

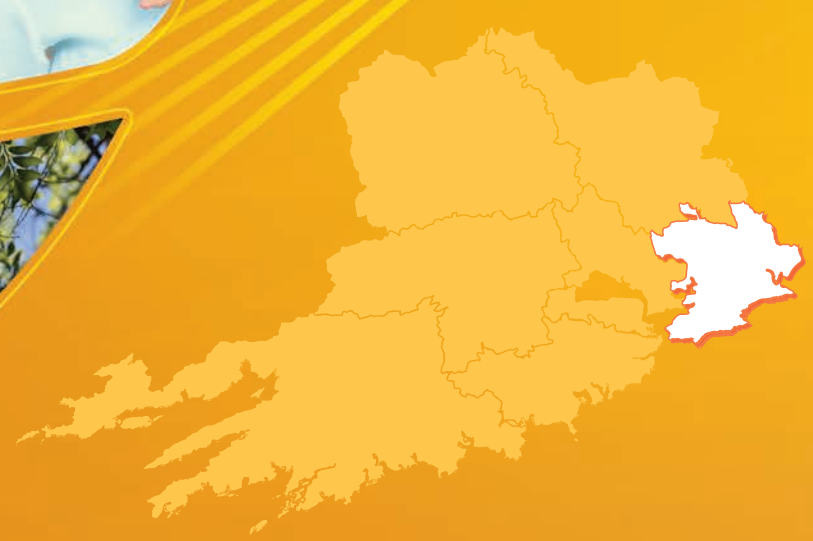


**Cork
County Council**
Comhairle Contae Chorcaí

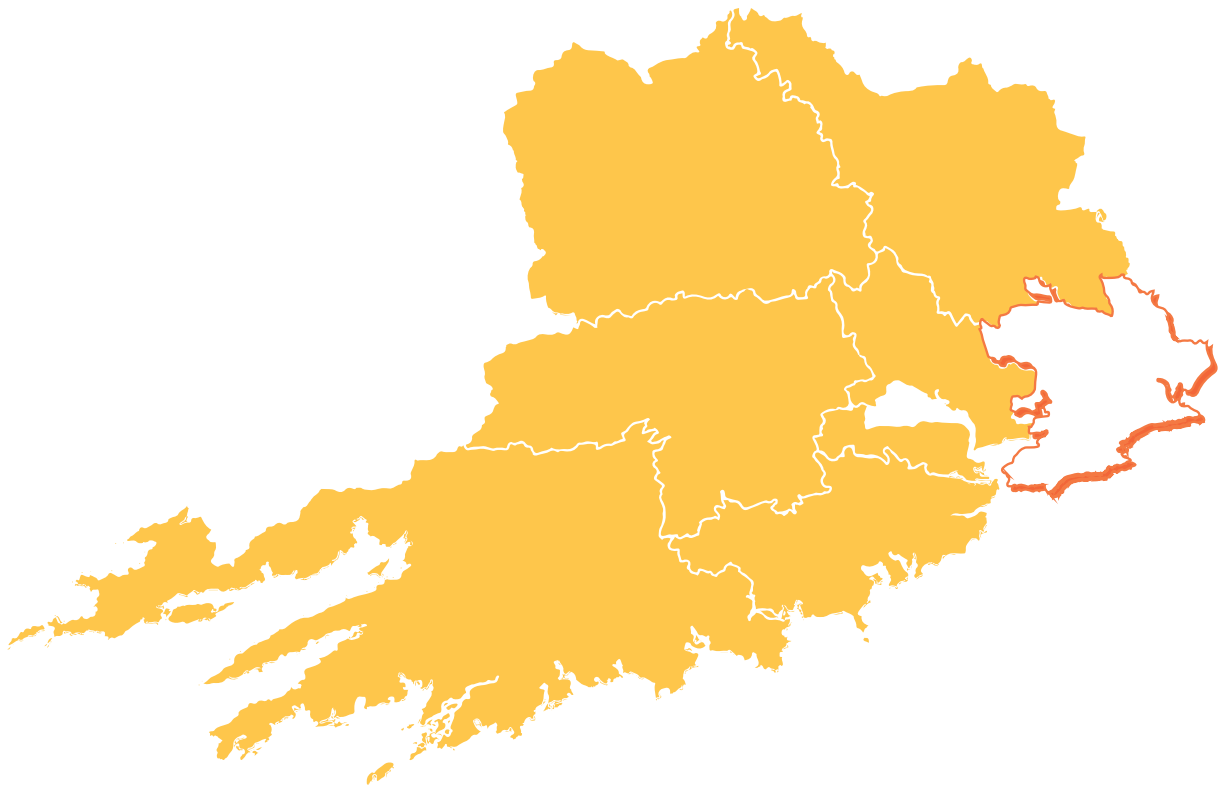


East Cork Municipal District

Local Area Plan Review



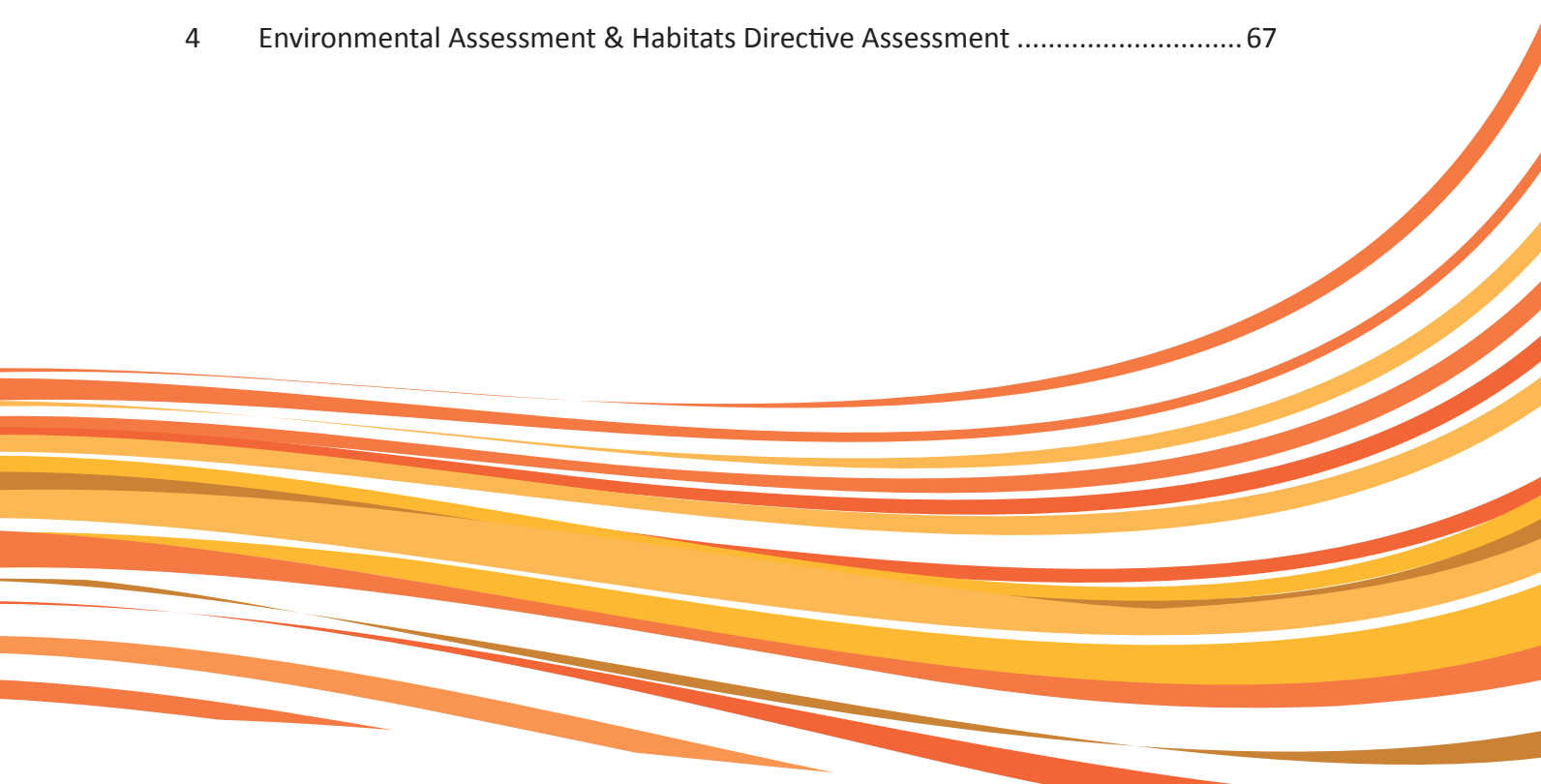
Public Consultation Document
14th December 2015



East Cork Municipal District

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Section 1

Introduction

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1.1 The Purpose of this Document

- 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 Electoral Area Local Area Plans. The most recent Local Area Plans were adopted in 2011. The Plans have a six year life and the Council is now commencing the process of reviewing the plans so that new plans will be in place 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 new Local Area Plan will be prepared for each of the eight Municipal Districts in the County. The plans will set out the detail of the planning strategy and land use zoning as appropriate for each town and village in each Municipal District. **The main purpose of this document is to provide a basis for consultation with the public on those aspects of the current Local Area Plan or Town Development Plan that are considered likely to change in the new draft plan to be prepared in 2016.**
- 1.1.3 Midelton and Youghal Town Councils were abolished in 2014. Currently the Town Development Plans, adopted by both Town Councils, remain in force pending the making of the next Cork County Development Plan in 2020. Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, it is proposed to include the former Town Council administrative areas within the Local Area Plan review. **Parties with an interest in lands within the former Town Councils administrative areas should consider the need to make a submission to the County Council as part of this consultative process.**

Table 1.1: Municipal Districts in County Cork

	Municipal District	Population 2011	Main Towns	No of villages
1	Ballincollig - Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon- Kinsale	42,454	Bandon, Kinsale	34
3	Blarney - Macroom	43,398	Blarney, Macroom	53
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

- 1.1.4 This document relates to the East Cork Municipal District Local Area Plan and highlights the main areas of change proposed by the Council in the next Local Area Plan, relative to the Local Area Plan adopted in 2011, and the Midelton and Youghal Town Development Plans. The document focuses on identifying the critical planning issues and choices now faced taking account of the amount of growth envisaged in each area, the available land supply, availability of the infrastructure required to facilitate development and the need to protect and conserve the environment.



Figure 1-1 Cork Municipal Districts

1.1.5 The publication of this document marks the commencement of the public consultation process in relation to matters that should be addressed in the preparation of the new plan. This document has been prepared in order to promote and generate interaction and feedback. It is intended that it will act as a tool to stimulate, guide and encourage debate and discussion on the current issues impacting upon the community, to flag important factors, and to encourage and assist the public in making submissions / observations to the Planning Authority in respect of the proposed Local Area Plan. The Council is inviting feedback and suggestions in relation to the issues raised in the document and in relation to any other matters not specifically mentioned, which the public / stakeholders consider relevant to the future planning strategy for the area.

1.1.6 Any formal submissions received by the Council during the consultation process will be considered in the preparation of the formal Draft Local Area Plan. This Plan is expected to be published for public consultation in the autumn of 2016, at which point people will have a further opportunity to comment and make submissions on the specific proposals contained in the Draft Plan. A more detailed timeline of the plan making process is set out in Table 1.2.

1.2 Structure of Document

1.2.1 This document is set out in four sections. Section One provides an introduction to the process of preparing the new Local Area Plan and sets out the scope of this document.

1.2.2 Section Two of this report provides an overview of the Municipal District and outlines the strategy for the future development of the Municipal District, its towns and villages, in line with the Core Strategy set out in the County Development Plan 2014.

1.2.3 Section Three deals in detail with the Main Towns of the Municipal District and outlines the main issues which need to be considered in the formulation of the new Local Area Plan. Where changes to the zoning of land are being considered by the Planning Authority this is highlighted for each town. Where

the potential need for changes to the zoning of land has been identified by the Planning Authority this is highlighted for each town. **It is important to note that this is not a definitive list of changes and as the review process continues other changes may arise.** It is intended that the new plan will provide more detailed guidance on some issues such as the development of the town centre and proposals in this regard are also discussed in Section 3. .

1.2.4 Section Four of the report deals with issues in relation to the need for SEA and HDA of the new plan.

1.3 Other Issues Affecting the Preparation of the New Local Area Plan

1.3.1 **Flood Risk Management:** the Government issued Guidelines to Planning Authorities on the “The Planning System & Flood Risk Management” in 2009 and the subsequent Local Area Plans made by the County Council in 2011 were subjected to Flood Risk Assessment broadly in accordance with the guidelines. The County Council used information from the following sources to carry out that assessment:

- Draft River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) (OPW)
- Floodmaps.ie (OPW); and
- Flood Hazard Mapping for fluvial and tidal area commissioned by Cork County Council from Consultants JBA Associates.

1.3.2 Since 2011, OPW have commissioned new detailed CFRAMS studies for several locations in the County and, once complete, will be used by the County Council to supersede the JBA Associates Flood Hazard Mapping used by the County Council in the making of the 2011 LAP’s, in the locations where the information is available. Although these new CFRAMS studies are at an advanced stage, their final outputs were not available when this document was prepared. Therefore, in this document, references to flood risk are based on the flood risk data used in the preparation of the 2011 Local Area Plans. It is anticipated that the new CFRAMS studies will be available to inform the preparation of the draft plans themselves in 2016.


1.3.3 Because the 2011 Local Area Plans were subjected to a detailed flood risk assessment in line with the Government’s guidelines to planning authorities, the majority of zonings in those plans are not affected by significant flood risks and can therefore be considered for inclusion in the new Draft Local Area Plans in 2016, if appropriate. However, a small number of zonings from the 2011 Local Area Plans and some zonings originating in Town Council Development Plans carry a residual element of flood risk. Where possible, it is intended to draw attention to those zonings in this document so that the justification for their inclusion in the new Draft Local Area Plan in 2016 can be re-assessed.

1.3.4 **Habitats Directive Assessment:** Similarly, because the 2011 Local Area Plans were subjected to a detailed Habitats Directive assessment in line with the Government’s guidelines to planning authorities, zonings in those plans are unlikely to be considered as posing risks to the integrity of Natura 2000 sites through their inclusion in the new Draft Local Area Plan in 2016. However, some of zonings originating in Town Council Development Plans were not subjected to Appropriate Assessment when those plans were made. Where possible, it is intended to draw attention to those zonings in this document so that the justification for their inclusion in the new Draft Local Area Plan in 2016 can be re-assessed.

1.3.5 **Approach to zoning:** Many existing town development plans use ‘established’ zoning categories to define the appropriate use in existing areas of development e.g. ‘established residential’ to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of ‘established’ zoning categories was discontinued in favour of an ‘existing built up area’ classification. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative areas.

1.4 Process of Making a Local Area Plan

1.4.1 The legal process for making a local area plan is set out in Section 20 of the Local Government Planning and Development Act 2000, as amended. The main stages of the process of making a Local Area Plan are summarised in Table 2 below.

Stage	Actions	Timeframe
Preliminary Stage This is the stage we are at now. 	<ul style="list-style-type: none"> ➤ Brief Elected Members at Development Committee. ➤ Brief Planning Special Policy Committee. ➤ Brief Municipal District Committees. ➤ Publish Consultation Documents. ➤ Invite submissions and observations from the public and interested bodies. ➤ Present Chief Executive's report on Submissions Received to Municipal District Committees / Development Committee 	September 2015 to March 2016
Draft Local Area Plan Stage	<ul style="list-style-type: none"> ➤ Prepare proposed Draft Plans. ➤ Brief Members on Proposed Draft Plans. ➤ Commence Formal Public Consultation on Draft Plans. ➤ Invite submissions and observations from the public and interested bodies. ➤ Issue Chief Executives Report to Members. ➤ Members consider Chief Executive's Report. 	April 2016 to March 2017
Draft Local Area Plan Amendment Stage	<ul style="list-style-type: none"> ➤ Consider need to Amend plans ➤ Publication of Amendments as appropriate ➤ Commence Formal Public Consultation on Amendments ➤ Invite submissions and observations from the public and interested bodies ➤ Issue Chief Executives Report to Members. ➤ Consideration of Issues by members and Adoption of Local Area Plans 	April 2017 to July 2017 Adopted Monday 24th July 2017.

1.4.2 Throughout the preparation / review of this electoral area plan, the Acts state that the Elected Members of the Council are restricted to considering only the following matters:

- The proper planning and sustainable development of the area;
- The statutory obligations of any local authority in the area; and
- Any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

1.5 How to make a submission

- 1.5.1 The East Cork Municipal District Preliminary Consultation Document 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 Monday 14th December, 2015 to 4.00p.m on Monday 25th January, 2016 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 Preliminary Consultation 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 Monday 14th December, 2015 to 4.00p.m on Monday 25th January, 2016.
- 1.5.4 Submissions may be made in either of the following two ways:
- On-line via www.corkcoco.ie following the instructions provided
 - In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12 R2NC.
- 1.5.5 All such submissions lodged within the above period and prior to the close of business at 4.00pm on Monday 25th January, 2016, will be taken into consideration in the preparation of the East Cork Municipal District Draft Local Area Plan.

The Council regrets that for technical reasons, submissions by email cannot be accepted.

Section 2

Planning Strategy

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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 issues such as housing, social and community facilities, economy and employment, town centres and retail, energy and digital economy, transportation and mobility, water services, heritage, green infrastructure and the environment and zoning and land use.
- 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 Plans for the future development of this Municipal District 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 for East Cork Municipal District.

- 2.2.1 The East Cork Municipal District straddles two Strategic Planning Areas, for which the County Development Plan 2014 sets out differing objectives. Midleton and its hinterland is located within the Metropolitan Strategic Planning Area, while Youghal, and the eastern part of the Municipal District, is located within the Greater Cork Ring Strategic Planning Area.
- 2.2.2 'Metropolitan Cork' is designated as a 'Gateway' by the National Spatial Strategy and it is the main engine of population and employment growth for the South West Region. 'Metropolitan Cork' includes Cork City, the suburban areas and Metropolitan Towns¹ within the county administrative area that adjoin the city and the surrounding villages and rural areas. The 'County Metropolitan Strategic Planning Area' includes the parts of Metropolitan Cork that fall within the County Council's administrative area. Ambitious population targets have been established for Metropolitan Cork and have been allocated to Cork City and the County part of the Metropolitan Area through the Regional Planning Guidelines. In support of the development of the Gateway function of Metropolitan Cork within the East Cork MD, the County Development Plan seeks to:
- 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) Prioritise development to provide the homes and jobs that are necessary to serve the planned population in Carrigaline, Midleton, Carrigtwohill, Ballincollig, North Environs, Glanmire, Blarney, Monard and Cobh.
 - c) Maximise new development, for both jobs and housing, in the Metropolitan Towns served by the Blarney – Midleton/Cobh rail route and to enhance the capacity of these towns to provide services and facilities to meet the needs of their population;
 - d) Provide an enhanced public transport network linking the City, its environs, the Metropolitan towns and the major centres of employment.
 - e) Facilitate the development of the villages as set out in the local area plans so that the rate of future population growth complements 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;

¹ The Metropolitan Towns are Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Midleton, Passage West, the proposed new town at Monard.

- f) 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;
- g) In the Cork Harbour area generally, to protect and enhance the area's natural and built heritage and establish an appropriate balance between competing land-uses to maximise the areas overall contribution to Metropolitan Cork while protecting the environmental resources of the Harbour

2.2.3

Youghal and the eastern part of the Municipal District are located within the Greater Cork Ring Strategic Planning Area. The Ring has experienced population growth significantly ahead of target over the last decade. In this context the County Development Plan seeks to:

- a) Establish an appropriate balance in the spatial distribution of future population growth so that Youghal, Bandon, Fermoy and Macroom 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.

2.3 The East Cork Municipal District

- 2.3.1 In 2011 the population of the East Cork Municipal District stood at 42,399. This population is spread across a network of settlements including two towns and 30 villages and the open countryside, as detailed in Table 2.2. Outside the main towns the district is largely rural / agricultural in character and almost one third of the population of the Municipal District lives in the open countryside i.e. not within a settlement.
- 2.3.2 Midleton is the largest town in the Municipal District with a population of 12,001 in 2011 and has the largest employment, service and retail base. Youghal is significantly smaller in terms of population and employment but offer services that support a significant rural hinterland.
- 2.3.3 The economy of the area is quite diverse and is based on services, manufacturing, agricultural and tourism.

Table 2.1: Distribution of population within the East Cork Municipal District 2011

	Settlements	Population 2011	%
Towns	Midleton (12,001) and 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, Ballincurragh, 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 and Rural Area Populations are estimated figures

Figure 2-1 East Cork Municipal District



2.4 Growth Strategy

- 2.4.1 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 in the period 2011-2022. The County Development Plan indicates that 262ha of land are 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 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).
- 2.4.3 Table 2.2 above shows that the current provision of zoned lands within the main towns is sufficient to accommodate 7,210 new dwelling units providing headroom of 930 units or 15% in excess of the net requirement within the towns of the Municipal District for 6,280 new units.
- 2.4.4 Table 2.2 also shows that the greatest number of new dwellings are planned in Midleton with significant new growth also planned in Youghal. In addition the table shows there is significant headroom in Youghal but no headroom in Midleton. However Midleton forms part of the Metropolitan SPA which is considered to be a single market area for housing and jobs and where the overall strategy is to promote growth in the corridor served by the rail corridors east of Cork where there is a high quality public transport service already in place.

Table 2.2: East Cork Municipal District

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Midleton	12,001	21,576	4,667	5,243	210	190.11	5,255
Youghal	7,794	9,115	999	1,037	52	78.60	1,955
Main Towns	19,795	30,691	5,665	6,280	262	268.71	7,210
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	268.71	8,424

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 7.1 Ha
Source: Cork County Development Plan 2014- Appendix B, Table B 10

2.5 Water Services infrastructure

- 2.5.1 Water services, of the all the infrastructure requirements needed to facilitate new development, is the most critical, as in the absence of it, little development can take place.
- 2.5.2 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.
- 2.5.3 The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes. As part of the review of the Local Area Plans it is proposed to prepare a companion document outlining the Water Services Infrastructural Investment needs in each Municipal District.

Approach to Water Services Provision

- 2.5.4 In this Municipal District modern, high quality drinking water and waste water infrastructure will be in place to serve the Youghal by the time the new Local Area Plan comes into force in mid 2017. Capacity is available in Midleton to cater for some of the planned growth and additional investment will be required to cater for the balance.
- 2.5.5 So far as the Villages and smaller settlements are concerned, in many cases (see Table 2.4) the water services infrastructure needed to deliver the scale of growth envisaged by the 2011 Local Area Plan is often not in place. In general the Councils approach to this, which is summarised in Table 2.3, is that **where Irish Water already have water services infrastructure in a town or village then Irish Water will need up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.**

Table 2:3 Strategy for Water Service Provision		
	Normally Expected level of Water Services	Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure, if not already available, to be prioritised.
Key Villages		
Villages	Public Drinking Water	Adequate drinking water services 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.

- 2.5.6 Therefore, while the current water services infrastructure cannot immediately deliver the scale of growth envisaged by the 2011 LAP, **the proposal is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.** Settlements in this category are denoted by the letter 'R' in the final column of Table 2.4.
- 2.5.7 In some areas where water services infrastructure is not available, nor likely to be available, it may be necessary to adjust the scale of growth and limit development within such settlements to individual houses. Settlements in this category are denoted by the letter 'A' in the final column of Table 2.4. Within this Municipal District, Churchtown South, Ballincurragh, Leamlara and Lisgoold are the only settlements that fall into this category
- 2.5.8 In some settlements, typically village nuclei, the scale of growth envisaged in 2011 is already quite low in recognition of the lack of water services infrastructure and therefore it may be possible to retain this as it is.

Table 2:4 East Cork Municipal District – Suggested Approach for the new LAP

34 Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of Growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for the new LAP
<i>Towns</i>						
Midleton	5133		5,243			Target as Per CDP 2014
Youghal	4246		1,037			
			6,280			
<i>Key Villages</i>						
Castlemartyr	658	2	235			R
Cloyne	702	0	255			R
Killeagh	349	93	135			R
Whitegate & Aghada	893	0	190			R
			815			
<i>Villages</i>						
Ballycotton	303	11	45			R
Ballymacoda	85	12	25			R
Dungourney	48	3	10			R
Ladysbridge	232	57	40			R
Mogeely	152	25	80			R
Saleen	0	0	50			R
Shanagarry/ Garryvoe	358	19	70			R
Churchtown South	26	21	15		None	A
			335			
<i>Village Nuclei</i>						
Ballincurrig			10			A
Ballinrostig			5		None	R
Ballintotis			5		None	R
Ballymackibbot			2	None	None	R
Clonmult			5	Private GWSS	None	R
Gortaroo (Gortroe)			5	Private GWSS	None	R
Inch			0		None	R
Leamlara			10		None	A
Lisgoold			20			A
Mount Uniacke			2	None	None	R
			64			
Total			7,494			
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.					
Suggested Approach Key	R= It is intended to broadly retain the overall scale of growth as set out in current 2011 Local Area Plan					
	A = The overall scale of growth as set out in current 2011 Local Area Plan will need to adjusted to reflect available water services capacity. Development will be limited to a small number of individual houses with their own treatment plant.					

- 2.5.9 In relation to the Villages the County Development Plan 2014 indicates that, in the villages of this Municipal District, provision has been made for 1,214 dwelling units within the villages. An analysis of water services capacity in the villages indicates that without further investment in Water Services, it may only be possible to deliver 297 housing units.
- 2.5.10 Within the village network it is suggested that the new LAP should generally maintain the scale of growth established for the 2011 Local Areas Plan in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and this stage of the process, it is **not intended to alter the development boundaries of any of the villages**. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns of the Metropolitan Area generally to accommodate any development which cannot take place within the villages due to lack of infrastructure.
- 2.5.11 The Settlement network of this Municipal District includes eight 'Other Locations' - Barnabrow / Ballymaloe, Carriganass, Garryvoe Upper, Gyleen, Knockadoon, Redbarn, Roche's Point and Trabolgan. County Development Plan Strategy recognises other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are envisaged to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

2.6 Summary of the proposed Development Strategy for the Villages of this District

- 2.6.1 In relation to the villages of this Municipal District the suggested approach for the new local area plans is as follows:
- a) Maintain growth at the level already provided for in the current 2011 Local Area Plans (LAPs). The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
 - b) It is not intended to alter the development boundaries of any of the villages.
 - c) **Key Villages:** In some key villages the current water services infrastructure cannot immediately accommodate the scale of growth envisaged by the 2011 Local Area Plan and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.
 - d) **Villages:** There are 8 villages in this Municipal District and seven of them have Irish Water Drinking water and waste water treatment services. For these settlements (see Table 2.4), it is proposed that the new LAP will generally retain the scale of growth as set out in the current 2011 LAP. In Churchtown South, where public (Irish Water) waste water treatment infrastructure is not available, and is not expected to be provided, consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant.
 - e) **Village Nuclei:** Village Nuclei are the smallest settlements in the network and the CDP 2014 indicates that they are only intended to cater for individual dwellings (i.e. not housing estates). There are ten village nuclei in this Municipal District and only two (Ballinacurrig and Lisgoold) have Irish Water infrastructure. In most cases in village nuclei, the scale of growth envisaged by the 2011 LAP is already quite modest but in the case of Ballinacurrig, Leamlara and Lisgoold, consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant.

2.7 Strategic Land Reserve

- 2.7.1 A large part of this Municipal District is within 'Metropolitan Cork', which (together with Cork City) is considered to be 'a single market in terms of housing and jobs'. Here, it is important that the adequacy of the supply of land for housing is considered at a Strategic Planning Area level rather than at an individual main settlement level because of the local physical and infrastructure limitations that apply to different towns.
- 2.7.2 The purpose of maintaining a 'Strategic Land Reserve' is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are either not delivered or delayed and also to a lesser extent, where smaller settlements and rural areas do not deliver the housing units required, perhaps because of limitations in water services, but also in road and transportation infrastructure.
- 2.7.3 Core Strategy Table 2.2 of the Cork County Development Plan 2014 currently shows that there is 37% headroom of residentially zoned land across the County as a whole. However the headroom in the County Metropolitan Cork Strategic Planning Area is only 14% (153ha). This level of reserve (or 'headroom') is considered too low for the likely needs of the nation's second city and its Metropolitan Region. If the reserve remains at this level, then it is considered that, in future, this could restrain the supply of housing in the critical metropolitan area leading to unnecessary house price inflation and unplanned pressure for housing in other parts of the county. Taken together, these two issues could limit the competitiveness of Cork's recovery and the contribution that the city and its metropolitan region makes to national recovery.
- 2.7.4 The Development Plan Guidelines, issued to planning authorities by Government in 2007, state that in order to ensure continuity of supply of zoned and serviced residential land Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for at least the next 9 years i.e. 150% of the amount of land required over the lifetime of the plan. The Guidelines also require Local Authorities to consider the provision of adequate zoned land in excess of the targets for each of their settlements (i.e. headroom).
- 2.7.5 These additional lands have yet to be identified but will be considered as part of the preparation of the Draft Local Area Plans for the relevant Municipal Districts, and may include additional lands within the East Cork Municipal District. At this stage, no firm locations have been identified but those which adjoin the main towns (or planned extensions to them), have access to Irish Water services (with capacity for future development) and can provide access to established public transport corridors will be considered for inclusion in the new Draft Local Area Plan to be issued in 2016.

2.8 Employment within the Municipal District

- 2.8.1 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.

- 2.8.2 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, 652Or 16.2% work within the Greater Cork Ring (this includes part of the MD).
 - 670 or 4% work outside Cork County.
- 2.8.3 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.
- 2.8.4 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.
- 2.8.5 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 2.5: Employment Land Supply
(Current LAP Zonings)**

Town	Business	Industrial	Enterprise
<i>Midleton</i>	27	31	37
<i>Youghal</i>	28	23	0
<i>Total</i>	55	54	37

Section 3

Main Settlements

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3.1 Introduction

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3.1 Introduction

3.1.1 There are two towns in the East Cork Municipal District: Midleton and Youghal. This section outlines some of the key issues in relation to the main towns which the new Local Area Plan will address. The section also identifies the main areas where changes are being considered relative to the plan that was adopted in 2011 and the issues which the Council would like to engage with the people/ stakeholders on. The main issues are:

- a) Where will people live – issues around the location of lands for new housing development;
- b) Where can people work?
- c) Are there sufficient community facilities and public spaces?
- d) How can the town centre be strengthened? Identifying opportunity sites & providing for a mix of uses which promote vibrancy and the viability of the town centre?
- e) Are the public spaces of the town attractive and accessible? Is the public realm of high quality?
- f) How to deal with congestion and improve movement for all modes within the town?
- g) What are the water services needs of the town and how can these be delivered?

Section 3.1

Midleton

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3.1.1 The Vision for Midleton

- 3.1.1.1 Midleton is the largest town in East Cork and as a Metropolitan town it forms part of the 'Cork Gateway' the engine of population and employment growth for the region. Proposals for development here have been framed to compliment the City Council's own development proposals' and the County Councils proposals in other Metropolitan Towns.
- 3.1.1.2 The central area of the town was administered by Midleton Town Council until 2014. A Town Development Plan was adopted in 2013 setting out a strategy for the development of the lands within the Town Council area. The provisions Town Plan will inform the preparation of the new Local Area Plan and it is envisaged that many of its provisions will be included in the LAP. The Town Plan identified the strategic aims for the town as follows:
- Realise the target growth in population for the town and environs to 23,735 by 2020, securing growth in the population of the Town Council Area.
 - Strengthening the economy of the town, attracting new investment in employment, services, retail and tourism uses.
 - Strengthening the role of the town centre as a primarily retail area and the centre of the community.
 - Secure investment in essential infrastructure, including water services.
- 3.1.1.3 Midleton has grown significantly in recent years as is a popular residential location for commuters working in or near Cork City. The aim of the East Cork Municipal District Plan is to put in place conditions that will allow Midleton to develop as a critical population, service and employment centre, with an appropriate level of community facilities and high quality, integrated public transport connections. In addition, the plan should ensure that Midleton town centre has the capacity to provide for an appropriate range of retail and non retail functions to serve the needs of the community and its wider catchment area.
- 3.1.1.4 Within this context the preparation of the new local Area Plan offers the opportunity to take stock in terms of the vision for Midleton, the lessons learned over recent years and to set out the landuse framework that should be put in place to help progress towards achieving that vision.

3.1.2 Residential Land Supply

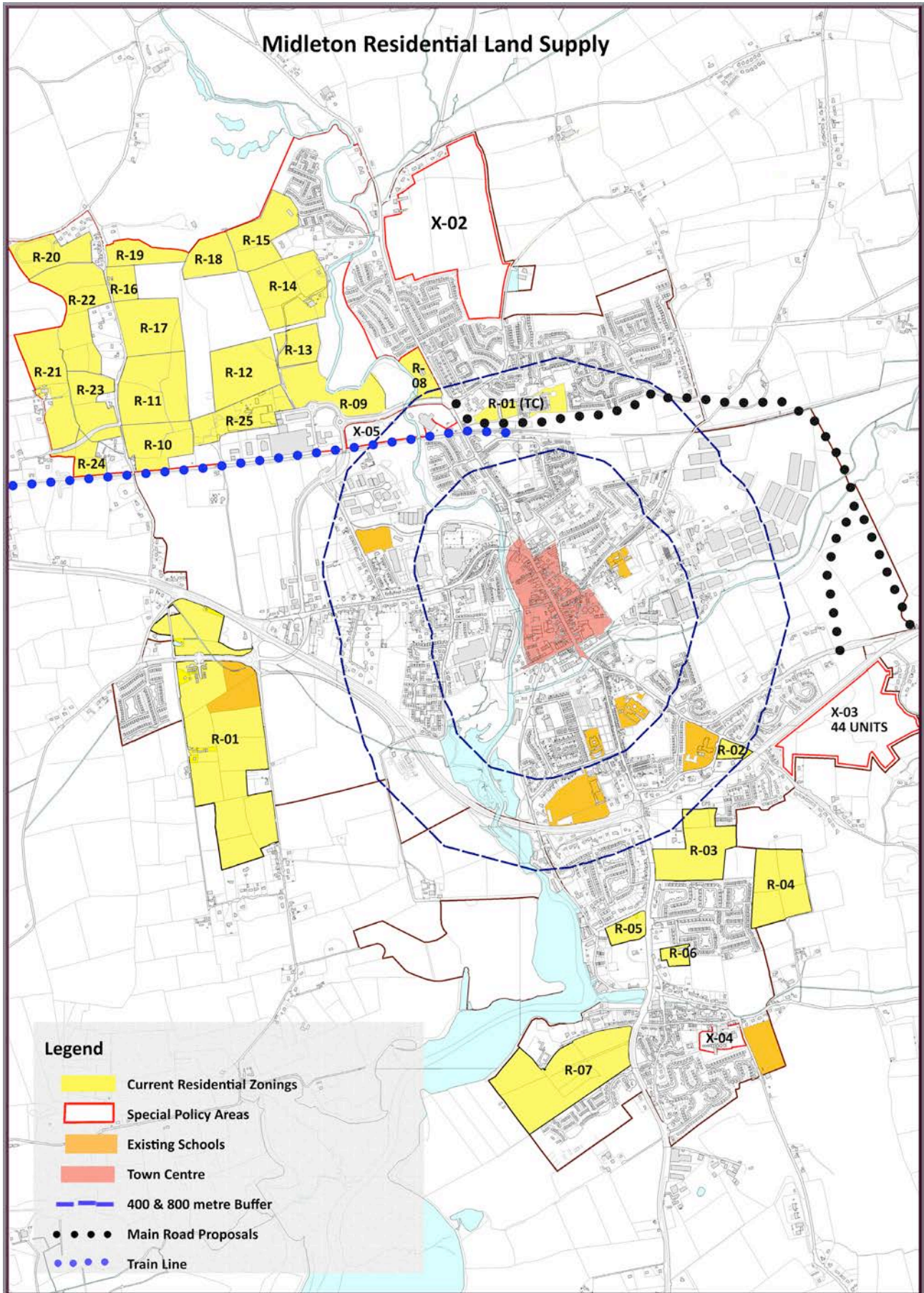
- 3.1.2.1 Midleton forms part of the Metropolitan SPA which is considered to be a single market area for housing and jobs and where the overall strategy is to promote growth in the corridor served by the rail corridors east of Cork where there is a high quality public transport service already in place.
- 3.1.2.2 In light of the reopening of the Cork – Midleton railway, Midleton has potential for significant development. The 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. A net housing land requirement of 210ha has been identified by the County Development Plan to provide this amount of housing.
- 3.1.2.3 Previous plans for Midleton have made provision for a residential land supply of 190ha with the capacity to provide approximately 5,255 units. The principle area for new residential development in the town will be at Water Rock to the west of the town, adjoining the Cork-Midleton railway line, where a site of 160 ha has been zoned to provide a mixed use development in three phases which will include approximately 2,500 residential units, school sites, a neighbourhood centre, parks, greenway, a railway station and business uses. The existing Local Area Plan has recently been amended to set out a detailed framework for the development of this site.

- 3.1.2.4 The residential land supply for the town is detailed in Table 3.1.1. The final column on the table details the suggested zoning strategy for the new Local Area Plan and indicates whether it is proposed to broadly retain a zoning or change it. Where it is proposed to retain a zoning this refers to the land use category only – the detailed objective for a site may change. Proposals outlined below may be subject to change as a result of more detailed flood risk assessment.

Table 3.1.1 Current Residential Zonings / Land Supply in Midleton			
Site Ref.	Area (ha)	Comment	Proposed Approach
Infrastructure available to facilitate development within 0-2 year timeframe			
R-01	27.3	Includes provision for 1 No. Primary School. Affected by flood risk.	Retain Zoning subject to FRA
R-02	0.9	Vacant site for high density residential development	Retain Zoning
R-03	6.3	Extension of duration granted in February 2012 for the completion of 267 dwelling units comprising of 100 houses, 167 apartments, 24 bed nursing home, creche with outdoor multi-use games area.	Retain Zoning
R-04	7.2	Vacant site to the east of Castle Redmond. Permission was refused on site because of concerns over the capacity of the local road network, particularly Lakeview Roundabout, to accommodate additional traffic generated by the proposed development.	Retain Zoning
R-05	1.7	Vacant site to the south of Cherrywood Heights.	Retain Zoning
R-06	0.9	Vacant site in Ballinacurra	Retain Zoning
R-07	14.7	Vacant site to the north of Maple Woods. Site is adjacent to the Great Island Channel SAC.	Retain Zoning
R-08 – R-25	120	Mixed use development 2,500 houses, 3 schools, 2.8 ha Neighbourhood development. This site is the subject of a detailed masterplan that has identified specific areas for future residential development. These new zonings will be reflected in the Draft LAP.	Retain Zonings as per amended LAP
X-02	4	Vacant site to the north of Midleton, range of uses to be accommodated.	Review to ensure optimisation of sites potential.
X-03	1.76	Includes provision for GAA facilities, Nursing home	Reassess potential of these land sites
X-04	2	Brownfield site with grain stores	
X-05	2.5	Site is at risk of flooding.	Retain opportunity for residential uses as part of mixed use scheme.
R-01 (TC)	0.85	Site was previously within	Retain opportunity for residential uses
TC-01	10.55	Town centre zoning	Retain opportunity for residential uses as part of mixed use scheme.
Totals	200		

- 3.1.2.5 With the exception of the Water Rock site much of the new residential land for Midleton is located south of the N25. Pedestrian / Cycle connectivity to the town centre from new development areas is essential. The new LAP should identify needs in this regard and ensure these are reflected in the objectives of the LAP and delivered in tandem with new development.
- 3.1.2.6 Midleton retains a strong residential function within the town centre and has a good stock of family housing located in close proximity to the core of the town. The new local area plan for Midleton needs to continue to facilitate new residential development close to the centre of the town as part of infill and mixed use developments. The new plans should also seek to enhance connectivity from existing and new residential areas to the town centre.
- 3.1.2.7 The new local area plan for will need to set out a strategy that will support the orderly and sustainable delivery of the residential land supply. This strategy will need to address the following concerns;
- Ensuring the delivery of the Water-Rock Masterplan.
- 3.1.2.8 The appropriateness of identifying additional lands for residential use in Midleton to meet the requirement for new headroom within the Metropolitan Area and where such lands should be located in order to best facilitate the sustainable development of the town.
- 3.1.2.9 Pedestrian / Cycle connectivity to the town centre from new development areas is essential. The new LAP should identify needs in this regard and ensure these are reflected in the objectives of the LAP.
- 3.1.2.10 New water services infrastructure is required to facilitate development. The timeline around the delivery of this infrastructure is uncertain and is beyond the direct control of the County Council. The LAP should set out what is required, who is responsibility for delivery and the expected timeline.

Figure 3.1.1 Midleton Residential Land Supply



3.1.3 Employment Land Supply

- 3.1.3.1 Midleton is the principal market town of East Cork and has a strong retail /commercial base. The town also retains a strong manufacturing and services sector and the distillery remains a significant employer in the area.
- 3.1.3.2 According to the CSO POWSCAR data, in 2011 there were a total of 6,399 workers living within the Midleton area with nearly 1 in 5 of these working in Cork City. Within Midleton itself, there were 3,951 jobs, an increase of 6% on the 2006 figures. Of those jobs in Midleton, 48% are classified as being lower professional or non manual with 23% classed as being higher professional, employers and managers.
- 3.1.3.3 The CASP Update identified a 2020 jobs target of 6,202 for the town, equivalent to an additional 2,251 jobs over the level recorded in 2011. The challenge for the Local Area Plan is to ensure that it puts in place the conditions required to support the development of a mix of employment and business opportunities within the town while also strengthening its retail and tourism role within East Cork.

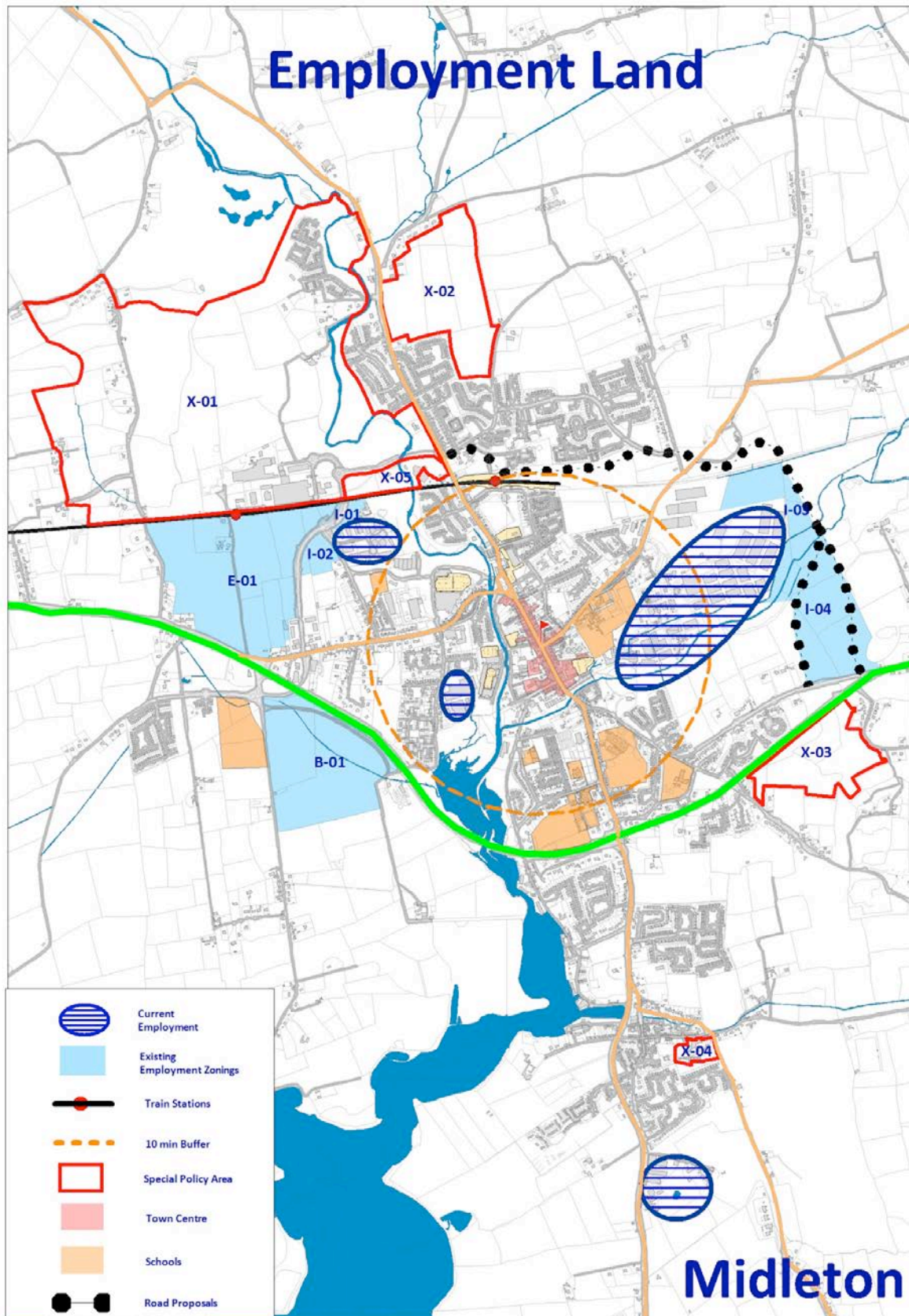
Review of Existing Land Supply

- 3.1.3.4 Approximately 96 hectares of land was made available in the 2011 Midleton Electoral Area Local Area Plan for employment related development. Two thirds (64 hectares) of this land supply was located in two sites to the west of the town centre. Additional lands were available as part of a number of special policy areas, including Water-Rock. To date, no development has taken place on these lands.
- 3.1.3.5 Within the Town itself there are two significant employment sites which are currently identified as part of the town centre / existing built up area. Midleton Distillery is a major land use to the east of the town centre and is classified as a hazardous industrial instillation 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. Midleton Business and Enterprise Centre on Dwyer Road occupies a site of approx 3 hectares and accommodates a wide mix of uses in a number of converted industrial buildings.
- 3.1.3.6 The Cork County Development Plan 2014 has recognised the important employment function of Midleton in its Employment hierarchy. The challenge for the Local Area Plan is to ensure that a supply of employment land is available that is well matched to demand and suitable for a range of uses, offers choice of location and can be serviced by appropriate infrastructure (water services, roads, pedestrian and cycle infrastructure).
- 3.1.3.7 Table 3.1.2 sets out the current situation in relation to the land zoned for employment uses. Some of the sites are small, infill opportunities with uses on both the I-03 and I-04 limited because of the adjacent SEVESO site (Midleton Distillery). Sites B-01 and E-01 represent significant employment opportunities for the town. Some small sections of the lands are at risk of flooding.

Table 3.1.2 Midleton Business Land Availability		
Site Ref	Current Status	Suggested Strategy
I-01	Small Site	Retain for industrial / business uses.
I-02	Small site	Retain for industrial / business uses.
I-03	Industrial and for expansion of the distillery.	Retain.
I-04	Vacant Site. Partially at risk of flooding	Retain.
B-01	Vacant Site affected by flood risk	Retain as business. Identify measures to enhance connectivity to town centre.
E-01	Vacant Site	Retain as Enterprise. Identify measures to enhance connectivity to town centre.
X-01	Water-Rock masterplan prepared	Retain provision for business uses within the site.
X-02	Ranges of uses to be accommodated.	Review to ensure optimisation of sites potential.
X-04	Disused grain depot.	Retain as a business zoning
X-05	Site is at risk of flooding	Retain potential for office uses on site subject to FRA.

- 3.1.3.8 In addition to the employment land supply outlined in the table above, opportunities exist to make provision for more office based employment uses within the town centre area and the new plan should explore these options further and highlight the opportunities. In addition to such uses within the areas zoned T-01 and X-05, other redevelopment opportunities are potentially available at the site of the Midleton Business and Enterprise Centre on Dwyer Road which enjoys an excellent location in the centre of the town and possibly on the GAA lands, were the GAA to relocate, given the proximity of the site to the train station and the town centre. As part of the preparation of the new Local Area Plan the objectives for these lands will be reviewed.
- 3.1.3.9 Consideration could also be given to amending the X-02 zoning objective. Currently the specific objective allows for a mix of uses including residential, business and active open space. It may be more appropriate to retain the site for business use to complement the significant residential development planned for at Water-Rock.
- 3.1.3.10 Figure 3.2 has identified the current supply and a number of additional sites that could potentially be re zoned to accommodate employment uses.

Figure 3.1.2 Midleton Employment Land Supply



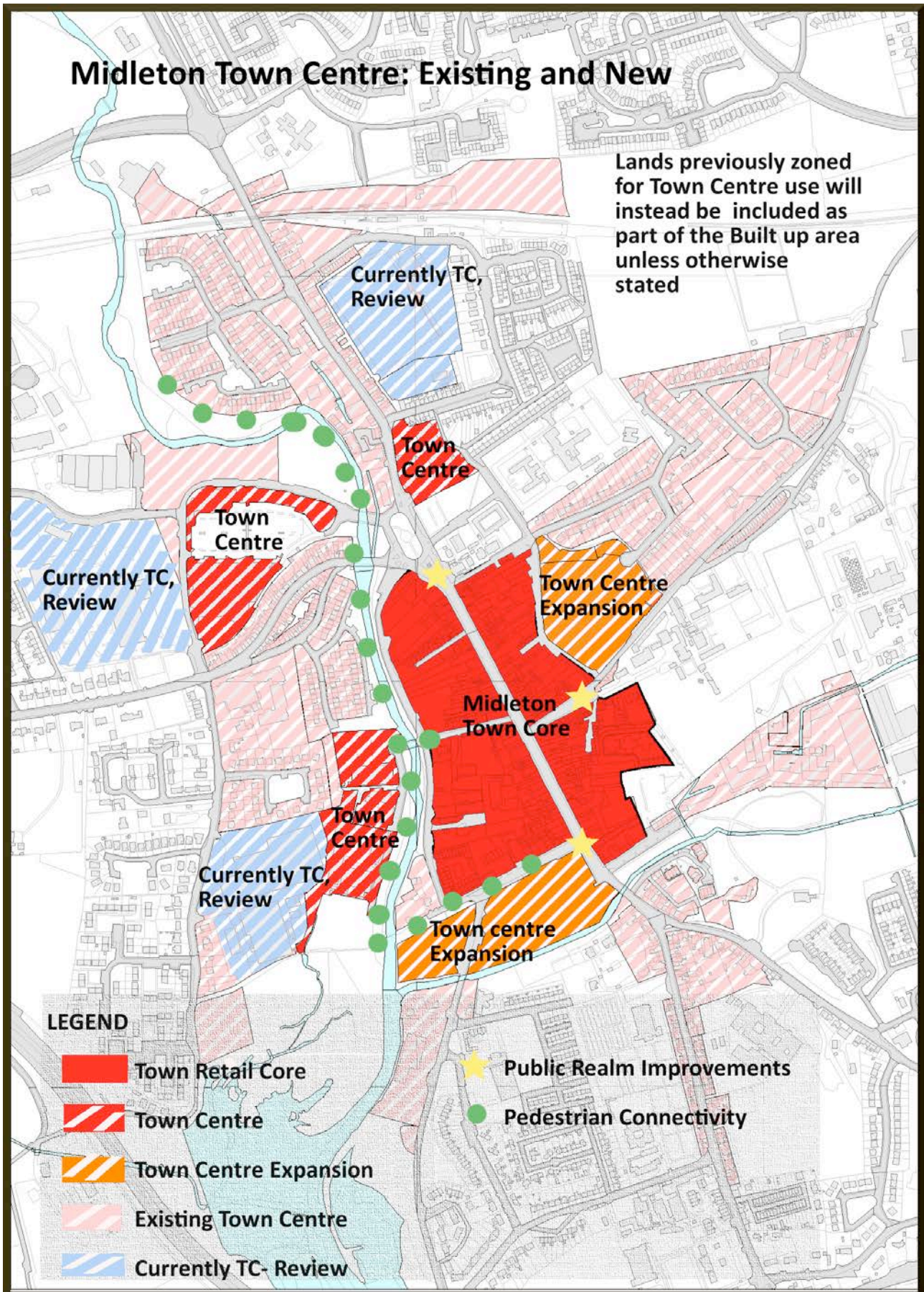
3.1.4 Town Centre/Retail

- 3.1.4.1 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.
- 3.1.4.2 Midleton benefits from a recent Town Development Plan adopted in 2013 which includes comprehensive policies and objectives aimed at supporting the vitality and viability of Midleton Town Centre, encouraging the redevelopment and renewal of areas close to the core of the town to accommodate new format retail development, protecting and encouraging residential uses within the town centre area and enhancing the public realm. It is generally proposed to continue this approach in the new Local Area Plan.
- 3.1.4.3 The area zoned for town centre uses in the current Midleton Town Council Town Plan is extensive. It extends as far north as the railway station on McSweeney terrace, as far east as Clonmult Terrace, as far west as Dwyer Road and as far south as St Marys Road. In the new local area plan, it is intended to rationalise the extent of this zoning as per figure 3.1.3. Within a smaller town centre zone it is proposed to identify a Retail Core Area. Midleton Town Core will be retained as the principle Town Centre zoning, with additional town centre zonings covering the existing convenience anchor centres. Additional Town Centre expansion sites have been identified to the south of Broderick Street and on Drury's Avenue.
- 3.1.4.4 The remaining areas that are current zoned town centre will be reclassified as part of the 'existing built up area'. Planning applications for new developments in these areas will be assessed under the policy for the built up areas as set out in the Local Area Plan.
- 3.1.4.5 In terms of convenience multiples the town is served by Tesco, Supervalu, Lidl and Aldi. As the town grows there may well be demand for additional modern convenience floor space either as extensions / redevelopment of existing businesses or as new developments. The current LAP identifies land for town centre expansion to the east of the current Market Green development. These issues will be considered as part of the review and in light of the updated provisions of the Retail Planning Guidelines 2012 which re-emphasise the need to protect the vitality and viability of town centres and take a strict sequential approach to new retail development.

Town Centre Growth

- 3.1.4.6 In relation to the retail core area, the strategy is to prioritise the development of the Riverside way area of the town centre. In terms of urban design, public realm improvements are required at both the northern and southern gateways to the town, with improved pedestrian facilities required both on Main Street and on Broderick Street.

Figure 3.1.3 Middleton Town Centre - Old and New



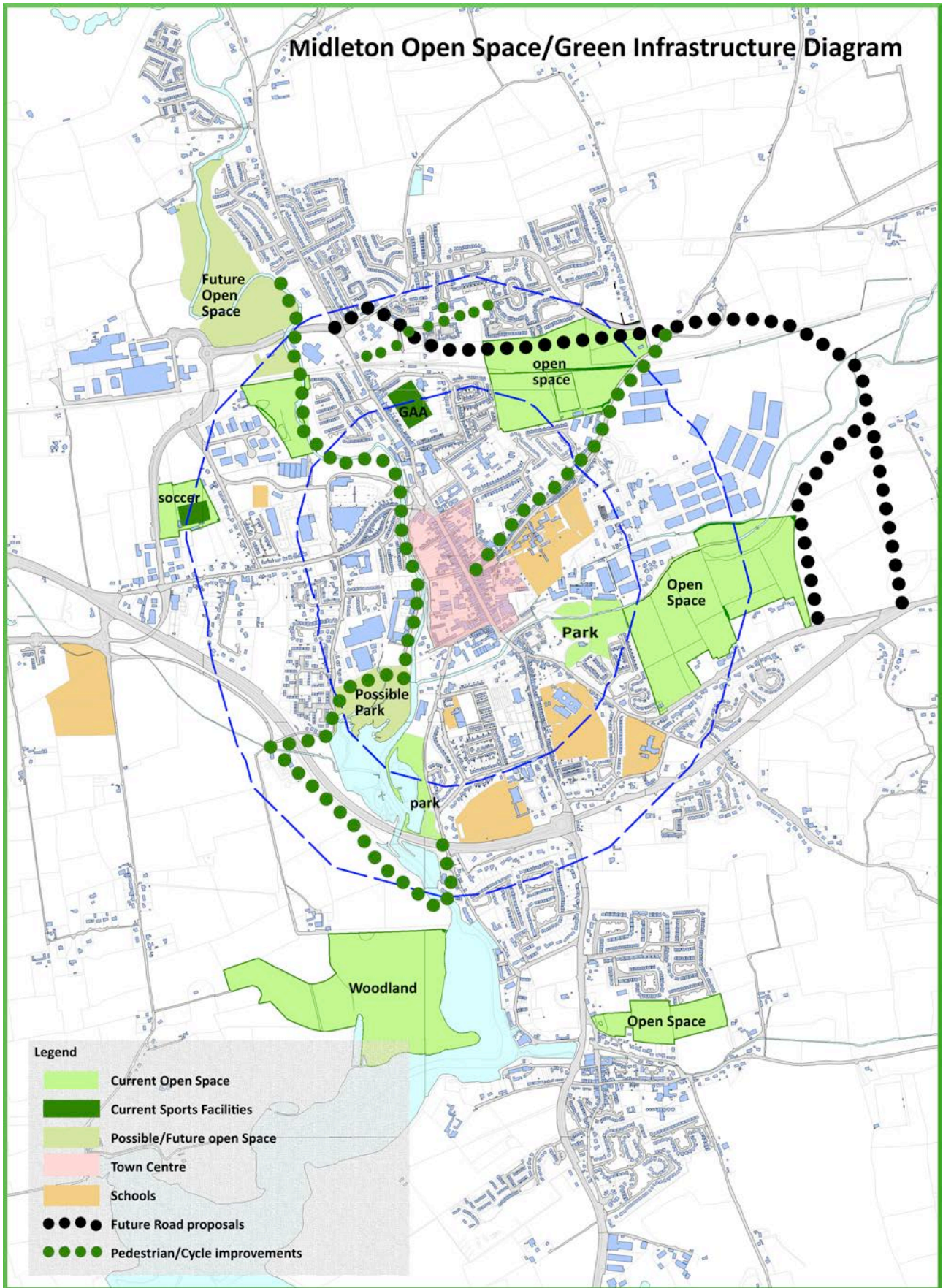
3.1.5 Community Facilities /Green infrastructure

- 3.1.5.1 Midleton is generally well served with facilities but further investment will be required in line with planned population growth. Currently the town has a number of sports facilities, including a number of Golf Clubs, GAA facilities, soccer, rugby and pitch and putt. There are indoor facilities at the Midleton park hotel. There is a 5 screen cinema at Market lane, in addition there are a number of children's playgrounds and an attractive park close to the town centre.
- 3.1.5.2 An issue of concern however is the location of educational facilities in Midleton, many of which are found to the south of the town. Given that the preferred location for a significant element of future residential growth is to the north of the town Centre, the provision of appropriate educational facilities at a early stage of the development process is essential given the problems currently associated with school traffic.

Green Infrastructure

- 3.1.5.3 The main areas of open space in Midleton include the Town Park which comprises the grounds of Midleton Lodge and lands along the Dungourney River in front of the Distillery and the Green at the northern end of town. A park has also been developed at Bailick at the southern end of the town and comprises a short walk and seating area. A new pedestrian walk was recently completed outside the Town Council boundary at Ballinacurra linking it to Ballyannan Wood, providing an attractive off-road amenity walk.
- 3.1.5.4 The Local Area Plan will seek to identify additional amenity walks, linking existing and future facilities including the linear park which is to be developed as part of the Waterrock Masterplan.. At present there are several informal or low quality pedestrian routes along these rivers that have potential to be upgraded.
- 3.1.5.5 Other private recreational facilities include the GAA pitch to the north of the town although these lands are currently zoned for alternative uses.
- 3.1.5.6 As Midleton continues to grow and expand it is important to protect and retain its existing open spaces and amenity areas. In this regard the local area plan will need to identify, protect and enhance existing green infrastructure resources and to improve access to, and connectivity between, open spaces.
- 3.1.5.7 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 an advantage if such routes are improved through the provision of all weather surfacing and additional infrastructure such as seating or play areas.

Figure 3.1.4 Midleton Open Space/ Green Infrastructure Diagram



3.1.6 Transport and Mobility

3.1.6.1 Midleton has many positive attributes in relation to transport and mobility. The generally flat topography of Midleton means that it is well suited to walking and cycling. The reopening of the Cork Suburban rail line, the possibility of a future station serving Water-Rock, the relatively compact nature of the existing town centre offers opportunities for delivering more sustainable transportation patterns. The aim of the Local Area Plan will be to ensure that the travel and mobility needs of businesses and residents can be met by sustainable means, where non-motorised transport is an attractive option and where a network of 'green' routes links the neighbourhoods and the town centre to the wider rural area.

Rail

3.1.6.2 The re-establishment of a commuter rail service to the town is likely to be the catalyst for further strong housing and economic growth in the town. The rail service is now operational, offering a 30 minute peak hour service to Cork City with a journey time of just 23 minutes. The lack of high quality pedestrian and cycle connectivity to the train station from some parts of town may lessen the attractiveness of the service to commuters.

Walking/Cycling Strategy

3.1.6.3 Most of the built-up area of Midleton is within a 15-minute walk from the town centre. However the environment for pedestrians is poor, with narrow footpaths and few direct pedestrian connections to the town centre. Most pedestrian routes follow, or are secondary to the vehicular routes, making it difficult to cross streets and junctions. This encourages people to drive, rather than to walk.

3.1.6.4 Infrastructural improvements are needed to improve the walking and cycling offer in the town. The Midleton and Carrigtwohill Transportation Study 2010 identify a number of measures and consideration will be given to including these in the new LAP as appropriate. Recommended measures include;

- Mill Road - Improve footpaths on both sides of Mill road to enhance connectivity between the train station and the town Centre.
- Broomfield - Improved connectivity between Broomfield and the town centre via a dedicated pedestrian and cycle bridge over the rail line.
- Youghal Road - Primary access to schools, significant pedestrian improvements are required
- Cork Road - Footpath provision improved along the length of the road
- Water-Rock - Dedicated pedestrian and cycle link between Water-Rock and the town centre possibly along the Owenacurra River
- Whitegate Road - this key link between Ballinacurra and the Town Centre need to be strengthened particularly if the proposed improvements to the N25 are not delivered.

Road Movements

3.1.6.5 The N25 runs to the south of Midleton and effectively functions as a by-pass for the town. This dual carriageway from Midleton to Ovens, West of Ballincollig has made Midleton much more accessible and the town is recognised as an attractive residential environment for people employed throughout the region.

3.1.6.6 Phase 1 of the Northern Relief road has been completed. However Phases 2 and 3 are dependent on the availability of finance. Cork County Council supports the completion of the Northern Relief Road, the upgrade on the N25, particularly the bypassing of Castlemartyr and Killeagh would serve to further strengthen the importance of Midleton as a residential and employment centre.

Town Centre

- 3.1.6.7 Town centre streets such as the Main Street and possibly Riverside Way, which it is envisaged will have higher pedestrian movements and will serve a congregation function should provide for convenient and safe access within and throughout the town centre. The more attractive the town centre becomes for pedestrians, the more social, commercial and community activities will take place contributing to a vibrant town centre environment. The possibility of the partial pedestrianisation of Main Street or the possibility of removing on street parking from one or both sides of Main Street should be explored.

3.1.7 Water Services

Water Supply and Waste Water Treatment

- 3.1.7.1 Currently there are issues with Midleton Water Supply in relation to intake and storage issues). There is limited spare capacity in the Whitegate Regional WS (at present pumping up to 20 hrs per day). An extension of Cork City & Harbour watermain from Carrigtwohill to Midleton is required to accommodate proposed development in Midleton. In addition a new reservoir at Broomfield is required.
- 3.1.7.2 In relation to the waste water treatment plant, upgrading is required in order to accommodate target development in Midleton.

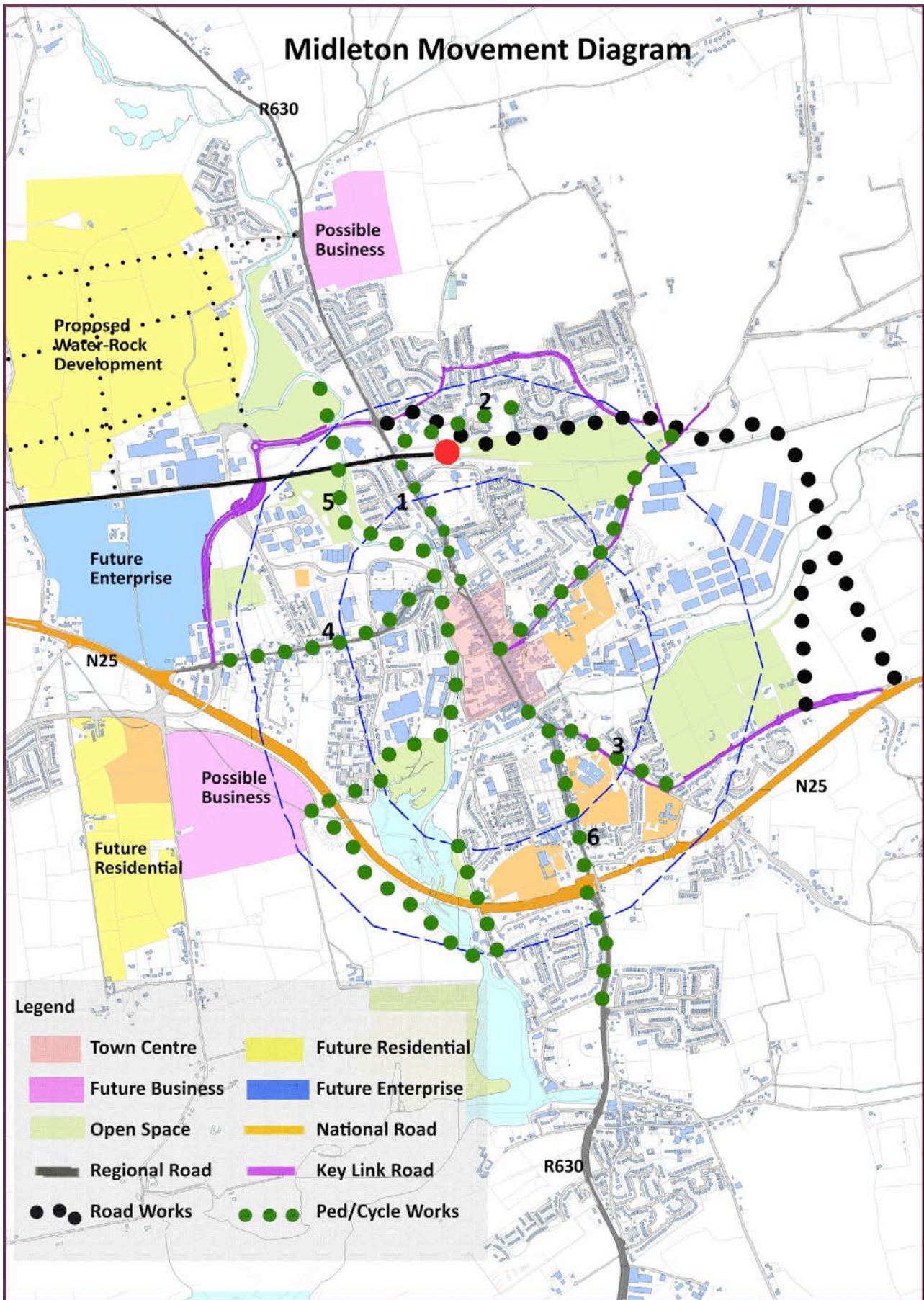
3.1.8 Surface Water

- 3.1.8.1 There is a requirement to provide storm water sewers to serve most of the development sites in to town. All new development should include attenuation measures in accordance with Sustainable Urban Drainage systems.

3.1.9 Flooding

- 3.1.9.1 Parts of Midleton are at risk of flooding. The Owenacurra River runs in a north-south direction through the town with the Great Island Channel Special Area of Conservation to the south of the town. The Draft Lee CFRAMS Project has identified potential risk of flooding in a number of places within and on the outskirts of the town, from both fluvial and tidal flooding. As part of the preparation of the new draft plan, all zonings in areas at risk of flooding will be subject to the Justification test which may result in changes to some zonings.

Figure 3.1.5 Midleton Movement Diagram



3.1.10 Key Issues for the Draft Local Area Plan

3.1.10.1 The following issues have been identified as key issues which needed to be considered further, and fully scoped in terms of Strategic Environmental Assessment and Habitat Directive Assessment, as part of the preparation of a draft Plan for Midleton.

3.1.10.2 Changes under consideration relative to the existing plan are also highlighted in the table.

Table 3:3 Key Issues in Midleton	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan for Midleton
Residential	1 It is proposed to retain existing residential zonings
	2 It is proposed to maintain focus on the delivery of housing at Water Rock. New LAP will reflect zoning regime as set out in current proposed amendment
	3 It is proposed to reassess the potential of the X-03 site which includes provision for 44 residential units.
Employment land supply	4 No changes are proposed to existing business/enterprise zonings.
	5 Opportunity to explore potential for more office based employment in central part of the town – existing opportunities at T-01, X-05; other redevelopment opportunities at Enterprise Centre on Dwyer Road, on GAA lands which are currently zoned Town Centre.
	6 Opportunity to review the objective for the X-02 site. It may be better to focus more on employment uses at this location.
	7 Opportunity to review potential of the X-04 site – old Mill buildings on site.
Town Centre	8 Under current Town Development Plan most areas are zoned Town Centre. Proposed to revise this to exclude housing /non retail areas from the town centre zoning.
	9 Some areas will be reclassified as 'existing built up area
	10 Proposed to define the retail core.
	11 New plan will identify areas for retail expansion i.
	12 The Town Centre zoning on the T-01 site (current Local Area Plan zoning) to the west of Market Green will be reviewed. Developed areas may be reclassified as part of the existing built up area. It may be appropriate to rezone the undeveloped portions for business uses.
Flooding	13 Take account of latest flood study.
Transport and Mobility	14 New roads will be required throughout the X-01 Water-Rock site to the north of the town and should provide additional connectivity though these lands.
	15 General improvements are required on a number of roads including the Mill Road, Youghal road, Cork Road and the Whitegate Road.
	16 Enhanced provision for pedestrians and cyclists is also required
Approaches to Zoning	17 The existing town development plan uses '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. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative area.

Section 3.2

Youghal

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3.2.1 The Vision for Youghal

3.2.1.1 Youghal is an historic seaside town on the eastern periphery of the county, 45km from Cork city. The town enjoys a very attractive coastal location with wide views of the Blackwater Estuary. In 2011 the town had a population of 7,794, representing growth of 14% on the 2006 figure.

3.2.1.2 The town was administered by Youghal Town Council until 2014 and a Town Development Plan was prepared in 2009 setting out a strategy for the development of the lands within the Town Council area. This plan remains in force and will inform the preparation of the new Local Area Plan. The Town Plan identified the Vision for Youghal as follows:

Youghal will strive to be a national and international tourist destination predicated on three development opportunities:

- The realisation of the importance of the historic core.
- The improvement and expansion of the seaside amenity and related accommodation and leisure activity.
- The development of a world class marina and related facilities.

Improvement of the public realm, facilities and services will be vital to achieve this goal for both the citizens and visitors of Youghal.

3.2.1.1 The County Development Plan 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.

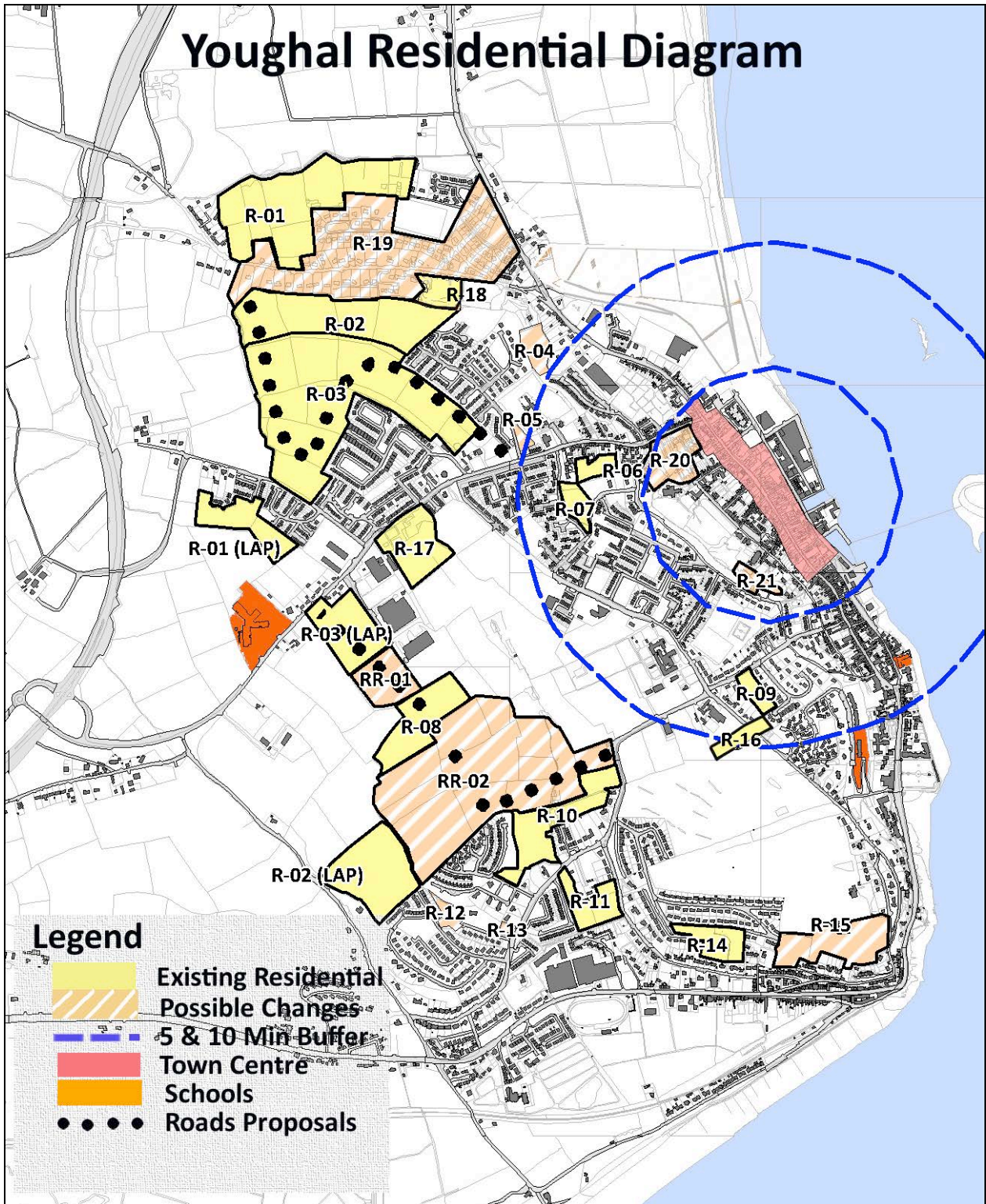
3.2.1.2 In this context the preparation of the new local Area Plan offers the opportunity to take stock in terms of the vision of what kind of town Youghal can be, the lessons learned over recent years and to set out the landuse framework that should be put in place to help us progress towards achieving that vision.

3.2.2 Residential Land Supply

- 3.2.2.1 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 County Development Plan.
- 3.2.2.2 The Town Development Plan 2010, and the Local Area Plan 2011, make a combined provision for a zoned residential land supply of 78.6ha with the capacity to provide approximately 1,955 units, representing headroom of 918 units or 88 % units. In addition to the zoned lands the Town Development plan includes an additional land use category of 'Residential Restricted' comprising an additional 25has where housing development and a neighbourhood centre were permitted. These sites are denoted as RR-01 and RR-02 in the Table below. 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.
- 3.2.2.3 The residential land supply is detailed in Table 3.2.1. The final column on the table details the suggested zoning approach for the new Local Area Plan and indicates whether it is proposed to broadly retain a zoning or change it. Where it is proposed to retain a zoning this refers to the land use category only – the detailed objective for a site may change.
- 3.2.2.4 The amount of land required to cater for future growth depends on a wide range of factors including the type of housing provided and the density to which it is developed. In Youghal it is intended to provide land for residential development that generally conforms to the Medium A and B density requirements as set out in the County Plan 2014, thus providing for a range of housing densities, including opportunities for people to build their own houses as part of lower density serviced site type developments. On some town centre mixed use schemes, higher densities may be appropriate and achievable, and this will also be encouraged and facilitated.
- 3.2.2.5 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 provide.
- 3.2.2.6 Some of the existing building stock in the town centre area is underutilised 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.
- 3.2.2.7 It is intended that the new plan will place greater emphasis on the design and finishes of new development in order to enhance the amenity and character of the town.

Table 3.2.1: Current Residential Zonings / Land Supply in Youghal			
Site Ref.	Area (net)	Comment	Suggested Strategy
R-01	11.5	Located to the rear of an established estate.	Retain zoning
R-02	8.82	2006 application for 541 units withdrawn.	Retain zoning
R-03	15	2008 permission granted for 298 units.	Retain zoning
R-04	1	Very steep site. Difficult to access.	Consider rezoning as open space.
R-05	0.35	Small plot of land.	Reclassify as part of the built up area.
R-06	0.81	Access difficult	Retain zoning.
R-07	0.99		Retain zoning.
R-08	3	Access issues.	Retain zoning.
R-09	0.81		Retain zoning.
R-10	2.5	Steeply sloping site.	Retain zoning.
R-11	1.6		Retain zoning.
R-12	0.46	Small site.	Change to built up area.
R-13	0.12	Small site.	Change to built up area.
R-14	1.8	Steeply sloping and highly prominent site.	Review objective.
R-15	2	Steeply sloping and highly prominent site.	Consider rezoning as open space Maps
R-16	0.87	School site.	Retain zoning
R-17	3.43	No application on site	Retain zoning.
R-18	0	Sheds/ business uses on site	Retain zoning.
R-19	0	Developed area.	Reclassify as part of the built up area.
R-20	0	Developed area.	
R-21	0	Developed area.	
RR-01	2.5	Residential restricted lands	Reclassify as residential
RR-02	22	Residential restricted lands	Reclassify as residential
Town Centre		Various opportunities available. Yield is an estimate.	Promote residential use as part of a vibrant mixed use town centre.
R-01 (LAP)	3.3		Retain zoning
R-02 (LAP)	5.4		Retain zoning
R-03 (LAP)	3.6		Retain zoning
Totals	92		

Figure 3.2.1 Youghal Residential Diagram



3.2.3 Employment Land Supply

- 3.2.3.1 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 town¹. 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%.
- 3.2.3.2 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 an historic and attractive built heritage, a coastal location with an excellent beach, 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.
- 3.2.3.3 Current plans for Youghal provide a good supply of land for business, industrial and tourism related developments but there has been no uptake of these opportunities over the plan period and it is recognised that a fresh approach is needed. In terms of tourism related employment there is a need to develop the inherent attractions within the town be it the historic own core, opportunities for marine leisure activities or a new attraction based on the redevelopment of the old railway line for example. The review of the LAP for provides the opportunity to consider how the plan can best support Youghal in strengthening its position as a be-spoke heritage tourism destination and what specification attractions could be promoted in this regard.

Review of Existing Zonings

- 3.2.3.4 Together, the Youghal Town Development Plan 2009, and the Local Area Plan adopted in 2011, provide approximately 70 hectares for employment related development. The land is primarily concentrated in two blocks, one the west of the Town Centre and one to the North, both with good access to the N25.
- 3.2.3.5 The Town Plan also identifies a further 30ha or so to facilitate tourism related developments (TRD-01 to TRD-04) near the beach to the south of the town.
- 3.2.3.6 Table 3.2.2 sets out the current situation in relation to the land zoned for these uses. The table details the suggested zoning approach for the new Local Area Plan and indicates whether it is proposed to broadly retain a zoning or change it. Where it is proposed to retain a zoning this refers to the land use category only – the detailed objective for a site may change. Some of the lands are at risk of flooding and as part of the preparation of the Draft Plan a detailed flood risk assessment will need to be undertaken and proposed zonings objectives tested against the provision of the flood risk guidelines. Proposals outlined below may be subject to change as a result of more detailed flood risk assessment.

¹ The comparable figure for Midleton is 40% at work. In the North Cork towns the figure is typically around 35%

Site Ref.	Current Status	Suggested zoning approach
I-01	Vacant Site	Retain as Industry or amend to allow for business uses.
B-01	Vacant Site	Retain as Business but include existing units currently within "Built up area" as part of zoning.
B-02	Millennium Business Park	Retain business so as to prevent erosion of business uses.
B-03	Vacant site	Retain Business Zoning
TRD-01	Vacant greenfield land zoned for missed use tourism development.	This site has been identified as being at risk of flooding. Rezoned for flood compatible uses
TRD-01a	Brownfield development opportunity. Derelict Hotel building on site.	Review zoning. Consider reclassifying it as built up area or possibly residential.
TRD-02	Vacant site. Within area at risk of flooding.	Reclassify as part of the built up area.
TRD-03	Vacant site. Within area at risk of flooding.	Reclassify as part of the built up area or zone for flood compatible uses.
TRD-04	Site is used as Caravan park. Within area at risk of flooding.	Reclassify as part of the built up area.
X-01	Vacant site	These lands are well removed from the town and are adjacent to an area of ecological and historic landscape sensitivity and are at risk of flooding. They are surplus to the development needs of the town and should be rezoned as part of the greenbelt/ as open space.
C-01	Leisure and Commercial uses	Consider rezoning for business / leisure uses.

Opportunity Sites in Youghal

3.2.3.7 In addition to the land supply outlined in Table 3.2.2 above, a number of other sites in the town are considered to offer development opportunities for employment related development. These opportunity sites, and the need for better guidance in relation to them, will be explored further in preparing the Draft Plan. The main sites identified are as follows:

1) Seafield Textiles Site

3.2.3.8 This site is currently zoned –C-01 in the Town Development Plan for leisure and commercial uses, The prominent location of this site and its proximity to the beach marks it out for special consideration. Given recent industrial type developments to the rear of the site, it is considered that the most appropriate uses on site would be for small to medium scale business uses or some type of specialised leisure or tourism development, subject to suitable access being provided and the protection of the amenities of the adjacent residential development. Development proposals on site will need to recognise that part of the old factory is listed on the National Inventory of Architectural Heritage and deal with flood risk.

2) IDA Industrial Estate, Springfield Court (E-01 on figure 3.2.2)

- 3.2.3.9 While part of this IDA site is currently being used as a builders providers, the remaining two factories are vacant. Given the nature of economic development and the move away from traditional manufacturing type operations, consideration could be given to reusing these sites for business / office related activities.

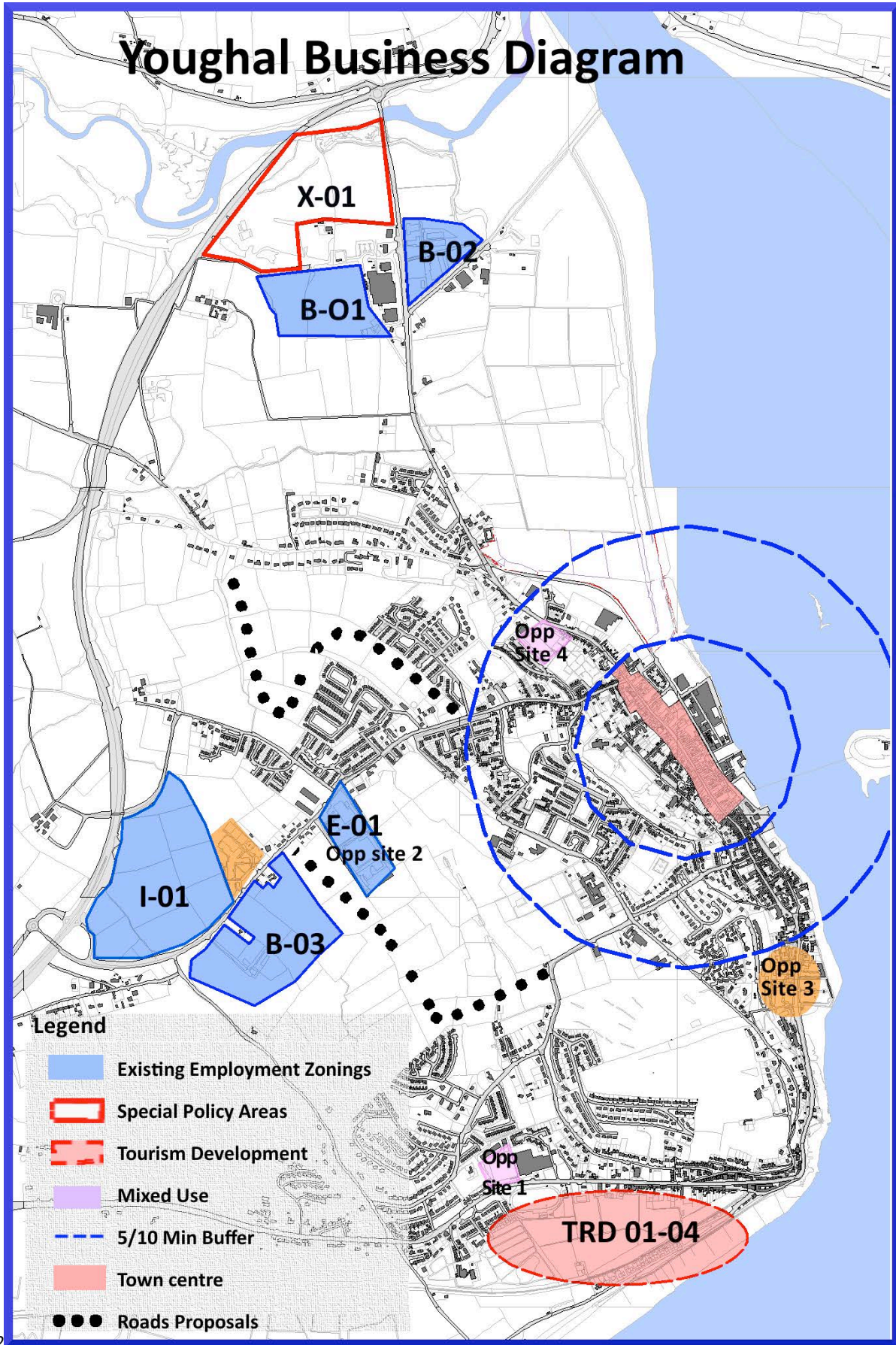
3) Friar Street (see Town Centre Map on figure 3.2.2)

- 3.2.3.10 This is an important part of the town and is comprised a mix of nineteenth and early twentieth century residential units, some of which have been converted for business use. The two most prominent building in this district are the Devonshire Arms Hotel and the Regal Cinema. Facilitating the regeneration of these important sites / buildings will be a key consideration for the next Local Area Plan. Options for development will be explored further as part of the preparation of the Draft Plan. Given the tourism role of the town the refurbishment and extension of the Devonshire Arms Hotel so it can reopen as a hotel may be appropriate.

4) Courtisan Carpets Site

- 3.2.3.11 This redevelopment of this site to the north of the town centre is significant for the town as a whole given its prominent location on a main route in the town. Its location relative to the town core would imply that retailing would not be considered an appropriate use. Consideration will be given during the review process to identify appropriate uses that can be accommodated on site
- 3.2.3.12 Figure 3.2.2 identifies the current employment land supply and the opportunity sites discussed above.

Figure 3.2.2 Youghal Business Diagram



3.2.4 Town Centre/Retail

- 3.2.4.1 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. The 'centre' of Youghal runs approximately from the Junction of Strand Street/ Friar Street in the South as far as Lower Cork Hill to the north. It extends to St Marys Terrace/ Ashe Street to the west. 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. However, the narrow street network and one way traffic system means that the town can be difficult to get around in a car and is invariable congested.
- 3.2.4.2 Youghal Town Development Plan 2009 contains proposals for the significant expansion of the town centre northwards and eastwards along the waterfront and for the provisions of significant new retail space. These proposals need to be reviewed in the context of the Retail Planning Guidelines 2012 which re-emphasise the need to protect the vitality and viability of town centres take a strict sequential approach to new retail development. The provisions of the town plan also need to be reviewed in the context of the Planning and Flood Risk Management Guidelines and the new information on flood risk in Youghal emerging from the SW CFRAM project.
- 3.2.4.3 From a retail perspective, the development of modern convenience shopping facilities at the northern edge of the town was a result of the challenges associated with the medieval street network and historic building stock within the core of the town. In addition businesses have closed and vacancy levels are quiet high which reduces business confidence in the town as a whole. In a study conducted in 2012, overall vacancy in the town was recorded at 25% with only Skibbereen and Ballincollig recording higher vacancy rates.
- 3.2.4.4 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.
- 3.2.4.5 It is essential 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.
- 3.2.4.6 In terms of convenience multiples the town is served by Tesco and Lidl on free standing sites at the northern edge of town and by a Supervalu on a small site in the town centre. A recent application for a discount store on part of the former Seafield Textiles site on the southern edge of the town was refused by on Bord Pleanala (PL 04.244354). A further application on the quayside at Catherine Street was approved by An Bord Pleanala (PL 04.244504) in June 2015. As the town grows there may well be demand for addition modern convenience floor space either as extensions of existing businesses or as new developments and the draft Plan needs to identify suitable sites for such uses in line with the sequential approach outlined in the Retail Planning Guidelines and the need to manage flood risk . This issue will be considered in detail as part of the preparation of the Draft Plan.
- 3.2.4.7 Youghal retains a strong residential function within the town centre and the new local area plan needs to continue to facilitate new residential development close to the centre of the town as part of infill and mixed use developments.
- 3.2.4.8 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. The plan is currently being updated and will inform the new draft plan. A number of excellent public realm improvements have been undertaken in recent years and plans are in place for others.

- 3.2.4.9 Youghal town centre is a risk of flooding and as part of the preparation of the Draft Plan a detailed flood risk assessment will need to be undertaken and proposed zonings objectives tested against the provision of the flood risk guidelines. Proposals outlined below may be subject to change as a result of more detailed flood risk assessment.

Changes to Current Zonings:

- 3.2.4.10 The area zoned for town centre uses in the current Town Development Plan 2009 is extensive. In order to refocus development within the core of the town it is proposed to rationalise and consolidate the extent of this zoning in the new Local Area Plan. Town Centre Policies and Objectives in the Town Plan will also be reviewed and updated as necessary and full details will be included in the Draft Plan to be published in the autumn of 2016. In addition it is proposed that some areas currently zoned for town centre development / expansion would be reconsidered and revised as follows:

TC-1, TC-2, and TC4

- 3.2.4.11 These zones are extensive and it is generally proposed to review their extent and refine them, potentially reclassifying some areas as part of the built up area. It is proposed to define a new Retail Core area and identify opportunity sites for redevelopment / town centre regeneration. Opportunity sites include the Devonshire Arms Hotel Site (1) and The Capitol Cinema Site (2) and the potential of these sites will be explored further in the Draft Plan. See figure 3.2.3.
- 3.2.4.12 Another development opportunity site is the existing car park on O'Neill Crowley Street (4). This site is within the existing retail core could be developed if replacement parking facilities are provided as part of the development at Store Street / Greens Quay.

TC-3 / Store Street

- 3.2.4.13 One of the key expansion opportunities in Youghal lies to the north east of the town centre and includes, Store Street, McDonalds Quay and Greens Quay. This brownfield site was zoned for town centre use in the town council town development plan with an objective to prepare a masterplan to guide the development of the area. Subject to detailed flood risk assessment it is envisaged that the principle of expanding the town centre towards the waterfront will be retained in the new plan. In the absence of a Masterplan a more detailed assessment of the area is needed before proposals are finalised. In response to the flood risk, the area identified for town centre expansion may be reduced.

Mixed Use Site MU-01

- 3.2.4.14 This site comprise land reclaimed from the sea and is at risk of flooding. It is also low lying below the town bypass and is removed from the town. It is proposed to rezone it as open space / for flood compatible uses.

TC-05 -Courtisan Carpets

- 3.2.4.15 Site TC -05 (opportunity site number 3 on figure 3.2.4) at the northern end of town is the site of the former Courtisan Carpets operation and includes two old industrial structures on a site of 1.67-hectares. This is a prominent site in the Northern part of the town as the Mill Road functions as an important distributor road that links the town centre to the northern end of the town bypass. Much of the surrounding development is residential. The site adjoins the historic the site of the Dominican Priory North Abbey founded in 1268 and ruins of the Abbey, and an historic graveyard, remain. Any new development on site will need to be mindful of the heritage and amenity of this historic site.
- 3.2.4.16 Permission for a mixed use development (retail, leisure and medical centre) was refused by An Bord Pleanala. The Board determined that the cumulative impact of the development, on top of the existing retail developments in the locality, would create an out-of-centre retailing node that would be larger and more significant in floor space terms than the existing shopping provision in the town centre.

- 3.2.4.17 Given the planning history and provisions of the Retail Planning Guidelines it is considered that the site is not suitable for retail use and would only serve to undermine the town centre where there are lots of vacant retail units. Subject to suitable design and layout it is considered that the site could be 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 shops and services. Potential uses will be explored further as part of the preparation of the Draft Plan. Given the derelict nature of the site, its redevelopment will be a priority of the new Local Area Plan.
- 3.2.4.18 Subject to more detailed flood risk assessment it is suggested that the zonings could be revised in line with figure 3.2.3 and Table 3.2.2.

Table 3.2.3: Youghal Town / Neighbourhood Centre Zonings		
Site Ref.	Current Status	Suggested zoning approach
TC-1	Town centre	Parts of the zone are at risk of flooding. It is proposed to review the extent of this zoning as part of the preparation of the Draft Plan.
Tc-02	Town centre	Parts of the zone are at risk of flooding. It is proposed to review the extent of this zoning as part of the preparation of the Draft Plan. The currently extents south along the lighthouse road.
TC-3	Town Centre Green's Quay.	Subject to detailed flood risk assessment it is envisaged that the principle of expanding the town centre towards the waterfront will be retained in the new plan. A more detailed assessment of the area is needed before proposals are finalised and the extent of the area identified for town centre expansion may be reduced.
TC 4	Town Centre.	It is proposed to review the extent of this zoning as part of the preparation of the Draft Plan.
TC-05	Town Centre	Consider alternative uses. See above
MU-01	Mixed Uses Greenfield	Reclassify as open space or zone for flood compatible uses.
NC-01	Neighbourhood Centre	Review as appropriate in line with review of overall Town Centre Strategy

Figure 3.2.3 Youghal Town Centre: Existing and New

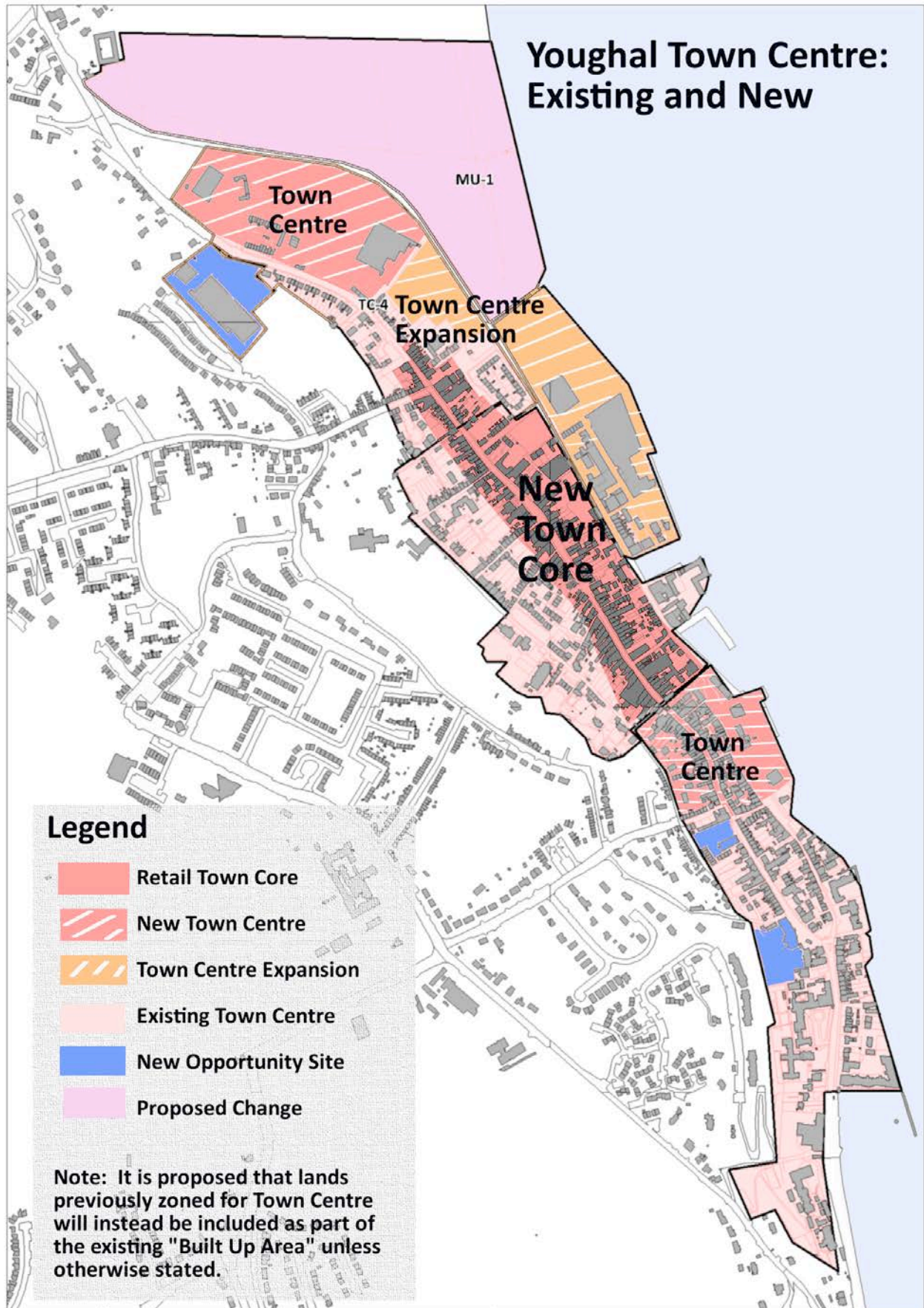
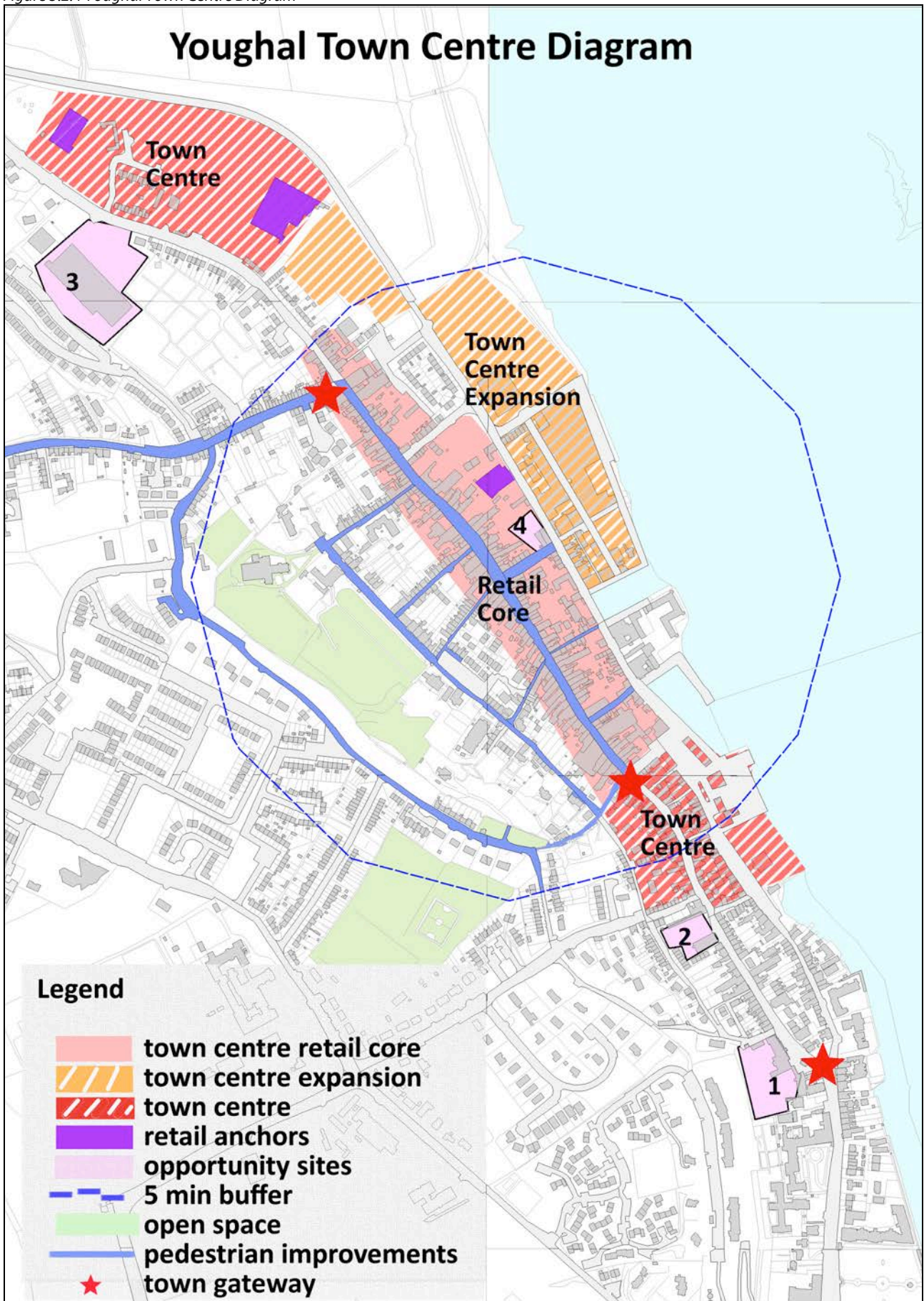


Figure 3.2.4 Youghal Town Centre Diagram



3.2.5 Transport and Mobility

- 3.2.5.1 Youghal has many positive attributes in relation to transport and mobility. 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. The R634 serves the town centre and runs from the northern bypass roundabout through the town and onwards to the southern bypass junction with the Cork Road. There is another bypass junction that gives access to the town centre via Park Mountain and Cork Hill.
- 3.2.5.2 Within the town centre, a one way system is in operation. Strand Street, which is the southernmost link of the southbound one way system, is a particularly narrow main street that carries significant volumes of traffic. Friar street and Main Street, the northbound one way system are defined by on street parking, with parking on both sides of the street at North Main Street.
- 3.2.5.3 As the town develops and grows to the west it is important that new roads are provided to enhance connectivity between the northern and southern ends of the town.- from the eastern end of Upper Cork Hill (L3810-0) via Springfield and Magners Hill to the Seafield area at the eastern end of Windmill Lane (L7901-2) to provide an alternative circulation routes to the Main street. Additional public car parking spaces are required to accommodate traffic generated by new development, which in turn should address the issue of congestion particularly on main street.

Walking/Cycling Strategy

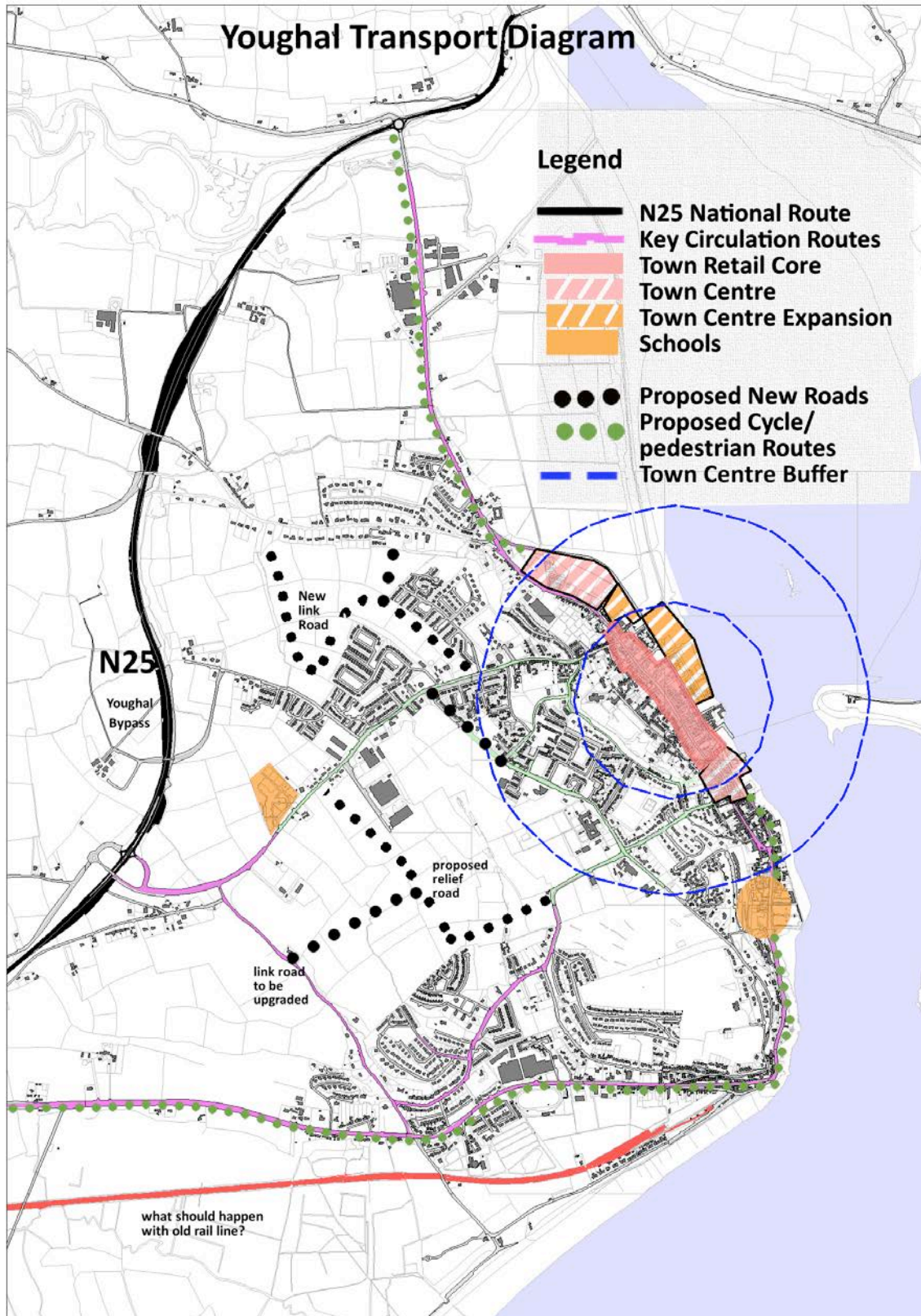
- 3.2.5.4 Youghal is located in the EuroVelo 1 trans-European cycling network as well as the National Cycle Network. The aim of the EuroVelo project is to create a network of high quality cycle routes that connect the entire continent. These routes would be used not just by long distance cycle tourists but also by local people making daily journeys.
- 3.2.5.5 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. However there are a number of significant issues that have served to impede the creation of an attractive pedestrian environment in the town.
- The lanes and streets in Youghal vary in width, with some, particularly Strand Street, very narrow.
 - The town centre is dominated by on street parking,
 - Despite the bypass, the town centre still caters for significant traffic volumes with congestion and queuing typical during peak periods.
 - The gradient of streets, particularly Cork Hill and Windmill Hill, connecting centres of population with the town centre is significant and will be a factor in influencing people not to cycle into town.
- 3.2.5.6 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, and identified on Figure 3.2.5 should be prioritised (a more extensive list can be included in the LAP).

Youghal to Middleton Rail line

- 3.2.5.7 The Railway Station in Youghal opened in 1860 with the last train departing the station in 1987. The line has since been abandoned with its re-opening remaining a long term objective for Cork County Council. The station is located at Front Strand at the southern end of the town.

3.2.5.8 The review of the Local Area Plan presents an opportunity to revisit the long term objective for the Youghal to Middleton Rail line. The Station and the line present a unique tourist opportunity. The Walking and Cycling Strategies for Cork Active Travel Towns report recommends that the line be developed as a greenway and form part of both the European and national cycle network.

Figure 3.2.5 Youghal Transport Diagram



3.2.6 Community Facilities / Green Infrastructure

- 3.2.6.1 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 a candidate Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area.
- 3.2.6.2 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 and their continued protection forms an important component of the enhancement of the town's environment. In this regard the maintenance of certain areas of lands reserved for open space will be essential.
- 3.2.6.3 Given the importance of the beaches and coastline to the success of the town as a tourist resort, it is vital that facilities continue to improve. In particular additional facilities are required at the beach areas with consideration given to providing play areas at intervals along the beach front.
- 3.2.6.4 Youghal benefits from an extensive range of sporting facilities. It will be an objective of the next plan to support and maintain the existing facilities which are available in the town. There are extensive areas of zoned open space in the environs where consideration may be given to the development of further sporting or community facilities to serve the town's future needs as the population expands.

3.2.7 Water Services

- 3.2.7.1 There is currently no waste water treatment plant in Youghal. Construction of the new Youghal WWTP is expected to commence shortly. The completion of the new Youghal WWTP is required in order to reach the population targets set out in the Cork county development plan.
- 3.2.7.2 Youghal drinking water supply scheme is approaching its limit and upgrading is required to accommodate proposed development in Youghal.

3.2.8 Surface Water

- 3.2.8.1 There is a requirement to provide storm water sewers to serve most of the development sites in to town. All new development should include attenuation measures in accordance with Sustainable Urban Drainage systems.

3.2.9 Flooding

- 3.2.9.1 Parts of Youghal are affected by flooding. The current Local Area Plan sets out a detailed approach to the Management of Flood risk and this approach is likely to continued in the new plan but it will be updated to take account of developments since 2011, including the impending publication of new flood risk mapping informed by the SW CFRAM Project.

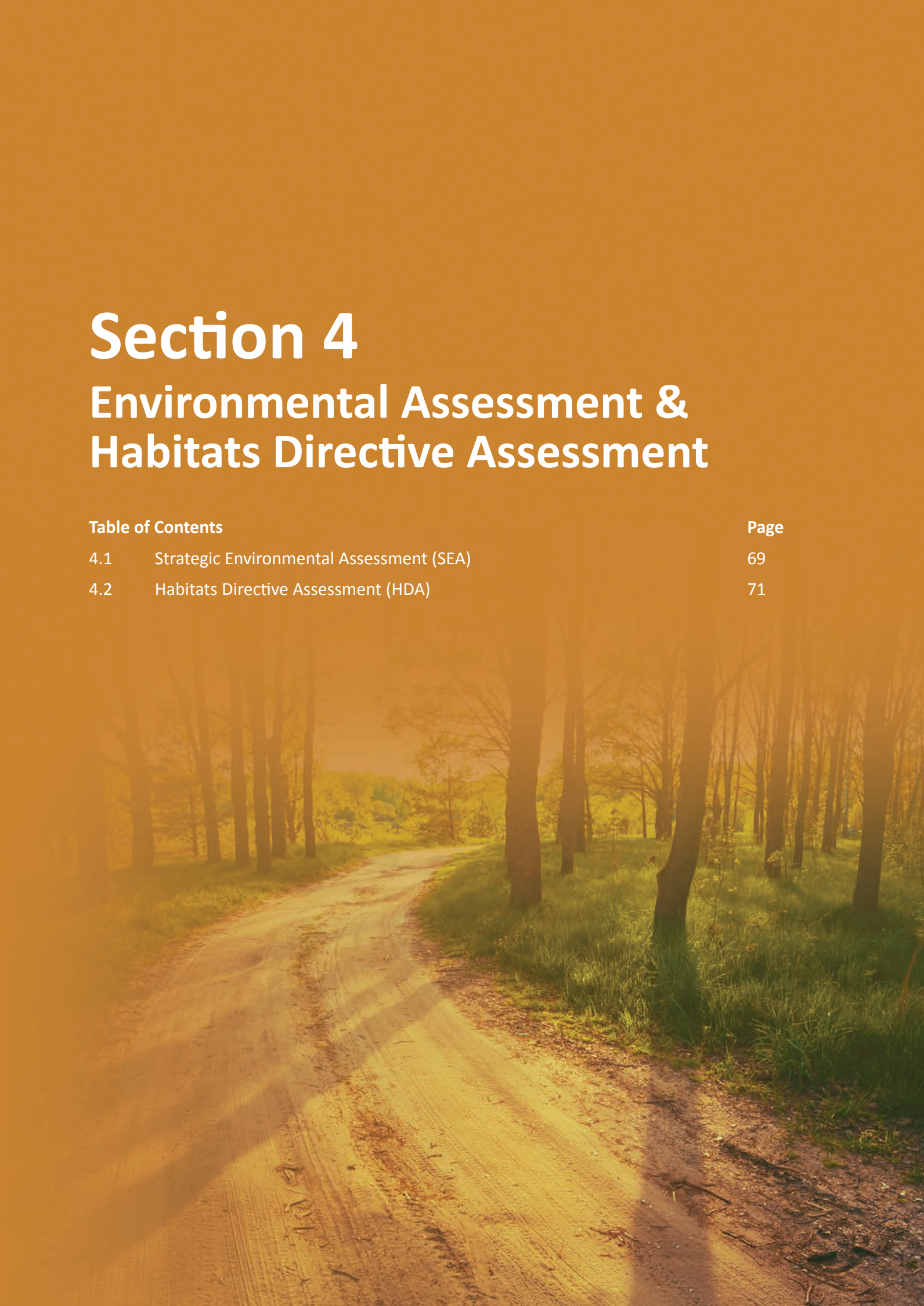
3.2.10 Key issues for the LAP review for Youghal

3.2.10.1 There are a number of Key issues affecting Youghal that will need to be considered as part of the review of the East Cork Municipal District Local Area Plan. These include;

Table 3.2.4: Suggested Changes in Youghal	
Topic	Proposed Approach
Residential land supply	<ol style="list-style-type: none"> 1. Changes are suggested to Town Development Plan residential zonings : <ol style="list-style-type: none"> a) R-04 – consider rezoning as open space – very steep, inaccessible and elevated site. b) R-05 – consider changing to built up area – small infill site. c) R-12 - consider changing to built up area – small infill site. d) R-13 - consider changing to built up area – small infill site. e) R-15 -consider rezoning as open space= very steep, prominent site with poor access. f) R -19 Developed – reclassify as built up area g) R- 20. Developed. Reclassify as built up area h) R-21. Developed. Reclassify as built up area. i) RR-01 – Residential Restricted. Consider zoning as residential j) RR-02 Residential Restricted – consider zoning as residential. 2. It is proposed to retain the other residential zonings in Youghal .
Employment Land Supply	<ol style="list-style-type: none"> 3. No changes proposed to existing business/enterprise zonings in Youghal. 4. X-01 site in the 2011 LAP to North of the town is within an area at risk of flooding. These lands could be rezoned for flood compatible uses. 5. C-01 site at Seafield currently zoned for leisure and commercial uses. Commercial category is not used in the Local Area Plans. It is suggested that these lands could be rezoned for business uses or identified as a site for regeneration. 6. The new Plan provides an opportunity to review approach to the development of the IDA industrial Estate at Springfield Court, which are zoned established industry in the Youghal Town Development Plan.
Tourism Development	<ol style="list-style-type: none"> 7. Site TRD-01. Greenfield site on seaward side of dog track. Currently zoned for mixed use tourism development. Site is at risk of flooding. Suggestion is to rezone for flood compatible uses in accordance with the Guidelines in Flood Risk Management. 8. It is suggested that the following be reclassified as part of the build up area: <ol style="list-style-type: none"> a) Site TRD-01a – Brownfield site with derelict Hotel. b) Site TRD-02 . Existing Caravan Park. c) Site TRD-03 – Existing Caravan Park. d) Site TRD-04 – Existing Caravan Park.
Town Centre	<ol style="list-style-type: none"> 9. Under the current Town Development Plan a large area is zoned for Town Centre uses. It is proposed to revise this to exclude housing /non retail areas from the town centre zoning and to refocus development within the core of the town . 10. Other suggestions include the following : <ol style="list-style-type: none"> a) Update strategy and policy from the Youghal Town Development Plan. b) Review strategy in line with the Guidelines on Flood Risk Management.

Table 3.2.4: Suggested Changes in Youghal

Topic	Proposed Approach
	<ul style="list-style-type: none"> c) Consider reclassifying some areas as 'existing built up area' . d) Define the retail core. e) Identify areas for town centre expansion. f) Highlight opportunity sites e.g. Devonshire Arms Hotel and the Cinema. g) TC-01. It is proposed to review the extent of this zoning. h) TC-02. It is proposed to review the extent of this zoning. i) TC-03. This is a large opportunity site on the Waterfront. It is proposed to review the objective and consider the optimum use of the site for the future. j) TC-04. It is proposed to review the extent of this zoning. k) TC-05. It is proposed to review the objective for this site and consider alternative non retail uses, including employment. l) MU-01. Consideration will be given to rezoning these lands for flood compatible uses. m) NC-01 - Neighbourhood Centre Zoning at Seafield. Need to review the potential of this site as part of overall town centre strategy in light of planning history, Retail Planning Guidelines etc.
Transport and Movement	11. The New plan will explore measures to enhance traffic circulation and reduce congestion within the town.
Approaches to Zoning	12. The existing town development plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'existing built up area' classification. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative area.



Section 4

Environmental Assessment & Habitats Directive Assessment

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4.1 Strategic Environmental Assessment (SEA)

- 4.1.1 Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before the decisions are made. Strategic Environmental Assessment, or SEA, is the term which has been given to the environmental assessment of plans, and other strategic actions. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to insure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.
- 4.1.2 Under Article 14 B of the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, a full Strategic Environmental Assessment is mandatory for the preparation of Local Area Plans for an area with a population in excess of 5,000 persons.
- 4.1.3 In addition, as part of the review of the current Local Area Plans and 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 will carry out a county wide Strategic Flood Risk Assessment (SFRA) to inform the preparation of the next draft local area plans.

The SEA Process

- 4.1.4 The current Local Area Plans adopted in 2011 were subject to Strategic Environmental Assessment. This Preliminary Consultation stage of the LAP review process is concerned with identifying those areas of the existing plans where changes may need to be considered. Those changes will then be fully considered and assessed, including Strategic Environmental Assessment, as part of the next stage of the process, which relates to the preparation of the Draft Local Area Plan. The SEA process will be carried out alongside the preparation of the Local Area Plan so that the findings of the SEA will be integrated into the Plan thus minimising the potential for significant negative environmental effects arising from implementation of the plan.
- 4.1.5 As highlighted in this Preliminary Consultation Document, it is envisaged that the majority of the zonings and policies contained in the current 2011 Local Area Plans, which have already been subject to the SEA process, will continue into the new Draft Plans. It is envisaged that the scale of growth for the villages, as provided for in the current plans, and the development boundaries of the villages, will be carried forward, other than where the scale of growth needs to be adjusted to take account of the lack of water services infrastructure. It is envisaged that this approach will generally have a positive or neutral environmental impact as it will not result in an increase in zoned land or development potential.
- 4.1.6 Where the need for changes to a zoning has been identified in Section 3, it is generally related to the reduction or omission of a zoning or a rezoning to a less intensive land use category such as open space, in response to an environmental/ heritage/ flooding constraint. Such changes will have a positive environmental impact.
- 4.1.7 Within the Metropolitan Cork Strategic Planning Area the need to identify additional development land to form part of a Strategic Land Reserve has been identified. These additional lands have yet to be identified. When they are identified their suitability for development will be assessed in the normal way as part of the SEA process for the Draft Plan.
- 4.1.8 An outline of the SEA process is given in Table 4.1.

SEA Methodology

4.1.9 The methodology for the SEA is outlined in the table below.

Table 4.1: SEA Methodology	
Stage	Action
Screening	The purpose of screening is to determine if SEA is necessary. This stage is not required as a full SEA is mandatory for the preparation of a Local Area Plan for an area with a population in excess of 5,000.
Scoping	The purpose of scoping is to determine what environmental issues need to be considered. In advance of the preparation of the Draft Plan and the SEA Environmental report, a scoping report will be prepared outlining the environmental issues that will need to be considered during the preparation of the Environmental report. The Scoping Report will form a basis for consultation with the statutory environmental authorities..
Consultation with Environmental Authorities	The scoping report will be sent to the environmental authorities for their comment.
Prepare Environmental Report	An Environmental report will be prepared examining the effects on the environment of implementing the objectives and policies contained within the Draft Local Area Plan. The Environmental Report is submitted to the Elected Members at the same time as the Draft Plan. The preparation of the Environmental Report is a parallel but separate process to that of producing the Local Area Plan.
SEA of Proposed Amendments	An environmental assessment will be undertaken of proposed amendments to determine their likely environmental impact
SEA Statement	At the end of the process, a statement will be issued by the Council summarising: <ul style="list-style-type: none"> • how environmental considerations have been integrated into the plan, • how the environmental report and the submissions and observations made to the planning authority on the Proposed Plan and Environmental Report have been taken into account during the preparation of the plan. • the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with, and • the measures decided upon to monitor the significant environmental effects of implementation of the plan.
Monitoring of Local Area Plan	Monitoring significant environmental effects over the lifetime of the Local Area Plan

4.2 Habitats Directive Assessment (HDA)

- 4.2.1 Habitats Directive Assessment is an iterative process which is intended to run parallel to and inform the plan making process. It involves analysis and review of the plan as it develops during each stage of plan making, to ensure that its 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 the plan to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans or policies.
- 4.2.2 The process may result in the development of new policy areas and/or the modification or removal of certain elements of the plan. The results of this analysis and review are presented in reports which are produced for each stage of the plan making process.
- 4.2.3 The current Local Area Plans adopted in 2011 were subject to Habitats Directive Assessment. This Preliminary Consultation stage of the LAP review process is concerned with identifying those areas of the existing plans where changes may need to be considered. Those changes will then be fully considered and assessed, including Habitats Directive Assessment, as part of the next stage of the process, which relates to the preparation of the Draft Local Area Plan. The HDA process will be carried out alongside the preparation of the Local Area Plan and the SEA Environmental Report so that the findings of the HDA will influence the preparation of the Draft Plan, thus minimising the potential for significant adverse effects arising from implementation of the plan.
- 4.2.4 As the 2011 Local Area Plans were subjected to a detailed Habitats Directive assessment in line with the Government's guidelines to planning authorities, zonings in those plans are unlikely to be considered as posing risks to the integrity of Natura 2000 sites through their inclusion in the new Draft Local Area Plan in 2016. However, some of zonings originating in Town Council Development Plans were not subjected to Appropriate Assessment when those plans were made. Where possible, these zonings have been flagged in Section 3 of this document and will be further considered as part of the preparation of the new Draft Plan. Such changes will have a positive environmental impact as it will ensure that zonings with the potential for significant adverse impacts on designated sites are reconsidered and revised as appropriate.

