific in terms of what is envisaged for this site which is recognised as a very important gateway site given its location at the northern approach to the town. There is a former brickworks on part of the site which conveys the historic role of Youghal and could potentially be developed as a tourist attraction. The site is adjacent to the Blackwater Estuary which supports a range of habitats and a large population of wintering bird species of high conservation value. Development on this site should be set out in a Masterplan by the developer and should be of a very high quality having regard both to the ecological and historic landscape sensitivities of the site. Input from both built and natural heritage specialists will be required in the development of such proposals which should significantly enhance the visual approach to Youghal. Parts of the site are also at risk of flooding.



Regeneration Areas

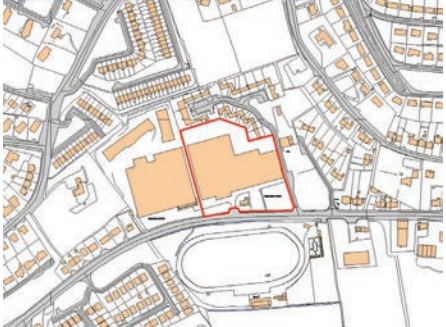
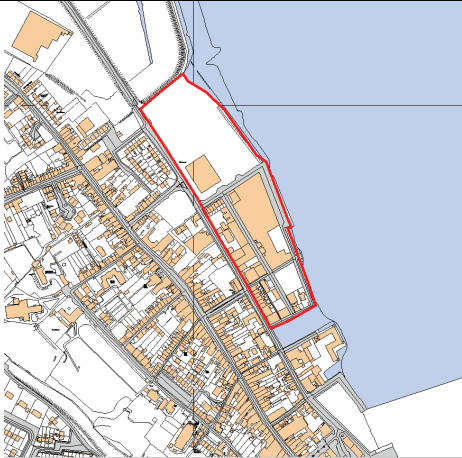
3.4.68 This plan identifies a number of regeneration areas which are identified as part of the built up area of the town, but merit additional guidance in the event that the opportunity to redevelop them emerges during the life time of the plan.

Local Area Plan Objective Regeneration Areas: Youghal	
Regeneration Area	Number and Description
	<p>YL-RA-01: Courtisan Carpets Site</p> <p>It is considered that subject to a suitable design, the site could be more suited to a range of alternative uses potentially including offices or small scale business units, perhaps with a craft / tourism orientation, or residential use / sheltered housing / nursing home in keeping with the neighbouring uses and its proximity to the existing shops and series. The site is adjacent to the Ruins of North Abbey, a protected structure and a Recorded Archaeological Monument and important medieval site. Any future development will be subject to significant archaeological assessment and investigations prior to and/or during the course of any development. The visual impact of any new development will be paramount therefore a carefully considered architecturally designed development which responds to the specific sensitivities of this site will be required. The derelict nature of this site makes it a priority for redevelopment during the lifetime of this plan.</p>

Local Area Plan Objective Regeneration Areas: Youghal	
Regeneration Area	Number and Description
	<p>YL-RA-02:</p> <p>This site is recognised as an area with the potential to accommodate a range of uses that would help consolidate the town centre with the neighbouring convenience retail centres to the north west. Suitable access to the site is a key consideration in the redevelopment of this site.</p> <p>The site will be subject to Archaeological Assessment and investigations prior to and/or during the course of development. The site is also located within an Architectural Conservation Area. In this regard a high standard of architectural design which respects and enhances the character of the historic core shall be required.</p>
	<p>YL-RA-03:</p> <p>This is a key site within the retail core / town centre area and has the potential to accommodate a range of new town centre uses including retail uses that would help consolidate the town centre. Careful design and improvement to the public realm in this location are key considerations in this regard.</p> <p>The site will be subject to Archaeological and Architectural Assessment and investigations prior to and/or during the course of development. The site is also located within an Architectural Conservation Area. In this regard a high standard of architectural design which respects and enhances the character of the historic core shall be required.</p>
	<p>YL-RA-04:</p> <p>This site, fronting onto Dolphins' Square within the town centre area and has the potential to accommodate a range of new town centre uses including retail uses that would help consolidate the town centre. Careful design and improvement to the public realm in this location are key considerations in this regard.</p> <p>The site will be subject to Archaeological Assessment and investigations prior to and/or during the course of development. The site is also located within an Architectural Conservation Area. In this regard a high standard of architectural design which respects and enhances the character of the historic core shall be required.</p>

Local Area Plan Objective Regeneration Areas: Youghal	
Regeneration Area	Number and Description
	<p>YL-RA-05:</p> <p>This site fronting onto Catherine Street within the town centre area and has the potential to accommodate a range of new town centre uses including retail uses that would help consolidate the town centre. Careful design and improvement to the public realm including measures to address its waterfront location are key considerations in this regard.</p> <p>The site will be subject to Archaeological and Architectural Assessment and investigations prior to and/or during the course of development. The site is also located within an Architectural Conservation Area. In this regard a high standard of architectural design which respects and enhances the character of the historic core shall be required.</p>
	<p>YL-RA-06:</p> <p>This site on McDonalds Quay / Catherine Street has the potential to accommodate a range of new town centre uses that would help consolidate the town centre. Careful design and improvement to the public realm including measures to address its strategic waterfront location are key considerations in this regard.</p> <p>The site will be subject to Archaeological and Architectural Assessment and investigations prior to and/or during the course of development. The site is also located within an Architectural Conservation Area. In this regard a high standard of architectural design which respects and enhances the character of the historic core shall be required.</p>
	<p>YL-RA-07:</p> <p>This site has the potential to accommodate a range of uses which are compatible to the existing built up area, including a mixed use residential or office development.</p> <p>The site will be subject to Archaeological and Architectural Assessment and investigations prior to and/or during the course of development. The site is also located within an Architectural Conservation Area. In this regard a high standard of architectural design which respects and enhances the character of the historic core shall be required.</p>

Local Area Plan Objective Regeneration Areas: Youghal	
Regeneration Area	Number and Description
	<p>YL-RA-08: Devonshire Arms Hotel</p> <p>The redevelopment of this hotel site offers a very important opportunity for Youghal to enhance the public realm and approach to the town centre. Suitable uses include the renovation of the hotel itself together with an appropriate residential component to act in a complimentary manner to the primary use of the site.</p> <p>The Devonshire Arms Hotel is listed in the Record of Protected Structures for Youghal Town RPS ID: 2101 and 2104, is included in the Architectural Conservation Area and the site also lies within the Zone of Archaeological Potential for South Abbey. Previous archaeological investigations have uncovered human remains on a portion of the site. Any redevelopment of this site will be subject to where relevant further archaeological assessment and investigations. Any new development will have to be of a high quality architectural design which responds accordingly to the setting of the protected structure and enhances the quality of the established historic environment.</p>
	<p>YL-RA-09: Loreto Convent and Marymount / Ashton Court</p> <p>The former Loreto Convent Complex (including Marymount and Ashton Court) is an extensive and prominent site located in the town of Youghal. The complex contains both historic buildings which are included in the Record of Protected Structures, as well as more modern buildings and associated lands. The site provides a prime opportunity for a mixed use development, including offices, businesses uses, residential, recreation and tourism uses. The redevelopment of the site should take a dual approach providing for the conservation/restoration and reuse of the existing historic buildings, and indeed modern structures if so desired, along with the possibility for introduction of high quality new elements within the complex. A sensitive and carefully considered approach should be taken to the redevelopment of this site to ensure that the essential historic elements and character of the site together with any other existing biodiversity characteristics are conserved and any new elements will enhance the overall quality of the complex and respect the visual prominence the same.</p>

Local Area Plan Objective Regeneration Areas: Youghal	
Regeneration Area	Number and Description
 <p>A detailed map of the Seafield area in Youghal, showing a large, irregularly shaped site outlined in red. The site is situated in an urban environment with surrounding residential buildings and a road network. A large, light-colored area within the red outline suggests a derelict or undeveloped site.</p>	<p>YL-RA-10: Seafield</p> <p>It is considered that subject to a suitable design, this site is suited to a range of alternative uses potentially including offices or small scale business units, perhaps with a craft / tourism orientation, or residential use / sheltered housing / nursing home or hotel in keeping with the neighbouring uses and its proximity to the existing shops and series. The plaque on the southern facade of the building is a protected structure (3202) and development proposal needs to address this important conservation aspect of the site in both a sensitive and achievable manner.</p> <p>The derelict nature of this site on a key approach to the town centre makes it a priority for redevelopment during the lifetime of this plan.</p>
 <p>A detailed map of the Youghal Dockyard area, showing a large, irregularly shaped site outlined in red. The site is situated on a waterfront, adjacent to a large body of water. The map shows a mix of urban buildings and open spaces, with the red outline highlighting the specific regeneration area.</p>	<p>YL-RA-11: Youghal Dockyard</p> <p>This site is of great importance to the overall development of the town and it is considered essential that an overall framework master plan is prepared for the site in its entirety which will address its unique characteristics on the waterfront and provide for a coordinated approach to its development, including its potential for public realm including a marina, and high quality urban design. Of critical importance due to its location on the quayside is its ability to deal with flooding issues which will determine to an extent the types of uses most appropriate to the site.</p> <p>The site will be subject to Archaeological and Architectural Assessment and investigations prior to and/or during the course of development. The site is also located within an Architectural Conservation Area. In this regard a high standard of architectural design which respects and enhances the character of the historic core shall be required.</p>

General Objectives

3.4.69 The following General Objectives apply to all development proposals for Youghal.

Local Area Plan Objective General Objectives for Youghal	
YL-GO-01	Plan for development to enable Youghal to achieve its target population of 9,115 persons and to secure the sustainable development of additional housing, employment and service uses in the town.
YL-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation, and Blackwater Estuary Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
YL-GO-03	The boundary of Youghal Town overlaps with the Blackwater River Special Area of Conservation and is adjacent to the Blackwater Estuary Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
YL-GO-04	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1of this Plan.
YL-GO-05	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
YL-GO-06	Support and promote Youghal Town Centre as the primary and most appropriate location of the expansion of retail development. Protect the amenities of existing residential areas within the centre of the town and encourage the provision of sustainable new residential uses to strengthen the vitality of the town centre.
YL-GO-07	Support and promote Youghal and as a sustainable employment centre.
YL-GO-08	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, town walls, historic laneways, zones of archaeological potential, plot size and scale while encouraging appropriate development in the town, including the development of regeneration areas and public realm improvements.
YL-GO-09	Enhance the overall tourism potential of the town, for both locals and visitors, by ensuring the development of a appropriate attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing

Local Area Plan Objective General Objectives for Youghal	
	<p>public realm improvements. All development proposals should have due regard to the unique characteristics of the historic context of Youghal and seek to improve the overall attractiveness of the environment.</p> <p>Facilitate the improvement of the beach areas including adequate provision of toilet, shower and changing facilities as well as services such as play areas.</p>
YL-GO-10	<p>Improve and enhance pedestrian and cycling connectivity throughout the town and especially from new development areas to the schools, shops and other services.</p>
YL-GO-11	<p>Reserve land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard. This objective applies to all land within 5m of the perimeter fence on either side of the railway. Within this area the following categories of development will be resisted:</p> <ul style="list-style-type: none"> • New buildings not required for the operation of the railway; and • New vehicular and pedestrian accesses where these accesses are the sole or primary access to development. <p>New bridge crossings constructed will be required to provide sufficient clearance to permit double track operation.</p> <p>Open land uses, such as open space, surface car parking and agriculture will normally be permitted subject to the proper planning and sustainable development of the area.</p> <p>In addition, should the opportunity arise, it is an objective to assess and, as appropriate, develop a greenway on the disused railway line between Midleton and Youghal.</p>
YL-GO-12	<p>Protect river corridors having regard to the need to avoid disturbance to wintering birds and managing flood risk, and where possible, develop these as natural amenity corridors, connecting different parts of the town and linking up with established amenity areas. Development proposals should direct movement away from the estuary or incorporate screen planting or other suitable buffering to avoid potential for disturbance to birds. It is also an objective to provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bankside erosion. In this regard, developers shall take account of relevant guidance documents relating to watercourse buffer zones.</p>
YL-GO-13	<p>Encourage and work with the voluntary groups in the town to achieve the objective of the plan. It shall be an objective to work with and support the activities of the Tidy Towns Committee, Youghal Chamber of Commerce, Youghal Heritage Society and the other voluntary and corporate organizations who have made and continue to make such a valuable contribution to the life and development of the Town.</p>

3.4.70 The following specific development objectives apply to Youghal.

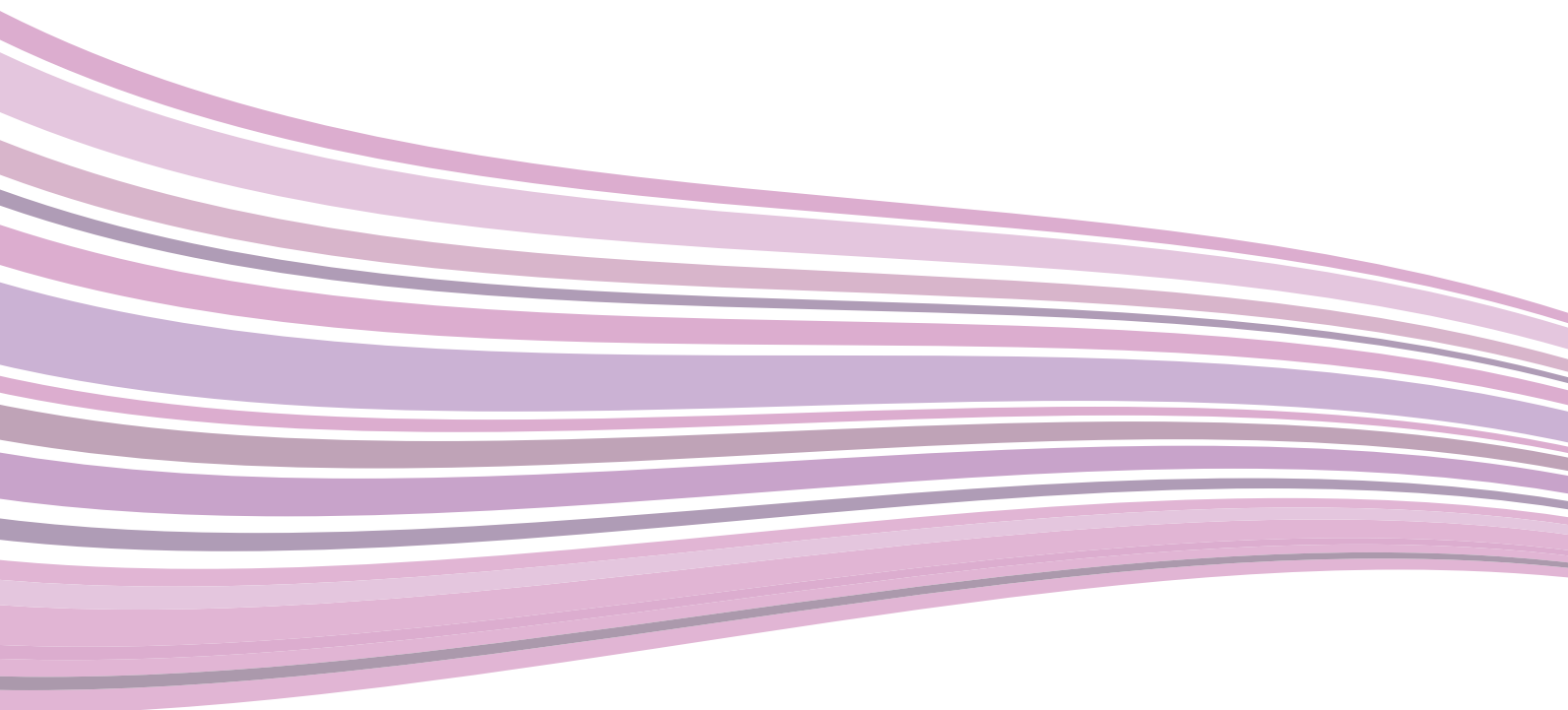
Local Area Plan Objective Specific Development Objectives for Youghal		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
YL-R-01	Medium A density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	3.3
YL-R-02	Medium B density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	5.43
YL-R-03	Medium A density residential development. Provision shall be made for access through the site for development of the lands to the south.	2.6
YL-R-04	Medium B density residential development (to meet the needs of a range of housing needs.)	11.19
YL-R-05	Medium B density residential development (to meet the needs of a range of housing needs.) Development on this site shall take into account the high visibility of this elevated site from the Northern approach to the town.	11.32
YL-R-06	Medium A density residential development respecting the densities and character of adjoining development.	20.7
YL-R-07	Medium A density residential development respecting the densities and character of adjoining development.	3.43
YL-R-08	Medium A density residential development respecting the densities and character of adjoining development.	0.99
YL-R-09	Medium A density residential development respecting the densities and character of adjoining development.	1.63
YL-R-10	Medium A density residential development respecting the densities and character of adjoining development.	4.01
YL-R-11	Medium A density residential development respecting the densities and character of adjoining development.	27.1
YL-R-12	Medium A density residential development respecting the densities and character of adjoining development.	0.9
YL-R-13	Medium A density residential development respecting the densities and character of adjoining development.	0.4
YL-R-14	Medium B density residential development respecting the densities and character of adjoining development.	0.12
YL-R-15	Medium A density residential development respecting the densities and character of adjoining development.	2.1
YL-R-16	Medium A density residential development respecting the densities and character of adjoining development.	1.8
YL-R-17	Medium A density residential development respecting the densities and character of adjoining development.	3.99
YL-R-18	Medium A density residential development respecting the densities and character of adjoining development.	0.26

Local Area Plan Objective Specific Development Objectives for Youghal		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
YL-R-19	Medium A density residential development respecting the densities and character of adjoining development.	1.05
YL-R-20	Medium A density residential development respecting the visual and other amenities of the area and ensuring the provision of adequate onsite parking facilities and reasonable provision of onsite amenity open space.	1.2
Business		
YL-B-01	Business development to include retail warehousing. This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area.	9.3
YL-B-02	Business development. This zone is adjacent to the Blackwater River Special Area of Conservation and Blackwater Estuary Special Protection Area. *	4.0
YL-B-03	Business development	14.9
YL-B-04	Business development.	7.5
Industry		
YL-I-01	Large scale industry to include warehousing, storage and logistics	23
YL-I-02	Civic Amenity Site. *	15.5
Town Centre		
YL-T-01	Town Centre Core area. This is the primary and preferred location for any new retail development in Youghal. a) Promote the development of this area as the primary location for retail and other uses that provide goods or services principally to visiting members of the public and the priority area and preferred location for new retail development. b) Encourage greater use of backland areas and promote the development of brownfield sites within the town centre area where new development can positively contribute to the commercial vitality of the town centre. c) Encourage the use of upper floors of existing buildings for residential and office use. d) Continue to enhance the streetscape and heritage assets of the town centre and continue with environmental improvements. e) Encourage a sustainable mix of land uses in the core retail/town centre area. *	8.6

Local Area Plan Objective Specific Development Objectives for Youghal		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
YL-T-02	Support primarily convenience retail uses in this ancillary retail area	1.6
YL-T-03	Support primarily convenience retail uses in this ancillary retail area.	0.9
YL-T-04	Neighbourhood Centre: Small scale neighbourhood centre servicing the local community only and of such a scale as to avoid competing with or detracting from the services provided by the town centre and its environs. *	2.2
Community		
YL-C-01	Educational use. Developments should be consistent with and complementary to the primary educational function of the site.	6.28
YL-C-02	Hospital. Developments complementary to and consistent with the primary healthcare usage of the land. Existing mature healthy trees to be retained.	3.6
YL-C-03	St Raphael's Centre. Developments should be consistent with and complementary to the primary educational function of the site.	13.5
Utilities		
YL-U-01	Wastewater Treatment Plant	--
YL-U-02	Reservoir	--
Open Space, Sports, Recreation and Amenity		
YL-O-01	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged. Parts of this site are at risk of flooding. *	82.9
YL-O-02	Passive open space. This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	13.3
YL-O-03	Passive open space. This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal. The existing pattern of land uses will remain largely unchanged.	10.4

Local Area Plan Objective Specific Development Objectives for Youghal		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
YL-O-04	Youghal Rugby Football Club: Further development of the site should be complementary to and consistent with the primarily sports related uses on site.	2.6
YL-O-05	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged. *	16.32
YL-O-06	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged. *	57.3
YL-O-07	Sports uses. Further development of the site should be complementary to and consistent with the primarily sports related uses on site.	2..24
YL-O-08	Public Park recreational area, further development of the site should be complementary to and consistent with the primarily sports related uses on site.	1.3
YL-O-09	Millennium Town Park - usages and developments complementary to and consistent with the primarily leisure and amenity character of the land.	0.5
YL-O-10	College Gardens (existing Public Park): usages and developments complementary to and consistent with the primarily leisure and amenity character of the land. It shall be an objective to improve the signage so as to indicate the public nature and accessibility of the public park. It shall be an objective to reconfigure the landscaping immediately inside the entrance to better indicate the semi public areas adjacent to the convent and public areas of the town park. This is to ensure that visitors to the town interpret the park as being a publicly accessible space.	4.0
YL-O-11	Ardrath Park: usages and developments complementary to and consistent with the primary leisure and sporting character of the land.	3.1
YL-O-12	Memorial Park: Public Park: usages and developments complementary to and consistent with the primary leisure and amenity character of the land.	1.2
YL-O-13	Existing Golf course: usages and developments complementary to and consistent with the primary sporting usage of the land. It shall be an objective to encourage the layout and landscaping of the course to ensure that players do not endanger persons or property on adjoining lands.	54.9

Local Area Plan Objective		
Specific Development Objectives for Youghal		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
YL-O-14	Existing Greyhound Track: usages and developments complementary to and consistent with the primary leisure and sporting character of the land.	2.9
Special Policy Area		
YL-X-01	<p>Development of business uses including a service station and tourist related non high street uses, incorporating the protection and enhancement of the historic structures on site (Youghal Brickworks is a designated Protected Structure, RPS No. 415 and a Recorded Monument CO067-12 and the area also contains a standing stone which is a Recorded Monument (CO 067-071) and providing for a significant area of open space along the northern and western boundaries. This will involve submission of a comprehensive Masterplan for the site, to be prepared with the support of built and natural heritage professionals including (inter alia) a qualified conservation architect. Proposals should ensure the protection and preservation of the historic structures on the site in an appropriate setting and protect the nature conservation values of the area and shall be accompanied by an archaeological and architectural assessment. The layout of the site should facilitate access by the public and the development of appropriate interpretive facilities. Detailed landscaping proposals to be included as part of any proposals on the site. Proposals for the site shall also be accompanied by a traffic and transport assessment, mobility management plan and parking strategy.</p> <p>[A buffer zone will be required between any development proposed for this zone and the SPA and SAC. The size of the buffer zone will be determined at project level.]</p> <p>*</p>	17.3



East Cork Municipal District

4 Key Villages

	<i>Sub-Section</i>	<i>Page No.</i>
4.1	Purpose of this Section	108
4.2	Role of Key Villages	108
4.3	Castlemartyr	111
4.4	Cloyne	116
4.5	Killeagh	122
4.6	Whitegate / Aghada	128

4 Key Villages

4.1 Purpose of this Section

- 4.1.1 The purpose of this section of the plan is to give planning policy guidance on future development in the Key Villages.
- 4.1.2 Within the East Cork Municipal District there are 4 Key Villages - Whitegate / Aghada, Castlemartyr, Cloyne and Killeagh. In addition to being a key village, Whitegate / Aghada also has a role as a specialist employment centre.

4.2 Role of Key Villages

- 4.2.1 Below the level of Main Towns, the settlement network of the county comprises, Key Villages, Villages, Village Nuclei and Other Locations. In West Cork the settlement network also includes the Islands.
- 4.2.2 Key villages generally comprises the largest of the village settlements in an area and often benefit from an existing level of infrastructure and service investment that, although less than the main towns, still offers a sound basis for future growth, particularly for those seeking to live or work in a more rural environment. 'Key Villages' can also be important locations for the provision of jobs and services to a wider rural community.
- 4.2.3 Settlements designated as Key Villages will normally have the following facilities: A permanent resident population, primary school and / or secondary school, Church or other community facility, convenience shops, pubs and either comparison shops or other retail services, industrial or office based employment, post office/ bank / ATM / building society, Garda station, primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional road.
- 4.2.4 It is a strategic aim of the Cork County Development Plan, 2014 to establish key villages as the primary focus for development in rural areas and allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure are available. The plan also seeks to support the retention and improvement of key social and community facilities, and inter urban public transport.
- 4.2.5 To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required.
- 4.2.6 There is scope for development within the Key Villages, however, it is important that each village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is particularly important that new development helps consolidate the built form of the existing villages, regenerate the village core and makes use of existing vacant or underutilised properties, rather than extend development in a linear pattern along the approach roads, and that where possible, existing community facilities are improved.
- 4.2.7 In many areas further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable.

Development Strategy for Key Villages

- 4.2.8 This plan seeks to ensure that the scale of new development in the key villages will be in proportion to the pattern and grain of existing development and is well integrated with the existing built form of the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 4.2.9 The development boundaries of the villages as defined in the 2011 Local Area Plans contained significant areas of land, the majority of which remained undeveloped at the start of 2016, and it is therefore considered reasonable to retain them as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 4.2.10 The overall scale of development envisaged in this Plan for each Key Village and given the scale and development pattern of each key village, guidance on the size of any individual scheme for new housing development is set out in Table 4.1.
- 4.2.11 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered the overall scale of growth will need to be managed to reflect available water services capacity.
- 4.2.12 If a proposal for a local employment opportunity at a scale appropriate to the particular key village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) will be encouraged.
- 4.2.13 If during the lifetime of the plan funding becomes available for community facilities for the key villages, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 4.1: Scale of Development in East Cork Municipal District Key Villages

Name	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of New Development Proposed (No. of houses)	Normal Recommended Scale of any Individual scheme
Castlemartyr	658	345	235	30
Cloyne	702	338	255	30
Killeagh	349	145	135	30
Whitegate / Aghada	893	272	190	40
Total Key Villages	2602	1100	815	--

General Objectives for Key Villages

- 4.2.14 This section sets out the general, overarching objectives that apply to all Key Villages. Individual villages also have Specific Objectives relating to development within them and these are detailed in the sections below.

Local Area Plan Objective

GO-01 General Objectives for Key Villages

- a) Within the development boundary of the key villages it is an objective to encourage housing development on the scale set out in Table 4.1.
- b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 4.1
- c) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.
- d) Notwithstanding the scale of growth outlined in Table 4.1, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- e) Where possible all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.
- f) Development within the core of the villages shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.
- g) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.
- h) Village centre development, including business, local convenience retail, community facilities, and residential should be accommodated within the core of the village and should make adequate provision for off street parking and be designed to a high standard and reinforce the character of the existing streetscape.
- i) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.
- j) Good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.
- k) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.
- l) Encourage additional retail and community services within the village to coincide with the needs of any future growth.
- m) All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1of this Plan.
- n) Any development proposals must be designed to minimise potential for impacts on water quality and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.
- o) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages is also encouraged. Development will only be permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.

4.3 Castlemartyr

Vision and Context: Baile Na Marta – Castle of the Relics of the Martyrs.

4.3.1 The vision for Castlemartyr is to develop a compact, strong village core, carefully manage the village's valuable heritage and to achieve a sustainable level of residential development and provision of employment and services commensurate with the scale of this key village.

Context

4.3.2 Castlemartyr is large village, located approximately 8 kilometres east of Midleton on the N25. The Village experienced significant growth in housing in the period 2000- 2008 and recorded a population of 1,277 persons in 2011.

4.3.3 The core area of Castlemartyr Village is quite traditional in scale and design and for the most part is very attractive. Most of the buildings along the main street comprise 19th and early 20th century buildings set back from the road by wide areas of footpath resulting in a very pleasant vista. The south western edge of the main street is dominated by the walls and entrance gate of the Castlemartyr Castle estate, now operating as the Castlemartyr Resort Hotel and golf course. The village accommodates a range of shops and commercial uses.

Community Facilities

4.3.4 Castlemartyr is well served in terms of community facilities, including a primary school, sports facilities, churches, a pharmacy, childcare facilities, convenience stores, a community hall, Garda Station, post office and GAA grounds.

Employment and Economic Activity

4.3.5 Employment in the village is provided in local shops and businesses as well as in the hotel and golf course. There are small scale industrial enterprises in the industrial area located to the north of the main street which also provide employment. Additional lands (6.2ha) are available east of the village for business use. This plan includes a large area along Main Street and some additional backland areas for town centre uses.

Environment and Heritage

4.3.6 The village and surrounding area has a wealth of natural and built heritage. There are five buildings or other structures located within the village, which are entered in the Record of Protected Structures. This includes St. Anne's Church of Ireland and Castlemartyr Castle, which, along with its grounds and part of the village main street, are included as part of an Architectural Conservation Area, where it is an objective to protect and enhance the special character of the area. Other listed buildings include, St Theresa's Convent (former Castlemartyr House), Castlemartyr School and Castlemartyr Tower House.

4.3.7 To the east of the village, Clasharinka Pond and surrounding fields are proposed as a Natural Heritage Area (NHA), due to the presence of rare flora. Castlemartyr dower spring, which is a karst spring, is listed as being of geological interest and is on a list of sites being drawn up which will be proposed as Natural Heritage Areas.

4.3.8 The landscape value and sensitivity are identified as medium and of local importance. One of the key characteristics of the landscape area is the quality of its vernacular built environment and the historical importance of the older houses, estates, towns and villages.

Infrastructure and Community Facilities

- 4.3.9 In terms of water services the public water supply serving the village is at capacity and a new source or augmentation source and intake improvement is required. The waste water treatment plant serving the village is also at capacity and is not in a position to accept influent. Nutrient removal is required prior to any further development taking place in Castlemartyr. The waste water treatment plant will need to be upgraded in order to facilitate further development in the village.
- 4.3.10 The village is located on the N25 and congestion is a major factor particularly at peak times. Car parking does not appear to be a significant issue in the village. The level of through traffic detracts significantly from the atmosphere in the village. This will be alleviated somewhat by the proposed by-pass but traffic calming measures would improve the situation in the interim. There are daily public bus services connecting Castlemartyr with Cork City, Midleton, Killeagh and Youghal.

Flooding

- 4.3.11 Parts of Castlemartyr have been identified as being at risk of flooding. The areas at risk largely follow the path of the Kiltha and Womanagh Rivers through the village and further lands to the east and are illustrated on the settlement map. In the winter of 2015, due to the effects of Storm Frank, the village suffered unprecedented flooding damage.
- 4.3.12 Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.
- 4.3.13 The 'Indicative Flood Extent Map' shown as part of the zoning map for Castlemartyr may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process set out in Section 1 of this plan in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.

Development Strategy

- 4.3.14 This Local Area Plan makes provision for the development of an additional 235 dwelling units within the village. The maximum size of any single development is 30 units. There is ample land within the development boundary to accommodate this scale of development. It is not envisaged that all of the land within the development boundary be developed, but there is a sufficient amount of land to allow for choice. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. Development which utilises brownfield sites should be prioritised and development on lands in the ACA should be sympathetic to the character of the area.
- 4.3.15 Provision should also be made for new housing which would act as a real alternative to the construction of one off housing in the countryside. There is considerable pressure for development in the surrounding rural area and the LAP needs to ensure that adequate and suitable provision is made for larger house sites in the village. Lands outside of the village core area are considered most suitable in this context.

- 4.3.16 Potential exists within the village for small scale economic development within the village core. Significant potential exists for further tourism development in the village by maximising the uses for economic development offered by the range of cultural and heritage facilities in the village. New development should comprise a mix of retail and general business uses with an element of residential uses. This area should form a coherent extension to the existing village core without detracting from the existing centre. The core is defined by the existing grain of the village centre and includes the important corner site at the bridge.
- 4.3.17 Pavement overlay works from the bridge in Castlemartyr to the 60km/hour speed limit (about 250 metres) east of Castlemartyr are expected to proceed in 2017.

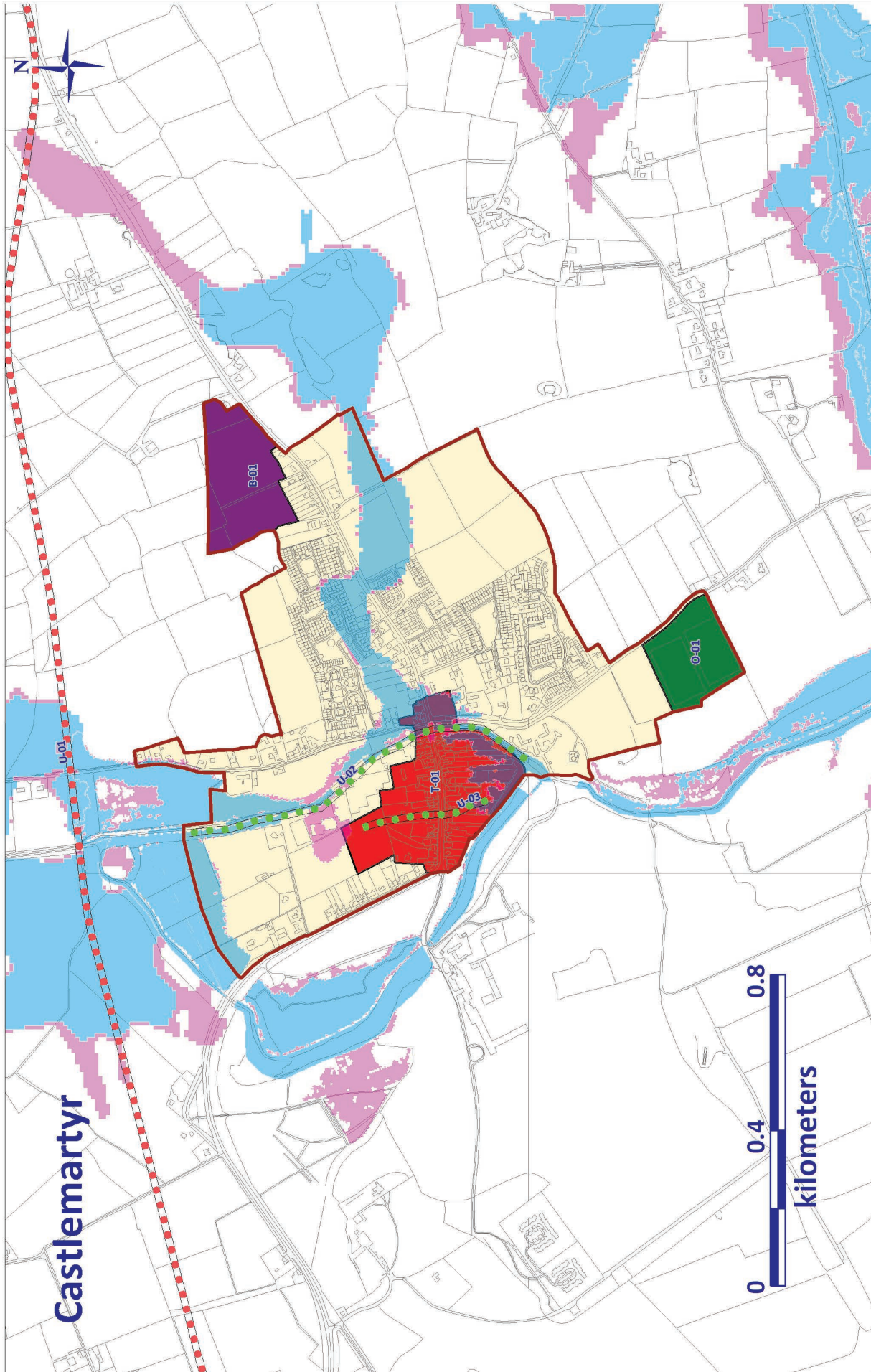
Specific Objectives

Local Area Plan Objective Development Boundary Objectives for Castlemartyr		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Castlemartyr it is an objective to encourage the development of up to 235 houses during the plan period. (b) No one proposal for residential development shall be larger than 30 housing units.	
DB-02	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	

- 4.3.18 The Specific Objectives for the development of Castlemartyr are set out below.

Local Area Plan Objective Specific Development Objectives for Castlemartyr		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Town Centre		
T-01	Facilitate expansion of the village core area, subject to satisfactory vehicular and pedestrian access, whilst also preserving the grain and architectural character of the streetscape, and to include a mix of uses such as general office, retail, office based industry, community facilities, residential development and an element of off street parking.	11.42

Local Area Plan Objective		
Specific Development Objectives for Castlemartyr		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes. New development should consolidate and strengthen the existing village core, be sympathetic to the scale and character of the village, contribute to the compact form of the village and respect the views and settings of existing heritage buildings in the village. *	
Open Space, Sports, Recreation and Amenity		
O-01	Maintain existing playing pitches. These lands provide an important amenity for the village and form an important part of the long term strategic gap between Castlemartyr and Ladysbridge.	4.45
Business		
B-01	Business development. Access shall be by means of a single access point from the national road.	6.2
Utilities		
U-01	Proposed by-pass. *	--
U-02	Develop an amenity walk along the bank of the River Kiltha.	--
U-03	Develop pedestrian access between the proposed extended village centre and the existing main street.	--



4.4 Cloyne

Vision and Context

‘Cluain Uamha’ – Meadow of the Caves.

- 4.4.1 The vision for Cloyne is to promote village centre renewal within a strong village core, whilst protecting the unique heritage, character and setting of the village and to achieve a sustainable level of residential and commercial development in conjunction with the provision of services and infrastructure.

Context

- 4.4.2 Cloyne is located approximately 7 kilometres south of Midleton, on the R629 regional route, which connects Midleton with Ballycotton. Cloyne is a very attractive rural village with a considerable cultural and social history. The core of the village comprises principally traditional buildings, mostly 2-3 storeys in height tightly focussed around the main crossroads. The population of the village has increased significantly in recent years on foot of new housing developments, reaching 1,562 in 2011.
- 4.4.3 The village has a strong GAA tradition, having been home to the famous hurler Christy Ring and there are two pitches in the village.
- 4.4.4 Cloyne has a wealth of natural and built heritage. There are six buildings or other structures which are entered in the Record of Protected Structures, including Cloyne Cathedral, Saint Colman's Roman Catholic Church, Old St Coleman's CYMS Hall, Cloyne House, the round tower and 18th Century warehouse. There is also an extensive cave system to the east of Cloyne, situated mainly within the grounds of Cloyne House, and which along with part of the village centre, is included as part of an Architectural Conservation Area, where it is an objective to protect and enhance the special character of the area. Cloyne Caves and Cloyne Cave Pits are identified in the County Development Plan as being of geological importance and may be proposed as NHAs.

Population and Housing

- 4.4.5 The population of Cloyne village increased from 1,061 to 1,330 in 2011, an increase of 25.4%.
- 4.4.6 This Local Area Plan makes provision for the development of an additional 255 dwelling units within the village, assuming that all servicing constraints are resolved. The maximum size of any single development is 30 units and should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. Development which utilises brownfield sites should be prioritised. There are significant opportunities for infill development along the main streets and on backlands in the village. It is not envisaged that all of the land within the development boundary be developed, but there is a sufficient amount of land to allow for choice.
- 4.4.7 The lands close to the village core have significant potential for development and new proposals here should take the form of extensions to the village core with provision for off-street parking. This area is suitable for mixed use development, including commercial, offices, residential, community and retail uses. Provision should be made for both pedestrian and vehicular access from the main streets. The opportunity should be taken to link the main streets with the main heritage/historic features of the town.
- 4.4.8 Outside the development boundary, the land forms part of the rural housing policy for the county as a ‘Rural Area Under Strong Urban Influence’ These areas exhibit characteristics such as rapidly rising population, evidence of considerable pressure from the development of (urban generated)

housing in the open countryside due to proximity to such urban areas / major transport corridors, pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity.

- 4.4.9 Provision should be made for a range of serviced sites which would act as real alternatives to the construction of one off houses in the countryside. There is considerable pressure for development in the surrounding rural area and the LAP needs to ensure that adequate and suitable provision is made for larger house sites in the village. Lands outside of the village core area are considered most suitable in this context and should provide for small groups of housing, serviced site or self build options.

Employment and Economic Activity

- 4.4.10 Employment in the village mainly takes the form of small scale industrial enterprises, retailing and local services. There is a Centra supermarket in the village centre with parking to the rear as well as a number of restaurants. It is likely therefore that many of the residents of the village commute to other areas for work.
- 4.4.11 Potential exists within the village for small scale economic development, either on sites close to the village centre or on lands closer to the development boundary. Significant potential exists for further tourism development in the village by maximising the uses for economic development offered by the range of cultural and heritage facilities in the village.

Environment and Heritage

- 4.4.12 The value and sensitivity is given as medium and of local importance. One of the key characteristics of this landscape character area is the quality of its vernacular built environment and historic importance including Ballymaloe House and grounds. There are no nature conservation designations in Cloyne Village.
- 4.4.13 In total there are six structures in the village which are in the Record of Protected Structures. These very significant heritage buildings need to be protected from inappropriate development which might detract from their character.

Infrastructure and Community Facilities

- 4.4.14 A public water supply is available in the village and forms part of the Cloyne Aghada Whitegate Regional Water supply scheme. The interlinked Cloyne –Aghada scheme is operating close to full capacity. Some works are required to reduce the vulnerability of the scheme to pollution of existing sources by augmentation and upgrade with new sources.
- 4.4.15 Cloyne's waste water treatment plant was commissioned in 2010 and has a PE design of 1400. The plant is therefore in a position to accept effluent at present. There are assimilative capacity issues concerning the stream receiving the treated effluent from Cloyne. The treatment capacity needs to be upgraded as the discharge is to designated shellfish waters and proposed designated bathing areas.
- 4.4.16 Cloyne is served by a daily public bus service that connects it with Cork City, Midleton, Ballycotton and Whitegate. The village also enjoys good accessibility from the R630 and R629. However the streets in the village centre are narrow and difficult to negotiate for large vehicles. Most of the residential areas are connected with the village centre and facilities by footpaths, however in places

these are inadequate and need to be upgraded and defined. Car parking is a significant issue in the village with double parking a serious problem in the centre contributing to traffic congestion, although the situation has been eased somewhat by the provision of a small off street car park on Chapel St.

- 4.4.17 A relief road has been constructed linking the Cork Road and the Ballycotton Road at the north eastern side of the village centre and this helps to alleviate congestion in the centre of the village. Given the compact nature of Cloyne, the level of through traffic, as well as difficulties with narrow footpaths along the central streets and lack of provision for bus stop/s it is clear that an overall solution is needed to address the transport and traffic issues which affect the village. In this regard an integrated traffic management plan should be developed which would aim to further the provision of a bypass to the Ballycotton road, address the bus stop issue as well as examining ways to improve parking, pedestrian, cycle facilities and linkages in the village.
- 4.4.18 Cloyne is well served by local facilities including a primary school, church, Cathedral, pharmacy, childcare facilities, convenience stores, GAA community centre, public houses, Garda Station and graveyard. There is also a doctor's surgery and nursing home.
- 4.4.19 Since the adoption of the last LAP a new playground facility has been built beside the Cloyne GAA Complex. There remains a requirement for a community centre in the village which could cater for general community needs and youth facilities. This could be achieved through the conversion/reuse of an existing building or the construction of a new building on lands, preferably close to the centre.

Flooding

- 4.4.20 Parts of Cloyne have been identified as being at risk of flooding. The areas at risk largely follow the path of the Shanagarry River north of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

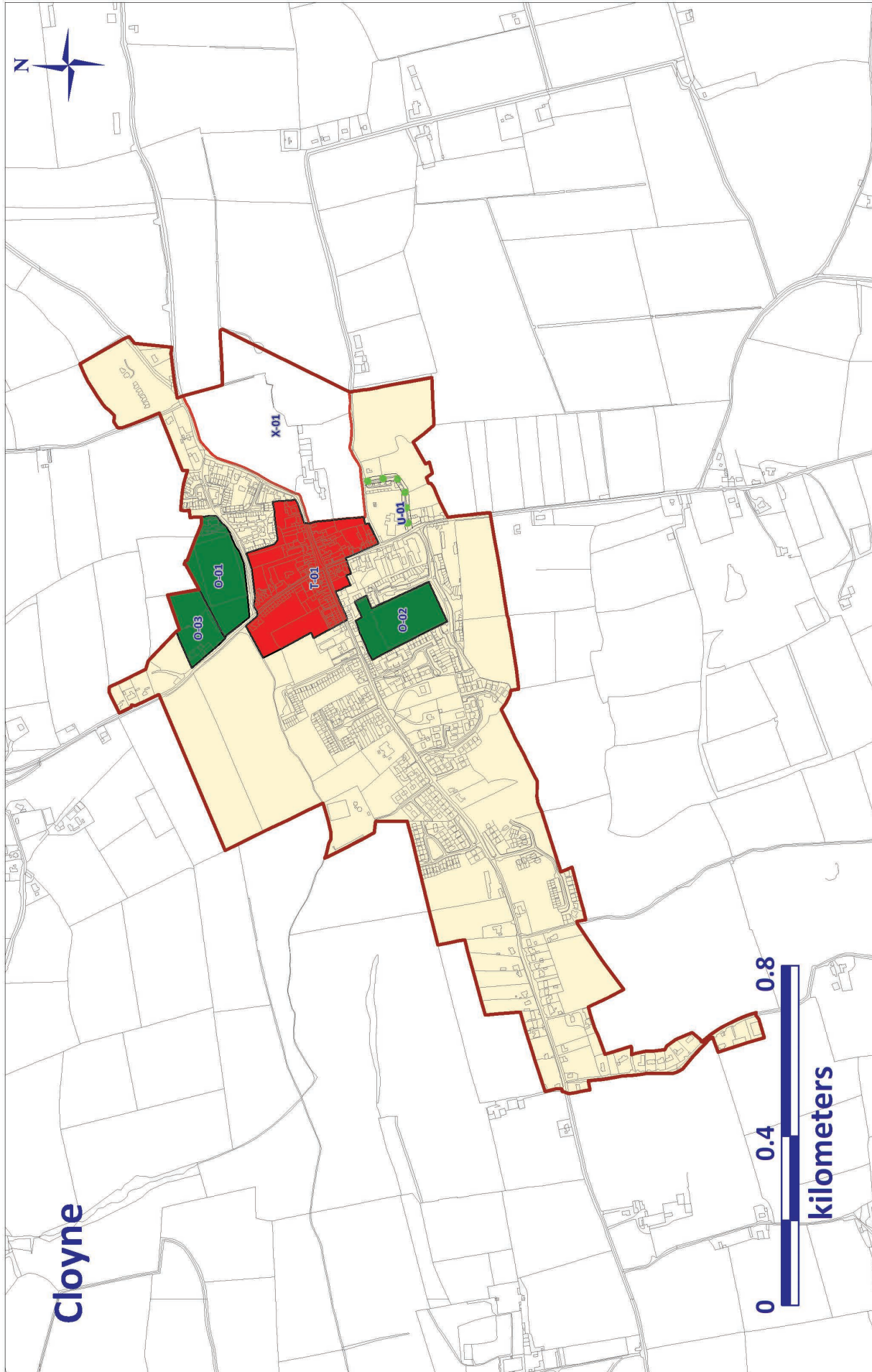
Specific Objectives

Local Area Plan Objective Development Boundary Objectives for Cloyne		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Cloyne it is an objective to encourage the development of up to 255 houses during the plan period. (b) No one proposal for residential development shall be larger than 30 housing units.	
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	

4.4.21 The following are the specific development objectives for Cloyne and should be read in conjunction with the Cloyne Settlement Map in this plan.

Local Area Plan Objective Specific Development Objectives for Cloyne		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Town Centre		
T-01	Village core extension including convenience and comparison shopping, commercial and residential uses and to include an element of off-street parking and satisfactory pedestrian access to the main streets. Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes. New development should consolidate and strengthen the existing village core, be sympathetic to the scale and character of the village, contribute to	6.6

Local Area Plan Objective Specific Development Objectives for Cloyne		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	the compact form of the village and respect the views and settings of existing heritage buildings in the village. *	
Open Space, Sports, Recreation and Amenity		
O-01	Maintain existing open space and recreation area. *	2.6
O-02	Retain existing sports pitches.	2.2
O-03	Open space and community uses. *	1.4
Special Policy Area		
X-01	Facilitate the development of a tourist attraction based on the cave network and the historical structures associated with the lands at Cloyne House. This will involve comprehensive proposals for the protection and preservation of the historic structures and landscaping on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of interpretive facilities and associated tourist related non high street commercial uses.	10.8
Utilities		
U-01	Maintain amenity walk	-



Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2006 (CCMA) Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

4.5 Killeagh

Vision and Context

Cill Ia ...Grey Church or possibly Church of Aedh

4.5.1 The vision for Killeagh is to realise the potential and value of its heritage and amenities, to promote regeneration and expansion of the village core and to encourage a more moderate rate of residential development in keeping with its role as a key village located on the Atlantic Corridor.

Planning Considerations and Proposals

- 4.5.2 In the overall strategy of this Local Area Plan, Killeagh is designated as a Key Village within the Greater Cork Ring Strategic Planning area of County Cork.
- 4.5.3 In terms of transportation and connectivity Killeagh is extremely fortunate in that it lies on both the N25 National Primary route which forms part of the Atlantic Corridor linking the gateway cities of Cork and Waterford and on the former railway line between Cork and Youghal. Furthermore, the careful management of countryside areas and their natural and built heritage and landscapes are a key part of establishing an attractive context for the Gateways, essential to their international competitiveness.
- 4.5.4 While the Council has a long-term strategic objective to reopen the rail route linking Cork and Midleton to Youghal, there is an opportunity to yield a use from the disused railway line in the interim. The development of the disused railway line as a greenway would have the advantage of protecting the integrity of the route for the future while creating jobs and opportunities locally for the benefit of local towns, villages and communities in terms of amenities and tourism. The development of a greenway would safeguard the route for its potential future reopening as an operational railway and allow the local community to harness this resource asset both as an amenity and for tourism development. It is therefore an objective to assess and, as appropriate, develop a greenway on the disused railway line.
- 4.5.5 Outside the development boundary, the land forms part of the rural housing policy for the county as a 'Rural Area Under Strong Urban Influence' These areas exhibit characteristics such as rapidly rising population, evidence of considerable pressure from the development of (urban generated) housing in the open countryside due to proximity to such urban areas / major transport corridors, pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity.
- 4.5.6 In visual terms the centre of Killeagh suffers from excessive levels of through traffic and this combined with poor street and footpath definition, an excess of overhead wires and lack of traffic calming detracts considerably from the very attractive historic core.

Population and Housing

- 4.5.7 The population of Killeagh village increased from 1,061 to 1,330 in 2011 an increase of 25.4%.
- 4.5.8 During the life of this plan, development will focus mainly on lands close to the village centre. The scale and form of development will be very much dependant on improvements to the village's infrastructure including the provision of a new water supply scheme and completion of the Killeagh bypass to the south of the village which will alleviate the congestion currently experienced in the village. Having regard to the scale of the existing village and depending on adequate provision of services, it is considered that not more than 135 additional housing units should be permitted (notwithstanding existing planning permissions).

- 4.5.9 There are sufficient brownfield and greenfield sites within the existing development boundary to cater for any additional residential development required to serve the target population. Individual developments should not exceed 30 houses, should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. New development on lands in the ACA should be sympathetic to the character of the area. Having regard to the large area of the village that is located in the ACA and proposal to by-pass the village it seems appropriate to prepare a village design statement which would guide future development in the historic area of the village.
- 4.5.10 Provision should also be made for a range of serviced sites which would act as real alternatives to the construction of one off houses in the countryside. There is considerable pressure for development in the surrounding rural area and the LAP needs to ensure that adequate and suitable provision is made for larger house sites in the village. Lands outside of the village core area are considered most suitable in this context. Provision should be made for small groups of housing, detached houses, serviced sites and self build options.

Infrastructure and Community Facilities

- 4.5.11 The current public water supply scheme is operating at full capacity which gives cause for concern. Due to the very limited storage available, a mains break, power outage or other such event would result in unplanned water outages. The water supply is sourced in two local wells, the older well located to the south near the abandoned railway line and the newer which is located to the north of the N25 east of the village. There are concerns about the potential risks to public health arising from the older source. The newer source is located in an aquifer that is to be developed further as part of the proposed upgrade to the water supply scheme. The Killeagh Water Supply Scheme is intended to address the risk and identifies the work that is required to upgrade the existing water supply, including the provision of a new source, storage and treatment facilities. This infrastructural deficiency is likely to impact on the development of the village.
- 4.5.12 A waste water treatment plant has been constructed on a site to the east of the village centre and is currently accessible through an existing housing estate.
- 4.5.13 The existing primary school is located on the main street in the village and is somewhat restricted in its current location. The school is within walking distance of all residential areas, however at peak periods, parents dropping and collecting children causes further traffic congestion on the main street. A new school site was identified to the west of the main street on the old Cork Road in previous plans and this has not been developed to date.
- 4.5.14 The LAP encourages the adequate provision of community facilities in the village. There are current proposals for a children's playground which should be easily accessible by foot and bicycle.
- 4.5.15 The lands to the east of the Main Street represent a significant opportunity for an extension to the village centre in the form of infill development subject to any physical constraints being overcome. This area is suitable for mixed use type development, including offices, community facilities, retail, and residential.
- 4.5.16 Access should be provided off the main street and while pedestrian access should not be difficult given the number of existing gateways and lanes leading to the rear of the existing properties, a suitable vehicular access is not readily available. New development should ensure adequate separation distance is maintained from the waste water treatment plant. There are also opportunities here to link the new village expansion area with the river – offering possibilities for further amenity walks/ parkland areas. Given the valuable heritage which the village enjoys, it is desirable that a village design statement is carried out.

- 4.5.17 The Killeagh Village pavement overlay contract is currently underway (November 2016) and is expected to be complete by mid 2017.

Flooding

- 4.5.18 Substantial parts of Killeagh have been identified as being at risk of flooding. The areas at risk largely involve the village centre and lands east of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.
- 4.5.19 The 'Indicative Flood Extent Map' shown as part of the zoning map for Killeagh may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process set out in Section 1 of this Local Area Plan in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.

Employment and Economic Activity

- 4.5.20 The village itself acts as a service centre to a large hinterland and local employment is provided in the shops and services within the village. There are no significant employers in the village and the lands labelled B-01 in this plan which were zoned for industry have remained undeveloped over the years. Similarly the large town centre site, identified in previous plans to the east of the main street has not been developed. Unless these sites are developed, employment will be most likely restricted to local retailing and smaller service providers. Given the proximity of the village to larger employment centres in Midleton it is likely that many residents will continue to commute for employment purposes.

Environment and Heritage

- 4.5.21 The village is located within the Womagh Water Management Unit Action Plan Area where there are 8 river water bodies, three of which are of moderate status and five are poor. The two river water bodies at Killeagh are of moderate/poor status and at risk of not achieving good status by 2015. The phosphorus levels of this section of the River Dissour are currently an issue in the receiving waters of this settlement. The moderate/poor status of the rivers is a serious issue in determining planning proposals for the settlement, and while agriculture is the main pressure on the waterbody, a new waste water treatment plant for the village would aid the achievement of the objective to restore the river water bodies to good status by 2015. The following tables summarises information in relation to water quality in the rivers.
- 4.5.22 Landscape type around Killeagh is identified in the draft Landscape Strategy as broad shallow patchwork valley. This character area provides a transition from the fissured fertile middleground to the north and the main settlements include Castlemartyr, Killeagh, Mogeely and Ladysbridge. The landscape value and sensitivity are identified as medium and of local importance. One of the key characteristics of the landscape area is the quality of its vernacular built environment and the historical importance of the older houses, estates, towns and villages.
- 4.5.23 The accessible location of Glenbower Wood on the edge of the village is of considerable amenity value.

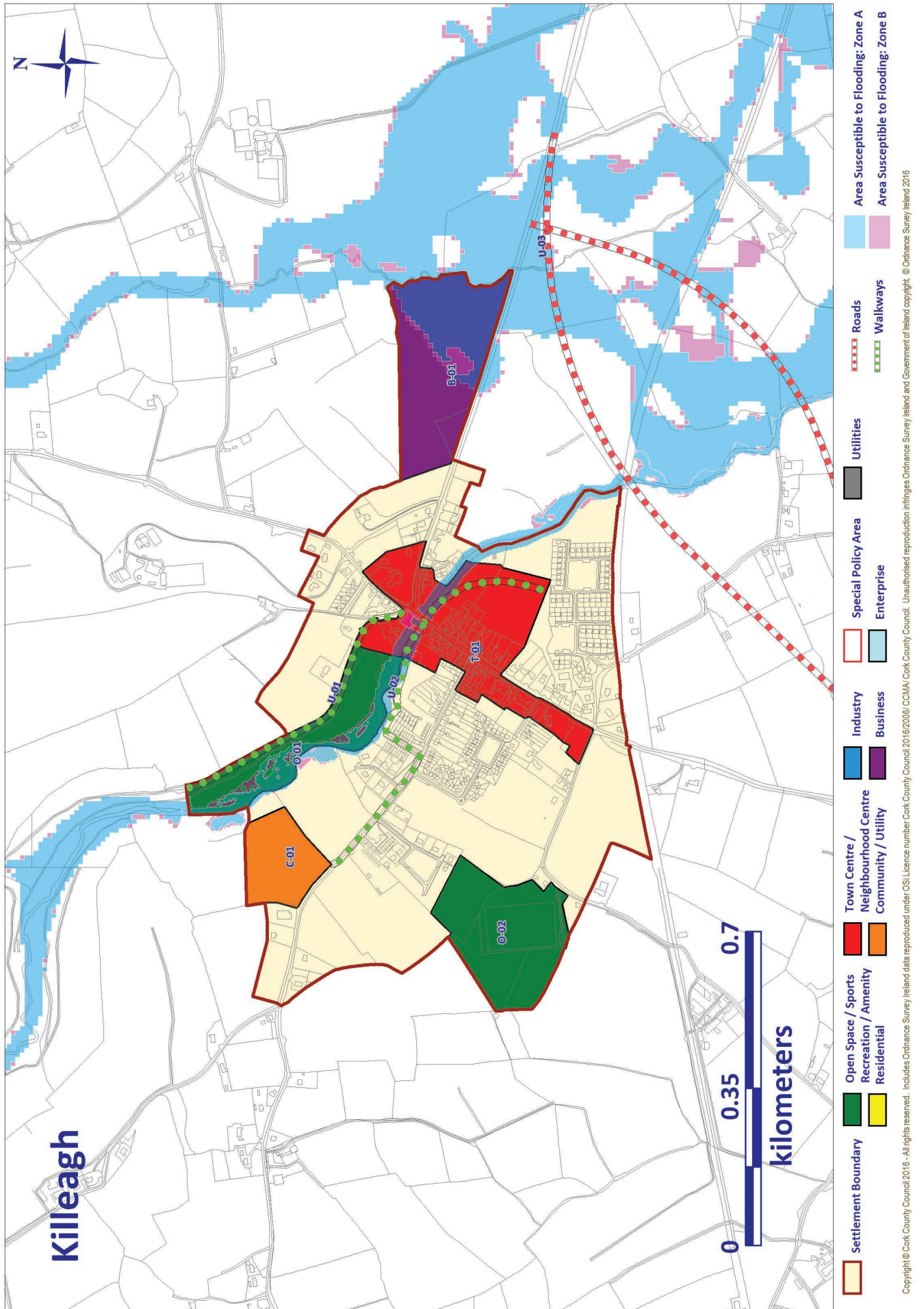
Specific Objectives

Local Area Plan Objective Development Boundary Objectives for Killeagh		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Killeagh it is an objective to encourage the development of up to 135 houses during the plan period. (b) No one proposal for residential development shall be larger than 30 housing units.	
DB-02	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	

4.5.24 The following are the specific development objectives for Killeagh and should be read in conjunction with the Killeagh Zoning Map in this plan.

Local Area Plan Objective Specific Development Objectives for Killeagh		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Town Centre		
T-01	Facilitate expansion of the village centre subject to satisfactory vehicular and pedestrian access, whilst also preserving the architectural character of the streetscape, and to include a mix of uses such as general office, retail, office based industry, community facilities, residential development and an element of off street parking. Access to the river to be provided with a buffer area for amenity uses/open space on the river bank. Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes. New development should consolidate and strengthen the existing village core, be sympathetic to the scale and character of the village, contribute to the compact form of the village and respect	9.8

Local Area Plan Objective Specific Development Objectives for Killeagh		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	the views and settings of existing heritage buildings in the village. Facilitate the re-use of the lands and structures on the Killeagh Mills site for appropriate uses (mixed use type development would be acceptable such as offices, residential, commercial, retail), provided the character of the mills remains intact and the conservation of the structure is ensured. *	
Business		
B-01	Business development. Access shall be by means of a single access point from the national road. *	7.8
Open Space, Sports, Recreation and Amenity		
O-01	Protect the special character and amenity value of Glenbower Wood.	5.2
O-02	Maintain existing sports and amenity area.	6.5
Community Facilities		
C-01	Proposed new Primary School.	2.9
Utilities		
U-01	Maintain amenity walk through Glenbower Wood.	-
U-02	Extend public footpaths and lighting to the north and south of the village centre in conjunction with the proposed new school.	-
U-03	Proposed by pass. *	-



4.6 Whitegate and Aghada

Vision and Context: Whitegate - 'Ireland's Energy Park'

4.6.1 The overall strategic aims for Whitegate / Aghada are to promote its role as a location for the storage and processing of strategic energy resources, consolidating its industrial and harbour related roles within this sensitive coastal setting and with limited expansion of residential uses.

Planning Considerations and Proposals

4.6.2 Whitegate/ Aghada is designated as a Specialist Employment Centre, to reflect its role in the storage and processing of strategic energy resources. It comprises four main areas of existing development, Rostellan, Farsid, Aghada and Whitegate and although each area is distinguishable, collectively they have a critical mass of population and services more akin to those of a Key Village, functioning as service centres and community focal points for the adjacent hinterland. Therefore, in this Plan Whitegate/ Aghada is designated as a Key Village, in addition to its employment designation, in the settlement network and comprises the settlements of Rostellan, Farsid, Aghada and Whitegate. This key village is located within the County Metropolitan Strategic Planning Area as determined in the 2014 CDP.

4.6.3 The Whitegate – Aghada area has capacity to accommodate large scale industrial undertakings that require either dedicated port facilities, access to large volumes of sea water or strategic access to the natural gas network. Provision is made for both the expansion of existing undertakings and the development of new industries when opportunities arise. The County Development Plan 2014 identifies the settlement as a preferred location for large stand alone industrial uses, with a commensurate limitation on residential growth to avoid unnecessary conflicts in the future.

4.6.4 An area south of the existing refinery complex has been identified as a potential location for the storage of further strategic oil stocks on behalf of the National Oil Reserves Agency. Operational stocks held at the Whitegate Refinery already form part of the oil stocks held by Ireland in line with its international obligations to maintain 90 day reserves of national strategic stocks.

4.6.5 Outside the development boundary, the land forms part of the Rural Area Under Strong Urban Influence where the 2014 County Development Plan sets out the principles for this area.

Infrastructure and Community Facilities

4.6.6 Whitegate/ Aghada is well served by recreation and community facilities including Aghada GAA Club (club grounds are just outside the development boundary north of Rostellan over the bridge), Lower Aghada Tennis and Sailing Club (6 tennis courts and used for bowls), Corkbeg Sports and Social Club (soccer pitch and pitch and putt course), a new multi games facility and a community centre at Aghada Upper and a playground in Whitegate village.

4.6.7 There are two national schools within the development boundary, Whitegate National School and Scoil Iosagain in Upper Aghada.

4.6.8 Whitegate is the finishing point of the R630 regional road, a heavily trafficked route connecting the settlement to the N25 at Midleton via the settlements of Saleen and Ballinacurra. The nature of the industrial uses at Whitegate means that the road carries a high proportion of heavy goods vehicles (HGVs). The potential for landing stations at Aghada and Fort Carlisle as part of the CATS Harbour ferry service has been identified.

4.6.9 A pedestrian walk/ cycle path along the coastline known as the People's Path has been developed by Rostellan Development Association.

- 4.6.10 The Whitegate Regional Water Supply Scheme is operating at full capacity pumping up to about 20 hours per day and the interlinked Cloyne/ Aghada Scheme is operating at close to full capacity. The need to upgrade these schemes has been identified as a priority and as there are a number of significant water users in Whitegate, should demand increase from these users there may be a requirement to extend the Harbour and City Water Supply from Carrigtwohill to Whitegate.
- 4.6.11 The existing sewerage scheme is a combined sewerage scheme that discharges without treatment to the lower harbour at a number of locations though primarily at Long Point. Provision of a new foul sewer system and a new waste water treatment plant is required prior to any further development taking place in Whitegate-Aghada.

Flooding

- 4.6.12 Lee CFRAMS has identified a number of areas at risk from tidal flooding along the shoreline and there are three recorded flood events, occurring at Whitegate Village and two on the Rostellan Road. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section 1 of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

Employment and Economic Activity

- 4.6.13 As outlined earlier, Whitegate has a nationally important role in the energy sector being the location of the country's only oil refinery and also accommodating three power stations. Between fuel and energy production the Whitegate area can deliver 25% of the country's energy needs. The designation of the settlement as a Specialist Employment Centre in the 2014 CDP is recognition of the importance of this role.
- 4.6.1 The oil refinery is a major industrial presence in the harbour and has been sold to Canadian company Irving Oil. The facility has been in operation in the area for more than 50 years and is responsible for the production of about 40% of Ireland's transportation and space heating fuels, with a production capacity of between 75,000 and 80,000 barrels a day.
- 4.6.2 The refinery is considered a key national and regional asset in terms of developing bio-energy and is responsible for the production of a significant element of the national bio-fuel substitution target, producing in the order of 36 million litres per annum of bio-fuel from soya oil, which having been blended with fossil based diesel, is distributed across Munster, parts of Leinster and Connaught.
- 4.6.3 Fuelled by natural gas, ESB's original power station at Aghada is a long established facility, having been commissioned in 1980. In June 2010 a new gas fired generating station was opened on the site at a cost of €360 million, along with a €75 million upgrade of the four existing units, making the Aghada site Ireland's largest power station capable of generating 963MW, enough to power 500,000 homes. Use of state-of-the-art technology ensures the provision of low-carbon electricity making it one of the most efficient and cleanest plants in Europe.
- 4.6.4 A number of these establishments are, or will be, covered by the Seveso II Directive (96/082/EEC) which seeks to prevent major industrial accidents involving dangerous substances and to limit the consequences of accidents on people and the environment. The Health and Safety Authority have established consultation distances around these establishments.
- 4.6.5 Other small scale employment is provided mainly in local services and retail in the four village centres.

- 4.6.6 At nearby Inch, to the east of Whitegate is the PSE Kinsale Energy Limited onshore gas terminal, Inch Terminal. PSE Kinsale Energy has been producing gas from offshore reservoirs since 1978. The gas is extracted from a number of subsea reservoirs and co-mingled on two offshore platforms located approximately 50km off the coast. The gas is then transported via a subsea pipeline to the onshore facility at Inch, where the gas enters the national gas grid. The national gas pipeline grid was originally to convey Kinsale Head gas from Inch to users nationwide. PSE Kinsale Energy also operates a gas storage facility using one of their subsea reservoirs. Gas is taken from the national gas grid and injected into this reservoir during times of low demand and is withdrawn when demand is high.
- 4.6.7 The storage capacity is currently approximately 5% of annual national consumption and is the only gas storage facility in Ireland. PSE Kinsale Energy Limited is proposing to expand their gas storage operation by utilising an additional reservoir. The capacity of the proposed gas storage facility would be approximately 18% of annual national consumption, which is in line with the European norm of approximately 20%. The development of additional gas storage utilising the existing grid connection at Inch would provide a strategic gas storage facility for Ireland and would significantly enhance security of gas and electricity supplies. This is in line with the Government's strategic objective to increase the capacity for gas storage as part of its objective to ensure the security of energy supply and helps Ireland to meet the requirements of the new EU Security of Supply Directive.
- 4.6.8 Such a development would enhance the strategically important role of the Whitegate/ Aghada area and the East Cork area in the national energy sector. In the future, if technology becomes available there could also be the potential to store carbon dioxide from electricity generation in some of the depleted offshore reservoirs utilising parts of the redundant offshore wells and facilities.

Environment and Heritage

- 4.6.9 Throughout the area as a whole, there are 5 buildings or other structures entered in the Record of Protected Structures including Whitegate School, the Bell Tower of the former Catholic Church and Whitegate House. Numerous buildings and other structures are entered in the National Inventory of Architectural Heritage, with particular clusters around Whitegate village centre and at Fort Carlisle.
- 4.6.10 Fort Carlisle is built on the promontory at the entrance to Cork Harbour and overlooking Fort Camden on the opposing headland. The design of the fort as we see it today dates mainly to the later part of the 19th Century. The Fort was presented to the Irish Government in July 1938 at which time it was renamed as Fort Davis and it continues to be used by the Defence Forces to this day for training purposes.
- 4.6.11 Because of their location near the mouth of Cork Harbour, some areas of established or proposed new industrial areas have very high landscape sensitivity where 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.
- 4.6.12 This designation is not intended to undermine the principle of industrial development in these areas, but in determining applications for planning permission, special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. Views from Roches Point will be of particular relevance. The R630 running through the village is designated as part of the S51 scenic route, where the objective is to preserve the character of the views and prospects from the route.
- 4.6.13 A number of important natural heritage sites are located close to Whitegate/ Aghada. Rostellan Lough and Aghada Shore forms part of a larger proposed Natural Heritage Area (pNHA-1076) that extends northwards to the Poul nabibe Inlet at Saleen and which is of significance for its waterfowl.

Rostellan Lough is a small brackish lake that is used by swans throughout the winter. A further pNHA-1084 covers Whitegate Bay which is a locally important site for shore birds, supporting up to 10% of the shore birds in Cork Harbour. A significant part of the coastline of this settlement is also designated as part of a Special Protection Area (SPA-4030) for Cork Harbour which is an internationally important wetland site.

Specific Objectives

- 4.6.14 The planning policy for Whitegate / Aghada seeks to reinforce the strategic industrial role of the settlement whilst making provision for a limited amount of growth in housing at a scale to meet mainly local requirements. The housing growth target for the village has been determined having regard to factors such as the scale of the settlement, the need to sustain existing services and community facilities, the availability of facilitating infrastructure and proximity to established and future industrial complexes.
- 4.6.15 It is envisaged that the settlement should grow by an additional 190 units, which is consistent with the policy to limit housing development. It is considered that the bulk of this housing will be provided around the existing housing and community facilities available at Upper Aghada. With an expansion of industrial lands to the south of the village, opportunities for residential development in Whitegate village itself will be limited.
- 4.6.16 In previous plans Whitegate/ Aghada was classified as a main town and so the housing development of recent times has largely been in the form of estate type development. The established pattern of development allows scope to integrate further estate type development successfully and therefore it is envisaged that any individual housing development may be up to 40 housing units in size.

Local Area Plan Objective		
Development Boundary Objectives for Whitegate / Aghada		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Whitegate / Aghada it is an objective to encourage the development of up to 190 houses during the plan period. (b) No one proposal for residential development shall be larger than 40 housing units.	
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	
DB-03	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	

4.6.17 Due to the complex linear nature of this settlement it does not have a large village centre but this plan does identify four village cores containing the main commercial activity in the settlement and locations where additional retail and other services are desirable.

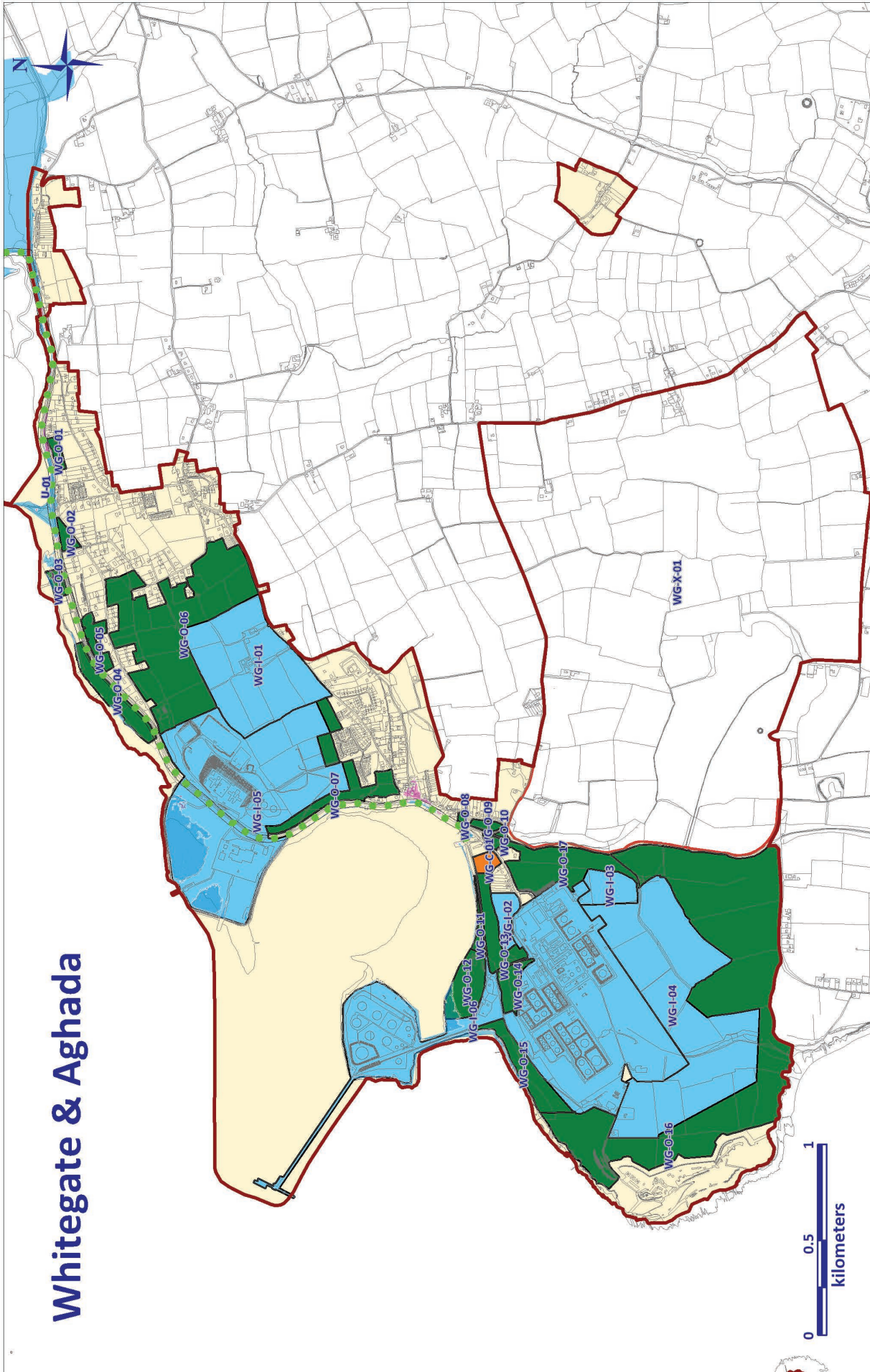
Local Area Plan Objective		
Specific Development Objectives for Whitegate / Aghada		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Industry		
WG-I-01	Development of small to medium scale energy related uses, including research and development, maintenance and transport uses. Any development proposals shall provide for the upgrading of the county road adjoining the site up to the junction with the R630 regional road.	30.2
WG-I-02	Development of uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping. This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments.	2.8
WG-I-03	Development of uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.	4.5
WG-I-04	Provision for the extension of the adjoining established industry area including new port related activities and bulk liquid storage. Special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. Proposals for the development of this site shall include proposals for the provision of long term structural landscaping on site O-16.	56.3
WG-I-05	Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. The site contains Recorded Monument	66.6

Local Area Plan Objective		
Specific Development Objectives for Whitegate / Aghada		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	CO088-030 – Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment. * Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.	
WG-I-06	Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029 – Burial Ground. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.	88
Open Space, Sports, Recreation and Amenity		
WG-O-01	Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	0.9
WG-O-02	Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	1.04
WG-O-03	Maintain existing sports facilities and active recreation uses. This zone is within Cork Harbour Special Protection Area and is not suitable for development. *	1.04
WG-O-04	Passive open space where existing land uses will remain largely unchanged. This zone is within Cork Harbour Special Protection Area and is not suitable for development. The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.	4.7
WG-O-05	Passive open space where existing land uses will remain largely unchanged. This zone is within Cork Harbour Special Protection Area and is not suitable for development. The area makes a	2.1

Local Area Plan Objective		
Specific Development Objectives for Whitegate / Aghada		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.	
WG-O-06	Passive open space where existing land uses will remain largely unchanged. The area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.	35.7
WG-O-07	Passive open space where existing land uses will remain largely unchanged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. The area makes a significant contribution to the attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Whitegate and industrial areas to the north and east.	7.53
WG-O-08	Passive open space. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	0.2
WG-O-09	Maintain existing play area. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	0.7
WG-O-10	Passive open space.	0.2
WG-O-11	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development.	0.9
WG-O-12	Maintain existing sports facilities and active recreation uses. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. *	5.33
WG-O-13	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	4.5
WG-O-14	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	2.6

Local Area Plan Objective		
Specific Development Objectives for Whitegate / Aghada		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
WG-O-15	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. This zone is adjacent to Cork Harbour Special Protection Area and is not suitable for development. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	5.5
WG-O-16	Passive open space comprising a mix of agricultural land uses and structural tree planting to provide a mature landscape setting for the adjoining oil refinery. Appropriate landscape proposals for this site will be brought forward as part of proposals for the development of the site I-04.	71.78
WG-O-17	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	10.7
Special Policy Area		
WG-X-01	Area with potential for major, large-scale energy and renewable energy related development, including port-related activities and bulk liquid storage and processing activities. The siting and design of large structures or buildings shall have regard to the existing site contours, the need to minimise the visual impact of the development and the requirement to protect the residential amenities of existing properties. It is not intended that the entirety of this site be development but that proposals for the development of the site shall include for the provision of long term structural landscaping with particular attention to the site boundaries and existing residential development. Development proposals shall also provide for the upgrading of road, water supply and wastewater infrastructure to a standard acceptable to the Council.	388
Community		
WG-C-01	Maintain the existing primary school uses.	1.2
Utilities		
WG-U-01	Pedestrian walk from Rostellan Wood along the shore of Cork Harbour. The development of this walk may only proceed where it can be shown that it will not have significant negative impact on the SPA.	-

Whitegate & Aghada



- Settlement Boundary
- Existing Built-up Area
- Open Space / Sports Recreation / Amenity Residential
- Town Centre / Neighbourhood Centre Community / Utility
- Industry Business
- Special Policy Area Enterprise
- Utilities Retail Core
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence number Cork County Council 2016/2006/CCKMA/Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

East Cork Municipal District

5 Villages, Village Nuclei and Other Locations

<i>Sub-Section</i>	<i>Page No.</i>	<i>Sub-Section</i>	<i>Page No.</i>
5.1 Purpose of Section	138	5.3 Village Nuclei	160
5.2 Villages	138	Introduction	160
Introduction	138	Overall Scale of Development	160
Overall Scale of Development	138	General Objectives	
General Objectives for Villages	139	for Village Nuclei	161
Ballycotton	141	Ballincurrig	163
Ballymacoda	144	Ballinrostig	165
Churchtown South	146	Ballintotis	167
Dungourney	148	Ballymackibbot / Inch /	
Ladysbridge	151	Mount Uniacke	169
Mogeely	153	Clonmult	173
Saleen	155	Gortaroo (Gortroe)	175
Shanagarry / Garryvoe	158	Leamlara	177
		Lisgoold	179
		5.4 Other Locations	181
		Introduction	181
		Barnabrow / Ballymaloe	181
		Carriganass	182
		Garryvoe Upper	182
		Gyleen	182
		Knockadoon	183
		Redbarn	184
		Roche's Point	186
		Trabolgan	186

5 Villages, Village Nuclei and Other Locations

5.1 Purpose of this Section

5.1.1 This section of the plan sets out the planning policy guidance for the Villages in the East Cork Municipal District.

5.2 Villages

Introduction

- 5.2.1 There are 8 villages in the East Cork Municipal District as follows; Ballycotton, Ballymacoda, Churchetown South, Doungeourney, Ladysbridge, Mogeely, Saleen, Shannagarry / Garryvoe.
- 5.2.2 It is a strategic aim of the Cork County Development Plan, 2014 to encourage and facilitate development at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available and support the retention and improvement of key social and community facilities within villages, including the improved provision of interurban public transport
- 5.2.3 Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages.
- 5.2.4 In some municipal districts where a large part of the rural area was not already served by a key village or rural service centre, it was considered appropriate to designate a less well developed settlement to this category so that, over the life time of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.
- 5.2.5 Settlements designated as Villages will normally have the following facilities: A permanent resident population, Church or other community facility, convenience shop / pub / petrol filling station / post office, mains water / group scheme, primary school, public transport (Metropolitan area), employment opportunities, sports facility.
- 5.2.6 To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 5.2.7 There is scope for development within the villages; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.
- 5.2.8 There may be opportunities for some small scale development in the village centres. It is important that any proposed development would be in keeping with the established character of the villages.

Overall Scale of Development

- 5.2.9 It is an aim to ensure that the scale of new residential development in the villages will be in proportion to the pattern and grain of existing development. The future expansion of the villages will proceed on the basis of a number of well integrated sites within the villages, supported by the

availability of employment opportunities in the locality and the continued provision of local services.

- 5.2.10 The development boundaries of the villages as defined in the 2011 Local Area Plans contained significant areas of land, the majority of which remains undeveloped at the start of 2015.
- 5.2.11 It is considered reasonable to ensure good development opportunities continue to be available within the villages. The development boundaries closely reflect the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 5.2.12 The overall scale of development envisaged in this Plan for each Village and given the scale and development pattern of each village, guidance on the size of any individual scheme for new housing development is set out in Table 5.1.
- 5.2.13 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements, development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems.
- 5.2.14 If a proposal for a local employment opportunity at a scale appropriate to the particular village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 5.2.15 If during the lifetime of the plan funding becomes available for community facilities for the villages, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Villages	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual scheme
Ballycotton	303	44	45	15
Ballymacoda	85	34	25	5
Churchtown South	26	-3	15	5
Dungourney	48	27	10	5
Ladysbridge	232	104	40	20
Mogeely	152	98	80	12
Saleen	157	77	50	10
Shanagarry / Garryvoe	358	183	70	20

General Objectives for Villages

- 5.2.16 This section sets out the Local Area Plan objectives for the villages. General Objectives set out the overarching objectives that apply to all the villages.

- 5.2.17 Under each village there are Development Boundary Objectives that apply to a particular village where appropriate. Also there are Specific Development Objectives and an accompanying map of each of the villages showing the extent of each village development boundary, what lands any specific objectives relate to and showing any areas which are susceptible to flooding.

Local Area Plan Objective GO-01 General Objectives for Villages
<p>a) Within the development boundary of the villages it is an objective to encourage housing development on the scale set out in Table 5.1 in the period 2015 – 2023.</p> <p>b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 5.1.</p> <p>c) Notwithstanding the scale of growth outlined in Table 5.1, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>e) Development within the core of the villages shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.</p> <p>f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>h) Other tourism /business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>i) The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.</p> <p>j) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.</p> <p>k) Roadside development within the villages should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>l) Encourage additional retail and community services within the village to coincide with the needs of any future growth.</p> <p>m) All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1of this Plan.</p> <p>n) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages is also encouraged. Development will only permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.</p>

Ballycotton

Vision

5.2.18 The vision for Ballycotton to protect the special character and coastal setting of the village, to encourage permanent residential development, and to promote and develop the tourist and fishing sectors in tandem with provision of employment and services.

Development Boundary Objectives

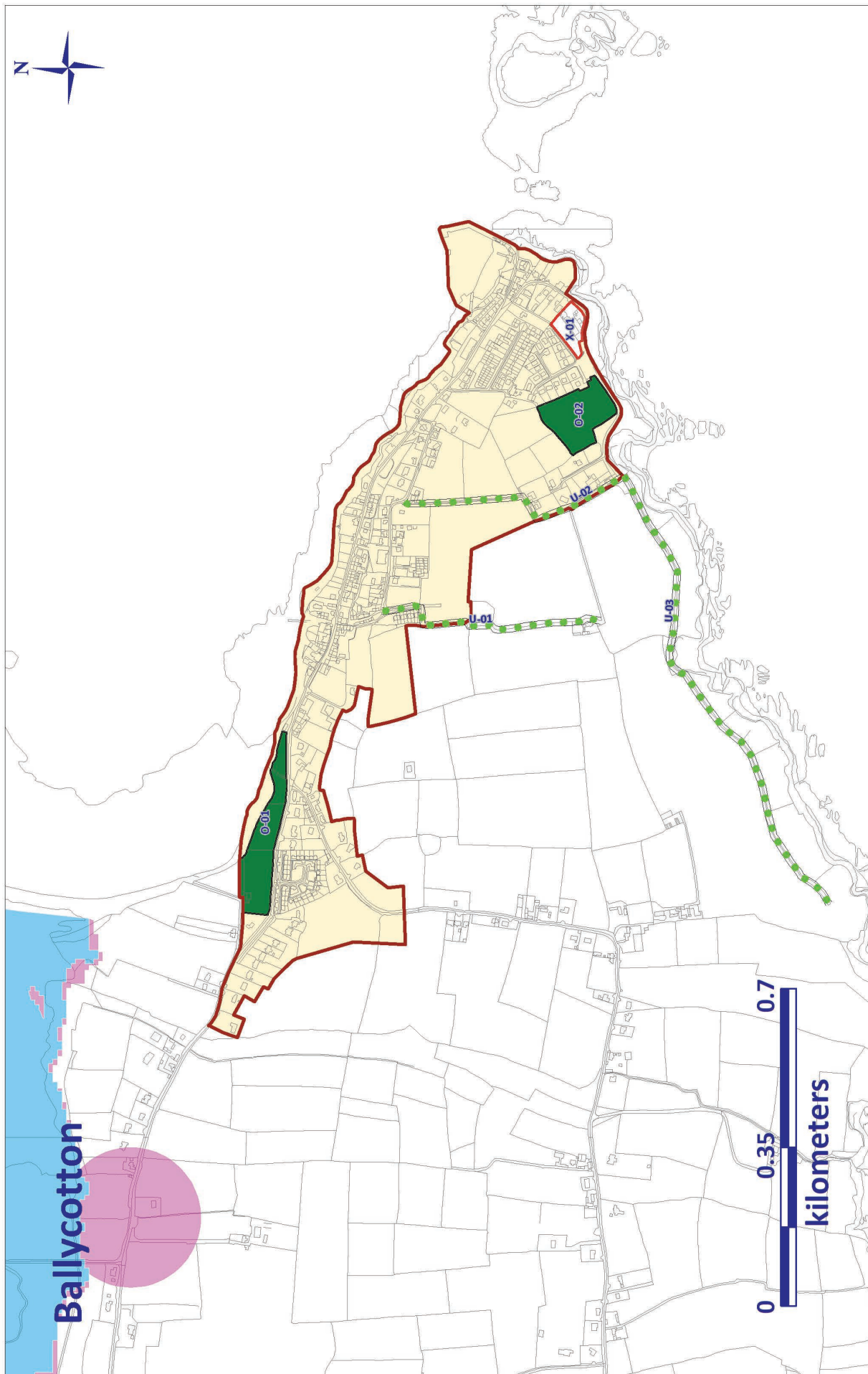
5.2.19 The following are the development boundary objectives for Ballycotton:

Local Area Plan Objective Development Boundary Objectives for Ballycotton	
DB-01	(a) Subject to the upgrading of the village's wastewater treatment facilities, within the development boundary of Ballycotton it is an objective to encourage the development of up to 45 houses during the plan period. (b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 15 units.
DB-02	It is an objective to secure the provision of a children's playground in the village.
DB-03	This settlement is adjacent to Ballycotton Bay Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.
DB-04	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.

Specific Development Objectives

5.2.20 The following are the specific development objectives for Ballycotton:

Local Area Plan Objective		
Specific Development Objectives for Ballycotton		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Open Space , Sports, Recreation and Amenity		
O-01	Passive open space. This coastal site is important to the setting of the village and within Ballycotton Bay Special Protection Area. There is a presumption against development on these lands because of the importance of preserving views over the wider coastal area and in the interests of protection of the species for which the SPA is designated.	1.8
O-02	Protect and maintain amenity use.	1.5
Utilities		
U-01	Develop and maintain amenity walk.	
U-02	Develop and maintain amenity walk.	
U-03	Maintain coastal amenity walk.	
Special Policy Area		
X-01	Opportunity site for tourist related uses including hotel, hostel, restaurant, bar or heritage centre / museum.	0.5



Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2006 (CCMA) Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

Ballymacoda

Vision

5.2.21 The vision for Ballymacoda is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Development Boundary Objectives

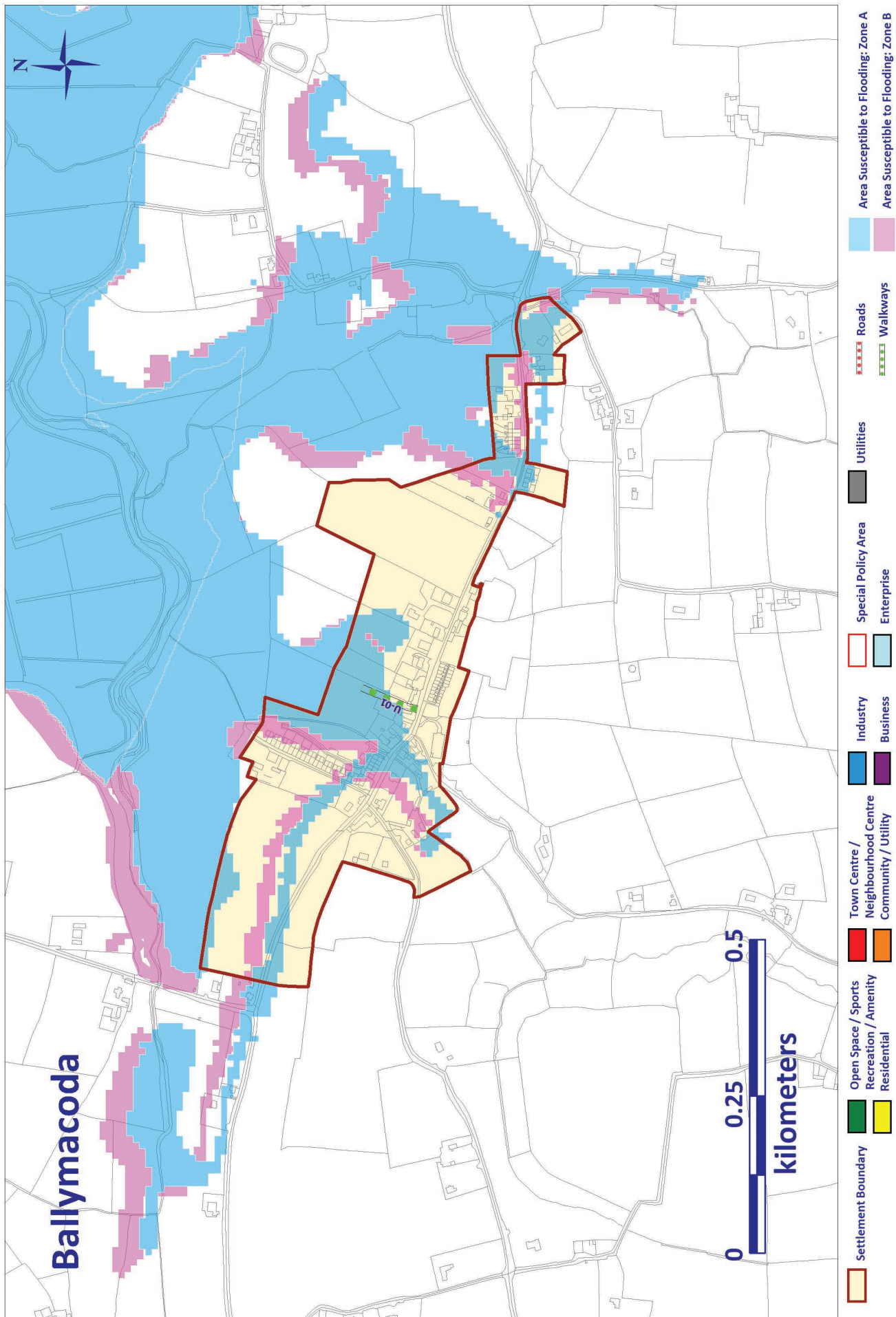
5.2.22 The following are the development boundary objectives for Ballymacoda

Local Area Plan Objective	
Development Boundary Objectives for Ballymacoda	
* Flood Risk -See Objective IN-01 in Section One.	^ TIA and RSA Required.
Objective No.	
DB-01	(a) Subject to the upgrading of the village's wastewater treatment facilities, within the development boundary of Ballymacoda it is an objective to encourage the development of up to 25 houses during the plan period. (b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units.
DB-02	This settlement is adjacent to Ballymacoda Bay Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Ballymacoda Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
DB-04	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Specific Development Objectives

5.2.23 The following are the specific development objectives for Ballymacoda:

Local Area Plan Objective		
Specific Development Objectives for Ballymacoda		
* Flood Risk -See Objective IN-01 in Section One.	^ TIA and RSA Required.	
Objective No.		Approx. Area (Ha)
Utilities		
U-01	Provide pedestrian access to the village main street.	-



Churchtown South

Vision

5.2.24 The vision for Churchtown South is to encourage small scale sympathetic residential development in tandem with provision of employment and services.

Development Boundary Objectives

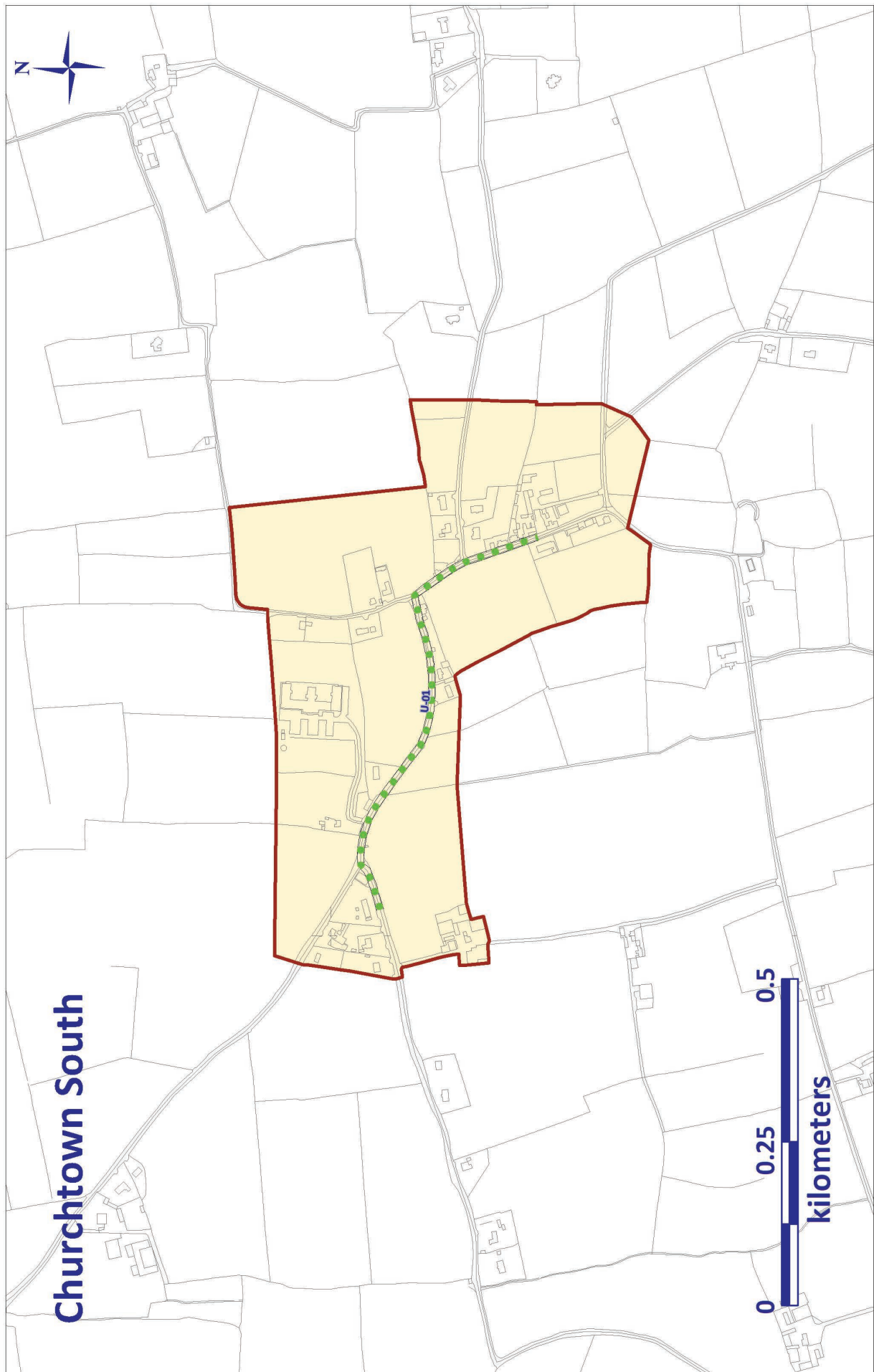
5.2.25 The following are the development boundary objectives for Churchtown South.

Local Area Plan Objective	
Development Boundary Objectives for Churchtown South	
Objective No.	
DB-01	(a) Within the development boundary of Churchtown South it is an objective to encourage the development of up to 15 houses during the plan period. (b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units.

Specific Development Objectives

5.2.26 The following are the specific development objectives for Churchtown South.

Local Area Plan Objective		
Specific Development Objectives for Churchtown South		
* Flood Risk -See Objective IN-01 in Section One.	^ TIA and RSA Required.	
Objective No.		Approx. Area (Ha)
Utilities		
U-01	Develop and maintain footpath.	-



Copyright © Cork County Council 2016 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

Dungourney

Vision

Dún Guairne meaning 'Guairne's fort'

5.2.27 The strategic aims for Dungourney are to promote modest, small-scale growth in tandem with the provision of services and community facilities, to provide for a compact and cohesive village centre and exploiting the opportunities for recreation and amenity offered by the village's location on the banks of the Dungourney River.

Development Boundary Objectives

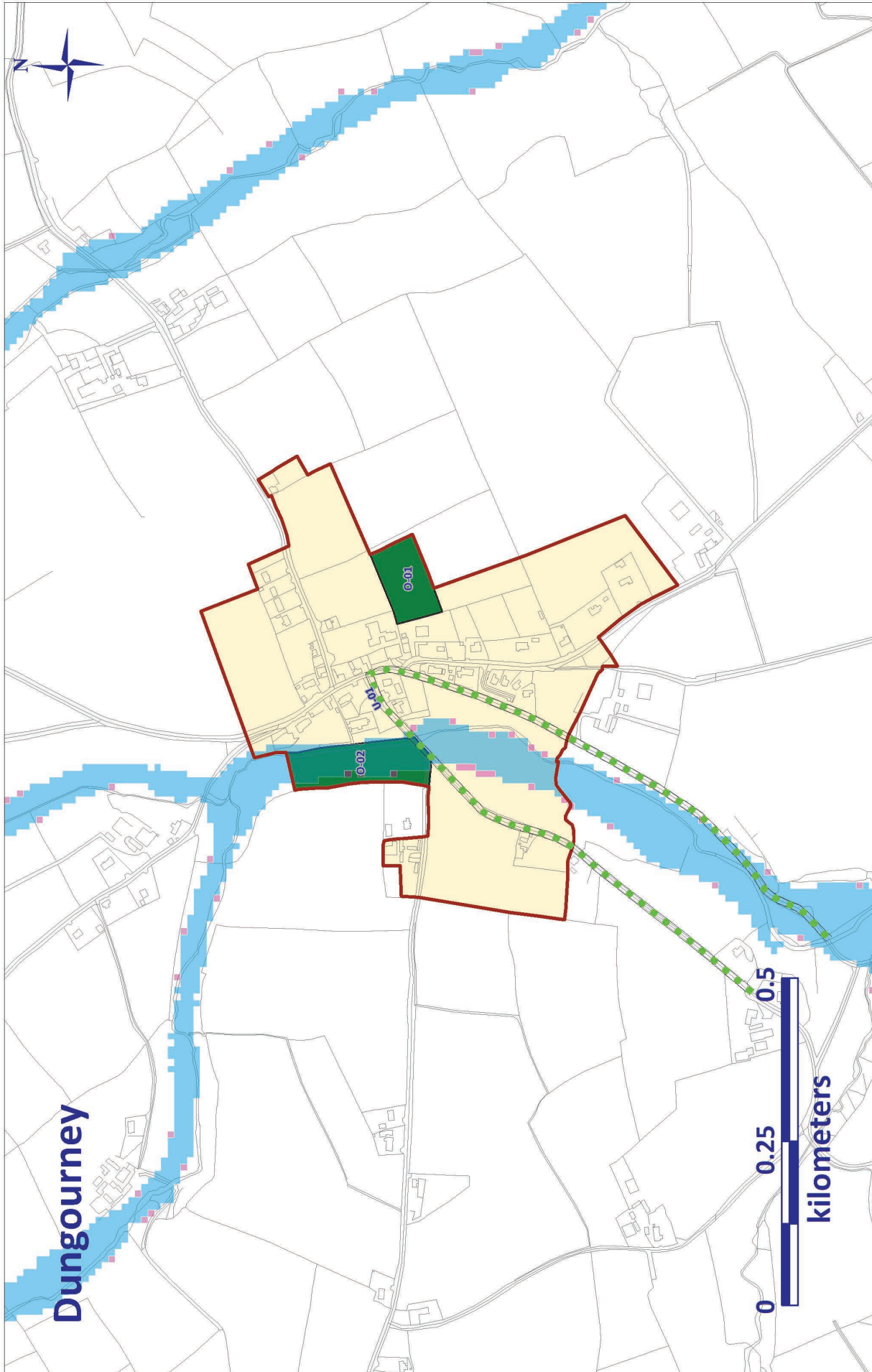
5.2.28 The following are the development boundary objectives for Dungourney.

Local Area Plan Objective Development Boundary Objectives for Dungourney	
Objective No.	
DB-01	(a) Within the development boundary of Dungourney it is an objective to encourage the development of up to 10 additional dwelling units during the plan period. (b) No one proposal for residential development shall be larger than 5 housing units
DB-02	It is an objective to implement traffic calming measures in the village which include the proper demarcation of the road edge and car parking spaces.
DB-03	It is an objective to secure the provision of a multi-use community building either through the re-use of an existing building within the village boundary or as part of the development of the active open space uses on O-02.
DB-04	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
DB-05	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Specific Development Objectives

5.2.29 The following are the specific development objectives for Dungourney.

Local Area Plan Objective		
Specific Development Objectives for Dungourney		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Open Space		
O-01	Retain playing pitches.	0.8
O-02	It is an objective that these lands to the west of the Dungourney River be developed for active public open space and linked with the provision of amenity walk U-01. Parts of this site are at risk of flooding. *	1.3
Utilities		
U-01	Develop and maintain amenity walk.	-



- Settlement Boundary
- Open Space / Sports Recreation / Amenity Residential
- Residential
- Business
- Industry
- Community / Utility
- Enterprise
- Special Policy Area
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

Copyright © Cork County Council 2016 - All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence number Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Ladysbridge

Vision

5.2.30 The vision for Ladysbridge is to retain its traditional rural character, adequately protect the Architectural Conservation Area and encourage small scale sympathetic residential development in tandem with provision of employment and services. The previous local area plan (2011) had identified a site for a new primary school within the village, however the Department of Education and Science have confirmed that it is no longer required and those lands are now included within the development boundary.

Development Boundary Objectives

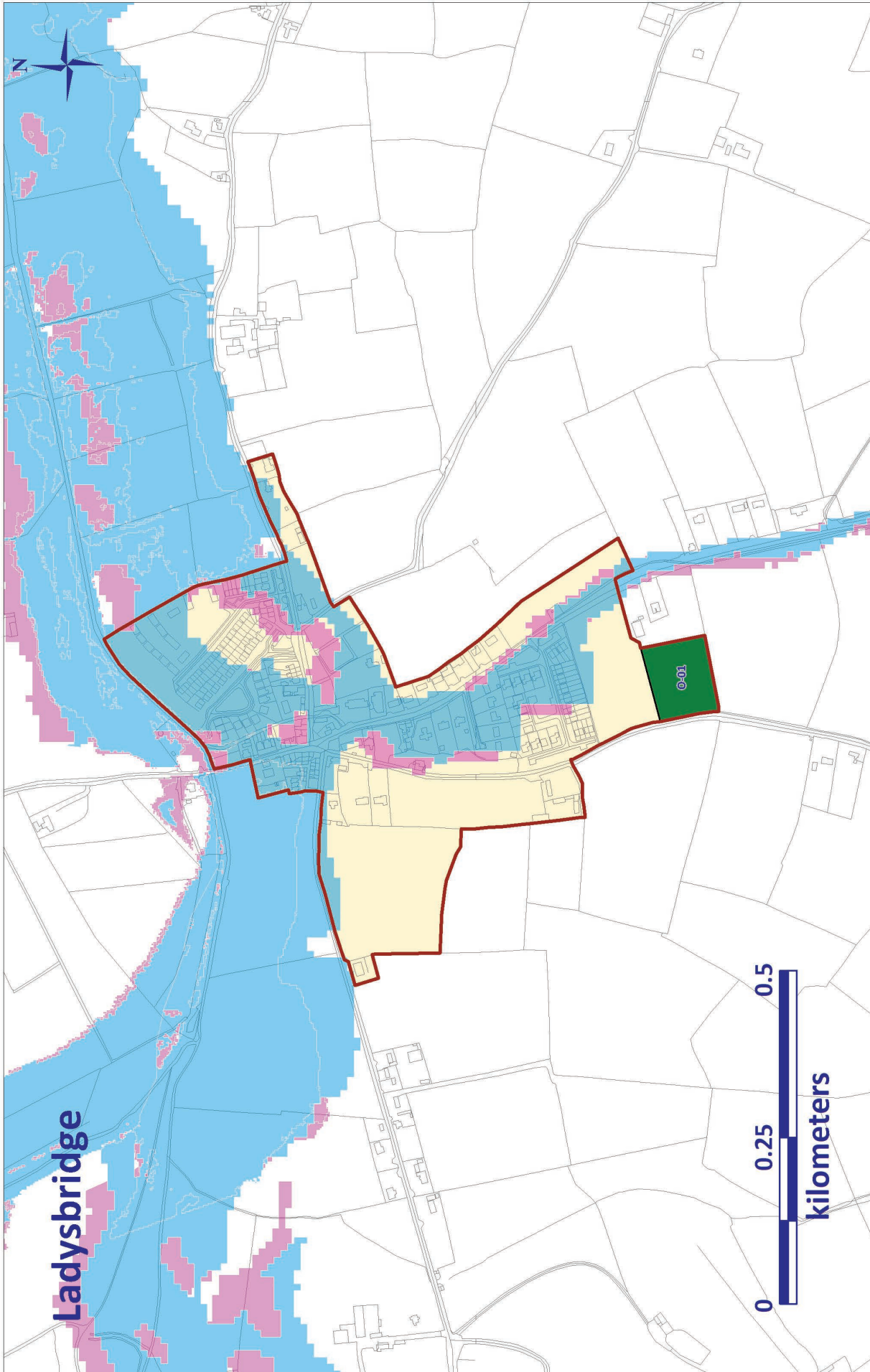
5.2.31 The following are the development boundary objectives for Ladysbridge.

Local Area Plan Objective Development Boundary Objectives for Ladysbridge	
Objective No.	
DB-01	(a) Within the development boundary of Ladysbridge it is an objective to encourage the development of up to 40 houses during the plan period. (b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 20 units.
DB-02	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Specific Development Objectives

5.2.32 The following are the specific development objectives for Ladysbridge.

Local Area Plan Objective Specific Development Objectives for Ladysbridge		
* Flood Risk -See Objective IN-01 in Section One.		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Open Space and Agriculture		
O-01	New open space and recreation area.	1.0



Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence reproduced under OSI Licence number Cork County Council 2016/2006/CCKMA/Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Mogeely

Vision

5.2.33 The strategic aims for Mogeely are to provide for a sustainable level of growth in both housing and jobs in a form that is sympathetic to the character and scale of the village, so as to ensure the retention and expansion of local services and facilities. It is envisaged that Mogeely will offer an attractive place to live and work, with an active community spirit and ultimately realising its full potential either in the medium term or as part of a greenway linking Midleton and Youghal and longer term through the re-opening of the rail line to Youghal.

Development Boundary Objectives

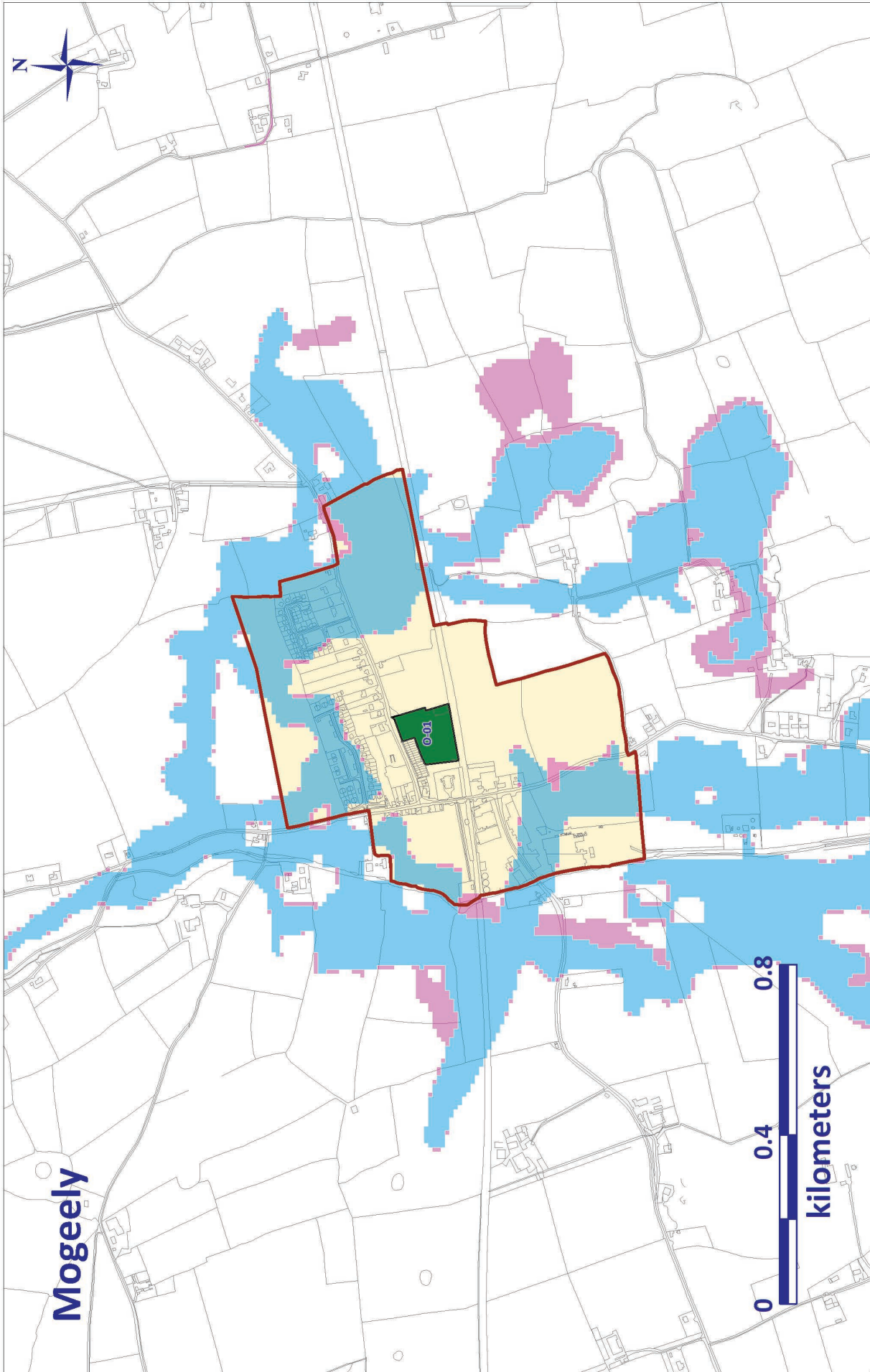
5.2.34 The following are the development boundary objectives for Mogeely.

Local Area Plan Objective Development Boundary Objectives for Mogeely	
Objective No.	
DB-01	(a) Within the development boundary of Mogeely it is an objective to encourage the development of up to 80 additional dwelling units during the plan period. (b) No one proposal for residential development shall be larger than 12 housing units.
DB-02	It is an objective to implement traffic calming measures in the village, including measures to prevent inappropriate roadside parking.
DB-03	It is an objective to safeguard the existing rail line and associated rail infrastructure from inappropriate development that could compromise its use either as a rail facility or as part of a greenway linking Midleton and Youghal in the future. It is therefore an objective to assess and, as appropriate, develop a greenway on the disused railway line.
DB-04	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Specific Development Objectives

5.2.35 The following are the specific development objectives for Mogeely.

Local Area Plan Objective Specific Development Objectives for Mogeely		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Open Space and Agriculture		
O-01	Maintain and improve active open space and amenity area including the children's playground and sports uses.	1.39



Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence number Cork County Council 2016/2006 (CCMA) Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Saleen

Vision

5.2.36 The strategic aims for the village are to encourage the consolidation of the settlement and to promote sympathetic development in tandem with the provision of infrastructure and services, whilst protecting and enhancing the natural scenic amenities of the village in its coastal setting.

Development Boundary Objectives

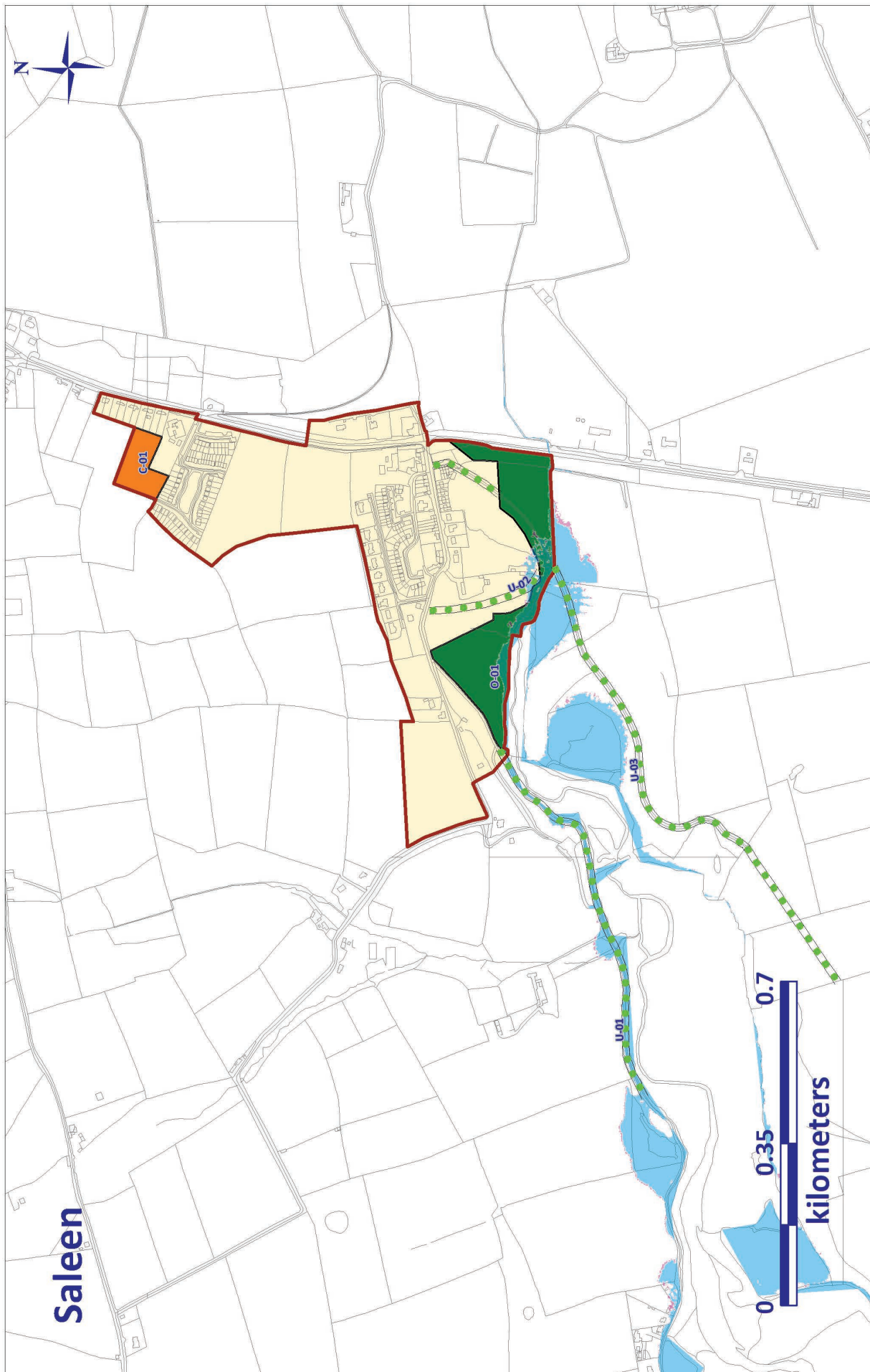
5.2.37 The following are the development boundary objectives for Saleen.

Local Area Plan Objective Development Boundary Objectives for Saleen	
Objective No.	
DB-01	(a) Within the development boundary of Saleen it is an objective to encourage the development of up to 50 additional dwelling units during the plan period. (b) No one proposal for residential development shall be larger than 10 housing units.
DB-02	It is an objective to implement the traffic management proposals for Saleen contained in the Midleton to Whitegate R630 Traffic Management Study and to require that any new development adheres fully to, and where appropriate implements, the recommendations of that Study.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
DB-04	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Specific Development Objectives

5.2.38 The following are the specific development objectives for Saleen.

Local Area Plan Objective		
Specific Development Objectives for Saleen		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Utilities		
U-01	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that they will not have significant negative impact on the SPA.	-
U-02	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that it will not have significant negative impact on the SPA.	-
U-03	Develop and maintain amenity walk. The proposed walk is adjacent to Cork Harbour Special Protection Area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of this walk may only proceed where it can be shown that it will not have significant negative impact on the SPA.	-
Community		
C-01	Provision for extension to primary school.	1.0
Open Space Sport and Recreation		
O-01	Passive open space to provide for a long term mature landscape setting for the village. Proposals for the long term maintenance and management of the wood land and its use for informal recreation will be encouraged. The existing amenity walk shall be retained.	5.4



Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2006 (CCMA) Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

Shanagarry / Garryvoe

Vision

5.2.39 The vision for Shanagarry/Garryvoe is to promote the tourist potential of the area in tandem with a balanced provision of services and permanent residential development, and to protect the special environmental and coastal setting of the area.

Development Boundary Objectives

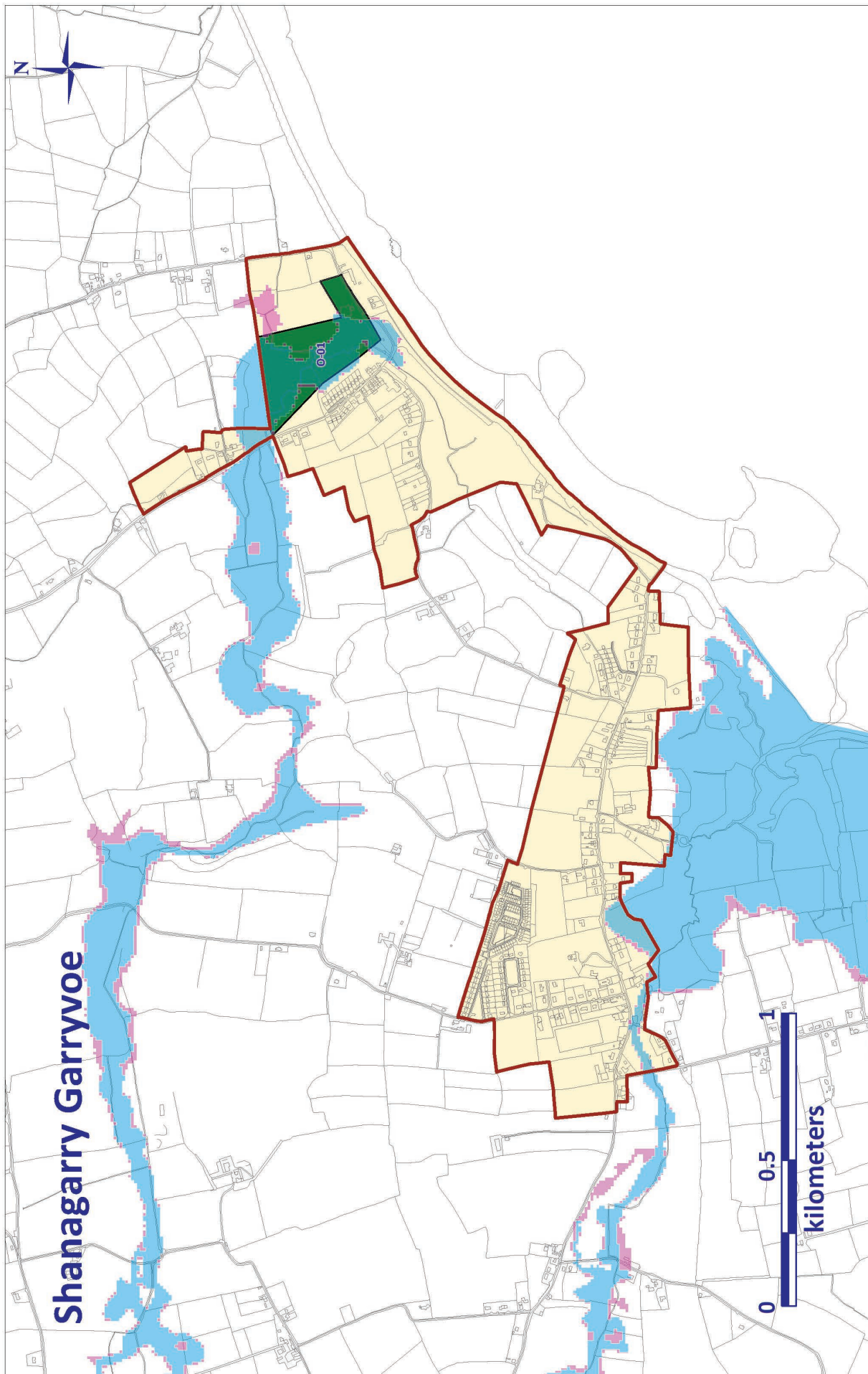
5.2.40 The following are the development boundary objectives for Shanagarry / Garryvoe.

Local Area Plan Objective Development Boundary Objectives for Shanagarry / Garryvoe	
Objective No.	
DB-01	(a) Within the development boundary of Shanagarry/Garryvoe it is an objective to encourage the development of up to 70 houses during the plan period. (b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 20 units.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
DB-03	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Specific Development Objectives

5.2.41 The following are the specific development objectives for Shanagarry / Garryvoe.

Local Area Plan Objective Specific Development Objectives for Shanagarry / Garryvoe		
* * Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Open Space and Agriculture		
O-01	Passive Open Space: Protection of the drainage role of these lands (and the wildlife habitats and species of Ballycotton Bay Special Protection Area and preservation of the scenic amenities, with a presumption against development.	9.7



- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2006/CCKMA/Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

5.3 Village Nuclei

Introduction

- 5.3.1 There are 10 Village Nuclei in the East Cork Municipal District as follows; Ballincurragh, Ballinrostig, Ballintotis, Ballymackibbot, Clonmult, Gortaroo (Gortroe), Inch, Leamlara, Lisgoold and Mount Uniacke.
- 5.3.2 It is a strategic aim of the Cork County Development Plan, 2014 to preserve the rural character of village nuclei and encourage small scale expansion at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available generally through low density individual housing, in tandem with the provision of services.
- 5.3.3 Village Nuclei are settlements where a limited range of services is provided supplying a very local need. Settlements designated as Village Nuclei will normally have the following facilities: A permanent resident population and one of the following: a convenience shop, pub, post office, primary school, church, other community facility.
- 5.3.4 This Local Area Plan supports the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.
- 5.3.5 To allow the village nuclei to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 5.3.6 There is scope for development within the village nuclei; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.

Overall Scale of Development

- 5.3.7 It is an aim to ensure that the scale of new residential development in the village nuclei will be in proportion to the pattern and grain of existing development. The future expansion of such settlements will proceed on the basis of a number of well integrated sites within the villages, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 5.3.8 It is considered reasonable to ensure good development opportunities continue to be available within the village nuclei. The development boundaries closely reflect the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 5.3.9 The overall scale of development envisaged in this Plan for each Village Nuclei, and given the scale and development pattern of each village, guidance on the size of any individual scheme for new housing development is set out in Table 5.2.
- 5.3.10 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements, development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems.
- 5.3.11 If a proposal for a local employment opportunity at a scale appropriate to the particular village nuclei is forthcoming, either through the refurbishment of an existing building or the provision of a

new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.

- 5.3.12 If during the lifetime of the plan funding becomes available for community facilities for the village nuclei, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 5.2. Scale of Development in East Cork Municipal District Village Nuclei

Village Nuclei	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual scheme
Ballincurrag	23	10	10	5
Ballinrostig	12	1	5	3
Ballintotis	41	2	5	3
Ballymackibbot	16	9	2	--
Clonmult	10	1	5	3
Gortaroo (Gortroe)	10	1	5	3
Inch	10	7	2	--
Leamlara	38	36	10	5
Lisgoold	53	27	20	4 or 5
Mount Uniacke	9	0	2	--

General Objectives for Village Nuclei

- 5.3.13 This section sets out the Local Area Plan objectives for the village nuclei. General Objectives set out the overarching objectives that apply to all the village nuclei.
- 5.3.14 Under each individual Village Nuclei there are Development Boundary Objectives that apply to a particular village where appropriate. Also there are Specific Development Objectives and an accompanying map of each of the village nuclei showing the extent of each village nuclei development boundary, what lands any specific objectives relate to and showing any areas which are susceptible to flooding.

Local Area Plan Objective

GO-02 General Objectives for Village Nuclei

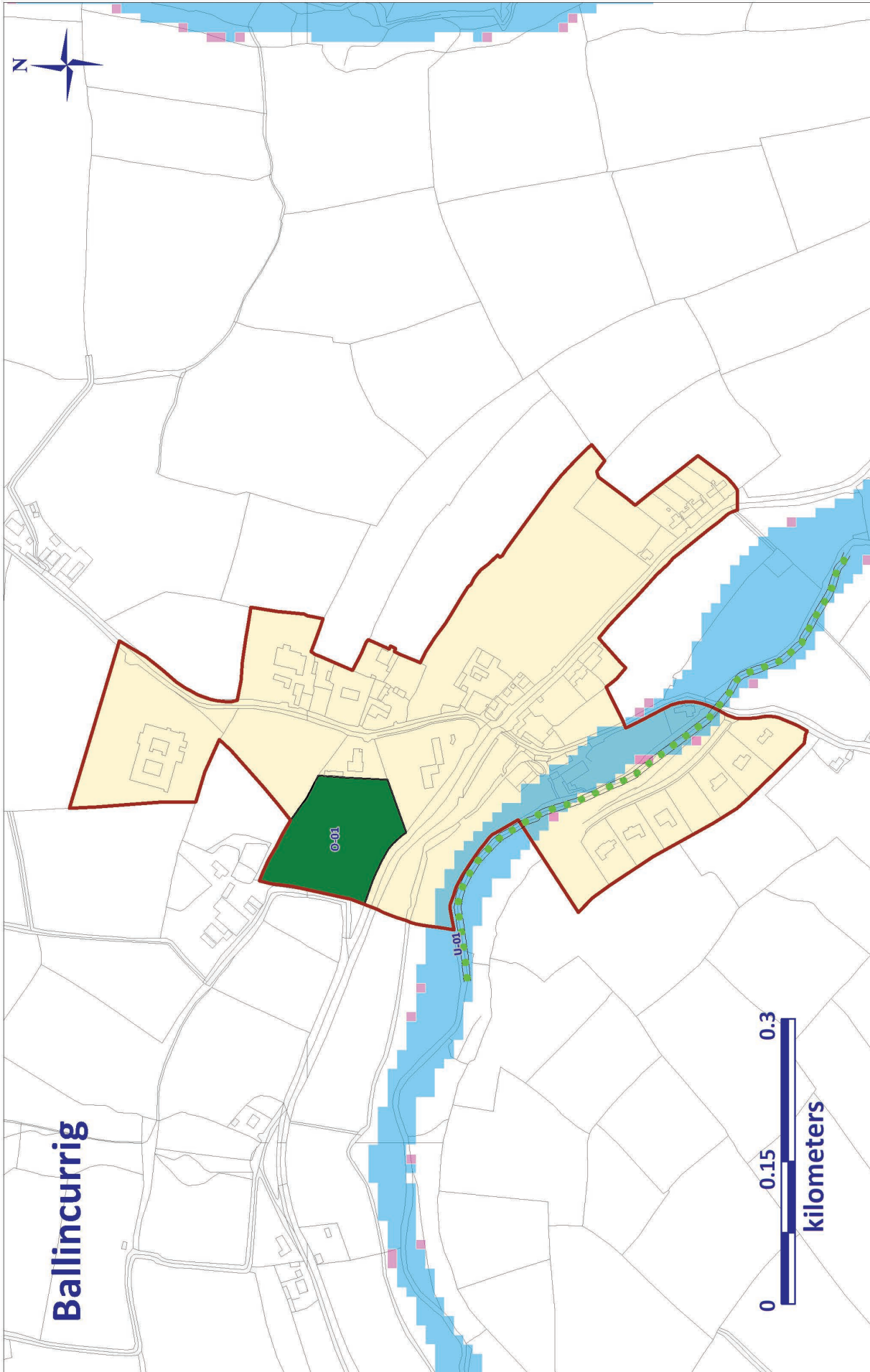
- a) Within the development boundary of the village nuclei it is an objective to encourage housing development on the scale set out in Table 5.2 in the period 2015 – 2023.
- b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village nuclei and will not normally exceed the provision of the number of units set out in Table 5.2.
- c) Notwithstanding the scale of growth outlined in Table 5.2, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.
- e) Development within village nuclei shall be designed to a high standard and reinforce the character of the existing settlement.
- f) Residential development shall provide for detached housing, serviced sites and or self build options and small groups of houses where appropriate.
- g) Retail and office development should be accommodated within the core of the village nuclei and should make adequate provision for off street parking.
- h) Other tourism, business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
- i) The development of lands closest to the village nuclei centre is proposed in the first instance, and the development of good pedestrian and amenity links with the village core are considered to be an important part of any proposed scheme.
- j) Encourage the provision of public footpaths and public lighting to serve the whole of the village nuclei and where practicable, to provide for the under-grounding of utilities.
- k) Roadside development within the village nuclei should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.
- l) Encourage additional retail and community services within the village nuclei to coincide with the needs of any future growth.
- m) All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1 of this Plan.
- n) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages is also encouraged. Development will only be permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.

Ballincurrig

Vision

5.3.15 The strategic aims for Ballincurrig are to consolidate its role as an important local service centre and promote small-scale expansion through residential and other development.

Local Area Plan Objective		
Specific Development Objectives for Ballincurrig		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Ballincurrig it is an objective to encourage the development of up to 10 additional dwelling units during the plan period. (b) No one proposal for residential development shall be larger than 5 housing units.	
DB-02	It is an objective to implement traffic calming measures in the village and to extend footpaths and public lighting within the village.	
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	
DB-04	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Utilities		
U-01	Develop and maintain amenity walk.	--
Open Space, Sports, Recreation and Amenity		
O-01	Open space and amenity area including provision for playing pitches.	1.3



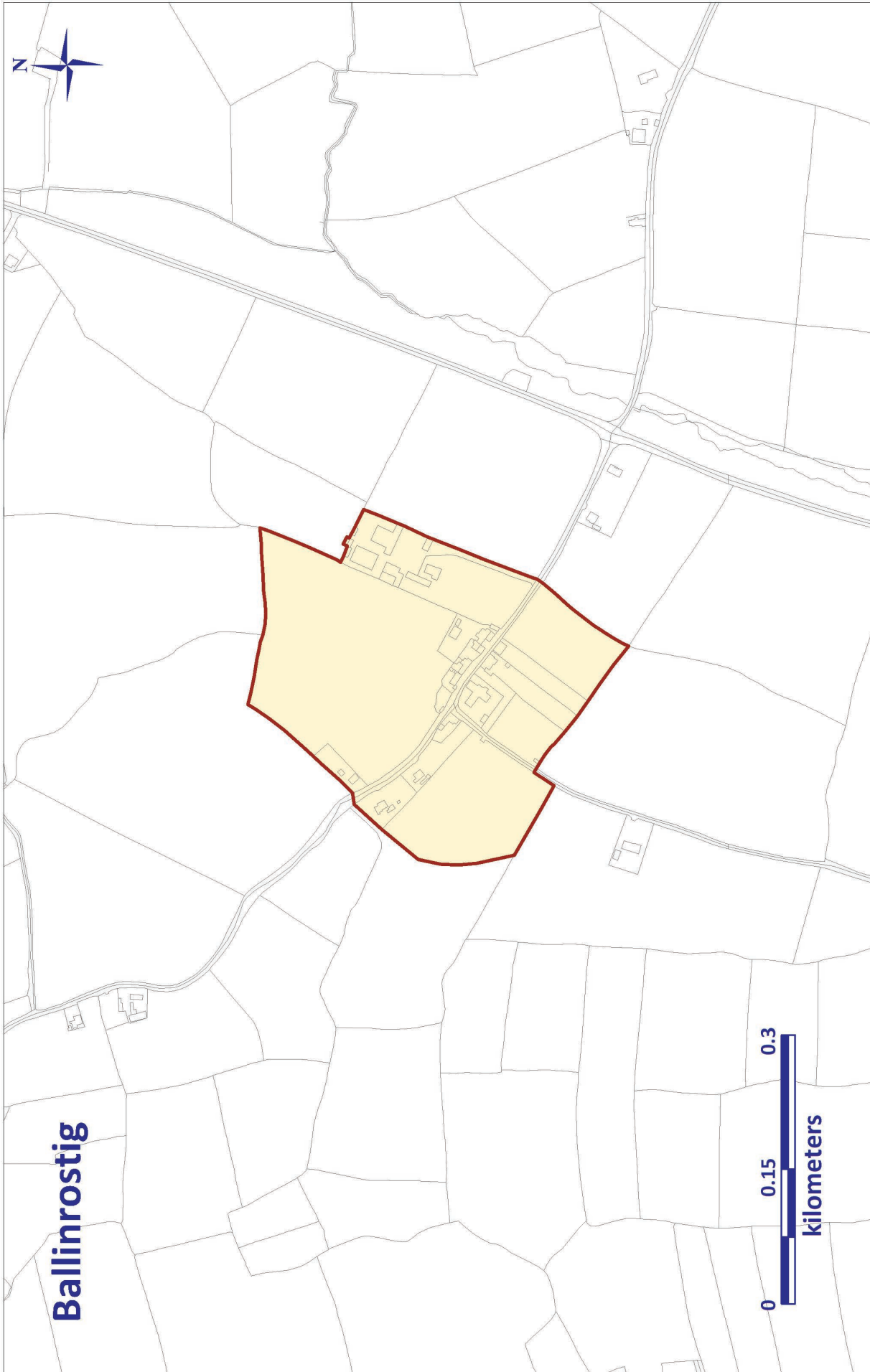
Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2006/CCKMA/Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

Ballinrostig

Vision

5.3.16 The strategic aims for Ballinrostig are to encourage incremental small scale expansion of the settlement through low density individual or multiple housing and other development to sustain existing local services and facilities.

Local Area Plan Objective		
Specific Development Objectives for Ballinrostig		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Ballinrostig it is an objective to encourage the development of up to 5 additional dwelling units during the plan period. (b) The number of houses in any one proposal shall respect the character of the existing village and shall be no larger than 3 housing units. (c) New housing development shall generally take the form of individual houses, serviced sites or self build options.	



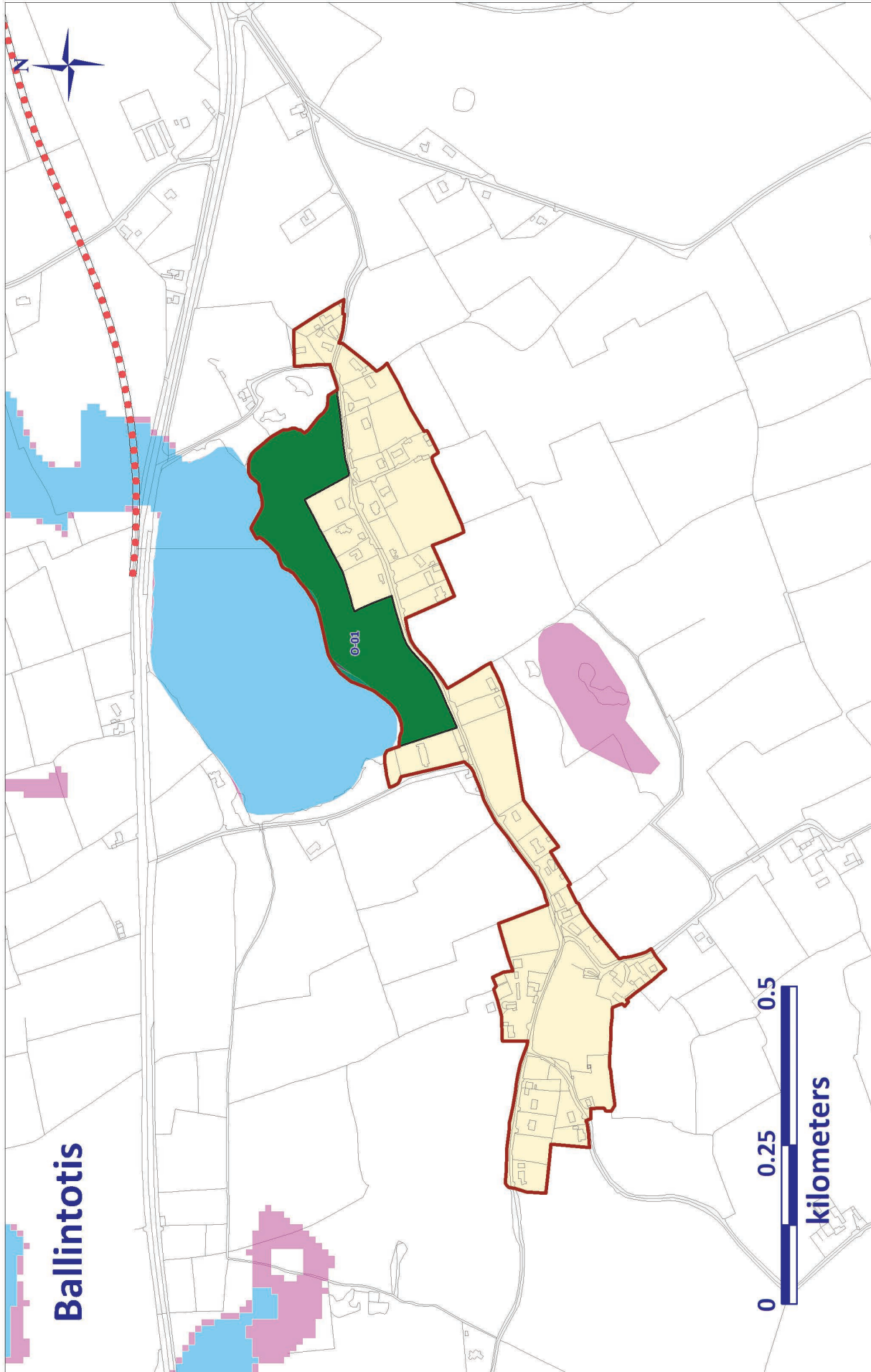
Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence number Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Ballintotis

Vision

5.3.17 The strategic aims for Ballintotis are to encourage small scale expansion of the settlement through low density individual or multiple housing and other development to sustain existing local services and facilities and to preserve its unique character, heritage and environmental setting.

Local Area Plan Objective		
Specific Development Objectives for Ballintotis		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<p>(a) Within the development boundary of Ballintotis it is an objective to encourage the development of up to 5 additional dwelling units during the plan period.</p> <p>(b) The number of houses in any one proposal shall respect the character of the existing village and shall be no larger than 3 housing units.</p> <p>(c) New housing development shall generally take the form of individual houses, serviced sites or self build options.</p>	
Open Space, Sports		
O-01	Active open space for informal public recreation including the provision of an amenity walk along the bank of Lough Aderry.	5.3



Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence number Cork County Council 2016/2006 / CCMA / Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Ballymackibbot / Inch / Mount Uniacke

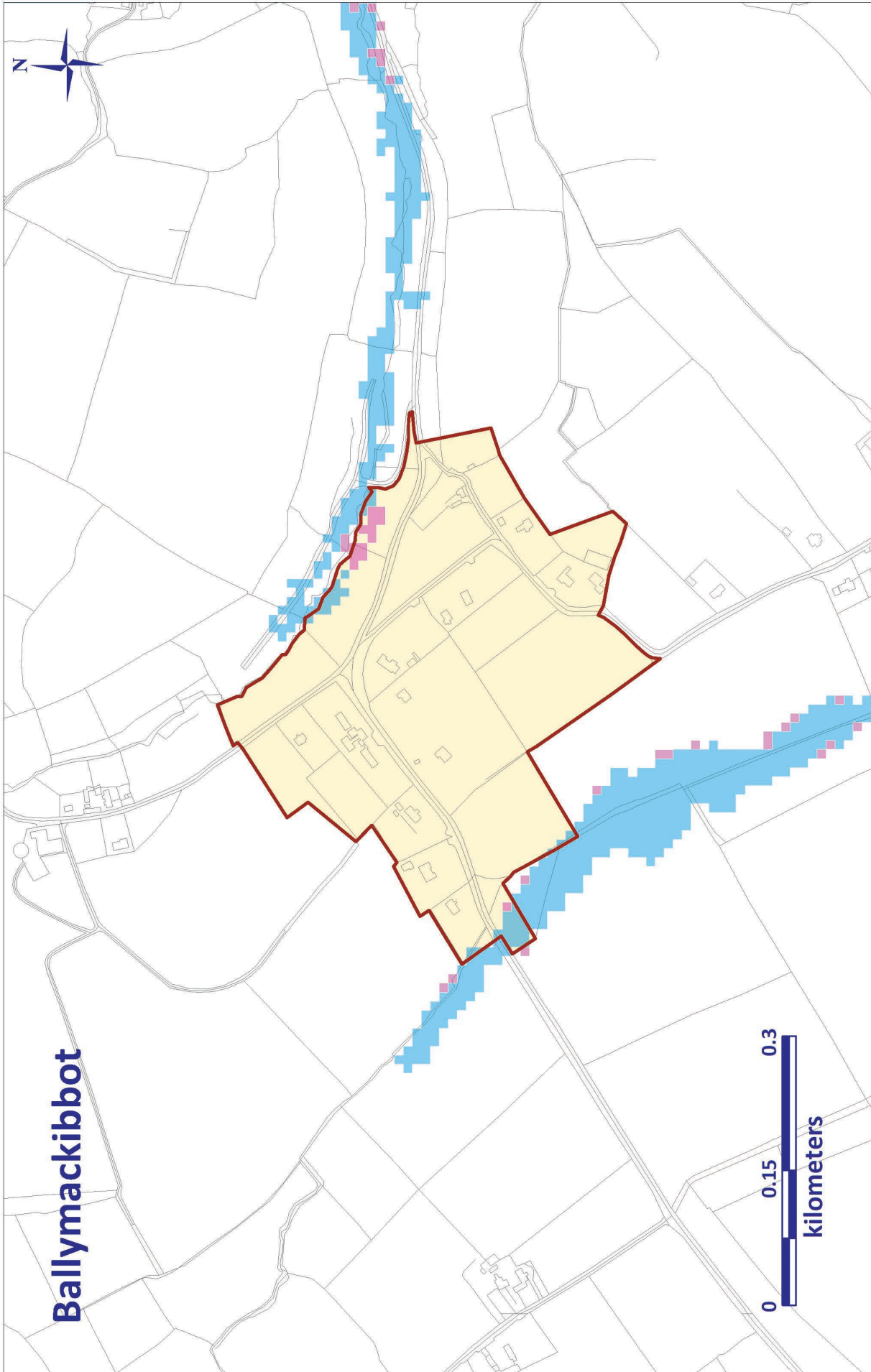
Vision

5.3.18 The strategic aim for Ballymackibbot /Inch / Mount Uniacke, is to consolidate existing development and encourage small-scale expansion so as to retain existing facilities and services.

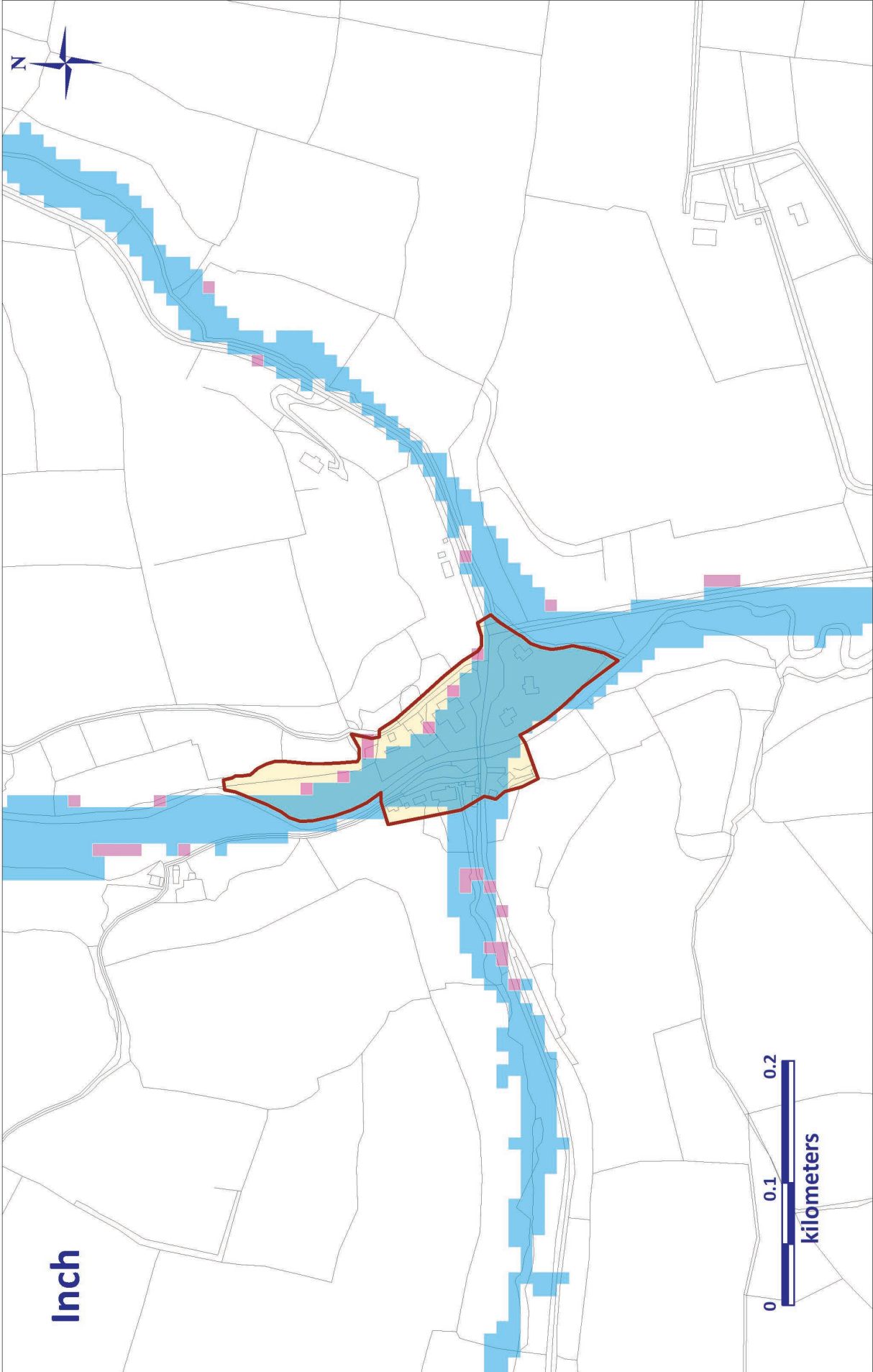
Local Area Plan Objective Specific Development Objectives for Ballymackibbot		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Ballymackibbot it is an objective to encourage the development of 2 additional individual dwelling units.	
DB-02	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	

Local Area Plan Objective Specific Development Objectives for Inch		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Inch it is an objective to retain existing residential development so as to sustain the existing services and community facilities.	
DB-02	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	

Local Area Plan Objective Specific Development Objectives for Mount Uniacke		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Mount Uniacke it is an objective to encourage the development of 2 additional individual dwelling units.	
DB-02	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	

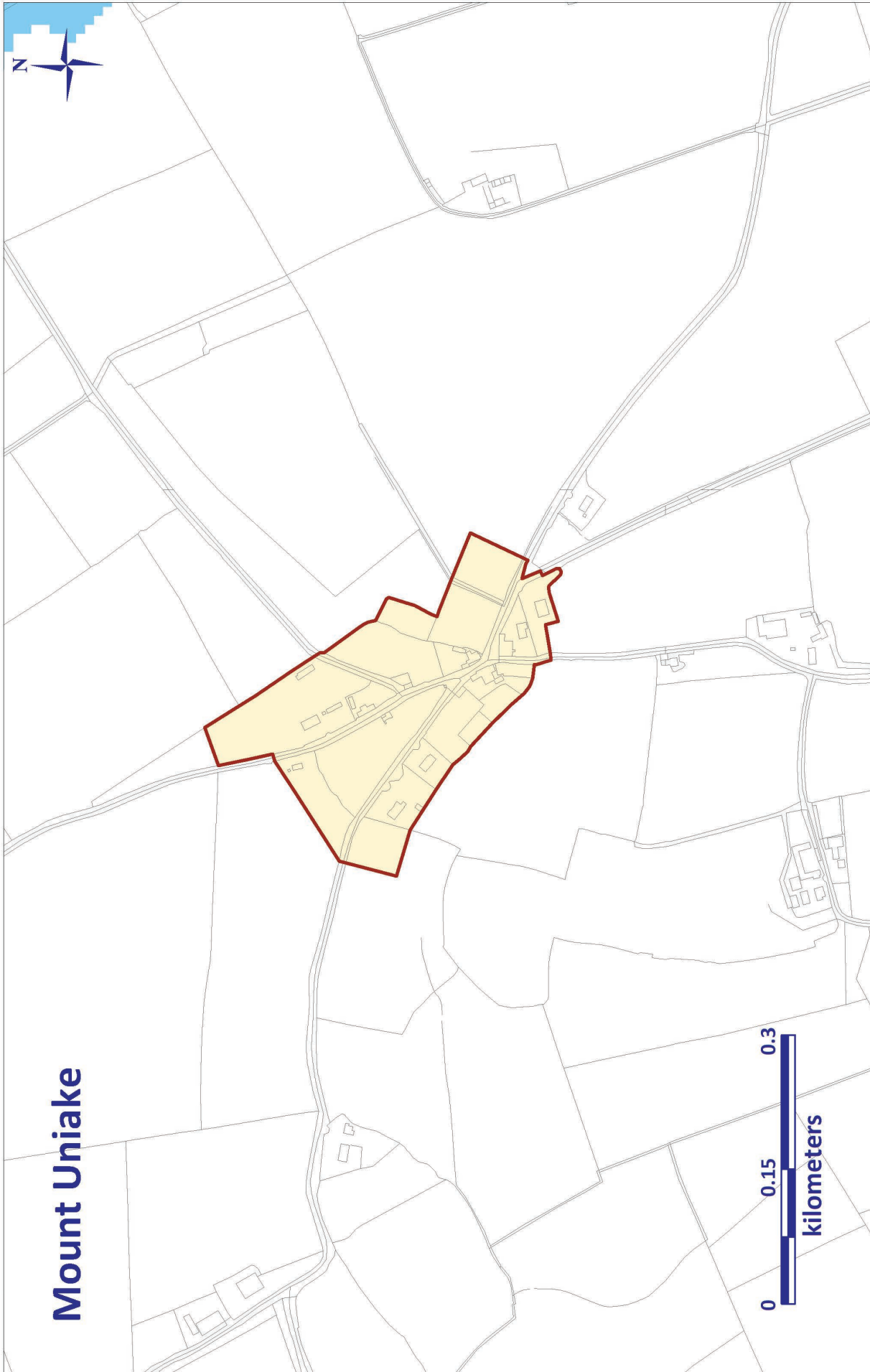


Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence reproduced under OSI Licence number Cork County Council 2016/2006/CCKMA/Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016



- Settlement Boundary
- Open Space / Sports Recreation / Amenity Residential
- Community / Utility
- Town Centre / Neighbourhood Centre
- Business
- Industry
- Enterprise
- Special Policy Area
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

Copyright © Cork County Council 2016 - All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OS Licence number Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016



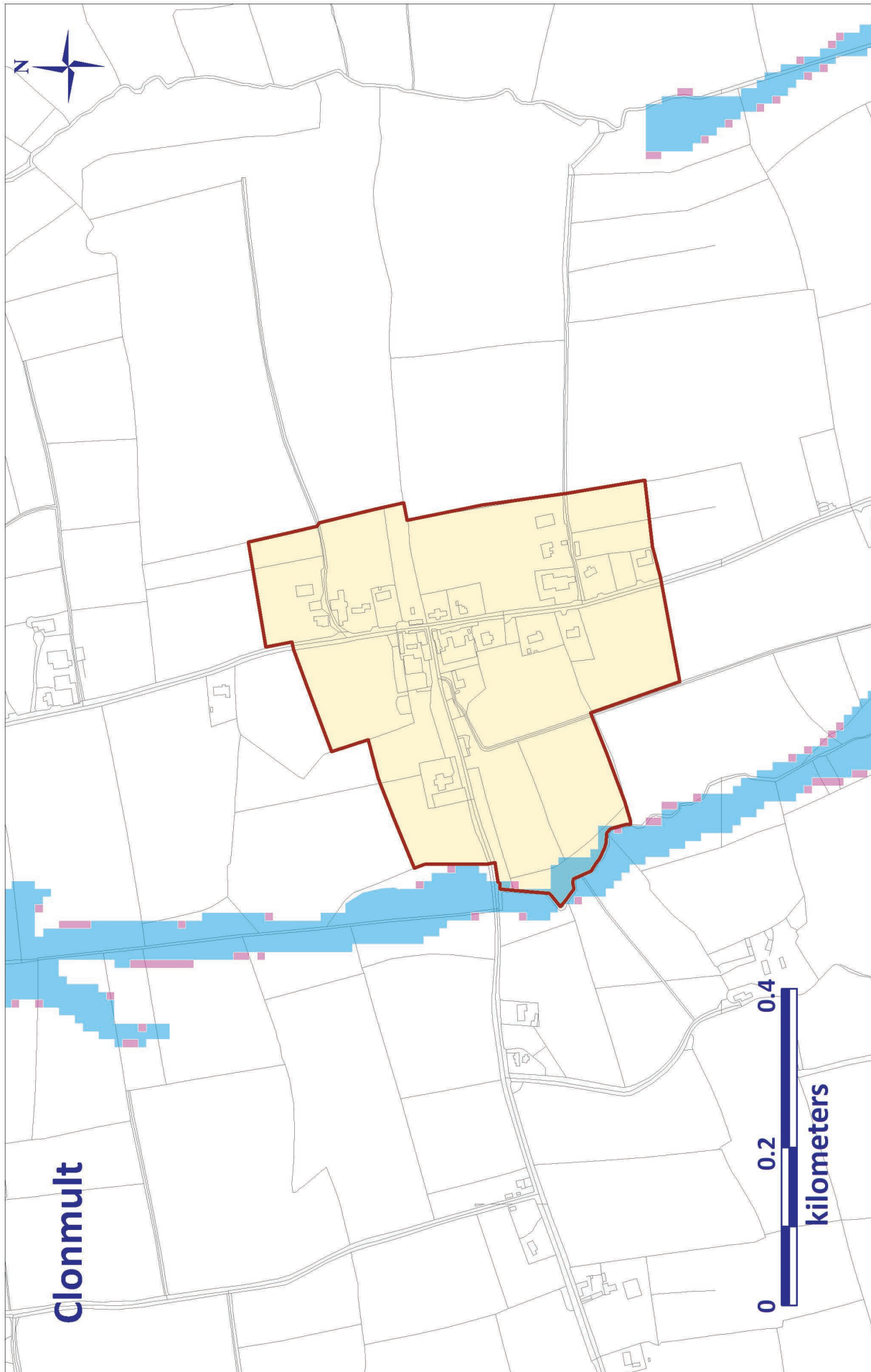
Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence reproduced under OSI Licence number Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Clonmult

Vision

5.3.19 The strategic aims for Clonmult are to encourage incremental small scale expansion of the settlement to sustain existing local services and facilities.

Local Area Plan Objective		
Specific Development Objectives for Clonmult		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Clonmult it is an objective to encourage the development of up to 5 additional dwelling units during the plan period. (b) The number of houses in any one proposal shall respect the character of the existing village and shall be no larger than 3 housing units. (c) New housing development shall generally take the form of individual houses, serviced sites or self build options.	
DB-02	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	



Clonmult

0 0.2 0.4
kilometers

- Settlement Boundary
- Open Space / Sports Recreation / Amenity Residential
- Town Centre / Neighbourhood Centre Community / Utility
- Industry Business
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

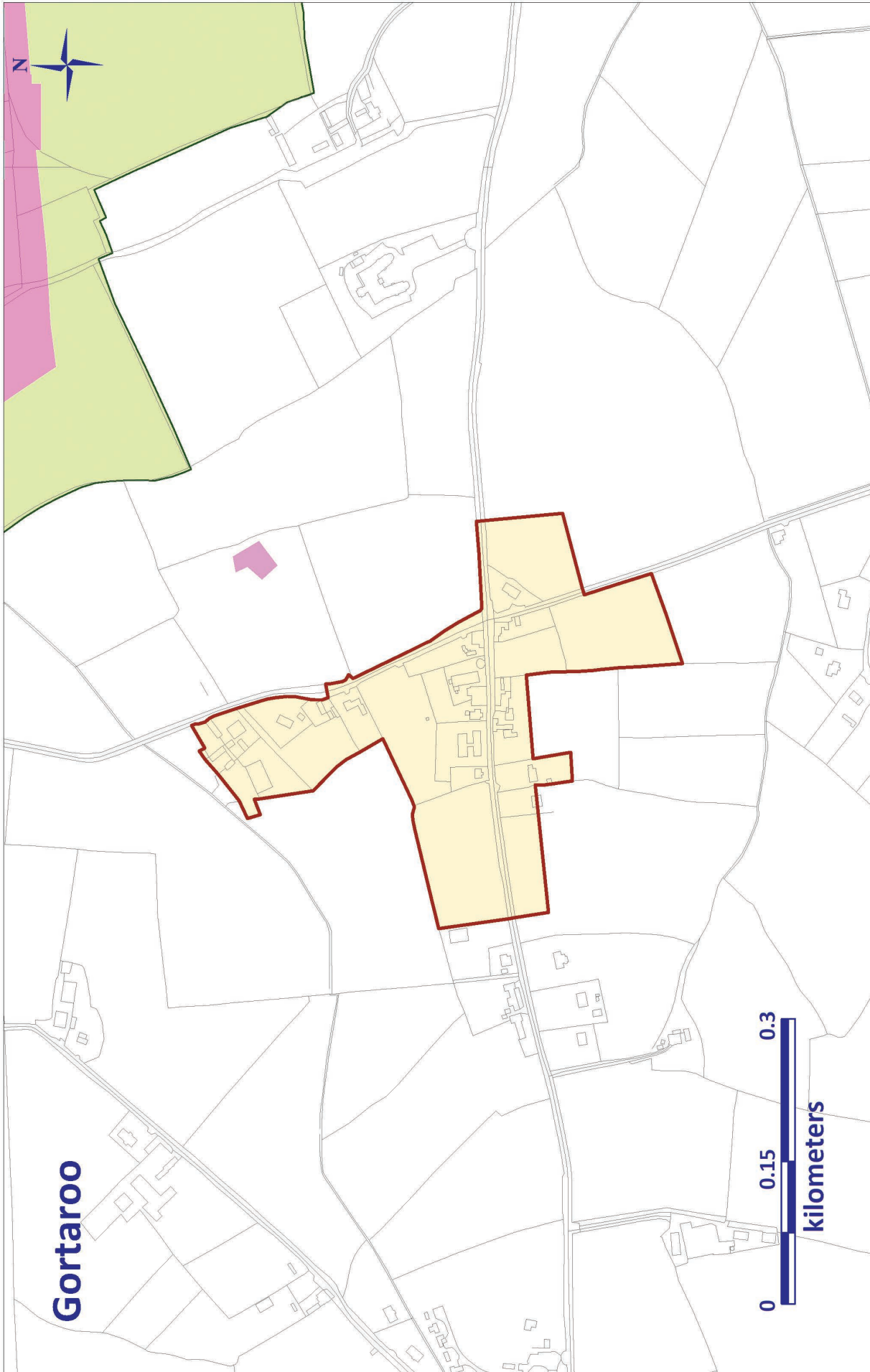
Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence reproduced under OSI Licence number Cork County Council 2016/2006 (CCMA) Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Gortaroo (Gortroe)

Vision

5.3.20 The strategic aims for Gortaroo are to encourage small scale expansion of the settlement through low density individual or multiple housing and other development to sustain existing local services and facilities.

Local Area Plan Objective		
Specific Development Objectives for Gortaroo (Gortroe)		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Gortaroo it is an objective to encourage the development of up to 5 additional dwellings units during the plan period. (b) The number of houses in any one proposal shall respect the character of the existing village and shall be no larger than 3 housing units. (c) New housing development shall generally take the form of individual houses, serviced sites or self build options.	



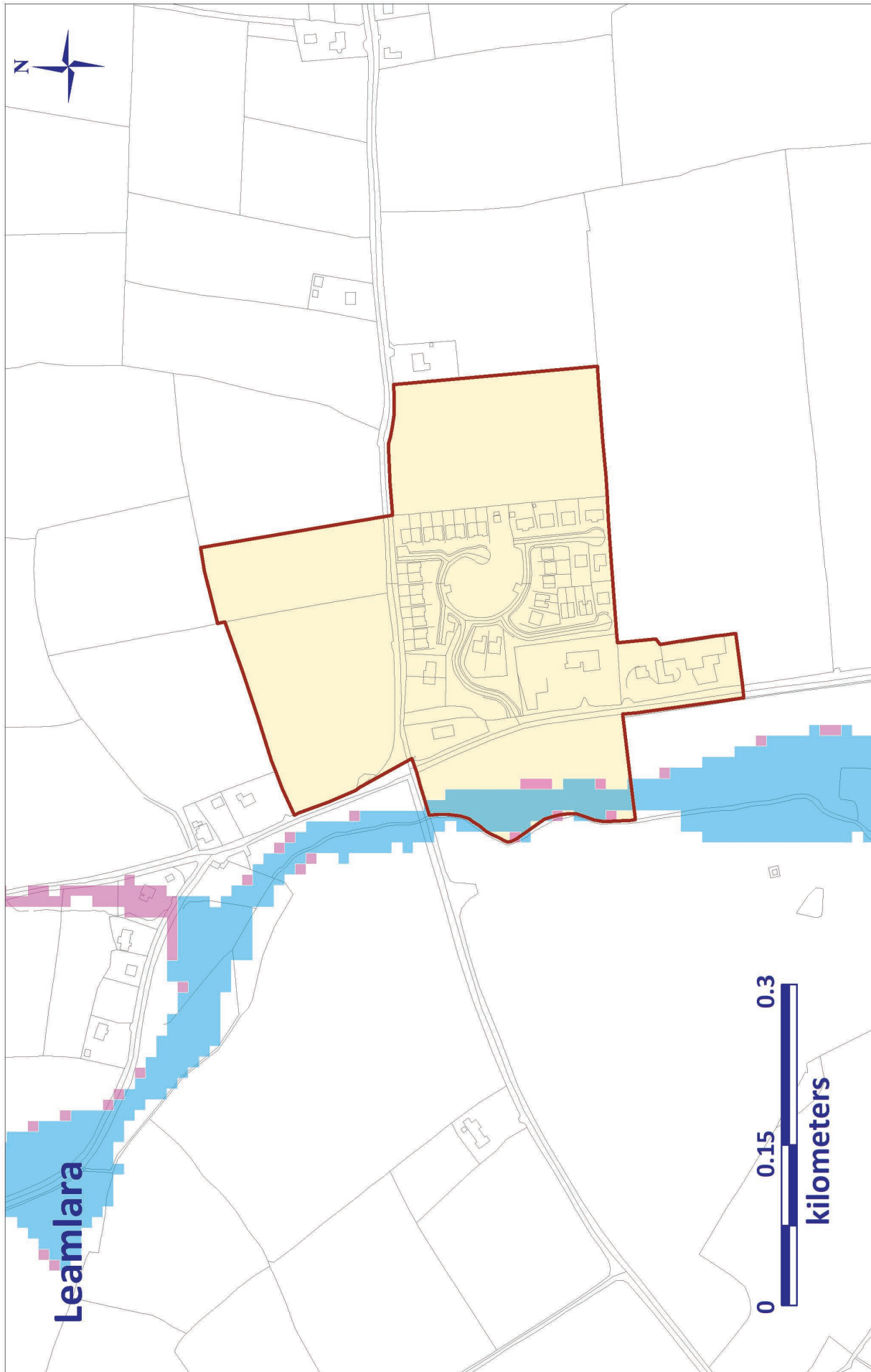
Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence number Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Leamlara

Vision

5.3.21 The strategic aims for Leamlara are to consolidate its role as an important local service centre and promote small-scale expansion to sustain existing local services and facilities.

Local Area Plan Objective		
Specific Development Objectives for Leamlara		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Leamlara it is an objective to encourage the development of up to 10 additional dwelling units during the plan period. (b) No one proposal for residential development shall be larger than 5 housing units. (c) New housing development shall generally take the form of detached houses, serviced sites or self build options.	
DB-02	It is an objective that new development; a. provides for the retention of existing natural features including hedgerows and trees, and b. respects the existing contours and maximises the relationship of the village to the Leamlara River.	
DB-03	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	



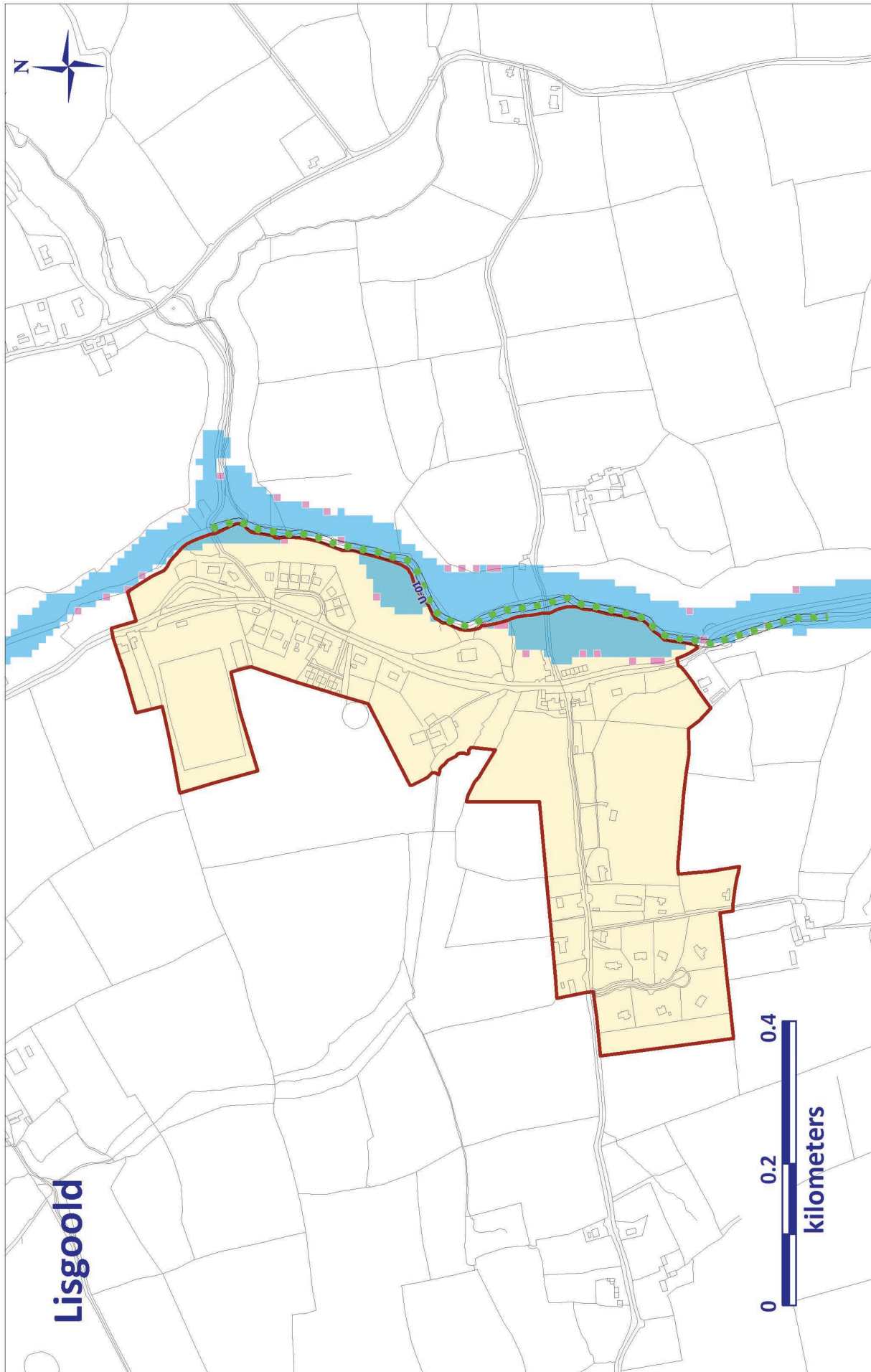
Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey / Ireland data reproduced under OSI Licence reproduced under OSI Licence number Cork County Council. Unauthorised reproduction infringes Ordnance Survey / Ireland and Government of Ireland copyright. © Ordnance Survey / Ireland 2016

Lisgoold

Vision

5.3.22 The strategic aims for Lisgoold are to consolidate its role as an important local service centre and promote small-scale expansion through residential and other development.

Local Area Plan Objective		
Specific Development Objectives for Lisgoold		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	(a) Within the development boundary of Lisgoold it is an objective to encourage the development of up to 20 additional dwelling units during the plan period. (b) No one proposal for residential development shall be larger than 4 or 5 housing units.	
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the Great Island Channel Cork Harbour Special Area of Conservation, and Cork Harbour Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.	
DB-3	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Utilities		
U-01	Develop and maintain amenity walk.	



- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2006 (CCMA) Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

5.4 Other Locations

Introduction

5.4.1 This section of the plan sets out the planning policy guidance for the Other Locations in the East Cork Municipal District.

Development Objectives for Other Locations

5.4.2 There are 8 Other Locations in the East Cork Municipal District, Barnabrow / Ballymaloe, Carriganass, Garryvoe Upper, Gyleen, Knockadoon, Redbarn, Roche's Point and Trabolgan.

5.4.3 It is a strategic aim of the Cork County Development Plan, 2014 to recognize 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.

5.4.4 Other Locations are places like holiday resorts, areas of individual houses in the Green Belt or other locations and places that do not have the level of service or permanent housing, for example, to warrant inclusion as a village nucleus. These 'other' locations do not normally have the type or range of services that village nuclei, villages and key villages have.

5.4.5 Other Locations generally do not have development boundaries and therefore any proposals for dwellings must comply with the rural housing policies and objectives of the Cork County Development Plan 2014.

Local Area Plan Objective

GO-03 General Objectives for Other Locations

- a) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the other locations is also encouraged. Development will only be permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.
- b) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a specific flood risk assessment will be required as described in WS 6-2.

Barnabrow / Ballymaloe

5.4.6 The two hotels, Ballymaloe House Hotel and Barnabrow House Hotel are located between the historic town of Cloyne and the picturesque fishing port of Ballycotton, close to the holiday resort at Shanagarry/ Garryvoe.

5.4.7 There is a limited amount of development in the area including the two hotels and associated buildings. In addition to a number of individual houses there is a development of holiday cottages next to Barnabrow House Hotel.

5.4.8 This plan seeks to consolidate tourism and recreation uses in the Barnabrow/ Ballymaloe area. It is important that the natural heritage of the area is protected. There may be limited capability to accommodate small scale development proposals which will be subject to the provision of satisfactory infrastructure.

Carriganass

- 5.4.9 Carriganass is located to the north of Inch on the R634, the Youghal to Tallow Road. The area has no distinctive settlement pattern as Carriganass is made up of scattered one off houses that have developed in the general vicinity of a cross roads, although there is a grouping of houses creating a linear roadside frontage that contributes to a perception of “build-up”.
- 5.4.10 There are generally elevated lands with little or no vegetation cover and there are long range views of Carriganass. The landscape slopes down to the west and some development has been absorbed without significant injury to amenity or the rural character of the wider area. Topography and lack of vegetation cover leave large areas of the location quite exposed.
- 5.4.11 In the overall strategy of this Local Area Plan, Carriganass is recognised as a centre providing very limited local services. There are no public sewerage or water supply facilities available in Carriganass and as a result, only a limited amount of further development may be suitable in the vicinity of Carriganass.
- 5.4.12 As Carriganass has limited community facilities, does not have public services and is only served by minor roads, any additional development there needs to be subject to the availability of suitable sites and normal proper planning considerations.
- 5.4.13 Carriganass can benefit from its location between the settlements of Youghal and Tallow both of which provide a wider range of services than are available in Carriganass.
- 5.4.14 It is important that any new development in Carriganass maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that any new development will not visually dominate the wider landscape or lead to further increases in the numbers of individual houses fronting directly onto roads in the area. Inappropriate development could irreversibly erode the rural character of this location.

Garryvoe Upper

- 5.4.15 Garryvoe Upper is situated to the north of Garryvoe Strand towards Ladysbridge, within an area comprising considerable scenic and natural amenities, including the neighbouring tourist centre of Shanagarry / Garryvoe. Garryvoe Upper consists of 2 linear roadside groupings of single dwellings extending to the North West and North East of a junction.
- 5.4.16 Garryvoe Upper is situated on a highly elevated location amongst steep coastal hills, set within a high quality landscape characterised by long range views.
- 5.4.17 Given its’ sensitive setting, lack of infrastructure and public services and it’s natural heritage, it is important to protect Garryvoe Upper from inappropriate or large scale development during the life of this Plan. There is some capacity for one-off/infill development that will not undermine residential amenity or rural character. Development should not however extend any further to the North West or North East as there is a risk of ribboning further eroding the rural character in this locality. It was agreed to consolidate tourism and recreation uses in the area. Any small-scale development proposals will be subject to the provision of satisfactory infrastructure.

Gyleen

- 5.4.18 Gyleen is located approximately 6 kilometres southeast of Whitegate, within a coastal area comprising considerable scenic amenities. Gyleen, along with a number of other locations along the East Cork coastline, is a popular destination for day trips. Approaching from the north, the settlement pattern is characterised by a line of one-off linear roadside development to the east of the main road continuing down to the coastline. There are a number of dwellings to the west of

the road in the centre of the settlement. There is just one service in Gyleen, consisting of a public house. Gyleen is generally well contained by landscape and topography with dense vegetation cover in places.

- 5.4.19 Gyleen has a number of structures, which are of historical and architectural significance, including a Coastguard Station located approximately one kilometre east of Gyleen, and three thatched cottages, which are entered in the Record of Protected Structures.
- 5.4.20 The large rural hinterland, which surrounds Gyleen is located within a Rural Area Under Strong Urban Influence as designated in the Cork County Development Plan 2014.
- 5.4.21 There is no public sewer in Gyleen, while the water supply to the area is limited due to network difficulties. Road access to Gyleen is constrained in a number of locations and is considered unsuitable for large volumes of traffic.
- 5.4.22 Major Infrastructure constraints, poor access and its sensitive scenic and coastal setting, limits development in Gyleen. Some additional public facilities, in particular some additional car parking, is desirable.
- 5.4.23 Some areas in the north of the settlement are elevated and could be visually prominent, it is critical that any future development does not detract from existing residential character and amenity, or the rural/coastal character of the wider area.

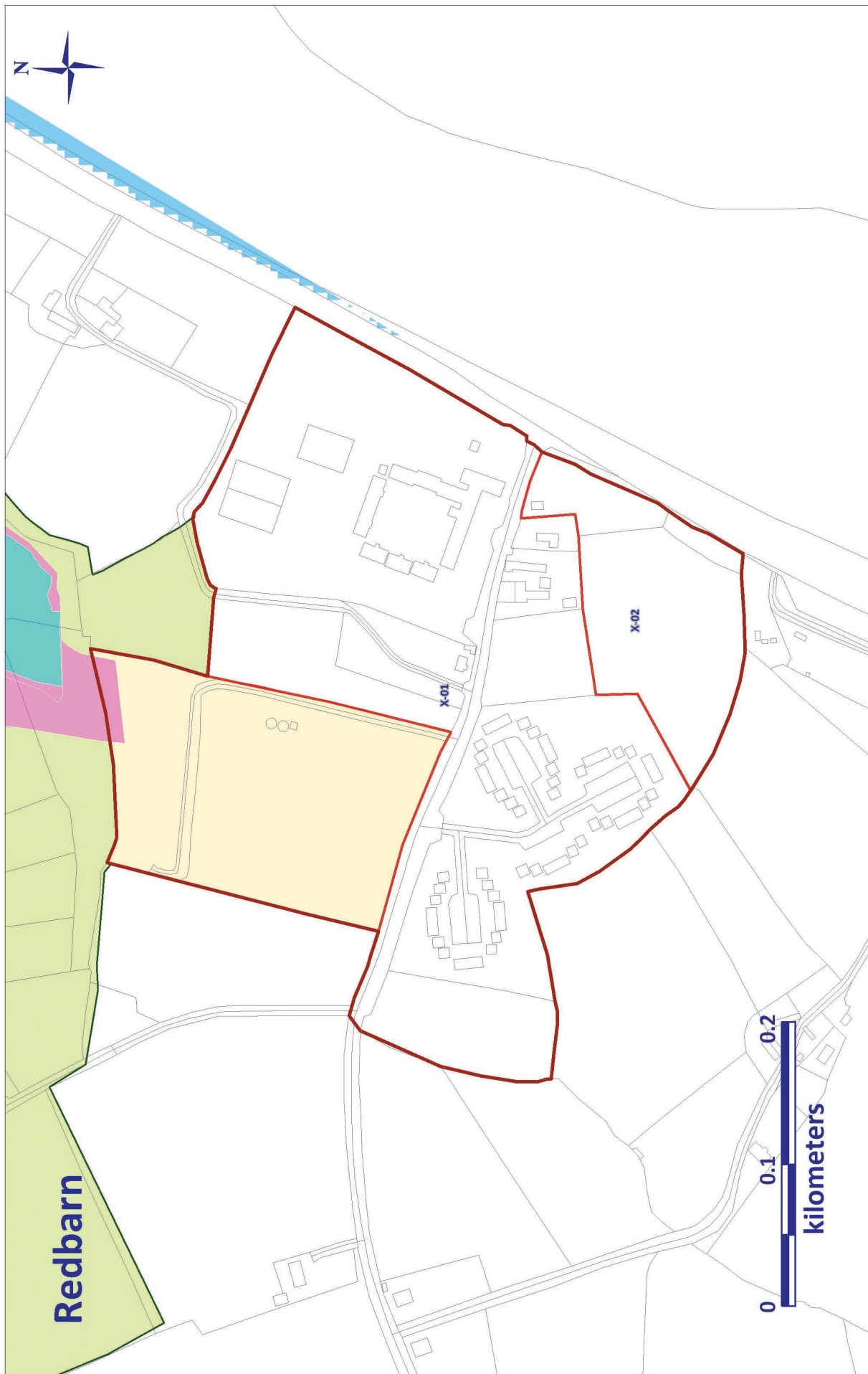
Knockadoon

- 5.4.24 Knockadoon is located approximately 5 kilometres east of Ballymacoda, within an area comprising, considerable scenic and natural amenities, including Knockadoon Head and Capel Island, which are both proposed as a Natural Heritage Areas.
- 5.4.25 A small fishing port exists on the eastern side of Knockadoon Head, while a number of existing dwellings are scattered throughout the promontory. A number of one-off developments in the west of the settlement have created a ribbon of linear roadside development. There are five thatched houses within the Knockadoon area, which are entered in the Record of Protected Structures.
- 5.4.26 Lands rise to the east on entering Knockadoon from the west, falling down steeply to the coastline. The settlement is well screened in general by these topographical changes, but there is very limited vegetation cover. Elevated lands in the west of the settlement are visually prominent from some short range views.
- 5.4.27 Given its' sensitive setting, lack of infrastructure and public services and important natural heritage, it is important to protect Knockadoon from inappropriate or large scale development during the life of this Plan.

Redbarn

- 5.4.28 The coastal resort of Redbarn is located approximately 2 kilometres south west of Youghal and is situated within an area comprising considerable natural and scenic amenities.
- 5.4.29 Ballyvergan Marsh, which is located to the north of Redbarn, is a proposed Natural Heritage Area. The marsh is of particular importance as it is the largest freshwater coastal marsh in County Cork, and accommodates important plant and bird species. The provision of greater access to the natural and scenic amenities of this area, including the possibility of establishing interpretative facilities/ observation posts overlooking Ballyvergan Marsh and other heritage areas should be encouraged in a sustainable manner.
- 5.4.30 Redbarn has a considerable level of facilities, including holiday home units, a hotel (including restaurant, public house and swimming pool), two astro turf soccer pitches, caravan site and a playground.
- 5.4.31 The general objective for Redbarn is set out in the following table:

Local Area Plan Objective		
Specific Development Objectives for Redbarn		
* Flood Risk -See Objective IN-01 in Section One		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Individual dwellings may be permitted subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.	--
Special Policy Area		
X-01	It is proposed to consolidate tourism and recreation uses in the Redbarn area. It is important that the natural heritage of the area is protected, while any development proposals will be subject to the provision of satisfactory infrastructure. Further development proposals within this boundary should include a car parking facility for the area.	9.33
X-02	Facilitate a mix of uses, holiday homes and mobile homes. Any further proposals shall facilitate access to the Council's septic tank to the south. Any development proposals should not impact negatively on the natural heritage of the area and shall be subject to satisfactory servicing.	1.85



Settlement Boundary
 Open Space / Sports
 Recreation / Amenity
 Residential
 Town Centre / Neighbourhood Centre
 Community / Utility
 Industry
 Business
 Special Policy Area
 Enterprise
 Utilities
 Roads
 Walkways
 Area Susceptible to Flooding: Zone A
 Area Susceptible to Flooding: Zone B

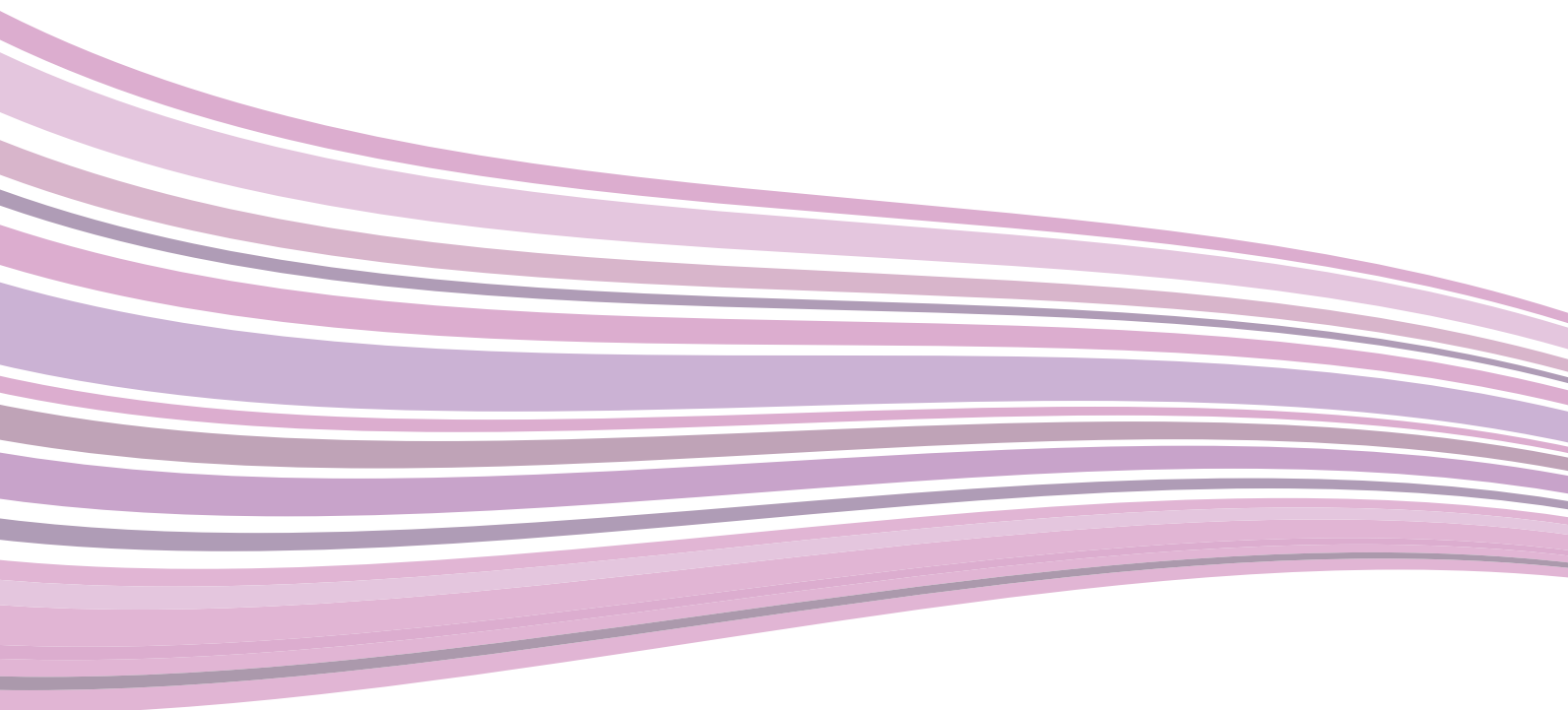
Copyright © Cork County Council 2016. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2016/2006/CCMA/Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2016

Roche's Point

- 5.4.32 Roche's Point is located south of Whitegate at the mouth of Cork Harbour and within an area comprising significant heritage and scenic amenities. Its coastguard station is included in the Record of Protected Structures.
- 5.4.33 Roche's Point is located within a Rural Area Under Strong Urban Influence as designated in the Cork County Development Plan 2014.
- 5.4.34 Given its unique and sensitive setting, lack of infrastructure and public services and important heritage, it is important to protect Roche's Point from inappropriate development during the life of this Plan.

Trabolgan

- 5.4.35 The holiday resort of Trabolgan is located approximately 2 kilometres south of Whitegate. The resort was established in the 1980's and focuses mainly on recreational activities and attracts large numbers of domestic visitors.
- 5.4.36 Consolidation of tourism and recreational activities is seen as the most appropriate strategy for Trabolgan during the life of this Plan.



East Cork Municipal District

6 Putting the Plan into Practice

	<i>Sub-Section</i>	<i>Page No.</i>
6.1	Purpose of this Section	190
6.2	Critical Infrastructure	191
6.3	Sources of Funding	191
6.4	Local Economic and Community Plans	192
6.5	Monitoring and Implementation of this Plan	192

6 Putting the Plan into Practice

6.1 Purpose of this Section

- 6.1.1 Under the Planning and Development Acts, Cork County Council has a statutory obligation to secure the implementation of the objectives of the County Development Plan. This Local Area Plan set out the detailed policies at a Municipal District, Main Town and Villages level how the policies of the County Development Plan will be implemented. Cork County Council is fully committed to implementing this Local Area Plan. The Council will actively undertake a leadership role to progress and secure the Local Area Plans policies and objectives.
- 6.1.2 In providing this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.
- 6.1.3 One of the critical aspects of this Local Area Plan is to secure the timely delivery of both physical and social infrastructure when and where it is needed to support the growth and development proposed. Unless the provision of supporting infrastructure is properly planned at the outset, then much, if not all, of the development proposed is unsustainable.
- 6.1.4 In the past, failure to properly plan the provision of infrastructure sometimes resulted in a variety of ‘temporary solutions’. These have sometimes resulted in poor environmental standards and excessive costs arising from the maintenance of the temporary installation and the need to replace it with a permanent, sustainable installation at a later date.
- 6.1.5 The mechanisms for the delivery of infrastructure have changed significantly in recent years, particularly as Government has re-organised infrastructure responsibilities since the economic downturn in the last decade.
- 6.1.6 For some time National Roads Authority now Transport Infrastructure Ireland has been responsible for investment in National Roads. The National Transport Authority is responsible for public transport promotion and licensing and for the funding of certain sustainable transport investment programs in the County Metropolitan Area. Bus Éireann and Iarnród Éireann are the principal public transport operators in the County. Since the 1st January 2014, Irish Water has taken over responsibility for all public water services infrastructure (water supply and waste water).
- 6.1.7 Cork County Council cannot deliver the vision for the County set out in this plan in isolation. Although the County Council are the planning authority for the County Area, the land-use and planning strategies of this plan are dependent on other planning authorities, particularly Cork City Council, adopting and implementing a complimentary strategy. Public Transport, National Roads, Water Services and other funding mechanisms are all largely outside the control of local authorities.
- 6.1.8 Therefore, the successful implementation of this plan, perhaps unlike previous Local Area Plans, will be a combined effort, shared by a number of key stakeholders. It is essential that this section of the plan should set out a clear vision of the infrastructure that must be delivered and the priorities for its delivery. Also mechanisms need to be established between the key stakeholders in order to deliver the critical water services, roads, public transport, communications and energy infrastructure required.

6.2 Critical Infrastructure

Delivery and Priorities

- 6.2.1 From a development perspective, Government, through the current National Spatial Strategy and its proposed replacement, the National Planning Framework, has prioritised the development of the Cork 'Gateway' and this approach is supported by the current South West Regional Planning Guideline.
- 6.2.2 Therefore this section focuses on the delivery and priorities for infrastructure required to facilitate the planned economic and population growth, both in the Cork 'Gateway' area of the County, and elsewhere, as set out in this plan. (See Tables 6.1 and 6.2). Chapter 10 Transport and Mobility of the Cork County Development Plan (TM3-1: National road network) lists the key critical road infrastructure projects for the County. See also Chapter 11 Water Services, Surface Water and Waste for additional details in relation to water services infrastructure projects.
- 6.2.3 In addition to those infrastructure projects required to support planned growth and development, it should be noted that other projects have been prioritised by the relevant funding agencies but generally on the basis of other important considerations such as the need to secure improved standards of environmental protection.

6.3 Sources of Funding

Development Contributions and Public Infrastructure

- 6.3.1 The Planning and Development Acts provide that when granting planning permission, planning authorities may attach conditions to the permission requiring the payment of monetary contributions in respect of public infrastructure and facilities that benefiting development generally in the County. Details of the arrangements for the payment of these contributions are set out in the County Council's Development Contribution Scheme. The Department of the Environment, Community and Local Government has also published Development Contribution Guidelines (Jan 2013).
- 6.3.2 A Draft County Council Development Contribution Scheme has been prepared and is now out for public consultation over the same period as the Draft Local Area Plans. It is intended to adopt the new County Development Contribution Scheme at the same time as this Local Area Plan.

Bonds

- 6.3.3 To ensure the satisfactory completion of development on a site which has been the subject of a grant of planning permission, a bond or cash lodgment may be required until the development has been completed to the satisfaction of the Council. The bond or cash lodgment may be sequestered in part or in its entirety where the development has not been satisfactorily completed.

Water Infrastructure

- 6.3.4 Since January 2014 the funding of water infrastructure is the responsibility of Irish Water. Those intending to carry out development will need to enter a 'Connection Agreement' with Irish Water that will cover the funding and delivery of the appropriate water infrastructure.

6.4 Local Economic and Community Plans

- 6.4.1 The Local Economic and Community Plan (LECP) was adopted in 2016. It is provided for in the statutory Local Government Reform Act 2014. This Act requires that a six-year plan be adopted by Cork County Council, setting out high level goals, objectives and actions required to promote and support local economic and community development within the county. The strategic aim of this Local Economic and Community Plan (LECP) is, ultimately, the
- “Removal of barriers to facilitate individuals and organisations in achieving their ambitions, within a long-term and sustainable framework”
- 6.4.2 This strategic aim seeks to absorb and reflect the breadth and complexity of modern life, where opportunities exist for individuals and organisations to fulfil their ambitions, whether personal, economic or social. Places and societies that best provide for those ambitions, within a sustainable framework, are the places where people want to live and work. In turn, places where people want to live are the places that become socially and economically relevant. Impediments – be they linked to issues around physical, organisational, environmental, economic, educational, equality, access, or related to any of the other aspects of our collective lives – are the barriers to our ambitions. This plan seeks to commence a process that will lead to removal of those barriers by those with the capacities to do so.
- 6.4.3 The legislation envisaged that the LECP will be consistent with its informing strategies, set at a European, National and Regional level, while also being consistent and integrated with complementary plans at its own level. In particular, the LECP must be consistent with the County Development Plan Core Strategy and the planned for Regional Spatial and Economic Strategy (RSES), currently the Regional Planning Guidelines.
- 6.4.4 This Local Area Plan will play a key role in implementing the LECP’s aims and objectives as they apply to this Municipal District while at the same time the LECP will set out a pathway to address many of the social and economic issues facing the District identified in this Local Area Plan.

6.5 Monitoring and Implementation of this Plan

Overall Approach

- 6.5.1 Monitoring the implementation of development and the provision of facilitating infrastructure is crucial to ensuring the effective delivery of the objectives set out in this plan.
- 6.5.2 The monitoring of development activity and environmental change is a complex process. Given resource constraints in the current economic climate, a detailed analysis is not possible. However, by targeting key issues or indicators, a focused monitoring/reporting system for development and environmental change across each Municipal District, can be delivered within the resources available.
- 6.5.3 The Planning and Development Acts require planning authorities:
- “To take such steps within its powers as may be necessary for securing the objectives of the Development Plan”

- 6.5.4 Also the Chief Executive of the planning authority is required, not more than 2 years after the making of a Development Plan, to give a report to the elected members of the planning authority on the progress achieved in securing the objectives of the plan. With regard to this plan it is envisaged that this report will be prepared before end of November 2016.
- 6.5.5 Given that the Local Area Plans are a key instrument for the implementation of the County Development Plan objectives in particular the Core Strategy it is very important that progress in the implementation of the Local Area Plans is subject to regular monitoring to facilitate the identification of any issues concerning implementation.
- 6.5.6 The Planning Directorate of Cork County Council is primarily responsible for monitoring and implementing the Local Area Plans, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Economic Development, Roads, Environment, Housing and Community Development. In some cases, the body responsible for the implementation of certain plan objectives may be external, such as the National Roads Authority, the National Transport Authority or Irish Water etc.
- 6.5.7 A possible list of key indicators for Monitoring was set out Appendix F of the Cork County Development Plan. Some or all of these indicators will be used subject to adequate resources being available. Sources of data from other organisations (NRA, NTA, IW, ESRI, Fortas, NESC and CSO etc) which is readily available will also be used where appropriate to assess progress in implementing the plan.
- 6.5.8 A monitoring strategy based on the planning application management system is currently been developed and it is intended that this will provide the main source of data along with other in house initiatives such as a Housing Land Availability Study, to monitor the plan.



