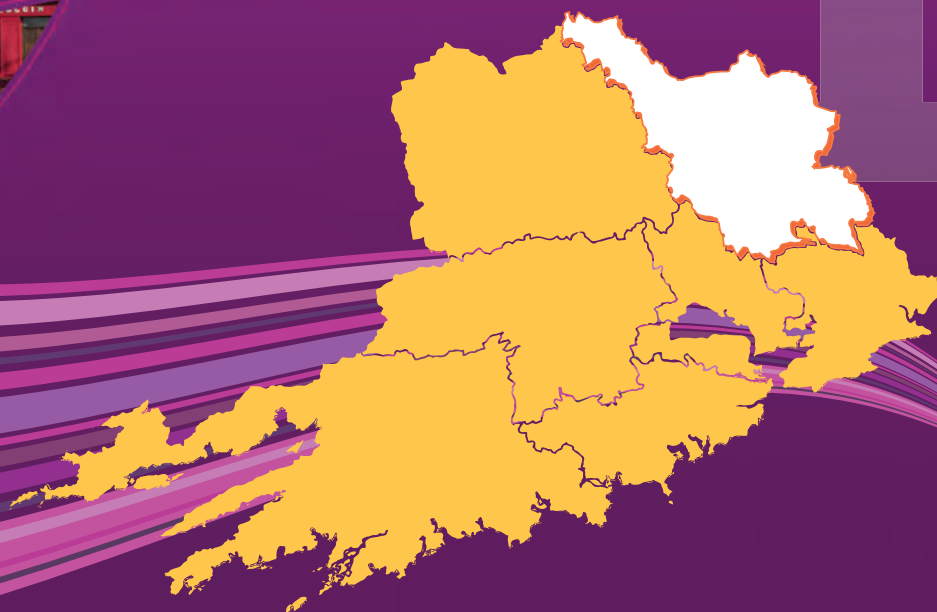




**Cork  
County Council**  
Comhairle Contae Chorcaí

# Fermoy Municipal District Local Area Plan



21<sup>st</sup> August 2017

**VOLUME ONE**  
**Main Policy Material**

**1**

# List of Settlements

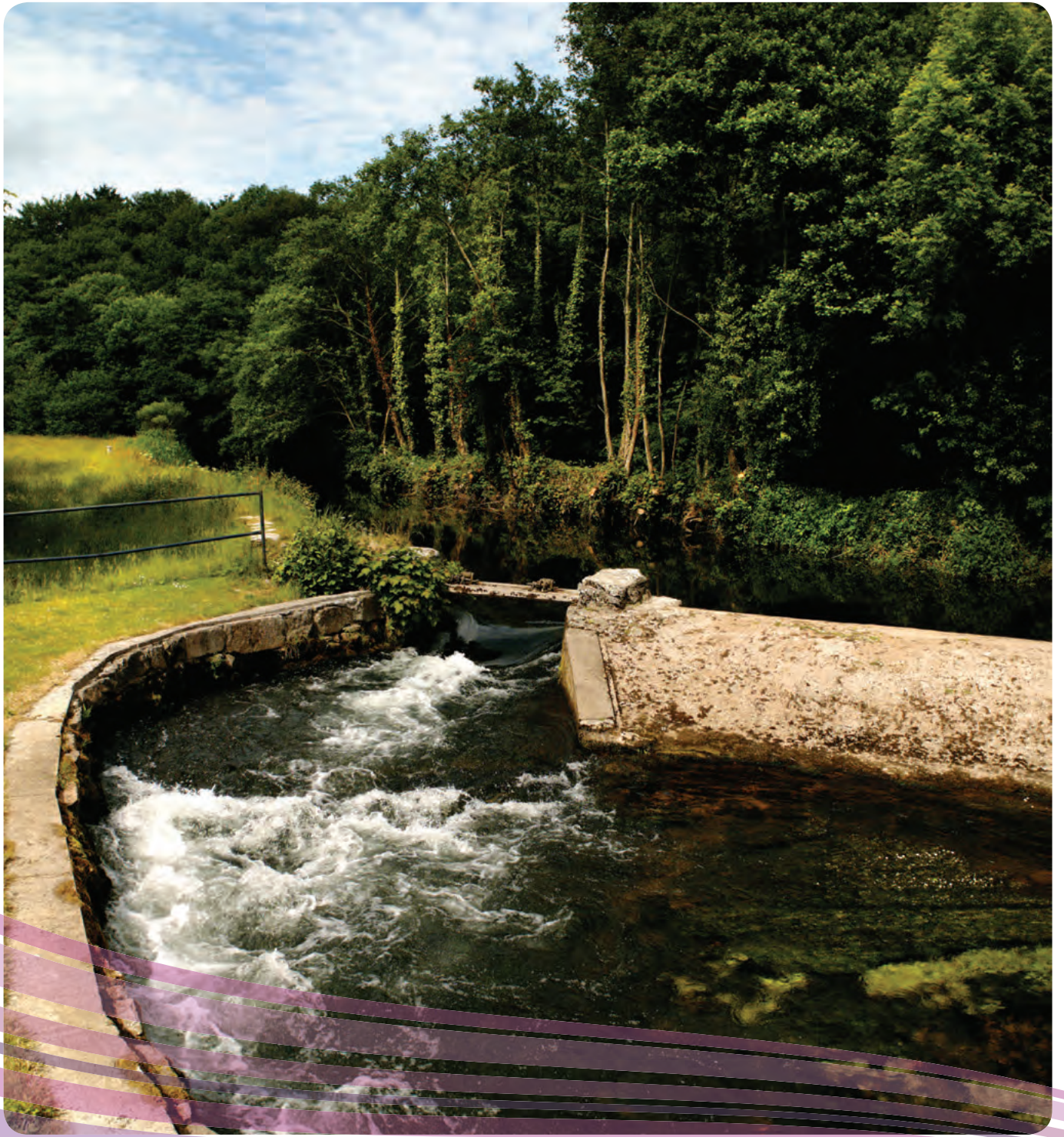
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# Fermoy Municipal District

## 1 Introduction

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# 1 Introduction

## 1.1 Introduction

- 1.1.1 This Local Area Plan for the Fermoy Municipal District was adopted on 24<sup>th</sup> July, 2017, and came into effect on 21<sup>st</sup> August, 2017. It sets out the detailed planning strategy and land use zoning as appropriate, for the towns and villages of the Municipal District, with the exception of that part of Fermoy Town, formerly administered by Fermoy Town Council, where the Fermoy Town Development Plan 2009 (as varied) remains in force, and will continue as the relevant development plan for the former Town Council area until the adoption of the next Cork County Development Plan in 2020. The Fermoy Town Plan 2009 is the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Fermoy Town Council.
- 1.1.2 While this Local Area Plan does not deal with the lands located within the former administrative boundary of Fermoy Town Council, it does include policy and objectives for the “environs” area of Fermoy town, i.e. the hinterland / developed area between the boundary of the administrative area of the former Fermoy Town Council and the development boundary of the town as delineated on the map included in this plan.

## 1.2 Municipal Districts in County Cork

- 1.2.1 Following the re-organisation of local government in 2014, and the abolition of the Town Councils, the electoral structure of Cork County is now based on eight Municipal Districts, as detailed in Table 1.1 and illustrated by Figure 1.1.

	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*	54
4	Cobh	53,544	Carrigtwohill, Cobh*, Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24
5	East Cork	42,399	Midleton* and 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*	66 & 7 Inhabited Islands

\*Towns formerly administered by a Town Council. The Town Development Plans which were current when the Town Councils were abolished in 2014 will continue as the relevant development plan for each respective former Town Council administrative area, until the adoption of the next Cork County Development Plan in 2020. For the former Fermoy Town Council area, this is the Fermoy Town Development Plan 2009 (as varied).



Figure 1 Municipal District Map

## 1.3 The Plan Making Process

- 1.3.1 The process of making this plan commenced with the publication of a Preliminary Consultation Document in December 2015, setting out the key issues to be considered in the preparation of the new local area plan. A period of public consultation ran from 14<sup>th</sup> December 2015 to the 25<sup>th</sup> January 2016 during which the public and statutory bodies were invited to make submissions / observations. The consultation document was made available on line via the Council's website, in divisional offices and libraries and on CD, and the consultation process was publicised through the press, the Council's website and social media.
- 1.3.2 In April 2016, the Chief Executive issued a report to the Elected Members of the Council detailing the issues raised in the submissions, and his response in terms of the issues which should inform the preparation of the new Draft Local Area Plan. Members were subsequently briefed on the main issues arising at a Municipal District Committee meeting in April 2016, where a full discussion on the report took place, so that Members views could be taken into account in the preparation of the draft plan.
- 1.3.1 The Draft Plan was published for public consultation from Wednesday 16<sup>th</sup> November 2016 to Monday 16<sup>th</sup> January 2017. In March 2017, the Chief Executive issued a report to the Elected Members of the Council detailing the issues raised in the submissions received and his recommendation in relation to amendments to the Draft Plan. The Council's Development Committee met on the 23<sup>rd</sup>, 24<sup>th</sup> and 27<sup>th</sup> March, 2017 to discuss the Chief Executive's Report. A further meeting of the Council was held on 27<sup>th</sup> March 2017, where, following consideration of the Draft Plan, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan. These amendments were published in May 2017 for public consultation, and in June 2017, the Chief Executive issued a further report to the Elected Members of the Council detailing the issues raised in the submissions received and his recommendation in relation to amendments to the Draft Plan. The final plan was adopted in July 2017.

## 1.4 Purpose of the Plan

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

- Be consistent with the objectives of the development plan;
- Consist of a written statement and a plan or plans which may include objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes; or
- Such other objectives, in such detail as may be determined by the planning authority, for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of developments and structures;
- Indicate the period for which it is to remain in force.

1.4.2 In addition, local area plans must also:

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

1.4.3 This plan has been prepared taking the year 2022 as its 'horizon' year so that there can be the best degree of alignment between the Regional Planning Guidelines for the South West Region 2010, and the County Development Plan 2014. The Planning and Development Acts make provision for the review of this plan, normally commencing at the latest 6 years after the making of the plan, but in certain circumstances formal commencement of the review of the plan can be deferred up to a maximum of 10 years from the date on which the plan was originally made. It is intended that this plan will remain in force, subject to the provisions of the Acts, until such time as the County Council gives formal notice of its intention to review the plan and for the whole of the appropriate period allowed for that review under the Acts.

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



## 1.5 Form and Content of the Plan

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

- Section 1: Introduction: This section outlines the local area plan process and explains the background to the plan and core principles that have contributed to its preparation.
- Section 2: Local Area Strategy: This section sets out the overall strategy for the Municipal District as a whole including growth and population targets, the settlement structure and key environmental considerations.
- Section 3: Main Towns: This section sets out the planning proposals, including land use zoning, for the main towns of the Municipal District, or in the case of Fermoy, for the environs of the town, as outlined in Section 1.1 above.
- Section 4: Key Villages: This section sets out the planning proposals for the Key Villages of the Municipal District.
- Section 5: Villages and Village Nuclei: This section sets out the planning proposals for the Villages and Village Nuclei of the Municipal District.
- Section 6: Putting the Plan into Practice: This section deals with the implementation of the Local Area Plan.

1.5.2 Volume Two Environmental Reports includes the SEA Statement and the Habitats Directive Screening Report.

1.5.3 Volume Three consists of the Local Area Plan Map Browser. The aim of the Map Browser is to give the public access to more detailed electronic versions of the small scale land use zoning maps contained in the Local Area Plan, Volume One “Main Policy Material”. The Map Browser also provides information on Municipal District Boundaries, Strategic Planning Areas, Countywide Flood Risk, Regeneration Areas in main towns, Route Protection Corridors, Ecological Designations (SAC/SPA/NHA/pNHA) and the Metropolitan Cork Strategic Land Reserve proposals. This allows the public to be better informed about the policies contained in the plan and how they affect their Municipal District.

1.5.4 It should be noted that Volume One Main Policy Material is the only published printed volume, with Volumes Two and Three and other supporting documentation relating to the Local Area Plan appearing on an accompanying CD. All Three volumes are available on the County Council’s web-site [www.corklocalareaplans.com](http://www.corklocalareaplans.com).

## 1.6 Plan Context

1.6.1 This Local Area Plan has been informed by the previous 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. In the period since 2011, there have been significant changes in a number of key areas affecting the preparation of the new plan, particularly:

- Reform of local government and the abolition of Town Councils.
- Improvements in the national economic outlook.

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

## 1.7 Overall Approach - Key Policies

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

### Water Quality issues affecting the River Blackwater SAC

- 1.7.2 One of the key attributes of the Fermoy District is the River Blackwater which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. In planning for the future development of the area the Council has a legally binding obligation to protect the favourable conservation status of the River Blackwater Special Area of Conservation. In practical terms the status of the site, and conservation objectives for it, means that significant improvements are required to water quality within the catchment to meet stringent water quality standards.
- 1.7.3 The County Development Plan 2014 proposes significant new development within the Blackwater Catchment, particularly at Mallow, Fermoy, Kanturk, Newmarket and Millstreet. Within the Fermoy Municipal District, 30 of the 32 settlements lie within the Catchment and significant development is proposed to realise the growth strategy for the area. The Habitats Directive Assessment process undertaken as part of the preparation of County Development Plan concluded that it was not possible to rule out adverse impacts on the Special Area of Conservation if the scale of development proposed within the catchment went ahead. The County Development Plan 2014 was adopted on the basis that development within the catchment was on hold pending the outcome of further investigations / studies.
- 1.7.4 Following discussions in early 2016 between the Council and the Department of Housing, Planning, Community and Local Government, the Department of Arts, Heritage and the Gaeltacht, and Irish Water, the Department of Arts, Heritage and the Gaeltacht indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel in the Allow tributaries of the Blackwater, which are included in the SAC. While the formal implementation, by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, of the proposed change to the Conservation Objective for the Blackwater SAC is awaited, this plan has been prepared as if the changes to the conservation objective have been implemented.

- 1.7.5 The County Development Plan 2014 is also due to be varied to give effect to this change in circumstances which will ensure that development in the catchment is no longer 'on hold' and ensures that the Local Area Plan continues to plan for development within the catchment subject to normal requirements of proper planning and sustainable development and Habitats Directive Assessment.
- 1.7.6 Implementation, by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, of the proposed change to the Conservation Objective for the Blackwater SAC is awaited. The Council is proceeding on this basis.

### Role of the Cork County Development Plan 2014

- 1.7.7 It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. The Cork County Development Plan 2014 sets out the blueprint for the development of the county, underpinned by the core principles of sustainability, social inclusion, quality of design and climate change adaptation. The County Development Plan includes over 200 objectives on a range of issues including:
- Housing,
  - Rural, Coastal and Island Development;
  - Social and Community facilities;
  - Economy and Employment;
  - Town Centres and Retail Development;
  - Tourism;
  - Energy and Digital Economy;
  - Transport and Mobility;
  - Water Services, Surface Water ( including Flooding) and Waste;
  - Heritage;
  - Green Infrastructure and Environment;
  - Zoning and Landuse.
- 1.7.8 The objectives of the County Development Plan have not been repeated in this Local Area Plan and so the two documents must be read together when planning a development. All proposals for development, put forward in accordance with the provisions of this Local Area Plan, must demonstrate compliance with the objectives of the County Development Plan. Some objectives such as those in the Housing Chapter, may only be applicable to a particular class/type of development, while other objectives such as those in relation to Transport and Mobility, Water Services, Surface Water (including Flooding) and Waste, Heritage or Green Infrastructure and Environment, for example, will be applicable to all classes / types of development. It is up to each applicant to familiarise themselves with the requirements of the various objectives included in the County Development Plan and make provision for them, as appropriate, as part of their development proposal.

### Approach to Town Council Development Plans.

- 1.7.9 The Electoral, Local Government and Planning and Development Act 2013 introduced a number of amendments to the Planning and Development Act 2000 to give effect to the dissolution of the Town Councils (Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Middleton, Skibbereen, Youghal). One of the main effects of the legislation was to extend the life of Town Council Development Plans until the next making of a Development Plan for the County, which in Cork's case is December 2020. In this Municipal District, the Fermoy Town Development Plan 2009 (as varied) will remain in force until the review of the Cork County Development Plan 2014 is

completed in 2020, and the Town Development Plan is therefore the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council. This Local Area Plan deals with the ‘environs’ of Fermoy town, i.e. the hinterland / developed area between the boundary of the administrative area of the former Fermoy Town Council and the development boundary of the town as delineated on the map included in this plan.

## Active Land Management

- 1.7.10 In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning & Development SPC, public consultations associated with the LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.
- 1.7.11 Section 2 (Planning & Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans.

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

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

- 1.7.12 Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.
- 1.7.13 In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:
- Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets.
  - The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates.
  - The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state.
  - Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors.
  - Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork.

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

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

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

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

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

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

## Settlement Network

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

1.7.18 The settlement network of the county comprises :

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

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

## Traffic and Transport

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

1.7.21 Within this Municipal District the M8, N72 and N73 are important elements of the strategic road infrastructure serving the area and need to be protected in accordance with national policy. The protected route corridor of the proposed M20 traverses the north west of the district.

1.7.22 The Council, in consultation with the Transport Infrastructure Ireland, will protect proposed national road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified. The line of these Route Protection Corridors are shown in Volume 3 LAP Map Browser which is accessible through [www.corklocalareaplans.com](http://www.corklocalareaplans.com).

## Water Services

1.7.23 Water services are the most critical of all infrastructure required to facilitate new development as without water services little development can take place.

1.7.24 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.

1.7.25 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.

1.7.26 Across the County as a whole the water services infrastructure needed to deliver the scale of growth envisaged by the County Development 2014 is often not in place. In general, the Council's approach to this, is that where Irish Water already have water services infrastructure in a town or village then Irish Water will need to upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.

Table 1.2 : Strategy for Water Services Provision

Normally Expected level of Water Services		Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
Key villages		
Villages	Public Drinking Water	Adequate drinking water services infrastructure to be prioritized.
	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 with no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

## Development Contributions

- 1.7.27 Section 48 of the Planning & Development Act 2000 to 2013 enables the Planning Authority when granting planning permission, to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended to be provided, by or on behalf of the Local Authority, regardless of other sources of funding for the infrastructure and facilities.
- 1.7.28 In addition, a Planning Authority may require the payment of a Special Contribution in respect of a particular development where specific exceptional costs not covered by a scheme are incurred by a local authority in respect of public infrastructure and facilities which benefit the proposed development.
- 1.7.29 The current scheme for development contributions was made by the County Council in 2004 and has been significantly modified and adapted to reflect changing economic circumstances. A new draft Development Contributions Scheme has been prepared to reflect the infrastructure required to support the delivery of the new Local Area Plans and to reflect the far reaching changes to the provision of public infrastructure that have been introduced in recent years. The Draft Scheme seeks to raise development contributions to contribute to the delivery of projects that are necessary to facilitate the achievement of the residential and commercial growth identified in the Local Area Plans. It is also the intention of the County Council, through the introduction of the new scheme, to reduce the extent to which Special Contributions are necessary to facilitate development.
- 1.7.30 With regard to the urban expansion areas of Ballincollig, Shannonpark, Carrigtwohill, Waterrock, Stoneview, Cobh, Ballyvolane and Glanmire, infrastructure programmes for these sites are being progressed with the specific aim of delivering complex public infrastructure in an environment of

multiple land ownerships within the sites. This work seeks to identify and activate mechanisms to facilitate the provision of start-up infrastructure to unlock development potential. That work is focused on infrastructure provision internal to those sites that would normally be undertaken by the developer of those lands, as well as some limited external works that are specific to those sites. The Draft Development Contribution Scheme being prepared will not include the internal infrastructure currently being identified for these sites, nor the limited external works specific to those sites. The Council is progressing a start-up infrastructure mechanism to unlock the development potential of those sites, with costs to be recouped on commencement / completion of development via section 47 agreements or special development contributions.

## Regeneration Areas

- 1.7.31 The Urban Regeneration and Housing Act 2015, provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration. As part of the preparation of this Local Area Plan a regeneration site has been identified in Mitchelstown. The main objective in identifying regeneration sites is to draw attention to the opportunities that exist to redevelop key sites within a town, where such sites have the potential to contribute to the rejuvenation of the town, deliver housing, and perhaps act as a catalyst for other developments. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, regeneration sites may, in time, qualify for the Vacant Sites Levy where the regeneration site is vacant or idle and this has adverse effects on the amenities / character of the area.
- 1.7.32 It is the intention of Cork County Council to implement the provisions of the Urban Regeneration and Housing Act 2015, through the establishment of a vacant sites register, identifying sites on which a vacant site levy can be applied. The planning authority will proactively engage with the Municipal District sub-county structure, to identify suitable sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development, and will bring such vacant sites and buildings in urban areas into beneficial use.

## Town Centres

- 1.7.33 Town centre vacancy has been a marked consequence of the economic climate that prevailed for much of the past decade. Cork County Council recognises the key strategic and important cultural/economic/societal role town centres play in sustainable communities. Furthermore the successful delivery of well-conceived town centre development will deliver public realm and physical improvements which can in turn improve quality of life factors and help increase economic activity.
- 1.7.34 To help address town centre vibrancy issues and to assist communities, property owners and prospective applicants develop the most appropriately designed investment at the optimum town centre locations, targeted supports will be required. The LAP formulation process provides an opportunity to initiate a Town Centre Improvement Scheme that will provide suggested approaches to help inform decisions that can contribute to improved town centre functionality and public realm improvements.
- 1.7.35 It is intended the TCIS, in the first instance, will consider locations within the towns of Carrigtwohill, Ballincollig, Passage West and Carrigaline and will seek to do the following:-
- Provide guidance on the future land use and public realm improvement priorities within the town centre.
  - Identify key buildings to be protected within the town centre.



- Provide guidance for developers/public on the key aspects of the town's urban character which need to be respected/reinterpreted in future applications (building height, roofscape, materials, building lines, plot depth, signage).
- Provide a people-focused movement and public realm strategy which defines the gateways/sense of arrival within the town; enhances connectivity and permeability between the town centre and housing/employment growth areas and the train station/public transport hub; rationalises on-street parking on the main streets; widens and improves the quality of the pavement within the defined retail core; introduces traffic calming measures and additional, safe pedestrian crossing points at key locations (near schools etc).
- Identify opportunity sites for single or multi-use developments within the existing streetscape.
- Devise an urban structure for the future expansion of the town, including identifying the location of new streets, positioning of building lines, height parameters, plot divisions etc in line with the Best Practice Urban Design Manual as read with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

1.7.36 On completion and review of the effectiveness of the TCIS approach consideration will be given to the further roll-out of the scheme.

## Green Infrastructure

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

## Housing Density

1.7.38 The approach to housing density used in this Plan is set out in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.

## Quality in Urban Design

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

## 1.8 Flooding Risk Assessment and Management

### Overall Approach

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

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

### Managing Development in Areas at Risk of Flooding

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

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

### Managing downstream flood impacts

1.8.12 When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.

## 1.9 Green Belts around Towns

- 1.9.1 Chapter 4 of the County Development Plan sets out the Council’s policy and objectives RCI 5-1 to RCI 5-8 in relation to Greenbelts. In this Municipal District greenbelts exist around the towns of Fermoy, Mitchelstown and Charleville which help to maintain the identity of the towns and encourage more development activity within the development boundaries. The plan recognises that the character of all settlements can also be undermined by linear roadside frontage development on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built up area and open countryside. Such development also raises important sustainability issues.
- 1.9.2 Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this will only be allowed in the case of an individual who can demonstrate a genuine rural generated housing need based on their social and / or economic links to a particular local rural area in accordance with County Development Plan objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around Settlements.
- 1.9.3 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, additional areas have been identified where there is capacity to accommodate a limited

number of individual houses. These areas are designated under zoning objective GB 1-2. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements.

- 1.9.4 There are sensitive catchment issues in the town Green Belts which should be carefully considered in assessing proposals in accordance with GB 1-1 and GB 1-2, having regard to their proximity and hydrological connection to Natura 2000 sites.

Objective No.	Local Area Plan Objective Greenbelts around Main Towns
GB 1-1	It is an objective to discourage strongly new individual housing from being located within the greenbelts around the main towns in each Municipal District (except within established villages and village nuclei). This restriction is relaxed in principle for individuals who can demonstrate a genuine rural generated housing need based on their social and / or economic links to a particular local rural area in accordance with Cork County Development Plan (2014) objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around Settlements.
GB 1-2	In some parts of the greenbelts around the towns it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing: <ul style="list-style-type: none"> <li>a) The character of the area as a whole will remain predominantly rural and open;</li> <li>b) Proposals will not cause linear roadside frontage development (ribbon development); and,</li> <li>c) The proposal is consistent with the proper planning and sustainable development of the area.</li> </ul>

## 1.10 Environmental Considerations

### Strategic Environmental Assessment (SEA)

1.10.1 Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. This Local Area Plan was subject to SEA at each stage of the plan making process. This process is detailed in the Strategic Environmental Assessment Statement which is contained in Volume Two of this Plan which is available online via the Council's website at [www.corklocalareaplans.com](http://www.corklocalareaplans.com).

### Strategic Flood Risk Assessment (SFRA)

1.10.2 In order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, 'The Planning System and Flood Risk Management' (2009), Cork County Council carried out a Strategic Flood Risk Assessment of the policies and objectives contained in this Plan. This assessment was published with the Draft Plan in November 2016. A Flood Risk Assessment of the proposed amendments to the Plan was also undertaken and was published at the Amendments Stage of the Plan in May 2017. Both of these reports are available on the Council's website at [www.corklocalareaplans.com](http://www.corklocalareaplans.com).

### Habitats Directive Assessment (HDA)

1.10.3 In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) and section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process.

1.10.4 Habitats Directive Assessment is an iterative process which runs parallel to and informs the plan making process. It involves analysis and review of policies as they emerge during each stage of plan making, to ensure that their implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for policies to contribute to impacts which on their own might not be significant, but which could contribute to an impact which is significant when considered in combination with impacts arising from the implementation of other plans or projects.

1.10.5 The results of this analysis and review are presented alongside each iteration of the plan as it is published. The Habitats Directive Screening Report for this plan is contained in Volume 2 of this Plan which is available online at [www.corklocalareaplans.com](http://www.corklocalareaplans.com).



# Fermoy Municipal District

## 2 Local Area Strategy

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## 2 Local Area Plan Strategy

### 2.1 Local Area Plan Context

- 2.1.1 It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. In County Cork, the County Development Plan 2014 sets out the overall strategy for the proper planning and sustainable development of the County including population targets for each of the main towns and the amount of new housing required to meet the needs of the population, and is consistent with national targets issued by the Department of Housing, Planning, Community and Local Government and the Regional Planning Guidelines for the South West Region. The Plan also sets out county-wide objectives for the economy, retail, housing, transportation and infrastructure, heritage and the environment.
- 2.1.2 This Local Area Plan has been informed by the previous plan 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 The Local Area Plan is consistent with the Core Strategy for the County as set out in Chapter 2 and Appendix B of Volume 1 of the Cork County Development Plan 2014, which details the population growth targets for each Municipal District, the expected growth in households and the corresponding amount of new housing required within the settlement network and rural areas to meet the growth target.

### 2.2 County Development Plan Strategy

- 2.2.1 The Fermoy Municipal District straddles two Strategic Planning Areas for which the CDP 2014 sets out differing objectives. Fermoy, its hinterland and the area to the south of Fermoy are located within the Greater Cork Ring Strategic Planning Area. Mitchelstown, Charleville, and the northern part of the Municipal District are located within the North Cork Strategic Planning Area.
- 2.2.2 The Greater Cork Ring Strategic Planning Area has experienced population growth significantly ahead of target over the last decade. In this context the County Development Plan 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 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;
  - 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) Protect and enhance the natural heritage of the Blackwater Catchment; and



- e) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the area's environment.

2.2.3 In relation to the North Cork Strategic Planning Area, the County Development Plan 2014 seeks to;

- a) Recognise the importance to the area of the Atlantic Gateways Initiative; to acknowledge the potential of the towns located within the Atlantic Gateway Corridor to act as a focus for new investment in jobs and housing and to recognise the value of such investment to the area as a whole;
- b) Establish an appropriate balance in the spatial distribution of future population growth so that Kanturk, Millstreet, Mitchelstown, Charleville, Buttevant and Newmarket, can accelerate their rate of growth, in line with this Core Strategy and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
- c) Facilitate the development of the villages and rural areas 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;
- d) Strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity and focusing other employment development primarily in the main towns and key villages;
- e) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy through the protection of the area's natural and built heritage, and by encouraging appropriate new forms of employment development;
- f) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the area's environment; and
- g) Protect and enhance the natural heritage of the Blackwater catchment.

## 2.3 National Planning Framework

2.3.1 The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.

## 2.4 The Fermoy Municipal District

- 2.4.1 In 2011 the population of the Fermoy Municipal District stood at 42,226. This population is spread across a network of settlements including three towns and 29 villages and the open countryside, as detailed in Table 2.1. Outside the main towns the district is largely rural / agricultural in character. Almost 45% of the population of the Municipal District lives in the open countryside i.e. not within a settlement.
- 2.4.2 Fermoy is the largest town in the Municipal District with a population of 6,489 in 2011 and has the largest employment, service and retail base. Both Charleville and Mitchelstown are smaller in terms of population and employment but offer services that support a significant rural hinterland.
- 2.4.3 Agriculture is a key economic activity throughout the District both in direct farming of land and in food processing with significant dairy processing industries located in Charleville and Mitchelstown. Services and more traditional manufacturing are also significant employers in the area.
- 2.4.4 The Fermoy Municipal District boasts a rich diversity of built heritage, both architectural and archaeological, across its rural and urban landscapes. These important links to the past give the district its unique sense of place and identity. Each settlement chapter of this plan refers the unique aspects of a settlement's built, archaeological and natural heritage where relevant.

**Table 2.1 Distribution of Population within the Fermoy Municipal District**

	Settlement	Population 2011	%
<b>Towns</b>	Fermoy (6,849), Charleville (3,646) , Mitchelstown (3,677)	13,812	33%
<b>Key Villages</b>	Doneraile, Newtownshandrum, Kilworth, Glanworth, Rathcormack, Castlelyons/Bridebridge, Castletownroche, Ballyhooly, Watergrasshill, Conna, Kildorrery	9,427	22%
<b>Villages</b>	Killavullen, Bartlemy, Ballynoe, Clondulane, Ballindangan, Glennahulla, Ballyhea, Shanballymore, Coolagown, Curraglass		
<b>Village Nuclei</b>	Aghern, Grange, Ballygiblin, Araglin, Curraghalla, Kildinan (The Pound), Knockanevin, Rockmills		
<b>Rural Areas</b>		18,987	45%
<b>Total population</b>		<b>42,226</b>	<b>100%</b>
* Village and rural area figures are estimated figures.			



Figure 2.1 Fermoy Municipal District

## 2.5 Growth Strategy

- 2.5.1 Within the Fermoy Municipal District the County Development Plan provides for growth in population of 4,678 persons. The number of households is expected to grow by 4,381 leading to a net requirement for 4,874 new houses within the Municipal District. The County Development Plan indicates that 149ha 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.
- 2.5.2 Through its County Development Plan 2014, the Council has allocated the majority of this growth to the towns with 2,782 new houses proposed. Housing growth is also planned within the villages (1,533 units).
- 2.5.3 Table 2.2 shows that, arising from the County Development Plan 2014, there is a net requirement within the towns of the Municipal District for 2,782 new dwelling units and capacity, in terms of the current provision of zoned lands within the main towns, to accommodate 4,216 units, providing headroom of 1,434 units or 52%. Broadly similar levels of new housing are proposed for each of the three towns.
- 2.5.4 In overall terms in this Municipal District there is enough land within the towns to meet the target requirement for housing and at this stage of the LAP process there is no need to add to the overall land supply as it includes a strategic land reserve of 44% in terms of the amount of housing units required.
- 2.5.5 The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the towns in the event that investment in infrastructure in the villages is delayed.

Table 2.2 Fermoy Municipal District Housing Requirements and Supply

	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)
Fermoy	6,489	7589	831	938	47	93.46	1,619
Charleville	3,646	4925	741	804	45	70.6	1,105
Mitchelstown	3,677	5346	905	1,040	58	85.67	1,492
<b>Main Towns</b>	<b>13,812</b>	<b>17,860</b>	<b>2,478</b>	<b>2,782</b>	<b>149</b>	<b>249.73</b>	<b>4,216</b>
Villages	9,427	11,529	1,417	1,533	-	-	1,003
Rural	18,987	17,514	486	559	-	-	-
Total Villages and Rural	28,414	29,044	1,903	2,092	-	-	1,003
Total for District	42,226	46,904	4,381	4,874	149	<b>249.73</b>	<b>5,219</b>

- 2.5.6 The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.3. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.
- 2.5.7 Based on an allocation from the overall population target figure for the county, the County Development Plan (Core Strategy) estimates the number of new houses that that may need to be accommodated within the villages of this Municipal District as 1,533 units. This local area plan has retained the scale of growth figures for the villages at the 2011 figures which is, at a lower level of development, 1,003 units.
- 2.5.8 This local area plan does not zone land for development within the villages. Rather each village has a development boundary and is assigned an 'Overall Scale of New Development'. This figure is not a target to be reached, or an absolute maximum limit on development. Rather the 'overall scale of growth' figure is an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this Plan, subject to other considerations of proper planning and sustainable development. Development within villages also has to be balanced in line with the overall strategy of the County Development Plan which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population.
- 2.5.9 Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not in place as indicated by Table 2.3. In general the Council's approach to this is that where Irish Water already have water services infrastructure in a town or village, then Irish Water will need to upgrade that infrastructure as necessary to meet the

demands of current and future customers in the settlement. Irish Water has indicated that, when it is upgrading the water services infrastructure in a settlement, it will take account of future development needs.

- 2.5.10 Table 2.3 provides information in relation to the physical capacity of the water services infrastructure only. Some settlements which have infrastructural capacity may have other issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.
- 2.5.11 An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver 508 housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.
- 2.5.12 Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in this Local Area Plan, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.

Table 2.3 Overall Scale of New Development in the Fermoy Municipal District

Settlement Name	Existing Number of Houses 2015	Dinking Water Status	Waste Water Treatment Status	Overall Scale of New Development (houses)
<b>Towns</b>				
Fermoy				938
Charleville				804
Mitchelstown				1,040
				<b>2,782</b>
<b>Key Villages</b>				
Castlelyons / Bridebridge	210			40
Kilworth	412			50
Rathcormack	670			120
Watergrasshill	463			108
Ballyhooly	199			50
Castletownroche	217			54
Conna	170			30
Doneraile	411			180
Glanworth	257			50
Kildorrery	173			50
Newtownshandrum	137			125
				<b>857</b>
<b>Villages</b>				
Ballynoe	70			20
Bartlemy	34			10
Clondulane	180			20
Killavullen	131			5
Shanballymore	67			10
Ballindangan	10		None	5
Ballyhea	45			30
Coolagown	19		None	5
Curraglass	17	Private GWS	None	3
Glennahulla	28		None	5
				<b>113</b>
<b>Village Nuclei</b>				
Aghern	5	Private GWS	None	5
Araglin	7		None	3
Ballygiblin	2		None	4
Curraghalla	6	Private GWS	None	5
Grange	28		None	5
Kildinan (The Pound)	12		None	5
Knockanevin	1		None	3

Table 2.3 Overall Scale of New Development in the Fermoy Municipal District

Settlement Name	Existing Number of Houses 2015	Drinking Water Status	Waste Water Treatment Status	Overall Scale of New Development (houses)
Rockmills	14		None	3
				<b>33</b>
<b>Total</b>				<b>3785</b>
<b>Water Services Key</b>				
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.				
<b>None</b> : No existing Irish Water Services. In these settlements development will be limited to a small number of individual houses with their own wastewater treatment plant. In the absence of a public drinking water supply, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.				
<b>Note: There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.</b>				

## 2.6 Employment within the Municipal District

2.6.1 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 11,601 jobs within the District, including 1,674 jobs undertaken by home workers. Jobs located within the Municipal District fall into the following key categories:

- a) 27.1% Wholesale, Retail, Transportation and Storage, Accommodation and Food service activities.
- b) 20.7% Manufacturing, Mining /Quarrying, Electricity / Gas /Water Supply / Waste Management.
- c) 18.4% Education, Human Health and Social Work Activities.
- d) 13.5% Agriculture, Forestry and Fishing.
- e) 10.6% Information / Communication, Financial, Professional, Administration etc.

2.6.2 Within the District 16,794 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:

- a) 7,747 or 46.1% work within the Municipal District (including 1,674 home workers).
- b) 3,974 or 23.6% work within the Greater Cork Ring (this includes part of the MD).
- c) 1,914 or 11.3% work within Cork City.
- d) 1804 or 10.7 % work within the County Metropolitan Area (this includes part of the MD).
- e) 1,331 or 7.9% work outside Cork County.

- 2.6.3 In terms of travel to work, 66.3% of employees who live within the District travel to work by driving a car, van lorry or other vehicle. Only 0.8% of employees living within the District travel to work by bus or train, while 7.2% travel on foot.
- 2.6.4 Fermoy is the largest centre of employment within the area. The 2011 census recorded the number of jobs that people were going to within the DEDs containing Fermoy town as 2,657, a decrease of 576 on the 2006 census figure. In Mitchelstown, the figure was 1,662 (decreasing from 1,957 in 2006) and in Charleville the figure was 2,426, an increase of over 18% on the 2006 figure. This would indicate that of the 11,601 jobs within the Municipal district 6,745 or 58% are located within the three 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.
- 2.6.5 There is a strong supply of employment land within the Municipal District. This plan seeks to ensure that lands identified for employment use can be readily developed for such and address any barriers to development.

Town	Business	Industrial	Enterprise	Total
Fermoy	28.38	33.5	0	61.88
Mitchelstown	29.21	76.81	0	106.02
Charleville	59.8	27.9	0	87.7
<b>Total</b>	<b>117.39</b>	<b>138.21</b>	<b>0</b>	<b>255.6</b>

## 2.7 Environment and Heritage

- 2.7.1 European and National legislation now protect the most valuable of our remaining wild places through designation of sites as proposed Natural Heritage Areas, Special Areas of Conservation and Special Protection Areas.
- 2.7.2 The designation of these sites at a national level is the responsibility of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, but it is the responsibility of Planning Authorities through the Strategic Environmental Assessment and Appropriate Assessment processes to ensure that planned development does not adversely affect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there are a range of plants and animals that are protected under national legislation.
- 2.7.3 The basic designation for wildlife is the Natural Heritage Area. This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. Eight Natural Heritage Areas have been designated in Co. Cork. A further 103 sites have been proposed to be designated as Natural Heritage Areas in the County. These are listed in the County Development Plan 2014 Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume 4 of that Plan.
- 2.7.4 Special Areas of Conservation (SACs) have been selected because they support habitats, plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The current list of SACs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.



- 2.7.5 Special Protection Areas (SPAs) have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the SACs they form part of the 'Natura 2000' network of sites throughout Europe. The list of SPAs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.
- 2.7.6 The Fermoy Municipal District is characterised by a range of nature conservation designations.
- 2.7.7 There are 2 SPAs (Blackwater Callows and Ballyhoura Mountains), 2 SACs (Carrigeenamronety Hill and Blackwater River), and 20 pNHAs dispersed throughout the Fermoy MD. The grounds for designation include ecological, botanical and ornithological reasons. The largest nature conservation area is the Blackwater River SAC (code 2170), a significant site containing important rare plants and species, discussed in Section 1.
- 2.7.8 While all of these areas have ecological value, other reasons for their designations vary from woodland and geological to botanical and ornithological values. The SACs and SPAs form the Natura 2000 sites and have been assessed by the Appropriate Assessment of the plan – See Volume 2.
- 2.7.9 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.
- 2.7.10 In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2014 the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.
- 2.7.11 In terms of built heritage, each settlement chapter of this plan refers to protected structures and architectural conservation areas and other unique aspects of a settlements built and natural heritage where relevant.
- 2.7.12 Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.
- 2.7.13 The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particularly rich in medieval monuments, notably ringforts, churches, abbeys and castles. A number of these are in the care of the State, like Glanworth Castle and Ballybeg Abbey, and constitute an important range of heritage tourism assets. Most of the urban settlements are historical in origin and constitute archaeological monuments in their own right. Fermoy and Glanworth feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). For reference to all known archaeological monuments in the district see [www.archaeology.ie](http://www.archaeology.ie).

## Local Area Plan Objective

## LAS-01:

- a) In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.
- b) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.
- c) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1 of the Cork County Development Plan, 2014.
- d) No 'developer provided' infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.
- e) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage objectives (HE 3 -1-5 & HE 4 1-5) of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, landscapes.
- f) Maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value, wetlands and features of geological value within this planning area in accordance with HE2-3, 2-4,2-5, and 2-6 of the County Development Plan, 2014.
- g) This plan, and individual projects based on the plan's proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.
- h) Provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with HE 2-1, and HE2-2 of the County Development Plan, 2014. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
- i) All developments, where appropriate, will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014.
- j) Any development on certain sites should be accompanied by a Traffic Impact Assessment (TIA) and Road Safety Audit (RSA).

# Fermoy Municipal District

## 3 Main Towns

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## 3 Main Towns

### 3.1 Introduction

- 3.1.1 This section of the Plan sets out the key planning considerations and the main objectives for the development of the main towns of the Fermoy Municipal District.
- 3.1.2 The towns of this District are Fermoy, Mitchelstown and Charleville. Fermoy is the largest of the towns, with the largest population, employment, service and retail base. Mitchelstown and Charleville are smaller in terms of population but offer services that support a substantial rural hinterland.
- 3.1.3 As outlined in Section One of this Plan, this Local Area Plan sets out the planning strategy for the 'Environs' of Fermoy town only, i.e. for the hinterland / developed area between the boundary of the administrative area of the former Fermoy Town Council and the development boundary of the town as delineated on the map included in this plan. Planning policy for the town itself is set out in the Fermoy Town Development Plan 2009 (as varied), which remains in force and will continue as the relevant development plan for the former Town Council area until the adoption of the next Cork County Development Plan in 2020.
- 3.1.4 The Core Strategy of the Cork County Development Plan deals with Fermoy as a single planning unit and therefore sets targets for the town as a whole – i.e. the area formerly administered by the Town Council and the Environs area. These population figures, for the town as a whole, are used in this Plan, even though the policies and objectives contained herein relate only to the 'Environs' Area.
- 3.1.5 These towns are a significant material asset to this Municipal District and the county as a whole. They represent the product of many decades of investment in buildings (including houses, businesses, industrial buildings etc.), hospitals and other health facilities, schools, social and community facilities and a wealth of supporting infrastructure. In addition to serving the people who live in them, these towns also serve the many people who live in villages, smaller settlements or rural areas who rely on the towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).

### Planning Strategy

- 3.1.6 Within the Fermoy Municipal District the County Development Plan provides for growth in population of 4,678 persons. The number of households is expected to grow by 4,381 leading to a net requirement for 4,874 new houses within the Municipal District. The majority of the growth is allocated to the towns with 2,782 new houses proposed (938 for Fermoy, 804 for Charleville and 1,040 for Mitchelstown).

Table 3.1: Population, Households and Net New Houses for Main Towns

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (Ha)	Net Estimated Residential Area Zoned (Ha)	Estimated Housing Yield
Fermoy	6,489	7,589	831	938	47	93.46	1,619
Charleville	3,646	4,925	741	804	45	70.6	1,105
Mitchelstown	3,677	5,346	905	1,040	58	85.67	1,492
<b>Total</b>	<b>13,812</b>	<b>17,860</b>	<b>2,478</b>	<b>2,782</b>	<b>149</b>	<b>249.73</b>	<b>4,216</b>

**Note:** Figures for Fermoy are for the town as a whole (the environs and the former Town Council Area) in accordance with the Core Strategy of the County Development Plan, 2014.

- 3.1.7 Across the towns of this District provision is made for zoned residential land with capacity for 4,216 housing units, providing headroom of 52% in terms of the amount of housing units required. The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the towns in the event that investment in infrastructure in the villages is delayed.
- 3.1.8 In line with the overall core strategy of the Cork County Development Plan 2014, this plan sets out objectives which aim to:
- Make best use of previous investments in the built fabric or infrastructure in the main towns;
  - Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities;
  - Identify land for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending to carry out development;
  - Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;
  - Confirm the role of the town centres as the preferred location for future retail development;
  - Support the vitality and viability of the town centres and ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas;
  - Protect the setting of the towns from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

### Approach to Plan Preparation

- 3.1.9 Zoned areas in the 2011 Local Area Plan that have been developed are now shown as part of the existing built up area. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main town. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use.
- 3.1.10 Where possible the map base has been updated - although the most recent development may still not be shown for reasons beyond the County Council's control.
- 3.1.11 In each town a core retail shopping area has been identified.
- 3.1.12 In some towns regeneration sites have been identified where there are derelict / underutilised sites which offer opportunities for redevelopment.

## 3.2 Fermoy Environs

### Vision

- 3.2.1 The vision for Fermoy over the lifetime of this plan is to increase the population of the town in line with targets established in the Cork County Development Plan 2014; optimise employment opportunities having regard to the location of the town adjacent to the M8; manage development in order to support the strengthening and rejuvenation of the retail function of the town; ensure all new development respects the significant built heritage of the town and its setting on the river Blackwater, and to deliver an enhanced environment and range of facilities to make the town a more attractive place to live.

### Context

- 3.2.2 This plan applies to the Environs surrounding the former Town Council administrative area of Fermoy. Policies and objectives relating to the former town council area are contained in the Fermoy Town Development Plan 2009 (as varied). Fermoy, a market town which evolved at a historic bridging point over the River Blackwater, is a moderately sized town of 6,489 persons, located 37 Km north of Cork City. The M8 motorway defines the limits of the town to the east while the N72 national route traverses the town from east to west and provides good road links to counties Kerry and Waterford.
- 3.2.3 Over the last decade or so Fermoy has benefitted from new residential developments and the population has grown 35% since 2002. Despite strong residential growth, commercial/retail/employment related growth has not proceeded at a rate that may have been expected. Key challenges for the future include securing new employment and commercial development within the town as a platform for population growth and to increase the daytime working population of the town to support additional retail and service development in the town centre. Achieving a reduction in the proportion of commuting is also a challenge in this context. The town has excellent access to the national road network, particularly through its proximity to the M8, which coupled with a good range of schools, community facilities and amenities makes it both a convenient and attractive employment and residential location.
- 3.2.4 Development in the town will require additional investment in upgrading the water services infrastructure and pedestrian and cycle facilities to achieve good connectivity with the rest of the town and existing social and community services. Additional housing development will also need to be matched with the delivery of additional community facilities.
- 3.2.5 The River Blackwater which flows through the town fulfils a significant ecological function and its banks form an area of floodplain within the town. The River Blackwater is also the receiving water for the town's waste water. Balancing these functions is critical for the future.
- 3.2.6 The sloping valley sides contribute to the setting of the town and form part of an area designated as a high value landscape in the County Development Plan 2014. The principal roads approaching the town from the north, west and east are part of the county's network of scenic routes designated in the County Development 2014.
- 3.2.7 In this plan the outer extent of the development boundary of the town remains unchanged from that of the 2011 Local Area.

## Planning Considerations and Proposals

### Population and Housing

- 3.2.8 Cork County Development Plan 2014 provides for the town of Fermoy to grow to 7,589 persons representing growth of 1,100 people (17%) on Census 2011 figures (6,489). In order to accommodate this level of population growth, an additional 938 housing units will be required. The County Development Plan has identified a net housing land requirement of 47ha to cater for this level of housing provision.
- 3.2.9 Within Fermoy provision has been made for a residential land supply of 93.46ha, with the capacity to provide approximately 1,619 units, providing headroom of 73% in dwelling unit terms. New residential development can also be accommodated through development of infill sites within the town centre area or the existing built up area, subject to normal planning considerations and avoiding areas at risk of flooding. New residential uses on brownfield sites are highly desirable in terms of supporting existing communities and maintaining the vitality of the town centre area. Such development can usually also benefit from proximity to existing services and community facilities.
- 3.2.10 The availability of headroom / surplus capacity within the town offers a choice of development options within the town. In addition, the availability of headroom allows the possibility of additional growth in the towns, in the event that servicing constraints delay development in the villages.
- 3.2.11 The plan makes provision for a range of houses types. There is strong demand for one off rural dwellings throughout the hinterland of the town, and in order to provide a more sustainable alternative to this form of development and attract this development into the town instead, where additional population can best support an enhanced level of services, provision has been made for low density, serviced site developments on peripheral sites north and east of the town centre.

**Table 3.2 Fermoy Population, Households and Residential Land Area**

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (this plan) (ha)	Estimated Housing Yield (this plan) (Units)
Fermoy	6,489	7,589	831	938	47	93.46	1,619

**Note:** Figures for Fermoy are for the town as a whole (the environs and the former Town Council Area) in accordance with the Core Strategy of the County Development Plan, 2014.

### Employment and Economic Activity

- 3.2.12 Fermoy functions as an important local service centre for its inhabitants and the wider Municipal District. In 2011 the daytime working population of Fermoy town was 2,324 with commerce and trade being the largest employment sector at 35%, followed by professional services at 24% and manufacturing at 18%.
- 3.2.13 The primary focus of its economic activity is retail and service sectors and a number of industries. Retail and service sector employment is largely based in the town centre – this includes three supermarket/discount stores as well as a varied selection of commercial enterprises including banking, car sales, clothing, niche convenience retail and a hotel. Other employment uses are

mainly concentrated in the north western quadrant of the town including Silverpail, Micro Bio and the Faber Castell Business Campus, with additional significant employment at SCI, east of the M8 and at Abec to the south of the town. The Teagasc Dairy Products Research Centre is located at Moorepark over 2km north east of Fermoy.

- 3.2.14 In common with many other towns, a significant feature of the local economy in Fermoy is the extent to which people living in the town commute outside the area for work and travel to work by driving a car. Census 2011 identifies, in its Town Area Profiles, 2,360 residents of Fermoy as being at work, equivalent to 36% of the population, with more than half of them commuting outside the area for work. At a wider DED level, including Fermoy town and its hinterland, census 2011 data shows that 53.9% of 2,563 employees residing in the area commute to a place of work outside of that area. This includes 11.4% of employees who work in Cork City. This data also shows that 66.3% of employees residing in the Fermoy area drive to work.
- 3.2.15 Similarly for the 2,657 employees travelling to a place of work in the DEDs containing Fermoy town (including home workers), the analysis shows that 64.2% of these employees are travelling from outside the study area and 75.5% of employees travel to a place of work in that DED by driving a car.
- 3.2.16 The Cork County Development Plan 2014 identifies, in the context of a countywide employment hierarchy, that the employment strategy for Fermoy should focus on local catchment employment. This would give more people the opportunity to work locally, rather than commute long distances to Metropolitan Cork for work. Expansion of the economic base of the town in terms of employment, retail and other services is required to underpin the sustainable growth of Fermoy and to maintain the quality of life offer necessary for Fermoy to compete with other locations.
- 3.2.17 Fermoy's location on the M8 corridor means it is well positioned to attract employment investment and is well suited to distribution type uses. This plan makes provision of a strong supply of employment land, with good access to the M8, within the town, zoning approximately 61 hectares of land for employment uses. Land has been zoned for business use to the north of the town, while to the south of the town lands are available for industrial use. Land is also zoned to the east of the M8 to facilitate expansion of an existing enterprise. The expansion of distribution uses at appropriate locations is encouraged and is facilitated in particular within I-03, on the edge of the town.
- 3.2.18 Further investment in water services infrastructure is needed to facilitate development of some of the employment land, notably site 1-03 to the south of the town.
- 3.2.19 Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include farm related business such as ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.

### Tourism

- 3.2.20 The historic fabric and setting of the town combined with its location on the River Blackwater, an internationally renowned angling destination, offers significant tourism potential which should be promoted further as part of a wider North Cork tourism package.
- 3.2.21 The Grand Hotel is the only hotel in Fermoy and offers 12 bedrooms. The town would benefit substantially from the development of additional hotel / accommodation facilities. These should ideally be located within the town but outside the area at risk of flooding. Potential locations include part of the lands owned by the IDA on the old Dublin Road to the north of the town centre



(B-01) and the site of the former Fermoy Railway station. Other potential sites may also be available.

### Town Centre and Retail Development

- 3.2.22 Fermoy Town Centre is located in the former town council administrative area for which the current plan is the Fermoy Town Development Plan 2009 (as varied). The town centre has an important role to play as a focus for the wider community and should be an attractive, inviting, safe and secure environment for visitors, business, shoppers and residents. The existing town centre area is very compact and its character has been established by its historical layout and rich architectural heritage which remains largely unchanged as there has been little in the way of modern retail development in the core of the town to date. As emphasised in Fermoy Town Development Plan 2009 (as varied) it is important that the design of future development builds on its existing character and enhances its appearance and attractiveness.
- 3.2.23 The town has a good supply of retail floor space. Convenience shopping is catered for by Supervalu, Aldi, Lidl, Centra and Spar and there is a good range of comparison shops.
- 3.2.24 This plan promotes careful management of development in the environs of the town in order to support the consolidation and strengthening of the existing town.
- 3.2.25 Land was identified in the Fermoy Town Development Plan, south of the river and to the east of and adjoining the existing town centre, to facilitate expansion of the town centre over time. This land includes a number of brownfield sites suitable for redevelopment. The land is within a Flood Zone A but benefits from the provision of a flood defence.
- 3.2.26 Chapter 7 of the Cork County Development Plan 2014 sets out a number of important objectives in relation to Town Centre Development which may serve as an information resource of relevance to any development in Fermoy town centre.
- 3.2.27 Parts of the town centre are at risk of flooding. The approach to Flood Risk Management is set out in Section One of this document.
- 3.2.28 The strategy of this Local Area Plan supports the Fermoy Town Development Plan 2009 (as varied) through its aims to:
- Consolidate and strengthen the town and prioritise retail and employment development in appropriate locations;
  - Make Fermoy town centre a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off street parking at appropriate locations with pedestrian linkages to the town centre;
  - Prioritise the redevelopment of opportunity sites;
  - Promote the heritage and tourism assets of the town.

### Urban Design

- 3.2.29 Urban structure and form is the layout and design of a place. Urban design is how this is achieved, creating places where people want to live. It involves examining all the elements that contribute to a place – buildings, uses, streets, footpaths, open spaces – and ensuring that these elements blend harmoniously to create an attractive and distinctive end product. An understanding and appreciation of context and character is at the core of good urban design. The design and layout of new development should be based on an informed and considered response to a site's setting and context. New development should represent an efficient use of land that enriches the local built environment and complements neighbouring development.

3.2.30 The key principles underpinning good urban design should focus on:

- Strengthening the urban fabric of the area
- Reinforcing local identity and sense of place
- Providing a coherent and permeable urban structure
- Promoting an efficient use of land
- Improving and enhancing the public realm
- Conserving and respecting local heritage
- Resolving conflict between pedestrians/cyclists and traffic.

3.2.31 The Urban Design Manual, which accompanies the Governments 'Guidelines for Sustainable Residential Development in Urban Areas' (May 2009), sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales that should help inform and guide the design of any new residential and mixed-use development within the town.

3.2.32 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area in the Fermoy Town Development Plan 2009 (as varied).

### Public Realm

3.2.33 The public realm generally refers to all areas to which the public has access such as roads, streets, lanes, parks, squares and bridges and open spaces. The public realm is an important part of the identity and image of a place and influences how safe and attractive a place feels to the people who are using it and how much time they want to spend there. An attractive public realm can therefore be a significant benefit to a town, attracting people, business and investment to an area.

3.2.34 Fermoy has an attractive historic townscape and its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the extent of the Architectural Conservation Area designations. Like many other county towns, it has seen its town centre increasingly dominated by car parking and traffic congestion, creating a less than optimum environment for pedestrians.

### Education

3.2.35 There are five primary schools and three secondary schools in the town. A new 24 class primary school was constructed to the south of the town at Dun Eala, Duntahane which facilitated the relocation, in 2017, of Gaelscoil de hÍde from its constrained town centre site.

3.2.36 In line with population growth, it will be necessary to prepare for an increase in demand for social infrastructure with specific regard to schools. This will require facilitating the expansion of existing education facilities at both primary and post-primary level. The Department of Education has identified that implementation of the population growth target for Fermoy will give rise to a potential primary classroom requirement of 5 classes (which would require the delivery of an 8 class primary school on 1.14ha).

3.2.37 Provision has been made within the residential zoning R-04 to allow for the construction of a 16 class school on the site on the basis that the site is close to existing residential development and an area targeted for future residential development. Schools are also acceptable within land use categories such as residential / town centre areas. There is a large amount of land zoned for new housing in the town such as at R-03, R-06, R-08 and R-09.

### Open Space, Sporting and Cultural Facilities

3.2.38 The existing population of the town is relatively well provided for in terms of sports facilities and recreational areas – particularly for formal recreation. The town has a good supply of private sports and recreational facilities including Rugby, Soccer and GAA facilities, a golf club and a sports hall.

An attractive town park contains a municipal swimming pool and a network of defined pathways including a riverside walk. A public library, a town hall and a private nursing home are located in the town. There is a community hospital located near the town.

- 3.2.39 A number of areas were designated for various open space functions in the previous two plans and these are being retained in this plan.
- 3.2.40 In addition to zoned land, there may be potential for other recreational activity associated with the River Blackwater, including the possibility of riverside walks. However, development of amenity walkways could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and would require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives. Such walkways may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.

### Other Services

- 3.2.41 Other services include hotel, courthouse, Garda station and fire station. Future population growth may require the expansion of some of these important services. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre.

### Infrastructure

- 3.2.42 The M8 offers the potential to minimise volumes of heavy goods vehicles through the centre of Fermoy. At present however there remains a considerable level of HGV traffic in the town centre, reduction of which is necessary to improve the environment of the town. Additional measures to improve the urban environment have been recommended in a traffic study prepared in (2008) and in Walking and Cycling Strategies for Cork Active Travel Towns prepared for the Council in 2013.
- 3.2.43 Proposed measures include extension of speed limits in the town, implementation of traffic calming measures, provision of junction improvements, revision to parking supply and management regime, enhanced facilities for pedestrians and cyclists (to include the provision of cycle lanes, footpath provision/upgrade and pedestrian crossing) and improved facilities for delivery vehicles. It is required that new development in the town seeks to achieve enhanced, safe permeability and linkages for pedestrians and cyclists to the town centre and wider area.
- 3.2.44 Road widening and junction improvement works will be required to overcome road safety issues on some roads serving zoned lands.
- 3.2.45 Public transport consists of a bus service with approximate to an hourly frequency.

### Water Supply

- 3.2.46 The public water supply system has adequate source capacity to cater for projected demand to 2022. Any proposals to increase volumes of abstraction of water from the Blackwater River to serve Fermoy must be subject to Habitats Directive Assessment, and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for the Blackwater River SAC. In some areas the pipework will need to be extended to service zoned lands. This is a significant issue in relation to proposed development in the northern parts of the town, particularly FY-R-03 and FY-R-09, as the existing watermain network is not adequate to cater for the proposed development. At present there is no apparent Irish Water Scheme to upgrade the Fermoy WS in their draft Capital Investment Programme 2017-2021.

## Waste Water Services

- 3.2.47 The waste water treatment plant serving the town has a 20,000PE design capacity it is understood that there is sufficient capacity to cater for the additional planned level of growth to 2022. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with EU Urban Wastewater Treatment Directives.
- 3.2.48 Topography is an issue for servicing certain sites and pumping will be required to overcome this issue. Furthermore, some residentially zoned lands are remote from existing water, sewer and surface water networks. There is a significant issue in relation to the collection of wastewater from proposed development in the northern parts and some locations in the southern parts of the town as the existing sewer network does not have the capacity to cater for the proposed development. This particularly affects Parcels FY-R-03, Parcel FY-R-09 and FY-R-08.
- 3.2.49 Fermoy Waste Water Collection Network and Treatment Plant Study is currently underway. Preliminary investigation contracts are underway. Drainage Area Plan for the schemes will be finalised Q2 2017.

## Storm Water and Flooding

- 3.2.50 Flooding is a significant issue in Fermoy and parts of the town, following the path of the River Blackwater through the town, have been identified as being at risk of flooding. Flood defences comprising embankments, permanent walls, millrace gates and demountable flood barriers have been provided to protect the town centre area against a 100 year flood event. In line with Government Guidelines on Flood Risk Management defended areas are considered to remain at risk of flooding as the defences may fail and there is no guarantee that they will be maintained in the long term. The approach to Flood Risk Management is set out in Section One of this Plan.
- 3.2.51 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.

## Broadband

- 3.2.52 The town has access to high speed broad band through the Metropolitan Area Network. A fibre duct route has been deployed along the main routes out of the town totalling approximately 8,740m. This configuration provides a resilient ring duct route between the fire station building, housing the main wireless mast, the Eircom exchange and the main business locations at the centre of the town.

## Waste Management

- 3.2.53 There are three bring sites in Fermoy providing basic recycling facilities – one located at Beechfield and the others in the Town Council area. Growth in the town may require the development of a civic amenity site.

## Environment and Heritage

- 3.2.54 Fermoy is located entirely within an area determined as being of very high landscape value in the County Development Plan 2014. This includes a large section of the Blackwater Valley. The principal roads approaching the town from the north, west and east are part of the county's network of

scenic routes designated in the County Development 2014. Scenic route S3, National Primary Route between Moorepark and Mitchelstown represents the Northern approach to the town and has views of the surrounding hills, Blackwater River Valley and pastoral rural landscape. Other scenic routes are S4, (between Fermoy & Kilworth); scenic route S9 (Castlehyde to Fermoy Bridge); scenic route S7 (road between Bellvue Cross and Kilbarry over looking Blackwater Valley); and scenic route S8 (Road over Hollymount).

### Built Heritage and Protected Structures

- 3.2.55 Fermoy is an attractive, historic town with an important military history which has influenced the design and layout of the town over the centuries. The town has a significant architectural heritage reflected in the designation of 210 buildings and other structures in the 2009 Town Development Plan Record of Protected Structures; a number of additional structures that are included in the National Inventory of Architectural Heritage Building Survey. There are no protected structures within the boundary of Fermoy Environs.

### Archaeology

- 3.2.56 Fermoy is a planned 18th/19th century town which was developed by John Anderson. It had an earlier settlement associated with the medieval Cistercian abbey on the south bank of the river. It is identified as a historic town. Its Zone of Archaeological Potential is identified in the Urban archaeological survey. There are 31 Recorded archaeological monuments and a number of new sites identified since the issuing of the RMP. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014.

### Natural Heritage

- 3.2.57 The town is located close to a number of important sites of environmental interest and importance. The River Blackwater which dissects the town is designated as a Special Area of Conservation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Birds Directive. The Blackwater River is also a proposed Natural Heritage Area which affords it protection under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the legislative framework.
- 3.2.58 Recently, the Department of Arts, Heritage and the Gaeltacht has indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel in the Allow tributaries of the Blackwater, which are included in the SAC. Publication of a revised Conservation Objective for the site, to give effect to this intention, is awaited.
- 3.2.59 Future development within the town needs to avoid adverse effects on water quality and in this context there is a need to ensure that adequate treatment capacity exists in the waste water treatment plant serving the town to accommodate such development.
- 3.2.60 Some of the land that is depicted as being within the existing built up area is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition, in all areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.

## General Objectives

The following general objectives apply to all development proposals for Fermoy. Development proposed in these areas must also comply with the objectives of the County Development Plan 2014.

Local Area Plan Objective General Objective for Fermoy	
Objective No.	
FY-GO-01	Plan for development to enable Fermoy to achieve its target population of 7,589 persons. Provide a balance between the provision of housing and employment uses in the town, to support Fermoy's development as an integrated live/work destination.
FY-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.
FY-GO-03	The boundary of Fermoy Environs overlaps with the River Blackwater Special Area of Conservation and is proximate to the Blackwater Callows Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
FY-GO-06	All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
FY-GO-07	Support implementation of the Fermoy Traffic Management Study and the Fermoy Walking and Cycling Strategy set out in Active Travel Towns.
FY-GO-08	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
FY-GO-09	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
FY – GO -10	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1 of this Plan. In planning development located upstream of the defended area in Fermoy, due regard must also be had to the potential downstream flood impacts of development, and its potential impact on the defended area in particular.
FY-GO-11	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use,

Local Area Plan Objective General Objective for Fermoy	
	water quality, amenity and habitat enhancements as appropriate.
FY-GO-12	Support the expansion of primary and post primary education facilities in the town.

## Specific Objectives

3.2.61 The site specific zoning objectives for Fermoy Environs are set out in the table below grouped according to land use type.

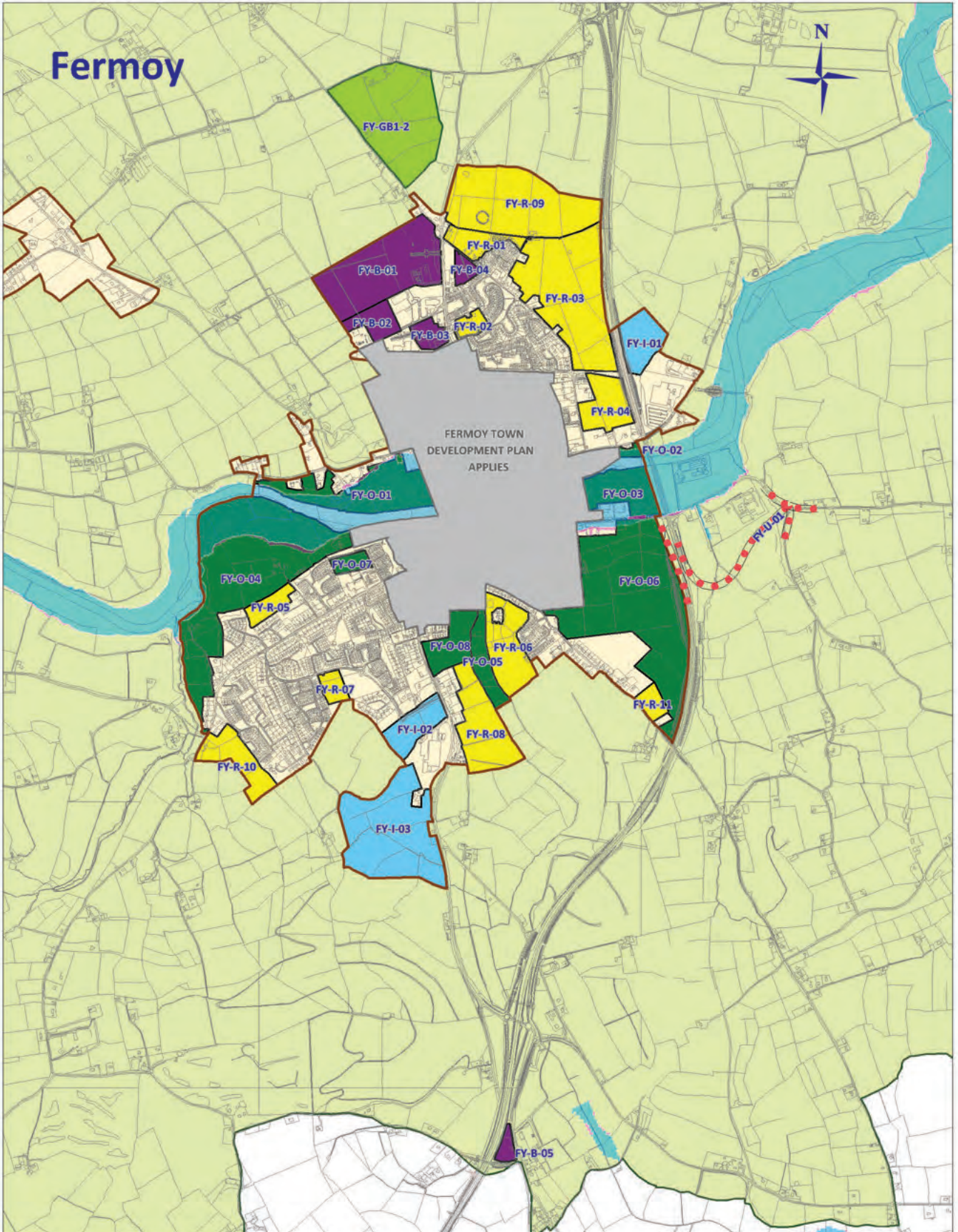
Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
FY-R-01	Medium B density residential development to include provision for a mix of serviced sites and self-build options.	3.73
FY-R-02	Medium A density residential development. Part of this site is an old quarry and that section of the site may be unsuitable for development.	1.73
FY-R-03	Medium A density residential development to include a tree buffer of 20m minimum along the eastern site boundary. Lands to include provision of a nursing home. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements. A buffer of 50 metres from the southern boundary of the site is to be provided due to the presence of a legacy landfill. Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.	24.99
FY-R-04	Medium A density residential development and the option of provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary. A buffer of 50 metres from the northern boundary of the site is to be provided due to the presence of a legacy landfill. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	6.20
FY-R-05	Medium B density residential development.	2.57
FY-R-06	Medium A density residential development.	8.96

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
FY-R-07	Medium A density residential development.	1.91
FY-R-08	Medium A density residential development. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.	11.16
FY-R-09	Medium B density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements. Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.	22.78
FY-R-10	Medium B density residential development/serviced sites subject to a landscaping scheme with detailed provision for retaining existing trees and hedgerows.	6.31
FY R-11	Medium B Density Residential. Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen the development from the M8. A separate agricultural access, directly from the public road, shall be maintained to serve the agricultural lands to the rear.	1.92
Business		
FY-B-01	This site is suitable for small to medium sized industrial uses, light industrial uses and, subject to a sequential test, non retail general offices. The provision of a hotel at the eastern end of the site with frontage onto the Dublin Road, would also be acceptable in principle.	19.86
FY-B-02	This site is suitable for light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing.	3.52
FY-B-03	This site is suitable for wholesaling trade showrooms, retail showrooms and retail warehousing.	2.25
FY-B-04	Business use to accommodate light industry, wholesaling trade showrooms, incubator units.	1.48
FY-B-05	Business use. Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic Impact Assessment and Road Safety Audit required.	1.27



Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
<b>Industry</b>		
FY-I-01	To facilitate expansion of existing industrial use. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	5.50
FY-I-02	Industrial uses suitable for stand alone industry or light industrial and warehousing use.	5.20
FY-I-03	Industrial uses including warehousing and distribution. A Traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site. ^	22.8
<b>Open Space Objectives</b>		
FY-O-01	Open space. Parts of this zone are within the River Blackwater Special Area of Conservation and these areas are not suitable for development. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	13.22
FY-O-02	This gateway site makes a significant contribution to the setting of Fermoy. The land is within the Blackwater River Special Area of Conservation area and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	0.6
FY-O-03	This gateway site makes a significant contribution to the setting of Fermoy. Part of this land is within the Blackwater River Special Area of Conservation and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	6.98
FY-O-04	Open space for informal public recreation. Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development.	39.85

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
	Regard is to be had to the protection of otters and otter breeding sites and resting places along the riverside. *	
FY-O-05	Open space and amenity area including provision for playing pitches.	4.10
FY-O-06	Agriculture. *	40.80
FY-O-07	Open space containing an existing sporting amenity.	1.71
FY-O-08	Open space.	5.04
	<b>Utility Objective</b>	
FY-U-01	Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area and will need to be designed carefully to ensure that impacts on these sites will be avoided. FY-GO-03 applies.	-



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

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## 3.3 Mitchelstown

### Vision

- 3.3.1 The vision for Mitchelstown over the lifetime of this plan is to boost the town's population in line with prescribed targets; optimise employment opportunities at appropriate locations within the development boundary having regard to the town's proximity to the M8 corridor and its strategic location within Munster; provide an appropriate level of supporting community and recreation facilities to meet the needs of the population and ensure new development respects the significant historic and architectural fabric of the town.

### Context

- 3.3.2 Mitchelstown, along with Charleville and Fermoy, is one of three towns within the Fermoy Municipal District. Mitchelstown is located c 52km north of Cork City at the intersection of the M8 Cork – Dublin route and the N73 cross-country route which links it to Mallow, giving excellent access to the national road network. Mitchelstown is one of the earliest and best examples in Ireland of a planned town. It has an attractive architectural heritage and a rectangular grid layout framing attractive vistas of key historic buildings and the surrounding countryside including the Galtee Mountains to the north.
- 3.3.3 The River Gradogue and its floodplain mark the eastern edge of the town and passes through a largely industrial area to the north of the town centre where there is only one bridging point. The south and west of the town are not similarly constrained.
- 3.3.4 It is a small town, with a population of 3, 677 in 2011, but has a strong employment base concentrated on milk processing and cheese production and has experienced continued growth over the last two decades. The town is reasonably well provided for by means of educational, community and recreational facilities and is an attractive and conveniently situated residential and employment location serving a large rural hinterland.
- 3.3.5 The strategic aims for Mitchelstown are to promote its development as an attractive live/work destination adjacent to the M8 Corridor by diversifying and expanding the employment base of the town, providing the required social infrastructure to support the planned population growth and protecting the heritage status and striking landscape setting of the town.

## Planning Considerations and Proposals

### Population and Housing

- 3.3.6 The strategy for Mitchelstown, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 5,346, representing growth of just over 1,669 people or 45% on Census 2011 figures (3,677). In order to accommodate this level of population growth, an additional 1,040 housing units will be required. The County Development Plan has identified a net housing land requirement of 58ha to cater for this level of housing provision.
- 3.3.7 This Plan makes provision for a residential land supply of 85.67 Ha with the capacity to provide approximately 1,492 units. A range of house types is facilitated, including the development of serviced sites. In addition to zoned lands, there are town centre and various infill brownfield sites suitable for mixed-use development or rejuvenation of vacant property.

Table 3.3 Mitchelstown Population Growth and Housing Requirements

Housing Requirement						Proposed Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New Housing Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (this plan) (ha)	Estimated Housing Yield (this plan) (Units)
Mitchelstown	3,677	5,346	905	1,040	58	85.67	1,492

- 3.3.8 Development of this land supply requires additional investment in upgrading waste water and water supply services as well as in upgrading roads infrastructure, pedestrian and cycle facilities.
- 3.3.9 It is perceived that there is a latent demand for low density residential development or serviced sites across the main towns of North Cork and so the Plan identifies land to meet the demand for self build and low density development.
- 3.3.10 Nursing homes are generally acceptable on land zoned for residential use or can also be provided on other suitable sites within the development boundary.

#### Employment and Economic Activity

- 3.3.11 Mitchelstown functions as an important service centre for its inhabitants and a wide hinterland which stretches into Co. Tipperary. In keeping with the employment hierarchy established by the County Development Plan 2014, the strategy for Mitchelstown focuses on developing it as a local catchment employment centre, with employment growth across a range of sectors to underpin population growth and broad employment beyond the food business / agricultural sector.
- 3.3.12 Mitchelstown has a long history in the food-business sector and its established industrial area is located to the north east and north west of the town centre. Also to the north is an industrial park and business park, both with partial take-up of sites and land available to accommodate new development. Land is also available for new industrial and business development to the west of the town centre with access via the western relief road. These lands can facilitate a range of uses including wholesale trade showrooms, incubators units and light industry in an effort to help diversify the economic opportunities available in the town.
- 3.3.13 Dairygold is a significant employer within the town and lands have been zoned to cater for the future expansion of the existing Dairygold facility. There are numerous other small and medium sized businesses within the existing Business Park and Industrial Park. Aldi has a regional distribution centre in the town and there are four supermarkets/discount retail stores as well as a varied selection of commercial enterprises including car sales, clothing, niche convenience retail and an established hotel. Ornuá opened a butter production and packaging plant, Kerrygold Park, close to the Dairygold facility in September 2016.
- 3.3.14 The town has a good employment land supply and there are a number of vacant units available within existing Business and Industrial Parks within the town.
- 3.3.15 The strategic location of the town within Munster and with excellent access to the M8 corridor and other national secondary and regional routes renders the town attractive to distribution type uses. The expansion of this use at appropriate peripheral locations within the town will be encouraged. Additional industrial lands have been identified to the north of the town to facilitate a choice of locations within the town for such development.

- 3.3.16 The historic fabric and setting of the settlement offers huge tourism potential, which should be promoted further as part of a wider North Cork tourism package.
- 3.3.17 Census 2011 indicates that the daytime working population of the town (comprising residents and non residents) was 1,435. Commerce and trade was the largest employment sector accounting for 37% of employees followed by professional services at 22% and manufacturing at 18%. Out of a population of 3,677 in 2011, 1,291 persons or 35% of the population (or 76.6% of the labour force) were at work and 42% of them travelled to work outside the area. More than half of the jobs in Mitchelstown DED are held by people living outside of Mitchelstown DED. However, the provision of more local employment opportunities may help reduce the need to travel outside the area for work.

### **Town Centre and Retail Development**

- 3.3.18 Mitchelstown town centre accommodates a range of uses including retailing, financial and professional services, cafes, restaurants and public houses and community facilities such as the library, schools, churches etc. There are also many residences in the town centre which form part of the traditional streetscape and many residential areas within walking distance of the main street. Overall the town has a compact and relatively vibrant core with a good mix of uses.
- 3.3.19 In terms of retail choice the town is served with a good range of convenience stores (Supervalu, Tesco, Lidl, Aldi and Centra) and a good range of independent comparison shops, restaurants, cafes and bars which give the town its own character and identity. Similar to other towns, there is an element of vacancy within the town centre, notably along Upper Cork St.
- 3.3.20 A key objective for this Plan is to support the retail role and identity of Mitchelstown and to improve the strength and vitality of the town centre by retaining Cork Street as the centre of retail activity and increasing retail provision within the core area through the reuse / redevelopment of underutilised buildings. This plan also encourages office based employment uses within the town centre area. Development will also be encouraged within the areas identified as opportunity sites. It is important that the town centre remains an attractive place to live in order to maintain beneficial uses throughout the day and evening and the use of upper floors of new development within the town centre area for residential use will be encouraged.
- 3.3.21 There is a derelict site north and north east of the community leisure centre that provides an opportunity for regeneration. This is identified as a Regeneration Area (see Section 3.3.27).
- 3.3.22 Opportunities exist to create a more attractive, pedestrian-friendly environment within the town centre which would also reinforce the unique historic character of the town as a place to live, work and visit.
- 3.3.23 The area zoned for town centre uses is shown on the zoning map. The core retail area within this has been identified and also illustrated on the zoning map.
- 3.3.24 Objective TCR 2-1 of the County Development Plan 2014 sets out the general objectives for town centre development.
- 3.3.25 The Town Centre strategy in this Local Area Plan aims to:
- Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations;
  - Make Mitchelstown town centre a more attractive location to live, recreate and carry out business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;

- Prioritise opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses;
- Seek to protect existing housing adjacent to the retail core and encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
- Promote the heritage and tourism assets of the town;
- Deliver a higher quality streetscape and town centre retail environment.

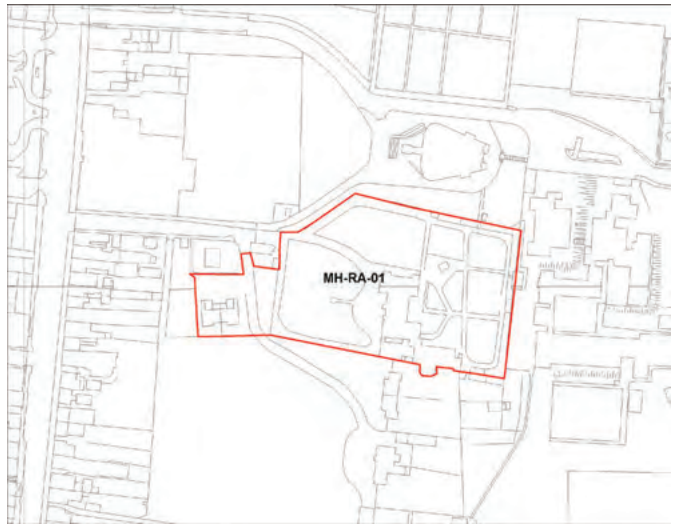
### Core Retail Area

3.3.26 The Core Retail Area is that part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. There may be secondary shopping areas outside of the prime area. The core Retail area for Mitchelstown is identified on the map. It extends along Upper and Lower Cork Street.

### Regeneration Areas

3.3.27 Within the existing built up area of Mitchelstown there is an elevated site adjoining the town centre that would benefit from sensitive regeneration. The area identified, which includes the former presentation convent and adjoining land, comprises a protected structure and a number of derelict buildings some of which are NIAH listed structures of regional importance.

**Table 3.4: Regeneration Area in Mitchelstown**

Map of Regeneration Area	Number and Description
	<p>MH-RA-01</p> <p>Elevated site adjoining town centre, comprising two disused dwellings and former convent land and structures. Includes entrance gate to church which is a protected structure, and former presentation convent and convent chapel (NIAH listed structures of regional importance). Potential for sensitive redevelopment in a manner that respects the protected structures on site.</p>

### Urban Design

3.3.28 The planned expansion of Mitchelstown Town Centre will require a new structure of streets and spaces to connect successfully with the existing streets. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Mitchelstown, but instead sets out guiding principles that the Council wish to see embodied in new development.



3.3.29 Urban structure and form is the layout and design of a place. Urban design is how this layout is achieved, creating places where people want to live. It involves examining all the elements that contribute to a place – buildings, uses, streets, footpaths, open spaces – and ensuring that these elements blend harmoniously to create an attractive and distinctive end product. An understanding and appreciation of context and character is at the core of good urban design. The design and layout of new development within Mitchelstown should be based on an informed and considered response to a site's setting and context. New development should represent an efficient use of land that enriches the local built environment and complements neighbouring development.

3.3.30 The key principles underpinning good urban design should focus on:

- Strengthening the urban fabric of the area
- Reinforcing local identity and sense of place
- Providing a coherent and permeable urban structure
- Promoting an efficient use of land
- Improving and enhancing the public realm
- Conserving and respecting local heritage
- Resolving conflict between pedestrians/cyclists and traffic.

3.3.31 The Urban Design Manual, which accompanies the Government's 'Guidelines for Sustainable Residential Development in Urban Areas' (May 2009), sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales that should help inform and guide the design of any new residential and mixed-use development within the town.

3.3.32 Mitchelstown has an attractive historic townscape and its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the extent of the Architectural Conservation Area designations which include the majority of the town centre. This plan seeks to encourage the sympathetic reuse /refurbishment /redevelopment or replacement of existing vacant and underutilised premises within the town centre area to meet the needs for new town centre uses. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

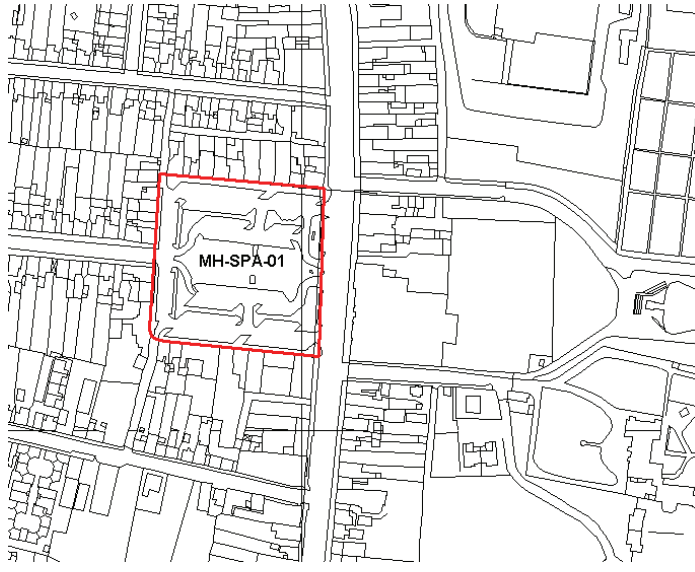
### Public Realm

3.3.33 The Public Realm generally refers to all areas to which the public has access such as roads, streets, lanes, parks, squares and bridges and open spaces. The Public Realm is an important part of the identity and image of a place and influences how safe and attractive a place feels to the people who are using it and how much time they want to spend there. An attractive public realm can therefore be a significant benefit to a town, attracting people, business and investment to an area. New Market Square is an important feature of Mitchelstown's public realm.

### Special Policy Area

3.3.34 In the town centre, New Market Square has been identified as a Special Policy Area due to its prominence within the streetscape, its significant public realm function, and its potential for enhancement.

Table 3.5: Special Policy Area in Mitchelstown

Map of Special Policy Area	Number and Description
 <p>The map shows a street grid in Mitchelstown. A specific area, labeled 'MH-SPA-01', is outlined in red. This area is located in the central part of the town, near a larger open space or park area to its east.</p>	<p>MH-SPA-01: New Market Square – this is a significant landmark feature of the public realm within the core retail area of the town. Enhancement of this area would contribute considerably to the environment of the town.</p>

## Community Facilities

### Education

3.3.35 The town is currently served by two secondary schools and three primary schools. If realised, the planned population targets set for the town will necessitate the provision of an additional primary school and a site for this has been reserved in this plan. Schools are also acceptable within land use categories such as residential / town centre areas.

### Open Space, Sporting and Cultural

3.3.36 The town is well provided for by means of sports facilities and recreational areas. Sports currently accommodated include GAA, rugby, soccer, tennis, golf and pitch and putt. The town park, playground and walking trails, including 3 Bord Failte approved historic trails, provide a significant recreational asset for the community. The community also benefits from the provision of a community centre and a public library. Population growth will require enhanced provision of recreational and cultural facilities.

3.3.37 A number of areas are designated for various open space functions in this plan, some of which were also designated in previous plans. Land zoned O-01 contains a significant number of mature trees which act as an important visual buffer to King's Square and the established industrial lands to the north. This area also contains an objective to develop an amenity walk. Some lands have been zoned for agricultural use.

3.3.38 Lands for open space type uses southeast of the town centre have been identified to provide amenity areas within walking distance of existing and proposed residential areas.

3.3.39 Lands in use as sports pitches north of the town have been zoned to recognise their importance as part of the town's recreation infrastructure and to protect them from development pressure. Further lands adjoining and west of the GAA Club had been zoned open space in the 2011 LAP to allow for the club's expansion or use for a similar active open space use. This has been retained in this plan.

### Other Services

- 3.3.40 Other services within the town include a hotel, primary health care facility, garda station and a fire station.

### Infrastructure

#### Roads

- 3.3.41 The town has a good road network with the M8 and the western relief road reducing the level of through traffic.
- 3.3.42 The Mitchelstown Traffic Management Plan put forward a series of recommendations to improve traffic management, the public realm and the pedestrian and cycling environment within the town, which would be beneficial to the town were funding available to deliver them. The Plan recommends a series of traffic management and junction improvement proposals together with a scheme to improve signage, rationalise street furniture, create a coherent lighting plan and a tree planting programme. The Plan has also recommended the provision of a new link road to the south east of the town to relieve pressure on the junction of the R665/R513/L-1418-0.

#### Public Transport

- 3.3.43 Public transport serving Mitchelstown is limited to a bus service which operates at approximately one hour frequency. The provision of a sheltered passenger facility at a suitable town centre location would make the service more attractive.

#### Pedestrian/Cycling Facilities

- 3.3.44 Pedestrian access around Mitchelstown is generally good however demand exists for improved facilities within the town for pedestrians and the mobility impaired. Facilities for cyclists are weak with both dedicated cycle-ways and cycle parking required however implementation of the Mitchelstown Traffic Management Plan would significantly enhance both pedestrian and cycling facilities in the town. It is also important that new development provides for permeability and safe linkages for pedestrians and cyclists to the town centre and wider area.

#### Water Supply

- 3.3.45 Mitchelstown receives its drinking water from the Mitchelstown North WS (Galtees) and the Mitchelstown South WS (Ballybeg bored wells). At present the Mitchelstown WS is at its limit. An additional source is required. There is leakage from the watermain network and water conservation measures are being pursued. Upgrading of some watermains will be required.
- 3.3.46 At present there is no apparent Irish Water Scheme to upgrade Mitchelstown WS listed in the Irish Water Capital Investment Programme 2017-2021. The Mitchelstown North Galtees water supply scheme is currently at Conceptual Design Stage.

#### Waste Water Services

- 3.3.47 Wastewater in Mitchelstown is conveyed via a largely combined sewer system to the Mitchelstown Waste Water Treatment Plant. Upgrading of sewers is required and extensions are also required in order to accommodate proposed growth in Mitchelstown. Mitchelstown WWTP is at its limit. Upgrading of Mitchelstown WWTP to provide adequate capacity to accommodate proposed development in Mitchelstown is required. The Mitchelstown WW Network and WWTP upgrade scheme is currently at Conceptual Design Stage. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.

### Storm water and Flooding

- 3.3.48 Surface and foul water separation is required in the town centre.
- 3.3.49 Parts of Mitchelstown have been identified as being at risk of flooding. The areas at risk follow the path of the Gradoge River through the town and are illustrated on the settlement map. Part of the built up area of the town is affected. The approach to Flood Risk Management is set out in Section One of this Plan.

### Broadband

- 3.3.50 The town has access to high speed broad band through the Metropolitan Area Network which runs along the main street in Mitchelstown. Full access to this utility is dependent on establishing strong commercial and domestic demand.

## Environment and Heritage

### Landscape

- 3.3.51 Mitchelstown is located entirely within an area determined as being of very high landscape value in the County Development Plan 2014. The northern and southern approach roads to the town are designated scenic routes within the County Development Plan 2014 (S1 and S3 respectively). Scenic Route S1 has impressive views of the surrounding pastoral landscape while Scenic Route S3 has spectacular views of the surrounding hills, Galtee Mountains, adjacent river valleys and pastoral rural landscape.

### Built Heritage and Protected Structures

- 3.3.52 Mitchelstown is one of the earliest and best examples in Ireland of a planned town laid out in a rectangular grid to take advantage of the striking vistas of the surrounding countryside and the main public buildings of the town; Kingston College, the Market House and the spires of the town's two churches. The plan was completed by the creation of two major squares, King's Square (a residential square) and New Market Square, part of the commercial core.
- 3.3.53 Today, the town retains a significant amount of its impressive eighteenth and nineteenth century Georgian architectural heritage. This includes impressive public buildings, two squares and associated architectural detailing (railings, boundary treatments, shopfronts etc). Within the town there are a total of 90 buildings or other structures entered in the initial Record of Protected Structures.
- 3.3.54 Mitchelstown Architectural Conservation Area (ACA) covers a large area of the historic core of the town. This designation aims to protect the special townscape value of the area and ensure that the historic fabric and character is secured under the continuing development pressures of the changing urban environment.

### Archaeology

- 3.3.55 The earlier historic settlement was adjacent to Mitchelstown medieval castle (RMP Ref. No CO19-02601-2) and church (RMP Ref. No. CO19-02701-2) complex located in the Dairygold Industrial complex. The castle was incorporated into the later Mitchelstown Castle and a demesne landscape was laid around the house and a new town laid out to the east. The majority of the archaeological sites within the town are associated with the later planned town.
- 3.3.56 Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014. Some of the zoned lands are within demesne landscape associated with Mitchelstown Castle and House and any development in this area will require an archaeological assessment, shall be sensitive to the demesne and shall protect all the demesne features and landscape.

### Natural Heritage

3.3.57 There are no designated natural heritages sites within or proximate to the town or its environs.

### General Objectives

3.3.58 The following general objectives apply to all development proposals for Mitchelstown. Development proposed in these areas must also comply with the objectives of the County Development Plan 2014.

Local Area Plan Objective General Objectives for Mitchelstown	
Objective No.	
MH-GO-01	Plan for development to enable Mitchelstown to achieve its target population of 5,346 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mitchelstown's development as an integrated live/work destination.
MH-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.
MH-GO -03	Support and promote Mitchelstown town centre as the primary and most appropriate location for the expansion of retail development.
MH-GO-04	All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and routes. Town centre development shall deliver a good mix of uses and adaptability of buildings.
MH-GO-05	All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
MH-GO-06	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
MH-GO-07	Support implementation of the Mitchelstown Traffic Management Plan.
MH-GO-08	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.

Local Area Plan Objective General Objectives for Mitchelstown	
MH-GO-09	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1 of this Plan.
MH-GO-10	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
MH-GO-11	Support the expansion of primary and post primary education facilities in the town.

## Specific Objectives

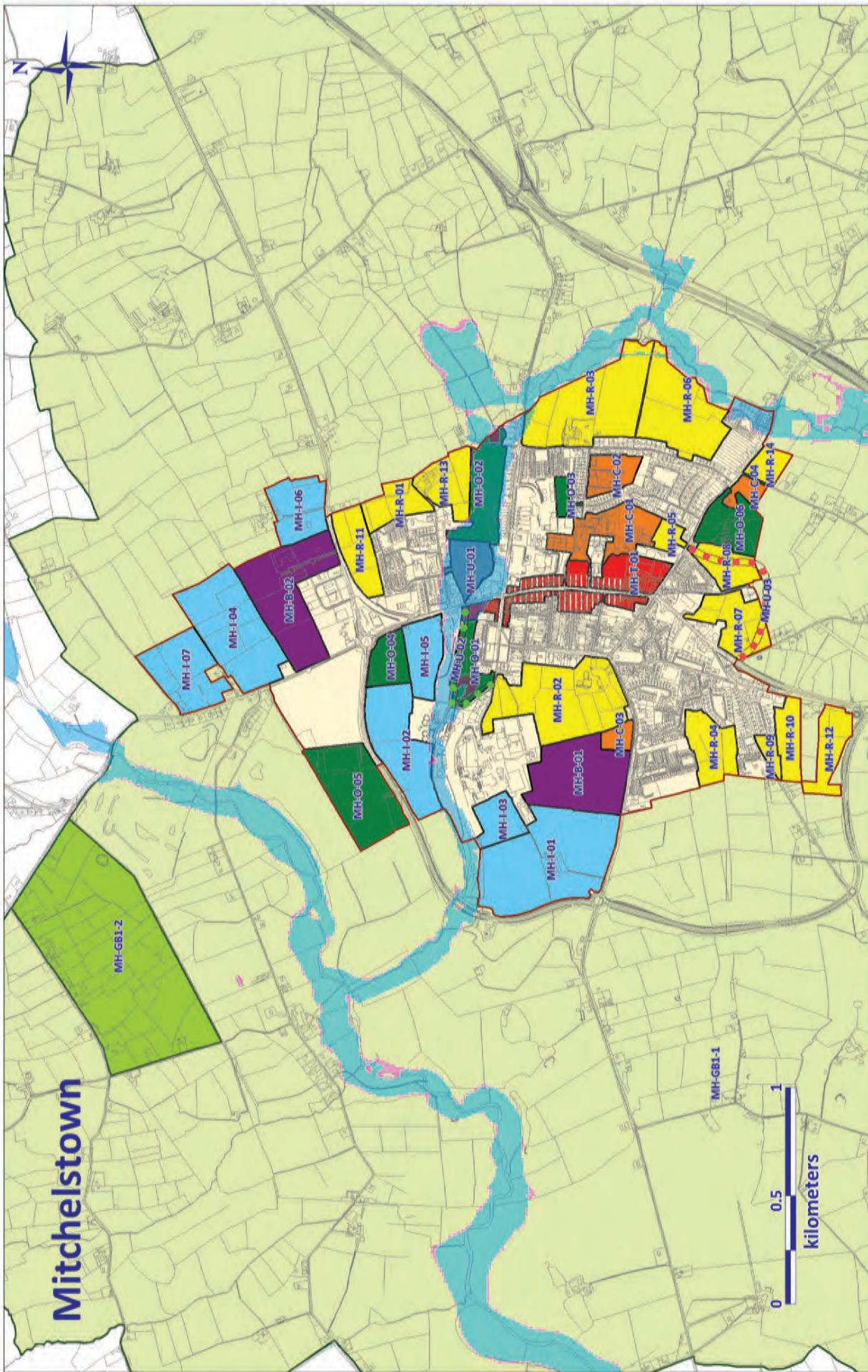
3.3.59 The site specific zoning objectives for Mitchelstown are set out in the table below grouped according to land use type.

Local Area Plan Objective Specific Development Objectives for Mitchelstown		
* Flood Risk. See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
MH-R-01	Medium B density residential development to include provision for a mix of serviced sites and self-build options.	4.40
MH-R-02	Medium B density residential development with tree planted buffer along the western site boundary. Retention of attractive stone walls and mature trees on the site boundaries will be required.	17.74
MH-R-03	Medium B density development with provision of serviced sites and self build options on a portion of the site and an amenity walk along the eastern boundary.  *	17.34
MH-R-04	Medium B density residential development to include provision of day care centre.	6.00
MH-R-05	Medium A density residential development.	1.6
MH-R-06	Medium B density residential development to include provision of serviced sites and an amenity walk along the eastern boundary.  *	13.05
MH-R-07	Medium B density residential development.	6.91
MH-R-08	Medium B density residential development.	4.3
MH-R-09	Medium B density residential development.	1.3
MH-R-10	Medium B density residential development with option for nursing home.	4.0

Local Area Plan Objective Specific Development Objectives for Mitchelstown		
* Flood Risk. See Objective IN-01 in Section One		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
MH-R-11	Medium B density development. ^	5.8
MH-R-12	Nursing home and ancillary accommodation. The housing shall be low density and single storey only.	5
MH-R-13	Medium B density residential development to respect protected structure Ballywillin House, RPS ID – 00104.	5.74
MH-R-14	Medium B density residential.	2.34
Business		
MH-B-01	Business Uses.	13.90
MH-B-02	Business Uses. ^	15.31
Industry		
MH-I-01	Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed and landscaped. ^	23.28
MH-I-02	Lands reserved for expansion of the existing food-related industry with access via the existing complex.	11.98
MH-I-03	Lands reserved for expansion of the existing food-related industry with access via the existing complex.	4.11
MH-I-04	Industry. Access to this site is to be from the regional road to its west.	15.72
MH-I-05	Industry. ^	5.47
MH-I-06	Industry. ^	6.79
MH-I-07	Industry. ^	9.46
Town Centre		
MH-T-01	Existing Town Centre.	12.24

Local Area Plan Objective		
Specific Development Objectives for Mitchelstown		
* Flood Risk. See Objective IN-01 in Section One		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
<b>Community Facilities Utilities</b>		
MH-C-01	To allow for expansion of existing educational use on adjacent site and /or similar development.	8.02
MH-C-02	To allow for expansion of existing educational use on adjacent site and /or similar development.	3.69
MH-C-03	New school site.	1.6
MH-C-04	To facilitate expansion of existing cemetery.	1.69
<b>Utilities / Infrastructure Objectives</b>		
MH-U-01	Town Centre car park. *	4.1
MH-U-02	Develop and maintain pedestrian walk.	-
MH-U-03	Relief Road.	-
<b>Open Space Objectives</b>		
MH-O-01	Open space with provision for an amenity walk. The site is forested, forms part of the northern edge of the Mitchelstown Architectural Conservation Area, is within the grounds of King's Square and is an important visual amenity. It also has an important function of maintaining a buffer between the historic square and surrounding industry. There is a general presumption against the development of this site.	4.0
MH-O-02	Agriculture. *	11.5
MH-O-03	Open Space, town park type uses.	1.17
MH-O-04	Reserved for open space and extension to existing sports facility or similar type active open space uses.	3.94
MH-O-05	Reserved for open space use.	12.56
MH-O-06	Agriculture.	5.8





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## 3.4 Charleville

### Vision

- 3.4.1 The vision for Charleville is to expand its population and encourage the expansion and diversification of the employment and service base of Charleville, promoting its potential as an important node on the Atlantic Corridor between the ‘gateway’ cities of Cork and Limerick whilst providing employment, commercial and industrial services for its surrounding hinterland. It is important that the M20 motorway bypass, which is currently on hold, is implemented to relieve the town of through traffic and provide scope for environmental improvements within the town centre.

### Context

- 3.4.2 Charleville is a busy and expanding town located c60km north of Cork City centre close to the northern boundary of the county on the Cork – Limerick Atlantic Corridor set in a generally low-lying and gently undulating landscape. The town centre has a historic core with predominantly residential areas to the north, south and west of the town and employment, educational and community uses concentrated to the east.
- 3.4.3 Charleville is an important local and regional employment centre with the food processing industry having a long standing employment significance in the town. There is a concentration of employment along the Limerick, Kilmallock, and Station Roads. In particular the town has a long tradition of food processing and this sector remains a significant employer.
- 3.4.4 In recent years Charleville has also consolidated its role as an important local and regional centre through its growing retail and industrial activities. The town accommodates a recently developed shopping centre and a hotel and it benefited from substantial new housing development between 2002 and 2006 and subsequent population increase.
- 3.4.5 The town has an excellent road network but in the absence of the M20 Cork to Limerick motorway, which scheme is currently suspended, it accommodates high volumes of through traffic.
- 3.4.6 The strategic aim for Charleville, reflecting the County Development Plan 2014 aim for County Towns, is to fulfil its role as an economic and employment centre providing for the needs of its extensive rural hinterland, so that it can become a location of choice for most people especially for those with an urban employment focus.
- 3.4.7 Achieving balanced growth and promoting a stronger tourism and leisure economy are also among the key challenges to be met in Charleville and other towns in the Municipal District in line with objectives of the 20 year North and West Cork Strategic Plan prepared in 2002.
- 3.4.8 Expansion of the economic base of the town in terms of employment, retail and other services is also required to underpin the sustainable growth of the town and to maintain the quality of life offer necessary for Charleville to compete with other locations. Lands have been zoned in this plan to cater for new business and industrial uses and for additional town centre development. The plan also provides for enhanced provision of education and community/recreational facilities.
- 3.4.9 Development of this land supply requires additional investment in upgrading waste water and water supply services as well as in upgrading roads infrastructure, pedestrian and cycle facilities.

## Planning Considerations and Proposals

### Population and Housing

- 3.4.10 The 2011 census recorded a population of 3,646 persons for the town. This represents an increase of 22% on the 2006 population. The 2022 population target for Charleville is 4,925 representing a further increase of 1,279 persons or 26%.
- 3.4.11 In order to accommodate this level of population growth, an additional 804 new housing units will be required. The County Development Plan has identified a net housing land requirement of 45ha to cater for this level of housing provision.
- 3.4.12 The 2011 and the 2005 Local Area Plans included significant areas of land for residential use in Charleville and a large amount of this remains undeveloped. This plan retains most of these zonings and makes provision for a residential land supply of 70.6ha with the capacity to provide approximately 1,105 units. This provides headroom of 301 units or approximately 37% to provide flexibility. Further investment in water services infrastructure is required in Charleville before significant housing development can take place. The plan makes provision for a range of house types, including the development of serviced sites.
- 3.4.13 Like other towns, Charleville would benefit from the provision of a residential care facility to cater for the needs of an ageing population. There is currently an un-implemented permission for a nursing home within the town at Rathgoggin South, beside the recently completed medical centre. The need for additional facilities may arise during the life of the plan. Such facilities are best located within the town, close to existing development and services and where they can be easily accessed by staff and visitors. As set out in the County Development Plan 2014, nursing homes are an appropriate use within land zoned for town centre or residential use. Suitable sites are also available within the 'existing built up area'. In the event that it can be demonstrated that suitable sites are not available in these areas, consideration may be given to provision of a nursing home facility outside the development boundary of the town.

**Table 3.6 Charleville Population Growth and Housing Requirements**

Housing Requirement						Proposed Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New Housing Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (this plan) (ha)	Estimated Housing Yield (this plan) (Units)
Charleville	3,646	4,925	741	804	45	70.6	1,105

- 3.4.14 It is important to avoid overly large residential developments and to ensure each development is well located, designed to a high standard and achieves good connectivity with the rest of the town particularly for cyclists and pedestrians.
- 3.4.15 There is strong demand for one off rural dwellings throughout the hinterland of the town. In order to provide a more sustainable and attractive alternative to this form of development it is considered that provision needs to be made for high quality, low density serviced site developments in Charleville.

## Employment and Economic Activity

- 3.4.16 Census 2011, in its Town Area Profiles, identifies 1,379 residents of Charleville as being at work, equivalent to 37% of the population and 43% of them commute outside the area for work.
- 3.4.17 In 2011 the daytime working population of Charleville town was 2,152 with commerce and trade being the largest employment sector at 30%, followed by professional services at 27% and manufacturing at 25%. Unemployment levels in 2011 were at 21.6%, slightly higher than the national average for the time of 19%.
- 3.4.18 An analysis of 2011 census data of the DEDs containing Charleville town and a wider hinterland show that 56.3% of 1,488 employees residing in the area commute to a place of work outside of that area. This includes 15% of employees who work elsewhere in the North Cork Strategic Planning Area and 2.5% who work in Cork City. This data also shows that 61.8% of employees residing in the Charleville area drive to work.
- 3.4.19 A similar analysis was carried out of 2,426 employees travelling to a place of work in the DEDs containing Charleville town (including home workers). 73.2% of these employees are travelling from outside the study area. 26.3% are travelling from elsewhere within the North Strategic Planning Area. Those travelling to work by driving a car comprise 77.9% of employees working in the Charleville area.
- 3.4.20 A key challenge for this plan is to achieve more sustainable commuting patterns and particularly an increase in walking and cycling. A large amount of employment land in Charleville is zoned within walking distance of the train station which offers the potential to maximise the rail opportunity in the town.
- 3.4.21 Charleville has a strong services sector serving a large hinterland with a significant base in food processing along with numerous small and medium sized industrial enterprises. The town's strong educational / training sector is also a significant employer.
- 3.4.22 Industrial activity is concentrated to the east of the town centre along the Kilmallock road, Station Road and at the Ballysallagh Industrial Estate to the south east. In addition to meeting the employment and service needs of the town itself, Charleville serves a wide rural hinterland that stretches into County Limerick.
- 3.4.23 Previous development plans have made provision for a strong supply of industrial / business land within the town. In this plan approximately 87.7ha of business/ industrial land remains available (27.9ha of industrial land and 59.8ha of business land).
- 3.4.24 This includes a "stand alone" site comprising 28ha along the Kilmallock road and an extensive area of land extending to Station road to the south. A key priority for the 2011 plan was to improve access from this land bank to the proposed M20 junction to the south of the town and to broaden the range of industrial / business uses that may locate there, so as to optimise the towns ability to attract investment and capture the full potential of its location within the Atlantic Corridor. The 2011 plan identified that in particular the delivery of the M20 motorway may create the opportunity for the town to develop a key role in the logistics and distribution sector based on its location mid way between the Cork and Limerick Gateways. While delivery of the M20 is currently on hold, this plan retains provision of a route through lands zoned I-01, B-04 and B-05, linking the Kilmallock road to Station road and onwards to a possible future M20 junction to the south of the town. There is also potential for a rail/freight connection in the future.

### Town Centre and Retail

- 3.4.25 The town has a good supply of both convenience retail floor space, recently added to by an additional convenience discount store, and a good range of comparison shops.
- 3.4.26 A shopping centre developed in the core of the town in 2008 includes an occupied anchor supermarket, a significant number of vacant retail units, and a large multi storey car park. This centre benefits from good connectivity with the main street.
- 3.4.27 The main street itself includes a second large supermarket and a wide range of comparison shops, restaurants, financial services and civic uses. The town has two discount retail supermarkets located to the north east of the town on the N20 and to the south east of the town centre.
- 3.4.28 The County Development Plan 2014 identifies Charleville as a 'larger county town' for which its objective is to support its vitality and viability to ensure provision of an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
- 3.4.29 Charleville serves a very wide retail catchment area and it is important to safeguard this spending in the future by ensuring that there is scope for further growth as the population of the town grows. There are some redevelopment opportunities within the heart of the town centre for new retail development or other town centre uses through utilising existing vacant units or through the sympathetic refurbishment or redevelopment / amalgamation of existing premises. There are also backland areas available for redevelopment such as land near the Bakers Lane/Broad Street junction.
- 3.4.30 Charleville's potential growth will likely give rise to demands for additional retail warehousing and a suitable location (B-05) has been identified that maximises accessibility to the town centre whilst bearing in mind access to the M20 and other main roads serving the area.
- 3.4.31 Retail warehousing proposals will be assessed in accordance with the provisions of Chapter 7 of the County Development Plan and the Retail Planning Guidelines.
- 3.4.32 The completion of the M20 motorway will offer opportunities to implement the recommendations of the Charleville Traffic Study and provide environmental improvements along the Main Street in particular.
- 3.4.33 Objective TCR 2-1 of the County Development Plan 2014 sets out the general objectives for town centre development.
- 3.4.34 The Town Centre strategy in this Local Area Plan aims to:
- Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations;
  - Make Mitchelstown town centre a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;
  - Prioritise opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses;
  - Seek to protect existing housing adjacent to the retail core and encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
  - Promote the heritage and tourism assets of the town.
  - Deliver a higher quality streetscape and town centre retail environment.

### Core Retail Area

3.4.35 This Local Area Plan has rationalised the town centre zonings, to identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. There may be secondary shopping areas outside of the prime area. The core Retail area for Charleville extends along Main Street and is identified on the zoning map.

### Urban Design

- 3.4.36 The principles of urban design are applied to the critical future development of the town centre and residential use. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Charleville, but instead sets out guiding principles that the Council wish to see embodied in new development. A fundamental requirement will be the need to integrate all forms of development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern. The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, the view and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structure and landscape. Buildings that follow a continuous building line around a street block and contain the private space within rear garden or courtyards are usually more successful than individual builds that stand in the middle of a plot.
- 3.4.37 The planned expansion of the town will require a new structure of streets and spaces to open up further land for development. Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town. In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

## Community Facilities

### Education

- 3.4.38 Charleville currently has three second level schools (Christian Brothers, St Mary's and Mannix College) and four National Schools. Other prominent educational / training facilities include the St Joseph's Foundation on Bakers Road. The Department of Education and Skills has identified the need for an additional primary school in the town based on the expected levels of population growth and a site is identified for this adjoining the existing St. Mary's secondary school.
- 3.4.39 Schools are also acceptable within residential and town centre land use categories.

## Open Space, Sporting and Cultural

- 3.4.40 Charleville is well provided for in terms of recreational facilities and currently accommodates a GAA ground, Rugby and Soccer Pitches, basketball court, tennis court, golf course and pitch and putt club. The nearby Charleville Show Grounds also provide a large open area for mainly agricultural events. The town park is also a considerable resource and currently accommodates a playground. The park would benefit from regeneration through implementation of a landscaping scheme to increase its attractiveness. Cultural activities are catered for through the town library and theatre and local radio station. The Plaza in front of the town library provides functional civic amenity space.
- 3.4.41 A growth in population is likely to increase demands for such facilities and in particular it is considered that an all weather pitch and smaller playground/s located throughout the residential areas of the town would be welcome and will be required with an expansion in population. The town park also has some scope for further enhancement and diversification including both playgrounds and gardens. Other facilities that may be required include a cultural area for exhibitions/events that may require considerable space. A large centrally located multi use community building may best facilitate these needs.

## Other Services

- 3.4.42 Charleville is also served by both a Garda Station and Fire Station and has access to a recently developed primary care centre and several smaller medical and social services. Future population growth will likely require the expansion of some of these important facilities and it is considered that the first choice of location for such facilities should be in or adjoining the town centre.

## Infrastructure

### Roads

- 3.4.43 The N20 Cork – Limerick route passes through Charleville town centre and whilst it provides direct access to Cork and Limerick it also gives rise to substantial congestion. The proposed M20 motorway, which is currently on hold, should run to the west of the town with a junction to the south. Its implementation would greatly ease congestion, improve the amenities and public realm of the town, and reduce travel times from the town to both Limerick and Cork city. Charleville is also served by several regional roads which provide access to the main villages in its hinterland.

### Public Transport

- 3.4.44 Direct access to Dublin and Cork is available through the rail line running to the east of the town which currently offers 16 trains a day to Dublin and 15 to Cork ranging from early morning to late evening. Regular Bus Eireann and City Link services are also available to and from the town.

### Pedestrian/Cycling Facilities

- 3.4.45 Pedestrian access around Charleville is generally good however demand exists for improved facilities within the town for pedestrians and the mobility impaired. Particular issues include accessibility improvements to footpaths and junction crossings. Improved facilities for cyclists are also required and a reduction in traffic congestion may enable specific routes to be designed. Of note is the Charleville Traffic Study, prepared in 2008, which made numerous recommendations including improved junction areas, pedestrian crossings and footpath improvements, better lane delineation and enforcement of parking regulations.



### Water Supply

- 3.4.46 Charleville receives its drinking water from the Charleville Water Supply. There are significant watermain network leakage issues within the Charleville Water Supply and further investment and water conservation is required in order to provide an adequate drinking water supply to service zoned lands in Charleville. Water conservation measures are presently being pursued.

### Waste Water Services

- 3.4.47 Wastewater in Charleville is conveyed via a largely combined sewer network to the Charleville Waste Water Treatment Plant. Upgrading of the Charleville WWTP is required to accommodate the proposed development in Charleville. There are assimilative capacity issues in relation to the waters receiving the treated effluent from Charleville WWTP.

### Storm Water

- 3.4.48 The sewers are combined sewers and are at capacity in some areas at times of heavy rainfall. Separation of storm and foul sewers is required in parts of the town.

### Surface Water

- 3.4.49 All new development will be required to address surface water disposal via sustainable urban drainage systems in line with surface water management policy set out in section 11.5 of the County Development Plan 2014.

### Flooding

- 3.4.50 Charleville has been identified as being at risk of flooding. The areas at risk occur along the path of the Glen River through the town and are illustrated on the settlement map. Parts of the built up area are affected comprising lands at Smiths Road and lands along and to the north of regional road R515. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas at risk of flooding. The approach to Flood Risk Management is set out in Section One of this Plan.

### Broadband

- 3.4.51 The town has access to high speed broadband through a Metropolitan Area Network. This in turn connects into the broadband network which runs alongside the Cork-Dublin railway. However full access to this vital utility is dependent on establishing strong commercial and domestic demand.

### Waste Management

- 3.4.52 Charleville has access to basic recycling facilities and a civic amenity site is present in nearby Kilmallock.

## Environment and Heritage

### Public Realm

- 3.4.53 The town's built fabric and generous footpath width provide significant potential for the development of an attractive public realm. Implementation of the M20 will provide an opportunity in the long term for enhanced public realm. In the short term, and prior to the preparation of a public realm strategy, smaller measures can be taken to improve public realm such as general surface improvements, rationalisation of parking, tree planting, and removal of clutter (inappropriate signage and street furniture) from the streetscape.

### Landscape

- 3.4.54 Charleville is located on a broad and undulating plain containing high quality agricultural land and which is crossed by several small rivers that drain to the River Maigue to the north or the Awbeg to the south. The eastern part of the town forms part of a larger area identified in the County Development Plan 2014 as ‘High Value Landscape’.

### Architecture

- 3.4.55 Charleville’s architectural heritage is reflected in the 55 buildings or other structures entered in the Record of Protected Structures. It is considered that the continued retail primacy of this area is vital in terms of ensuring the ongoing use and maintenance of these key historic structures.

### Archaeology

- 3.4.56 The town was founded in the 17th century by Roger Boyle adjacent to Charleville house which no longer survives. However some of the earlier features associated with the house (including fish ponds; demesne lands, features and earthworks; and structures) remain. The streetscape today is lined with mainly 18th/19th century buildings with much of the earlier archaeology removed or buried in the ground as subsurface archaeology or incorporated into later buildings. Archaeological sites are afforded protection under national legislation and policies contained in the County Development Plan 2014.
- 3.4.57 Some of the zoned land contains archaeological monuments (CO002-059 and CO003-005) which need to be preserved in their greenfield settings in an appropriate and sensitive manner. Any large scale development in the area of CO003-005 will require an Archaeological Assessment.

### Natural Heritage

- 3.4.58 There are no natural heritage sites within the town or its environs. The nearest sites are the Ballyhoura Mountains Special Area of Conservation to the south east and the Blackwater River Special Area of Conservation to the south. This plan has been prepared to avoid adverse impacts on these designated sites and a Habitats Directive Assessment has also been undertaken. All future development needs to avoid adverse impacts on these sites.

### General Objectives

- 3.4.59 The following general objectives apply to all development proposals for Charleville. Development proposed in these areas must also comply with County Development Plan 2014 objectives.

Local Area Plan Objective General Objectives for Charleville	
Objective No.	
CV-GO-01	Plan for development to enable Charleville to achieve its population target of 4,925 persons.
CV-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.

Local Area Plan Objective General Objectives for Charleville	
CV-GO-03	Support and promote Charleville town centre as the primary and most appropriate location for the expansion of retail development.
CV-GO-04	All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and routes. Town centre development shall deliver a good mix of uses and adaptability of buildings.
CV-GO-05	All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
CV-GO-06	This plan supports the implementation of the M20 motorway bypass.
CV-GO-07	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
CV-GO-08	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
CV-GO-09	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1 of this Plan.
CV-GO-10	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
CV-GO-11	Support the expansion of primary and post primary education facilities in the town.

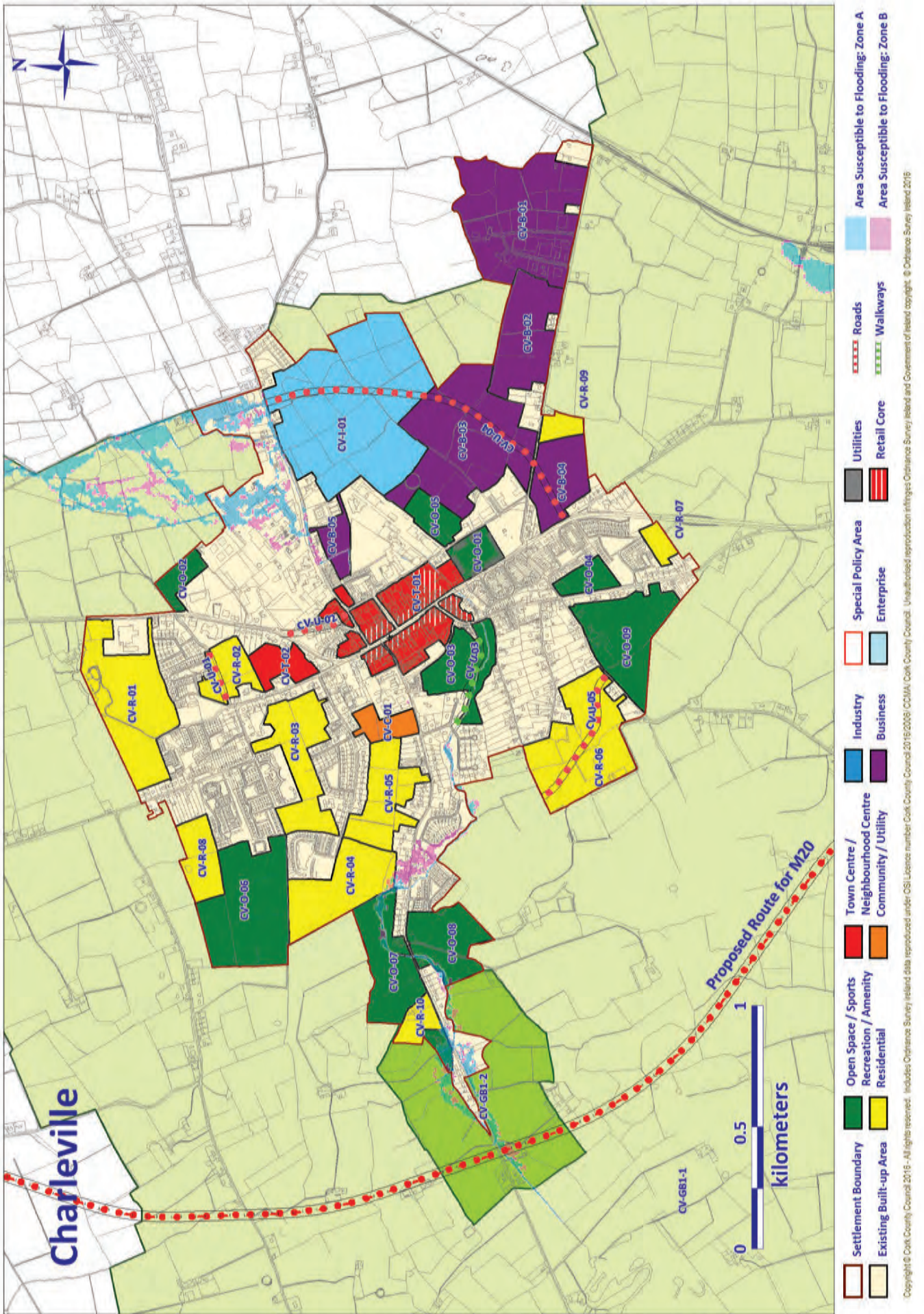
## Specific Objectives

3.4.60 The site specific zoning objectives for Charleville town are set out in the table below grouped according to land use type.

Local Area Plan Objective Specific Development Objectives for Charleville		
* Flood Risk. See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
CV-R-01	Medium B density residential development to include appropriate access points along the southern boundary and optimal design and layout in the context of the elevated nature of the site.	15.4
CV-R-02	Medium B density residential development. Layout and design of development will need to have regard to the road reservation affecting the site.	4.3
CV-R-03	Medium B density residential development to be developed on a phased basis.	9.8
CV-R-04	Medium B density residential development to be developed on a phased basis and a comprehensive landscaping treatment of northern and western site boundaries.  *	10.0
CV-R-05	Medium B density residential development including access to the south and connectivity to the north.	8.0
CV-R-06	Medium B density residential development comprising serviced sites subject to the provision of a through road to serve the lands to the north west in the long term. This site is to be developed on a phased basis. Layout should provide for a range of generous site sizes and an informal layout with strong landscaping.	16.1
CV-R-07	Medium B density residential development. Landscaping should be provided so as to screen the development from the N20. Access shall be through the existing Brindle Hill estate.	1.5
CV-R-08	Medium B density residential development comprising serviced sites and including a comprehensive landscaping proposal.	4.6
CV-R-09	Nursing Home and ancillary assisted living housing. This housing shall be Medium B density and single storey only. Pedestrian access shall be provided along Station Road where possible.	1.7
CV-R-10	Nursing Home.	2.24

Local Area Plan Objective Specific Development Objectives for Charleville		
* Flood Risk. See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
<b>Business</b>		
CV-B-01	Business Estate development. ^	22.2
CV-B-02	Business Estate development. ^	9.9
CV-B-03	Business Estate development. Pedestrian links should be provided to Bakers Road. The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO003-005, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment. ^	20.0
CV-B-04	Business Uses excluding industrial uses, warehousing and distribution. This site is considered particularly appropriate for retail warehousing. Layout of the site should make provision for an access road. Individual access points onto this access road should be avoided in favour of a shared entrance. Access proposals and any junction enhancements that may be required should not compromise the strategic role of the national road network pending delivery of the M20 scheme. ^	5.2
CV-B-05	To provide for light industrial uses.	2.5
<b>Industry</b>		
CV-I-01	Industrial estate development. ^	27.9
<b>Town Centre</b>		
CV-T-01	Town centre uses.	13.3
CV-T-02	Use primarily for large stand alone convenience retail development subject to high quality design and layout, particularly with regard to addressing the streetscape and the provision of parking, and satisfactory proposals to deal with traffic and access.	3.1

Local Area Plan Objective Specific Development Objectives for Charleville		
* Flood Risk. See Objective IN-01 in Section One		^ TIA and RSA Required
Objective No.		Approx. Area (Ha)
<b>Community Facilities Utilities</b>		
CV-C-01	To provide for the expansion of education facilities and ancillary uses.	2.66
<b>Utilities / Infrastructure Objectives</b>		
CV-U-01	Local access / relief road.	-
CV-U-02	Local access road.	-
CV-U-03	Pedestrian walk through town park to town centre.	-
CV-U-04	Local Access/relief road connecting the Kilmallock road to Station Road and on to the M20 to provide improved access to the proposed M20 junction. Route shown is indicative.	-
CV-U-05	Local Access Road	-
<b>Open Space Objectives</b>		
CV-O-01	GAA Pitch.	2.82
CV-O-02	Soccer Pitch.	2.29
CV-O-03	Town Park and Pitch and Putt Course with potential to accommodate provision for ornamental gardens and improved park landscaping and improved or expanded playgrounds.  *	6.76
CV-O-04	Sports Pitch.	2.46
CV-O-05	GAA Sports and Pitch Facilities. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.94
CV-O-06	Agriculture.	15.65
CV-O-07	Agriculture.	12.41
CV-O-08	Agriculture.	7.4
CV-O-09	Agriculture.	10.9







# Fermoy Municipal District

## 4 Key Villages

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## 4 Key Villages

### 4.1 Purpose of this Section

- 4.1.1 The purpose of this section of the plan is to give planning policy guidance on future development in the Key Villages.

### 4.2 Introduction

- 4.2.1 There are 11 Key Villages in the Fermoy Municipal District as follows; Ballyhooly, Castlelyons / Bridebridge, Castletownroche, Conna, Doneraile, Glanworth, Kildorrery, Kilworth, Newtownshandrum, Rathcormack and Watergrasshill.
- 4.2.2 It is a strategic aim of the Cork County Development Plan, 2014 to establish key villages as the primary focus for development in rural areas in the lower order settlement network and allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available. Supporting the retention and improvement of key social and community facilities, and inter urban public transport.
- 4.2.3 Key Villages often benefit from an existing level of infrastructure and service investment that, although less than the main towns, still offers a sound basis for future growth, particularly for those seeking to live or work in a more rural environment. 'Key Villages' also have significant hinterlands providing important services to a wider rural community.
- 4.2.4 Settlements designated as Key Villages will normally have the following facilities: A permanent resident population, primary school and / or secondary school, church or other community facility, convenience shops, pubs and either comparison shops or other retail services, industrial or office based employment, post office/ bank / ATM / building society, Garda station, primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.
- 4.2.5 Key Villages are important locations for the provision of jobs and services in rural areas. The strategic aims for key villages are that they will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.
- 4.2.6 To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required.
- 4.2.7 Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Key Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Castletownroche or Conna will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the conservation objectives which are established for this SAC.

- 4.2.8 There is scope for development within the Key Villages, however, it is important that each village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.
- 4.2.9 It is particularly important that development does not extend the existing pattern of linear development of the settlements. It is important that new facilities are encouraged to locate within the village cores and that where possible, existing community facilities are improved.
- 4.2.10 The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shop fronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.

### Overall Scale of Development

- 4.2.11 It is an aim to ensure that the scale of new residential development in the key villages will be in proportion to the pattern and grain of existing development. The future expansion of the key villages will proceed on the basis of a number of well integrated sites within each settlement, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 4.2.12 The overall scale of development envisaged in this Plan for each Key Village and, given the scale and development pattern of each key village, guidance on the size of any individual scheme for new housing development, is set out in Table 4.1.
- 4.2.13 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements, the overall scale of growth will need to be managed to reflect available water services capacity.
- 4.2.14 If a proposal for a local employment opportunity at a scale appropriate to the particular key village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 4.2.15 If during the lifetime of the plan funding becomes available for community facilities for the key villages, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 4.1: Appropriate Scale of Development for Key Villages

Name	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual scheme
Ballyhooly	199	110	50	50
Castlelyons/Bridebridge	210	70	40	40
Castletownroche	217	46	54	54
Conna	170	82	30	30
Doneraile	411	68	180	30
Glanworth	257	106	50	50
Kildorrery	173	78	50	50
Kilworth	412	250	50	50
Newtownshandrum	137	49	125	20
Rathcormack	670	509	120	30
Watergrasshill	463	241	108	30
<b>Total Key Villages</b>	<b>3319</b>	<b>1609</b>	<b>857</b>	n/a

#### Appropriate Scale of Development in Key Villages

The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.

### General Objectives for Key Villages

- 4.2.16 This section sets out the Local Area Plan objectives for the Key Villages. General Objectives set out the overarching objectives that apply to all Key Villages. These are in addition to the objectives of the County Development Plan 2014 (and government guidelines) with which all development must comply and to which this plan is subsidiary.
- 4.2.17 Under each Key Village there are also Specific Development Objectives relating, where appropriate, to that village and an accompanying map of each of the villages showing the extent of each village's development boundary, what lands any specific objectives relate to and showing any areas which are susceptible to flooding.

#### Local Area Plan Objective

##### GO-01: General Objectives for Key Villages

- Within the development boundary of key villages it is an objective to encourage housing development on the scale set out in Table 4.1.
- The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 4.1.
- In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the

## Local Area Plan Objective

## GO-01: General Objectives for Key Villages

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

Local Area Plan Objective

GO-01: General Objectives for Key Villages

it is shown that is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.

- q) Any proposal for development within the village core will need to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.
- r) In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

## 4.3 Ballyhooly

### Vision

- 4.3.1 The vision for Ballyhooly over the lifetime of this plan is to strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.

### Context

- 4.3.2 Ballyhooly is a key village located along the National Primary Route, N72, between the ring towns of Fermoy and Mallow. The village is within the North Strategic Planning Area, as defined in the County Development Plan 2014.
- 4.3.3 Ballyhooly was developed on an outcrop and surrounding higher lands, in order to avoid the flood plain of the River Blackwater. It is a very picturesque and historic village, with an attractive panorama of the medieval castle and its surroundings to the south of the village, as viewed from Ballyhooly Bridge. The village is bounded to the south by the River Blackwater and to the extreme north by the disused Fermoy-Mallow railway line. Agriculture remains the primary employer for the area.
- 4.3.4 The existing village core is focused around a T-junction and has a tight urban grain. Buildings are generally of single or two-storey scale and frontages abut the street creating a strong building line and attractive streetscape. Some larger period properties are located at strategic locations north and south of the core taking advantage of the scenic views afforded over the Blackwater Valley. The streetscape is intercepted in places with impressive public buildings, such as the Church of the Nativity of the Blessed Virgin and the special townscape value of the village is recognised and protected under the designation of three Architectural Conservation Areas.

## Planning Considerations and Proposals

### Population and Housing

- 4.3.5 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the table below that between 2005 and 2015 there were 110 dwelling units constructed within the boundary of the village, which equates to growth of approximately 55% for this period.
- 4.3.6 The 2011 Census indicated that Ballyhooly had a population of 412 - an increase of 91% since the 2006 census figure of 215.
- 4.3.7 Most of the newer house development in the village has been in the form of large estates, the individual and cumulative scale of which is somewhat excessive relative to the original village form.
- 4.3.8 A moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first. As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units during the lifetime of this plan with the number of houses in any particular group not normally exceeding 25 units.
- 4.3.9 Development should have regard to the Architectural Conservation Areas identified within the village and should be of an appropriate scale, form and material finish, respecting established

building lines and roof pitches. Development will have regard to policy HE 4-5 of the County Development Plan 2014 concerning ACAs.

- 4.3.10 On the periphery, there is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.
- 4.3.11 The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings with the village.
- 4.3.12 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.

## Infrastructure and Community Facilities

### Physical Infrastructure

- 4.3.13 The existing waste water treatment plant serving the village was installed in 2006 and capacity is available in the settlement to cater for future population expansion. Secondary treatment is provided to the River Blackwater, a protected area.
- 4.3.14 There is sufficient drinking water capacity available in the source but the watermain network from the source to the village needs to be upgraded.
- 4.3.15 While flooding has occurred along the N72 to the east of the village, this is outside the development boundary. There are no known significant flood hazards in the village itself.
- 4.3.16 The settlement has good transport links to both Fermoy and Mallow, given its strategic location on the N72 midway between both County Towns.
- 4.3.17 Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre.
- 4.3.18 Traffic impacts on the pedestrian environment of the village and traffic calming measures are desirable to improve the overall pedestrian environment and reinforce the attractive character of the settlement.

### Community/Social Infrastructure

- 4.3.19 The extent of community facilities in the village is limited to a community field, with a public amenity walk around its perimeter, two GAA pitches and a community hall which received permission to extend in 2014.
- 4.3.20 The village does however have a number of essential services, which help the village to operate as a local service centre for its immediate hinterland including a post office, a church and graveyard, a primary school which received permission to construct an extension in June 2016 and a number of public houses.

### Employment and Economic Activity

- 4.3.21 Employment is restricted to the service and commercial sectors, which consist mainly of three public houses, a petrol station and convenience store.



4.3.22 The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles. The most appropriate location for this is identified in the attached map.

### Environment and Heritage

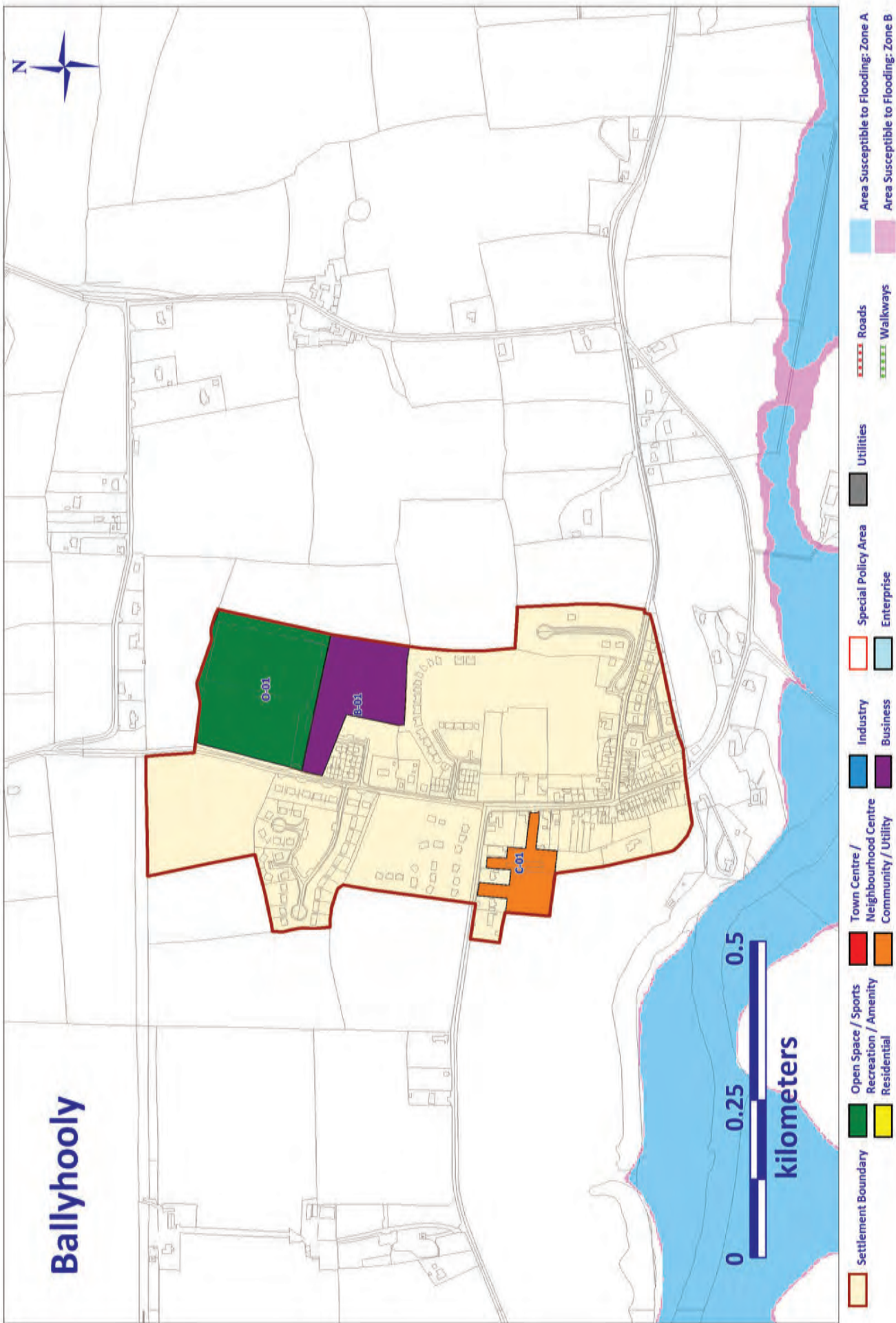
- 4.3.23 The village is located close to a number of important sites of environmental interest and importance. The River Blackwater is located immediately south of the settlement which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Birds Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.
- 4.3.24 There are further sites subject to proposed Natural Heritage Area protection within the village and its hinterland including Ballinaltig Bog Pond and Convamore House (in ruins) which houses a male roost of Daubenton's bat.
- 4.3.25 The spectacular setting of the village is protected by its inclusion within a landscape identified as having High Landscape Value in the Cork County Development Plan 2014. The impressive views of the Blackwater Valley and the northern slopes of the Nagle Mountains as seen along the N72 from Renny Lower to the core of the village of Ballyhooly are identified as a Scenic Route (S10) and protected through the County Development Plan.
- 4.3.26 Ballyhooly contains three Architectural Conservation Areas, the aim of which is to protect a collection of buildings and their setting as a whole. Two of these are within the development boundary of the settlement and the remaining one is associated with the castle complex and its associated landscape on the riverbank (outside the development boundary).
- 4.3.27 There are four structures the village and its environs which are listed in the Record of Protected Structures - The Church of the Nativity of the Blessed Virgin Mary (located within the development boundary of the village), Christ Church (in ruins and no longer in use), Old Rectory and Ballyhooly Castle House.
- 4.3.28 The settlement contains a single archaeological site (CO034-071) with a medieval castle and churches immediately outside the boundary to south. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.

## Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Ballyhooly	
Objective No.	
DB-01	Within the development boundary of Ballyhooly it is an objective to encourage the development of up to 50 houses during the plan period.
DB-02	The development boundary of Ballyhooly is proximate to the Blackwater River SAC. Development in Ballyhooly will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

## Specific Objectives

Local Area Plan Objective Specific Development Objectives for Ballyhooly		
Objective No.		Approx. Area (Ha)
<b>Business</b>		
B-01	Small scale business development including the provision of a landscaped buffer to surrounding residential areas.	2.09
<b>Community Facilities</b>		
C-01	Lands reserved for educational and ancillary uses.	0.93
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Lands to remain in active open space use.	3.97



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## 4.4 Castlelyons / Bridebridge

### Vision

- 4.4.1 The vision for Castlelyons / Bridebridge over the lifetime of this plan is to strengthen the range of services and employment opportunities available and ensure new development is sensitive to and in harmony with the scale and character of the picturesque and historic village.

### Context

- 4.4.2 Castlelyons and Bridebridge are two interdependent settlements, situated approximately 3km east of Rathcormack. Bridebridge is situated immediately south of Castlelyons. These villages are grouped together for services and infrastructural purposes and are ranked as a key village within the County Development Plan 2014.
- 4.4.3 The settlement of Castlelyons/Bridebridge is situated in a predominantly rural, agricultural area, with the primary agricultural use involving intensive dairying as well as tillage.
- 4.4.4 The topography of the area is created by the River Bride, which runs south of Bridebridge. The ground level slopes slightly downwards as you travel southwards from Castlelyons, but most of the village itself is situated on flat land.
- 4.4.5 The historic and cultural richness of Castlelyons, evident in the rich architecture, parkland landscapes and historic structures, greatly enhances the amenity of the village and this unique character needs to be protected.
- 4.4.6 The settlement is bi-polar in nature and the characters of Castlelyons and Bridebridge differ greatly in terms of their townscape qualities. Castlelyons is essentially a linear village along a single axis of the main street with strong boundary treatment in the form of high stone walls and building-lines adjoining the street edge. The village has a tight urban grain at its core but also contains a number of important landmark buildings including the Abbey and Barrymore Castle with its demesne. At the northern end of the village the 18th century demesne landscape, which includes four country houses on landscaped grounds with high limestone walls, and a churchyard with the remains of two churches, provides a very attractive entrance to the village and forms part of an Architectural Conservation Area.
- 4.4.7 Buildings on the main street are generally rendered and of two-storey form with more modern bungalows on the edges or as infill. More recent suburban style estates have been developed on the northern and western fringes.
- 4.4.8 Bridebridge is largely of late 19th century construction and contains more modest vernacular buildings on their own plots. It is dominated to the north by the Glannbia facility and to the south by the Catholic Church and contains an attractive 5-arched bridge. In contrast to the high roadside walls of Castlelyons, road boundaries are not as well defined. Buildings heights are a mix of 2-storey, dormer and single storey scale.
- 4.4.9 On the periphery of Bridebridge there is evidence of a mix of medium and low density development but more recent suburban-style development is absent.

## Planning Considerations and Proposals

### Population and Housing

- 4.4.10 The population of Castlelyons / Bridebridge recorded in 2011 was 495, an increase of 20.4% relative to 2006 population figures (411).
- 4.4.11 Most of the recent new housing development in the village has been in the form of medium and low density suburban style estates, the individual and cumulative scale of which is quite large – it is important that future development is of a more appropriate scale. As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 40 units in the period of this plan with the number of houses in any particular group not normally exceeding 30 units.
- 4.4.12 Within both Castlelyons and Bridebridge there is an opportunity to create a variety of innovative responses to add to the housing mix of both settlements. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.
- 4.4.13 The layout and design of new development must pay particular attention to the retention of stone boundary walls, important views and the setting of landmark buildings within the settlement.
- 4.4.14 All development shall be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development, the protection of the amenities of the area and the recommendations of the Conservation and Design Statement prepared for the village.

### Infrastructure and Community Facilities

#### Physical Infrastructure

- 4.4.15 The wastewater treatment plant serving Castlelyons provides secondary treatment, has spare capacity and discharges to the Shanowennadrimina Stream and then to the River Bride.
- 4.4.16 The wastewater treatment plant serving Bridebridge provides secondary treatment, also has spare capacity and discharges to the River Bride. Public water supply is adequate.
- 4.4.17 Castlelyons/Bridebridge enjoys good road based transport connections. As previously outlined, the settlement is situated 3km east of Rathcormack, 8km south of Fermoy and 32km north of Cork City, all of which are easily accessible via the M8.
- 4.4.18 Parts of Castlelyons-Bridebridge have been identified as being at risk of flooding. The areas at risk follow the path of the Shanowennadrimina stream through the village and are illustrated on the settlement map. Part of the built up area of the village is affected. Areas of the village were flooded following storm Desmond in December 2015 / January 2016.
- 4.4.19 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.

#### Community/Social Infrastructure

- 4.4.20 The settlement is well served by community facilities including a community building, 1 GAA pitch, 2 soccer pitches, a playground, a pitch and putt course, a community field (beside the school), Kent Park and Castlelyons Riverside Park.

- 4.4.21 The villages contain a number of essential services, which help them operate as a local service centre for its immediate hinterland including 2 small convenience shops, a large Centra store, a garden centre, bakery, post office, 3 public houses, a catholic church and graveyard (the Church of Ireland is no longer in use) and a primary school.
- 4.4.22 There are two bring sites serving this settlement. The first, which is situated in Bridebridge, currently includes containers for glass bottles/jars and beverage cans, whilst the other, situated at Castlelyons Community Centre, has a container for beverage cans only.
- 4.4.23 The settlement's broad base of community facilities also offers an attractive resource for both residents and visitors alike. The concentration of the majority of facilities in the west of Castlelyons needs to be addressed however in order to provide more balanced access to services.

### Employment and Economic Activity

- 4.4.24 The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with the key players being Glanbia PLC, Glennan Bros. and Kearney Bros. Agricultural Machinery Supplies. Other sources of employment include ConnaBride Plastics and, in the service and commercial sectors, public houses, convenience shops, garden centre, bakery and post office.
- 4.4.25 The historic setting of the settlement offers huge tourism potential which should be promoted.
- 4.4.26 The Council seeks to encourage the provision of small-scale business uses within the settlement which can add to its vitality and contribute to a reduction in commuting by providing local employment opportunities. Opportunities for small scale business uses are available within the core of the village and within the wider development boundary, e.g. within the site of the existing Glanbia facility, subject to normal proper planning and sustainable development criteria.

### Environment & Heritage

- 4.4.27 There are six structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan 2014 - Mohera House, the Carmelite Friary and Berry Hill (Barrymore Lodge) which are located in Mohera and Kill-Saint-Anne South, Church of Ireland church and Ballymore Castellated Mansion Ruins which are situated in the townland of Kill-Saint-Anne South. Furthermore, the village of Castlelyons contains an Architectural Conservation Area, the aim of which is to protect a special townscape value of the settlement, as defined within the County Development Plan 2014.
- 4.4.28 In addition a Conservation and Design Statement was prepared for Castlelyons and Bridebridge in 2004 (on behalf of Castlelyons Tidy Towns and Heritage Group and part funded by Cork County Council) and regard should be had to this statement in relation to new development proposals and/or proposals for extending or modifying existing structures.
- 4.4.29 There are large concentrations of Scheduled Monuments within the settlements which reflect the historic significance of the area. These are awarded protection under national legislation and are subject to further controls under policies set out in the County Development Plan 2014.
- 4.4.30 There is an interesting complex of medieval/late medieval archaeological monuments in both settlements including abbey, churches, limekilns and bridge with Castlelyons Castle and associated attendant demesne landscape and features. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.

- 4.4.31 The settlement is within the catchment of the Garrycaheragh water body which falls under the Blackwater-Bride Water Management Unit.
- 4.4.32 In order to protect the unique character of the village a special policy area has been identified at the northern end of the village covering the area from Spuree Cross Roads to Kill–Saint Anne Cross Roads and southwards along Church Lane to include the Church of Ireland church and Church Yard, Castleyons House and Mohera house. The area comprises what is known locally as the circular walk and is characterised by the high stone limestone garden walls on either side of the public road, matures trees, parkland and open spaces which contribute to the amenity and setting of the village.

### Development Boundary Objective

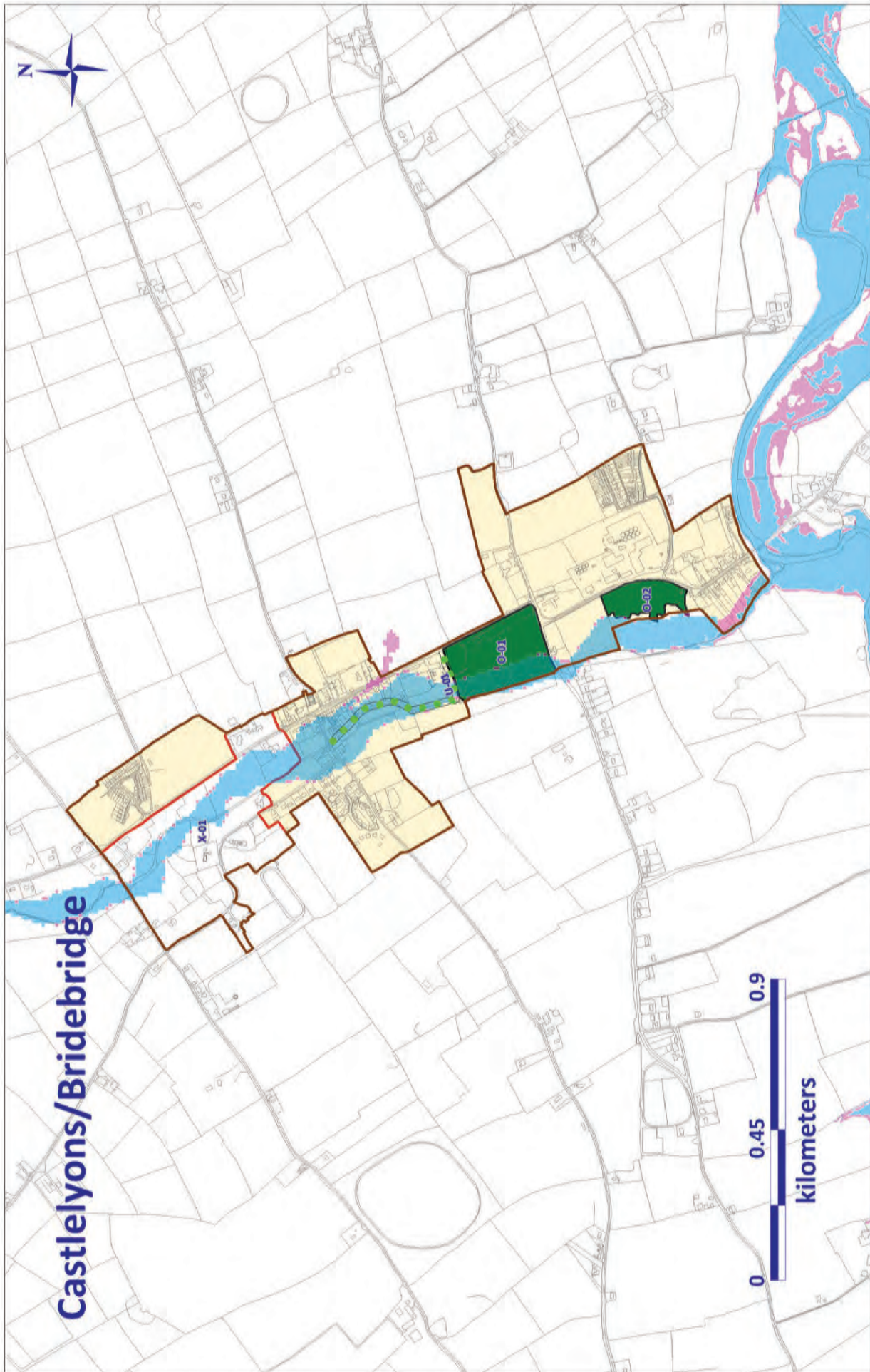
Local Area Plan Objective Development Boundary Objectives for Castlelyons / Bridebridge	
Objective No.	
DB-01	Within the development boundary of Castlelyons / Bridebridge it is an objective to encourage the development of up to 40 houses during the plan period.
DB-02	The boundary of Castlelyons / Bridebridge overlaps with the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Objectives

Local Area Plan Objective Specific Development Objectives for Castlelyons / Bridebridge		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
<b>Special Policy Area</b>		
X-01	In recognition of its location within an Architectural Conservation Area, it is an objective to protect and retain the unique demesne landscape associated with this area which includes four large country houses, Church of Ireland church and churchyard and other structures to the north of Castlelyons. This includes protection of the high boundary walls, parkland, mature trees and open spaces which contribute to the character of the village. This area has very limited capacity to accommodate development and any development proposals will need to be accompanied by an appraisal of the likely impacts of the development on the unique character of the area.  *	19.65

Local Area Plan Objective Specific Development Objectives for Castlelyons / Bridebridge		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Open space preserving the identity and setting of the village. *	5.7
O-02	Rocky outcrop that makes a significant contribution to the setting of the village.	2.12
<b>Utilities</b>		
U-01	Develop and maintain pedestrian walk.	-





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## 4.5 Castletownroche

### Vision

- 4.5.1 The vision for Castletownroche over the lifetime of the Plan is to accommodate small-scale incremental growth, reflective of the rural nature of the settlement and its status as a village within the network of settlements and to ensure new development is in keeping with the scale and character of the village.

### Context

- 4.5.2 Castletownroche is located on the N72 national route between Mallow and Fermoy and is 29km northeast of Cork City and is designated as a Key Village within the North Strategic Planning Area.
- 4.5.3 The village enjoys good road based transport connections, due to its prime location along the N72 which has helped attract commuter based growth in recent years.
- 4.5.4 As a key village Castletownroche has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.
- 4.5.5 Castletownroche is situated on the slope of a steep hill adjacent to the River Awbeg, which is a tributary of the River Blackwater.
- 4.5.6 Castletownroche is a picturesque village in a primarily rural setting. The village has an attractive traditional building stock with a number of landmark buildings including two churches and a Mill. The wooded grounds of the 12th Century Blackwater Castle and the Castlewidenham estate are located to the south of the village and provide an attractive setting for the village.
- 4.5.7 The Main Street, Chapel Road, Doneraile Road and Bridge Street contain a core of well established housing mixed with some small scale infill developments as well as a very modest amount of refurbishment and replacement development. More recent housing development has been concentrated to the south-west of the village and is quite suburban in size, layout and design.

## Planning Considerations and Proposals

### Population and Housing

- 4.5.8 The 2011 census recorded a population of 435, an increase of 9% of the population recorded in 2011.
- 4.5.9 The village has a good range of facilities and services and has the capacity to accommodate additional growth. However local employment opportunities are limited and extensive lands are available for development within the adjacent towns of Mallow, Fermoy, Buttevant and Mitchelstown and within the key village of Doneraile to the north west. Growth rates within this village over the lifetime of the plan should be moderate and largely organic in nature rather than focused on commuter type housing. In general, other than in areas where streetscape character / urban design considerations require otherwise, the development of small groups of housing, detached housing and serviced sites / self build options may be the most appropriate form of

development for the village in terms of attracting a modest amount of additional population and offering a real alternative to those who would otherwise consider housing in the open countryside.

- 4.5.10 At present there is some dereliction in the village which needs to be addressed. The redevelopment of derelict and infill sites within the village centre will be encouraged and needs to respect the vernacular character of the village.
- 4.5.11 As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 54 units during the period to this plan with the number of houses in any particular group not normally exceeding 12 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.
- 4.5.12 It is important to ensure that the village's natural setting along the Awbeg River is maintained and protected from inappropriate development.
- 4.5.13 The development boundary for Castletownroche as defined in this Plan contains a strong supply of land for development and will provide a choice of location within the village. All the land will not be required for development over the lifetime of this plan.

## Infrastructure and Community Facilities

### Physical Infrastructure

- 4.5.14 Castletownroche enjoys good road based transport connections given that the village is located on the N72 national route and has easy access to Mallow and Fermoy. This location however means that the village suffers from significant levels of through traffic. Access to Cork City is via the N20 or M8 national routes.
- 4.5.15 Bus Eireann operates a limited bus service from Cork City to Castletownroche and also connects the village to Mallow and other settlements in the municipal district and the frequency of the services is considered adequate at present.
- 4.5.16 Footpaths are generally good throughout the village.
- 4.5.17 The wastewater treatment plant in Castletownroche currently provides secondary treatment and the plant discharges to the Awbeg River, a protected area within the Blackwater Catchment. It has limited spare capacity.
- 4.5.18 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Castletownroche will need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Castletownroche will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.
- 4.5.19 The village is supplied with water from the Castletownroche Water Supply Scheme which has sufficient capacity to cater for additional growth. For any significant additional development, water conservation measures are required including replacement of the watermain network from the reservoir to the village and implementation of leak detection measures.
- 4.5.20 Parts of Castletownroche have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River running to the east of the village and are illustrated on the settlement

map. The approach to Flood Risk Management is set out in Section One of this document (see also GO-01).

- 4.5.21 A bring centre is located in the village which currently includes containers for glass bottles/jars and beverage cans.

### **Community / Social Infrastructure**

- 4.5.22 Castletownroche has a good range of community facilities that include a church, a national school, a Garda station, a community centre and a GAA pitch and clubhouse which has recently been upgraded to include floodlighting and a new stand. Castletownroche National School is located to the north of the settlement. There is scope to expand facilities within the site of the school. In the context of recent growth, the village would benefit from some additional facilities including a playground and some additional open space.
- 4.5.23 Provision has been made for the expansion of educational facilities within the village and the provision of a new cemetery.

### **Employment and Economic Activity**

- 4.5.24 The village has a number of other commercial facilities which include a post office, pharmacy, petrol station, farm shop, restaurants, public houses and convenience shops. There is also an Enterprise Centre in the old Mill which houses a number of businesses. These activities provide local services and employment opportunities for the village itself and the immediate hinterland.
- 4.5.25 The village has a number of tourist facilities with the potential to enhance the local economy including Bridgetown Priory or Abbey which has been extensively restored and is open to visitors all year around and Annes Grove Gardens, comprising 30 acres of grounds including gardens and woodland, situated 2km from the village and open to the public during summertime. The 12th century Blackwater Castle is also an important feature of the area. The village is close to the Ballyhoura region where there has been significant investment in infrastructure to facilities such as fishing, walking and cycling.
- 4.5.26 There is scope within the development boundary to expand the employment base of the village through the development of appropriately scaled services / small scale business uses serving the village and its hinterland. The site of the old creamery at the eastern end of the village is suitable for redevelopment in this regard, subject to flood risk assessment.

### **Environment and Heritage**

- 4.5.27 The Awbeg River flows to the east of the village and forms part of the Blackwater River Special Area of Conservation (SAC 2170) which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. The Blackwater is also designated as a proposed Natural Heritage Area (pNHA 1561). The site of the Mill adjacent to the river to the east of the village lies within the development boundary of the village and the boundary of the SAC and the pNHA.
- 4.5.28 The village is situated with an area categorized as being of 'High Value Landscape' in the County Development Plan 2014.
- 4.5.29 There are five structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2014 – Castletownroche Church of Ireland church at Sleemana, Castlewidenham Tower House, Castlewidenham Country House, Kilcummer House

and the Flour Mill at Ballyadeen. Care must be taken to protect the views from important feature buildings such as the Church of Ireland church and the Tower house at Castletownroche.

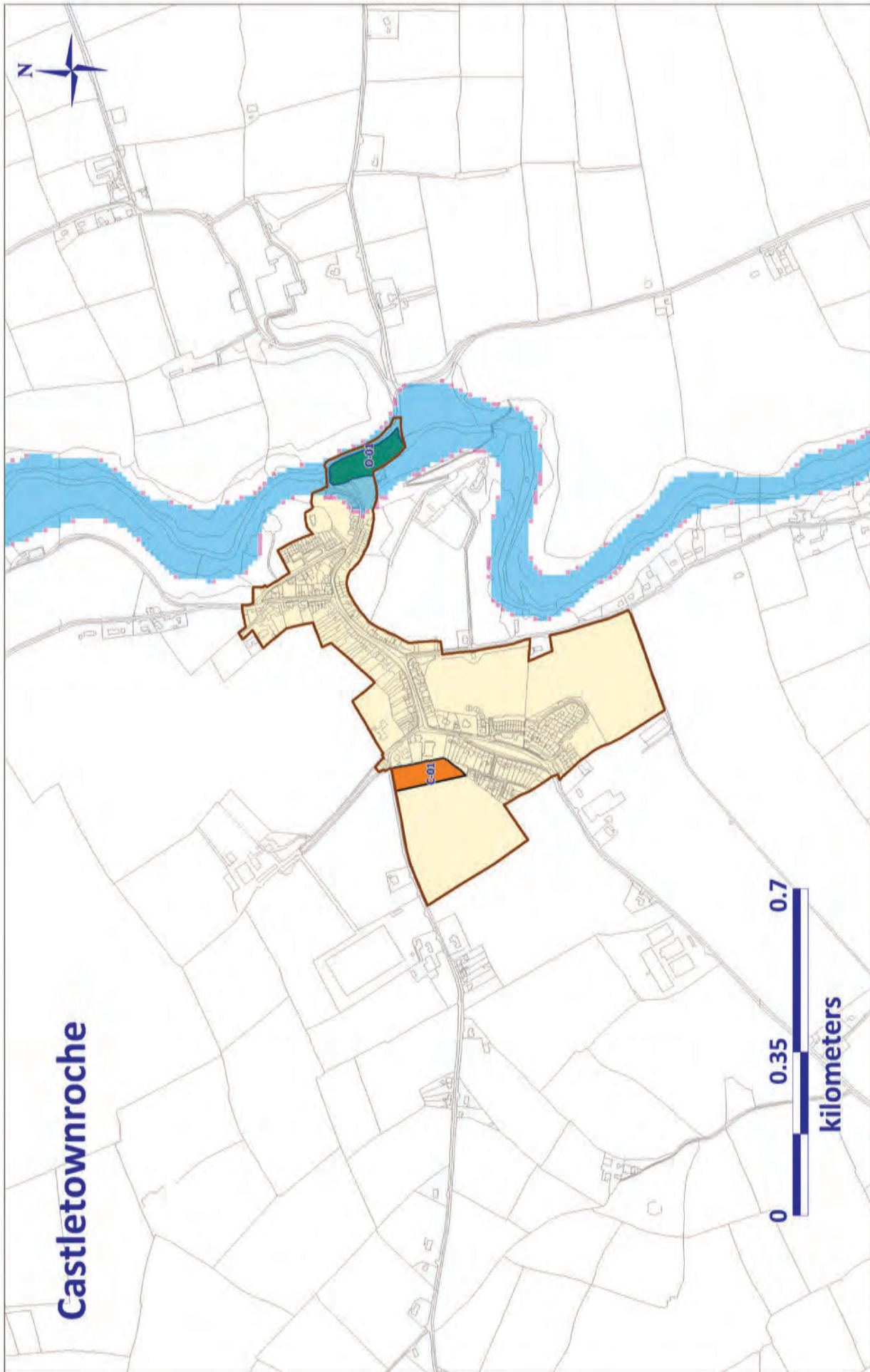
- 4.5.30 There are a number of interesting archaeological monuments in the village including a bridge, a mill and a medieval tower house. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.
- 4.5.31 The Cork County Development Plan 2014 identified three Architectural Conservation Area within the village and its environs, namely Chapel Road, Main Street and Castletownroche Conservation Areas and it is an objective of this plan to conserve and enhance the special character of these three areas.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Castletownroche	
DB-01	Within the development boundary of Castletownroche it is an objective to encourage the development of up to 54 houses in the plan period.
DB-02	The boundary of Castletownroche overlaps with the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.
DB-05	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.

### Specific Objectives

Local Area Plan Objective Specific Development Objectives for Castletownroche		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
<b>Community Facilities</b>		
C-01	New cemetery	0.65
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of the old Bridge Mill in particular. The Mill currently operates as an Enterprise Centre. This area lies within the Blackwater River Special Area of Conservation and is not suitable for development.  *	0.80



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## 4.6 Conna

### Vision

- 4.6.1 The vision for Conna over the lifetime of the Plan is to capitalise on the tourism potential of the village, strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.

### Context

- 4.6.2 Conna is a key village located on the R628 within the scenic valley of the River Bride, which flows just north of the village. The village is close to the County Waterford border and enjoys good access to Rathcormack to the west and Fermoy is located 17km to the north west. The village is located in the North Strategic Planning Area, as defined in the County Development Plan 2014.
- 4.6.3 The River Bride creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a northerly direction towards the village and remains relatively flat around the flood plain for the River Bride.
- 4.6.4 The character of Conna is defined by its linear nature along a single axis of the main street. Buildings on the main street are generally rendered and of 2-storey form with more modern bungalows on the edges or as infill. More recent suburban style estates have been developed on the northern and western fringes. To the east of the settlement, Conna Castle, a 16th century towerhouse, creates an attractive entrance to the settlement and to the west the Catholic Church frames the visual entrance to the village.
- 4.6.5 On the periphery, outside the development boundary, ribboning is an issue and blurs the distinction in character between the village proper and the attractive surrounding agricultural landscape.

## Planning Considerations and Proposals

### Population and Housing

- 4.6.6 The population recorded for Conna in census 2011 was 470, an increase of 25% over the 2006 population figure.
- 4.6.7 Most of the more recent new housing development in the village had been in the form of suburban style housing estates comprising of a mixture of detached, semi-detached and terraced 2-storey units. The scale of these developments is somewhat excessive relative to the original village form although the developments are well located and the village retains a compact settlement form. It is the Council's aim to continue to encourage cluster type development near the village centre and to promote infill development and self-build/serviced site options as an alternative to one-off housing in the rural hinterland of the village.
- 4.6.8 As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 30 units during the period of this plan with the number of houses in any particular group not normally exceeding 20 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.

- 4.6.9 The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings within the settlement, including some attractive views of the river and surrounding countryside and the retention of the trees adjacent to the Castle as part of a wider public amenity area.

## Infrastructure and Community Facilities

### Physical Infrastructure

- 4.6.10 Conna enjoys good road based transport connections. The village abuts the Regional Route R628, which offers direct access to County Waterford, Rathcormack and the N8, southwards to Cork City and northwards to Fermoy. A public bus service is available from Bus Eireann, departing at Dungarvan to Fermoy (via Conna) on a daily basis.
- 4.6.11 The existing waste water treatment system serving the village provides secondary level treatment and discharges to the River Bride, a Drinking Water Protected Area. The plant however is overloaded and upgrade of WWTP plant and upgrade of some sewers is required. Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Conna will need to be addressed to accommodate further growth.
- 4.6.12 There is capacity in the drinking water supply to facilitate the level of growth envisaged for Conna. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Conna will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the conservation objectives which are established for this SAC.
- 4.6.13 Parts of Conna have been identified as being at risk of flooding. The area affected is a small area following the path of the River Bride to the north of the village as illustrated on the settlement map. The approach to Flood Risk Management is set out in Section One of this document (see also GO-01).

### Community / Social Infrastructure

- 4.6.14 A community centre offers a range of services to the local community, including amongst others, a community hall and a sports complex (with outdoor tennis courts), and a crèche and after-school services. Additional community facilities include a playing pitch and national school (outside the development boundary), a nursing / convalescence home, church and cemetery.

## Employment and Economic Activity

- 4.6.15 The primary source of employment in Conna is agriculture and agriculture based activities. Conna Bride Plastics constitutes a significant business in Conna. Other sources of employment are within the service and commercial sector including the convenience shops, public houses, cafe, post office, credit union and nursing home.
- 4.6.16 Land zoned in the past for industrial use was not developed so a more flexible employment approach is being taken in an attempt to diversify the economic base of this settlement and provide opportunities to capitalise on building the local tourist industry optimising its scenic location by the River Bride and the area's international reputation for horse breeding. The area should be packaged as part of a wider North Cork tourism trail.
- 4.6.17 The Council seeks to encourage the provision of small-scale employment uses within the settlement which can add to the vitality of the village, diversify the narrow employment base of the

village and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core subject to it not impinging on the residential amenities of the area. Elsewhere, consideration will be given to appropriate small-scale employment and tourist-related uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles.

- 4.6.18 The Conna area has significant tourism potential, which has yet to be exploited, and the village could have a role as a destination in a wider North Cork tourism initiative. There is opportunity to promote the heritage tourism aspect of Conna Castle, a National Monument, as a tourist destination and as part of the network of medieval Castles in the North Cork area. Conna is featured in the Blackwater Valley Drive tourism project and is internationally renowned for its horse breeding industry. It is considered that the promotion of angling on the River Bride, the development of walking and activity trails linking the scenic riverside setting of the village to heritage and activity destinations in the wider area would create the foundations of a tourism strategy. Additional B&Bs should be encouraged in the village in order to promote and support such tourism development.

### Environment & Heritage

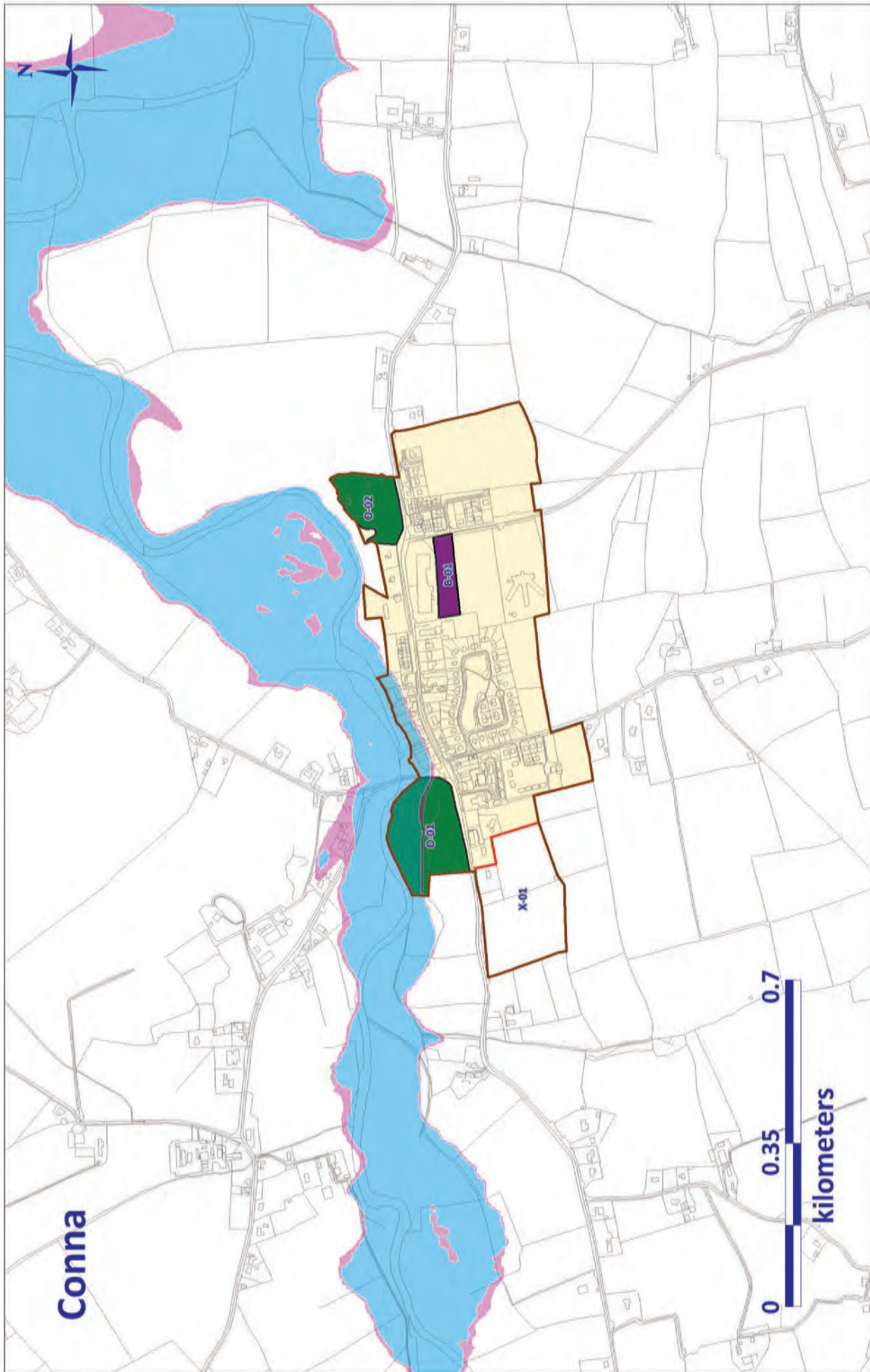
- 4.6.19 The River Bride, a tributary of the River Blackwater is located immediately north of the settlement and is subject to Special Area of Conservation designation under the Habitats Directive as it is a significant site containing important rare plants and species. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Birds Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.
- 4.6.20 The settlement is within the catchment of the Kilwinny, Tributary of Blackwater Water Body which falls under the Blackwater-Bride Water Management Unit.
- 4.6.21 There are three structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan 2014 – Conna Bridge and Conna Catholic Church and Conna Castle (a 16th Century Tower House).
- 4.6.22 There are a number of interesting archaeological monuments in the village including the bridge and Conna Castle. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.
- 4.6.23 There is potential for the provision of public access and an amenity walk to the north of the village along the River Bride, however such development could impact on the Blackwater River Special Area of Conservation and would require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives. An amenity walkway may only proceed where it can be shown that it will not have a significant negative impact on these sites. In particular, regard should be had to the protection of otters and otter breeding sites along the river side and the prevention of disturbance to bird species.

## Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Conna	
Objective No.	
DB-01	Within the development boundary of Conna it is an objective to encourage the development of up to 30 houses in the plan period.
DB-02	The boundary of Conna overlaps with the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

## Specific Objectives

Local Area Plan Objective Specific Development Objectives for Conna		
Objective No.		Approx. Area (Ha)
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Open space that will remain predominantly open and rural in character to preserve the setting of the village. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development.	3.0
O-02	Provision of open space to preserve the setting of the Castle. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development.	1.6
<b>Special Policy Area</b>		
X-01	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road.	4.7



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## 4.7 Doneraile

### Vision and Context

- 4.7.1 The vision for Doneraile over the lifetime of this plan is to actively promote the residential, business and tourism related development of the village, strengthen the range of services and employment opportunities available while ensuring any new development is in keeping with the scale and character of the village.
- 4.7.2 Doneraile is situated some thirty miles north of Cork City and seven miles northeast of Mallow. Doneraile is designated as a key village and is located within the North Strategic Planning Area.
- 4.7.3 As a key village Doneraile has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.
- 4.7.4 Doneraile is situated on the Awbeg River, a tributary of the Blackwater. The village is an attractive historic settlement which developed in tandem with Doneraile Court (former home to the St. Ledger family) and Demesne which comprises 166 hectares of 18th century landscaped parkland adjacent to the village.
- 4.7.5 The village occupies a large dispersed footprint. The village core is located to the south of the river and has an attractive streetscape with a wide range of Georgian buildings and traditional shop fronts. More modern development extends along the frontage of the regional road to the south west and along Convent Road / the county road to the west of the main street. The village has also extended northwards across the river where the schools, church and main recreational facilities are located and where there are many older and well established individual houses along the road frontage.
- 4.7.6 In this context it is considered that the village has strong potential for growth in the future in the form of residential, business and tourism related development, has the capacity to cater for such growth and would positively benefit from additional development.
- 4.7.7 Parts of the village are susceptible to flooding. The approach to Flood Risk Management is set out in Section One of this document (see also GO-01).

### Planning Considerations and Proposals

#### Population and Housing

- 4.7.8 Census 2011 recorded a population of 757 for Doneraile similar to the 2006 census figure for the village (759).
- 4.7.9 Over the lifetime of this plan priority will be given to securing an increase in the population of the village and encouraging residential and business development and it would be desirable to see the development of up to 180 dwellings during the period of this plan.
- 4.7.10 It would be preferable, over the lifetime of this plan to see revised proposals for smaller schemes and to see development taking place to the west of the main street.
- 4.7.11 A varied mix of housing sizes and types should be developed, as small housing schemes, within the village including serviced sites. The redevelopment of derelict and infill sites within the centre is

welcomed and will be encouraged and sites which are close to the core of the village, including infill and brownfield sites should be developed first.

- 4.7.12 The scale of development that took place during the economic growth period that preceded the 2011 plan had been very modest relative to that of other settlements and this was in part due to the absence of capacity in the waste water treatment plant serving the village. This constraint to development has since been addressed. In general the scale of new development that did occur has been in keeping with the scale of the village and includes a mixture of styles.
- 4.7.13 As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 180 units during the period of this plan with the number of houses in any particular group not normally exceeding 30 units.
- 4.7.14 The presence of the river bisecting the village and Doneraile Court to the east means the settlement is quite spread out. It is important that new residential development enhances the village and supports the development of an attractive, sustainable community. To this end it is important to avoid overly large residential developments and to ensure each development is well located and designed and achieves good connectivity with the core of the village. Over the lifetime of this plan priority for residential development should be given to the lands to the west of the village centre in order to consolidate the core and provide easier access to services and facilities.

### Infrastructure and Community Facilities

- 4.7.15 Doneraile is served by the Regional Routes R581 and R522 and is located a short distance east of the N20 and thus enjoys good accessibility and connectivity. Bus Eireann operates a public bus service, which passes through the village southbound to Cork and northbound to Charleville. However, the frequency of the service is limited.
- 4.7.16 The existing wastewater treatment plant in the village is located on the banks of the Awbeg River. It provides tertiary treatment and appears to have sufficient capacity available for modest future growth.
- 4.7.17 Doneraile is supplied with drinking water from the Doneraile/Shanballymore Water Supply Scheme and the supply is adequate to meet the development needs of the village. The source of this scheme is a spring located in Clogher. However, leaks on the supply network mean that the scheme is currently running at capacity and a number of problem mains require replacement prior to the commencement of large scale development. In particular, the main from the source in Shanballymore to the Doneraile Reservoir at Skeghardgannon.
- 4.7.18 The surface water drainage infrastructure of the village needs to be improved and better storm water storage facilities provided.
- 4.7.19 Parts of Doneraile have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River through the village and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Section One of this document (see also GO-01).
- 4.7.20 Doneraile is unusual in a village context in having a strong educational base with two primary schools (one mixed and one boys only) and a secondary school. Other community facilities include two churches, a GAA pitch with clubhouse and modern facilities and a nine hole golf course with clubhouse.
- 4.7.21 Doneraile Court and Demesne with its 166 hectares of landscaped parkland, owned and managed by the OPW, provides the village with a wonderful amenity space for passive recreation. There is a children's playground within the grounds and the OPW has an ongoing programme of improvement works for the property.

4.7.22 Doneraile also has a strong retail /service base which allows the village to operate as a local service centre for its immediate hinterland including a post office, pharmacy, petrol station and shop, three public houses, hairdressers, take-aways, a number of convenience shops, a number of comparison shops, two funeral homes, a doctors surgery and a public health clinic. The village also has a Garda Station.

### Employment and Economic Activity

4.7.23 Employment is restricted to the service and commercial sectors within the settlement. Additional employment opportunities can be accessed at Mallow and Charleville. Spring Nurseries outside the village in the townland of Richardstown is also a source of employment.

4.7.24 Doneraile Court and Demesne has potential as a focus for tourism development and amenity in North Cork but the house requires restoration. This plan can help support proposals to enhance the viability of the house and demesne as a tourist attraction by positively encouraging and facilitating the growth of the village and ensuring the future development respects the history and character of the village.

4.7.25 The business/ employment base of the village will need to expand in tandem with residential growth and to support the development of the tourism potential of the village. There is considerable scope for such development within vacant/ underused properties within the village centre and there are also opportunities for infill development and refurbishment particularly within the Main Street. Lands for the development of light industrial / business uses are available to the north of the village.

4.7.26 In order to facilitate tourism and ensure the village benefits from such trade, there is a need to provide some holiday accommodation in the village - self catering, bed and breakfast or hotel accommodation.

### Environment and Heritage

4.7.27 The village is located within the Blackwater Valley which is subject to a number of environmental designations. The Blackwater and its tributaries, including the Awbeg, is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. The Awbeg Valley (Doneraile) is designated as a proposed Natural Heritage Area. These designated sites follow the course of the Awbeg through the village and through Doneraile Court.

4.7.28 In planning for the future development of the area the Council has a legally binding obligation to protect the favourable conservation status of the River Blackwater Special Area of Conservation, in line with the Conservation Objectives for site.

4.7.29 Doneraile is located entirely within an area designated as 'High Landscape Value' in the County Development Plan 2014.

4.7.30 Two Architectural Conservation Areas have been designated in Doneraile under the Cork County Development Plan 2014 namely Doneraile Court Conservation Area and Convent View Conservation Area and it is an objective of this plan to conserve and enhance the special character of these two areas.

4.7.31 There are sixteen structures within the town that are entered in the Record of Protected Structures, namely St. Mary's Church of Ireland church at Horse Close, Doneraile Court Country House, Canon Sheehan House, St. Mary's Catholic Church, Creagh House and the Bridge on the Main Street.



- 4.7.32 The village contains a number of archaeological sites associated with the Castle and Doneraile house and demesne.
- 4.7.33 Doneraile is surrounded by a number of deciduous woodlands namely; Dreenagh Wood, Drumdeer Convent Wood, Monaduhanna Wood and Roughfield Wood which contribute to the character and amenities of the village and need to be protected.
- 4.7.34 Doneraile is located within the area covered by the Blackwater - Awbeg Water Management Unit Action Plan.
- 4.7.35 Dereliction within the town is a problem that needs to be addressed. Further environmental improvements are desirable such as tree planting, improvements to the streetscape and refurbishment of shop fronts. The unique Georgian character of the town needs to be enhanced and protected.

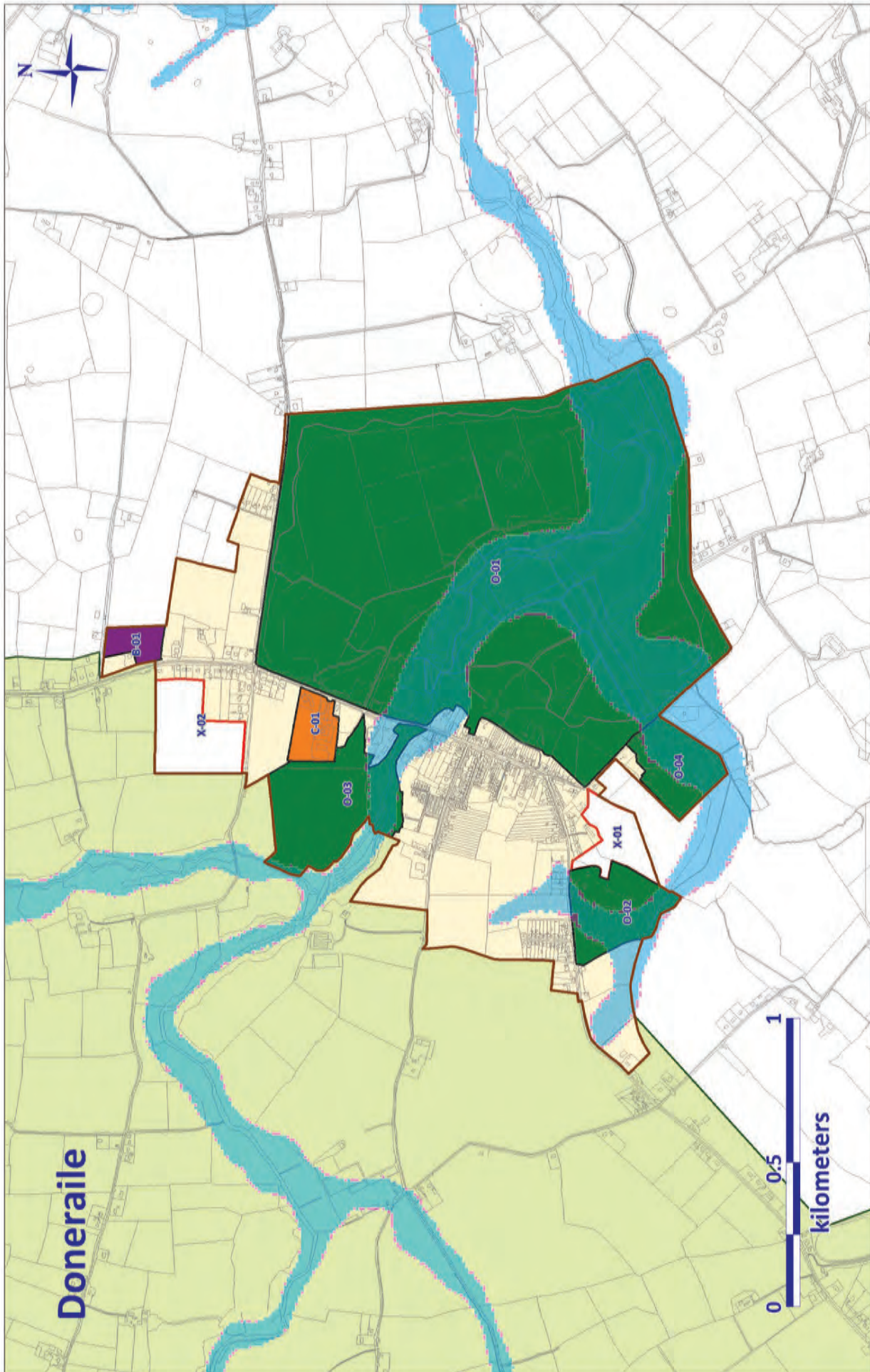
### Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Doneraile	
Objective No.	
DB-01	Within the development boundary of Doneraile it is an objective to encourage the development of up to 180 houses in the plan period.
DB-02	The boundary of Doneraile overlaps with the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Objectives

Local Area Plan Objective Specific Development Objectives for Doneraile		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
Open Space, Sports, Recreation and Amenity		
O-01	Open Space - Doneraile Court and Demesne (Forest Park). Protect the open space and amenity value of these lands. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development.  *	164.9
O-02	Open Space. Protection of these woodlands and the preservation of the scenic setting of Doneraile. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are	8.55

Local Area Plan Objective Specific Development Objectives for Doneraile		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
	not suitable for development. *	
O-03	Open Space – Golf Course and ancillary facilities. Parts of this site are at risk of flooding. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	14.59
O-04	Playing pitches. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	6.87
Community Facilities		
C-01	To provide for expansion of community facilities.	3.41
Special Policy Area		
X-01	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping based scheme for all the lands with detailed provision for retaining existing trees and on-site features. Any future development is dependent upon the provision of an adequate access and must have regard to the surrounding woodland and scenic setting of Doneraile. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for the development.	5.55
X-02	These lands have potential for the development of a retirement village.	7.8
Business		
B-01	Business uses.	2.15



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## 4.8 Glanworth

### Vision

- 4.8.1 The vision for Glanworth over the lifetime of the Plan is to strengthen the range of services available and to moderate the recent rapid growth rates, to ensure future development is of an appropriate scale while respecting the unique historic and picturesque character of the village.

### Context

- 4.8.2 Glanworth is a historic village, situated circa 10km north-west of Fermoy and 56km north-west of Cork city, in the heart of the Blackwater Valley. Identified as a key village within the North Strategic Planning Area, Glanworth is one of the larger and more developed villages in the Fermoy Municipal District.
- 4.8.3 The River Funshion, which is a tributary of the River Blackwater, creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a westerly direction, towards the river and the village, and remains relatively flat west of the village.
- 4.8.4 The entrance to this historic village from the Fermoy side, via the 16th century, narrow, 12-arch stone bridge and under the ruins of Glanworth Castle, is visually stunning. The Castle is complemented by an exceptional range of other medieval and archaeological remains in and around the village. The village is primarily laid out on an elongated linear spine with some minor roads radiating from the east. The streetscape has retained its historic vernacular character with a strong street edge intersected in places by incidental open spaces and the Catholic Church. The village contains an attractive mix of single and two-storey terraced, semi-detached and detached properties within the core arranged within a tight urban grain.

## Planning Considerations and Proposals

### Population and Housing

- 4.8.5 The population of Glanworth has increased by 26.6% from 432 in 2006 to 547 in 2011.
- 4.8.6 As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units during the period of this plan with the number of houses in any particular group not normally exceeding 30 units.
- 4.8.7 Most of the recent new housing developments in the village are of a medium and low density suburban style and comprise of terraced, semi-detached and some detached units. These are largely located on the fringes of the village, the largest of which is Pairc na Crann. Some successful infill schemes have also been completed and have added to the fabric of the core.

### Infrastructure and Community Facilities

#### Physical Infrastructure

- 4.8.8 Glanworth is located on the Regional Route, R512, with access to major transport corridors via a substandard and poorly aligned county road network.

- 4.8.9 A feasibility study for a new river crossing has been carried out by consultants engaged by Cork County Council and a preferred central low level option has been identified as the most suitable solution. The route will cross the Funshion River downstream from the existing bridge and starts at the bottom of the western approach to the existing 13 span arch bridge. The width, height and current weight restrictions on the existing bridge prevent the movement of agricultural, freight and emergency vehicles. The movement of cars in an alternating one-way flow system is delayed at present by the operation of traffic signals at both approaches to the bridge. The provision of a new river crossing would provide increased accessibility to Glanworth Village and provide immediate economic and tourism benefits.
- 4.8.10 Bus Eireann operates a public bus service, departing at Glanworth to Fermoy and Cork city.
- 4.8.11 Glanworth waste water treatment plant provides secondary treatment however it has no spare capacity. Upgrading is required to accommodate any additional population growth. High levels of infiltration of the plant have been recorded during storm events and this needs to be addressed.
- 4.8.12 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Glanworth will need to be addressed to accommodate further growth.
- 4.8.13 Water supply is from the Dunmahon reservoir, which is in poor condition. There are persistent problems with the high concentration of nitrates in the water and a replacement watermain is required.
- 4.8.14 Parts of Glanworth have been identified as being at risk of flooding. The areas at risk follow the path of the River Funshion through the village and adjacent low lying areas and are illustrated on the settlement map. See 'the approach to Flood Risk Management' set out in Section One of this document (see also GO-01).

### Community / Social Infrastructure

- 4.8.15 Glanworth offers a range of community facilities to the local community including a national school, church and graveyard, a playing pitch and a community centre. Additional community and recreational facilities are required to meet the current needs of the settlement due to its expansion in the recent past. Given the historic and scenic qualities of the village, opportunities exist to provide attractive areas of open space such as a park, amenity walk or playground. Land has been identified to facilitate the expansion of the existing school facility. The school is included on the NIAH and any proposals need to be well designed and sensitive to the existing structure.

### Employment and Economic Activity

- 4.8.16 The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with key businesses being McDonnell Bros. Ltd, Grain and Agricultural Merchants and the Co-Op Stores. Glanworth Tyres is another significant employer in the village.
- 4.8.17 Industrial uses are concentrated on the southern fringe of the village, close to the disused railway line.
- 4.8.18 Other sources of employment in the service and commercial sectors include public houses, convenience and comparison shops, post office and hair salon.
- 4.8.19 Further diversification of the existing narrow economic base is required in order to strengthen the economic profile of Glanworth and its surrounding rural hinterland. Tourism offers potential for such diversification as it is considered that this sector has not been exploited to date.
- 4.8.20 The picturesque nature of the village, enhanced by the renovation of the mill, offers significant tourism potential. The mill itself, presently idle, occupies an attractive setting adjacent to the

bridge and offers potential for reuse and integration into a heritage tourism initiative for the area which could also include promotion of the medieval archaeological complex of Glanworth Castle, abbey and bridge. The Council should encourage and support initiatives to reuse mills and integrate into heritage tourism destination for the area. However the location of the village away from major transport routes makes it difficult to generate a sufficient volume of tourists to sustain tourist services.

- 4.8.21 The promotion of renovation/reuse of derelict sites and the identification of further infill sites within the village should be prioritised over the development of large-scale greenfield sites on the fringes of the settlement. This would result in a more compact form and consolidated village core.
- 4.8.22 The Council will encourage the comprehensive redevelopment of the area around the village green and the old Dairygold Co-Op site, which is identified as an opportunity site to contribute to the vitality of the core. A village design statement is recommended to guide future development within this picturesque and historic settlement and provide a framework for appropriate public realm improvements along the main street and at key locations within the village.

### Environment & Heritage

- 4.8.23 Forestry has emerged as a significant land use in many of the upland areas and while this is an important economic resource, it can have significant impacts on the landscape and needs to be carefully planned and managed to respect the landscape character of the area and the setting and amenities of the village.
- 4.8.24 The village is located close to a number of important sites of environmental interest and importance. Glanworth Ponds is located adjacent to the settlement and is designated as a proposed Natural Heritage Area (pNHA85) given its significance for the occurrence of Golden Dock as well as a diversity of other aquatic and wetland plants.
- 4.8.25 Browns Farm Togher Cross Roads is a further site subject to proposed Natural Heritage Area protection and is located 1.75 km west of the village. It too is designated for its ecological importance including hundreds of immature threatened plants.
- 4.8.26 The natural setting of the village, with its stunning views when approached from the north-east (Fermoy side), is located within an area identified in the County Development Plan 2014 as being of 'High Landscape Value'.
- 4.8.27 Glanworth is renowned as an area of significant archaeological and historical interest. There are six structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2014 – Glanworth Castle (in ruins), Rock Abbey (in ruins) and the old Friary (in ruins) all of which are situated in the townland of Boherash, with Glanworth Woollen Mills and Glanworth Church (in ruins) in the townland of Glanworth, together with Glanworth Medieval Bridge and Weir.
- 4.8.28 The village is surrounded by numerous archaeological sites (including Labacalle Wedge Tomb, the largest such tomb in Ireland). The village itself contains an exceptional number of medieval archaeological monuments including Glanworth Castle, abbey and bridge all of which are in public ownership and are afforded protection under national legislation and policies contained in the County Plan. This archaeological heritage needs to be developed as a tourism heritage asset and amenity.

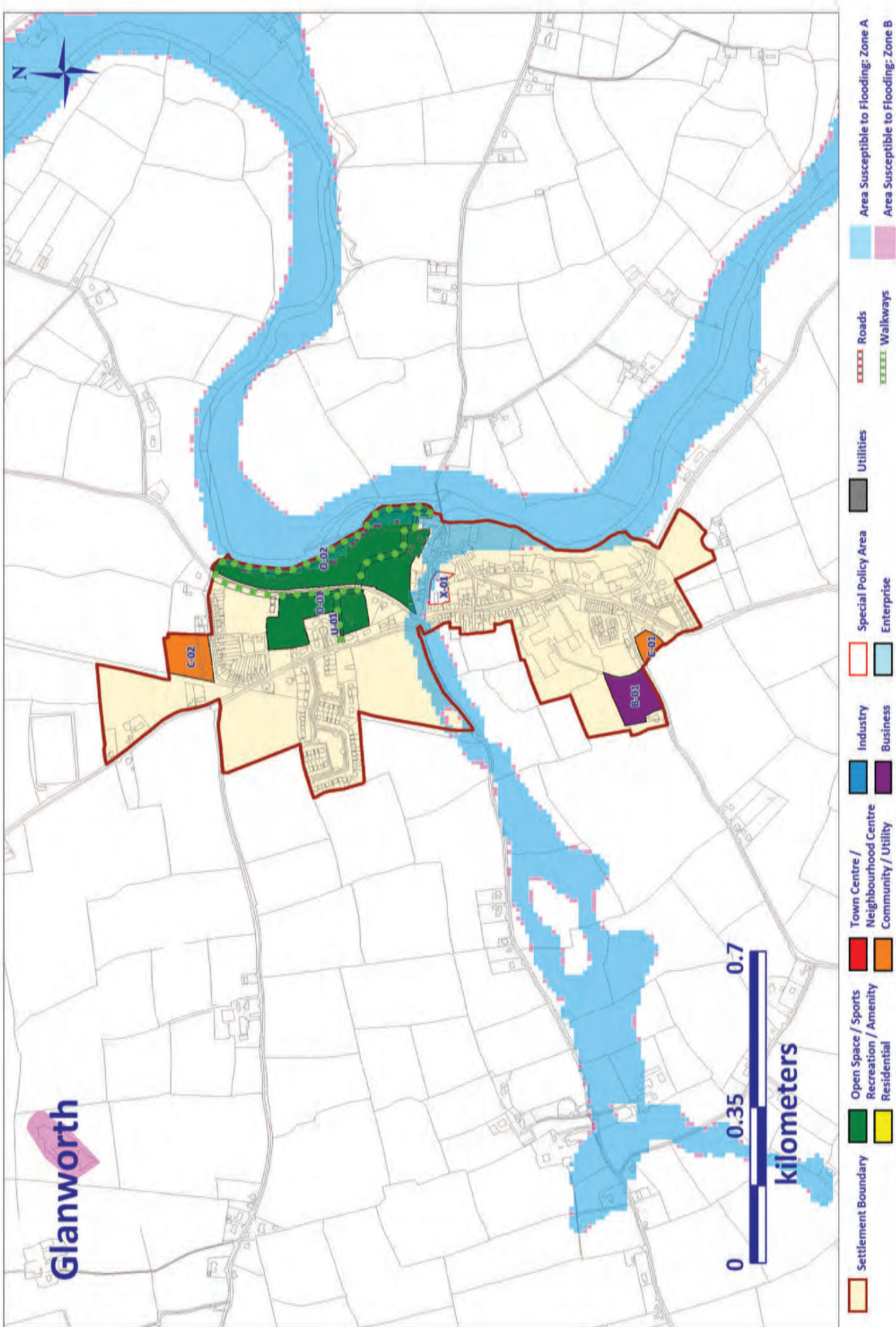
## Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Glanworth	
Objective No.	
DB-01	Within the development boundary of Glanworth it is an objective to encourage the development of up to 50 houses in the plan period.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-03	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

## Specific Objectives

Local Area Plan Objective Specific Development Objectives for Glanworth		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
<b>Special Policy Area</b>		
X-01	Mixed use development to include business and tourist related business uses in keeping with the scale and historic character of the settlement.  *	0.31
<b>Business</b>		
B-01	Small scale business uses including tourist related uses.	1.0
<b>Open Space</b>		
O-01	Open space that will remain open and rural in character to preserve the views and the setting of the village.	1.94
O-02	Open space incorporating the promotion of amenity walks and tourism within the village.  *	4.5
<b>Community Facilities</b>		
C-01	Provision of playground.	0.274
C-02	Existing school and facilitation of expansion of school or school related activities.	0.98
<b>Utilities</b>		
U-01	Develop and maintain pedestrian link and walk.	







## 4.9 Kildorrery

### Vision

- 4.9.1 The vision for Kildorrery is to secure an increase in the population of the village and provide a development framework to support the expansion of employment opportunities within the village.

### Context

- 4.9.2 Kildorrery is an attractive hilltop village, abutting the National Secondary Route, N73, situated 11km west of Mitchelstown and 22km east of Mallow. Kildorrery is located within the North Strategic Planning Area, as defined in the County Development Plan 2014.
- 4.9.3 The elevated nature of this settlement ensures that Kildorrery can be viewed from considerable distances in all directions. The village core sits on a plateau, with the ground levels rising significantly on all approaches into the settlement. The landscape of the general area is referred to as the “Goldenvale” and the physical conditions of the area create a fertile landscape well suited to intensive farming.
- 4.9.4 Kildorrery is located along the National Secondary Route, N73 and is a very picturesque hilltop village, containing an attractive mix of largely two-storey terraced, semi-detached and detached properties within the core. The village has developed around a crossroads and here stunning views of the adjacent hills and countryside are revealed and framed by the attractive historic streetscape. The main street is laid out on a north-west/south-east axis with buildings fronting onto the street creating a strong building-line. The village would benefit from some traffic calming measures to improve the pedestrian environment of the main street.

## Planning Considerations and Proposals

### Population and Housing

- 4.9.5 The population of Kildorrery increased by 40% from 213 in 2006 to 301 in 2011 following a slight population decrease in the previous inter censal period.
- 4.9.6 As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units during the period of this plan with the number of houses in any particular group not normally exceeding 30 units.
- 4.9.7 A moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.
- 4.9.8 More recent housing developments are largely located within a number of private suburban-style housing estates on the fringes of the village. These developments are often at odds with the simple vernacular of buildings in the traditional core.

## Infrastructure and Community Facilities

### Physical Infrastructure

- 4.9.9 Kildorrery enjoys good road based transport connections, due to its location on the N73, which offers direct access to Mallow and Mitchelstown, with access to Fermoy via the Regional Route R512. Footpaths and public lighting are adequate within the village and link the peripheral residential areas to the core.
- 4.9.10 Traffic impacts on the pedestrian environment of the village and traffic calming measures are recommended to improve the overall movement network for pedestrians and cyclists and reinforce the attractive character of the settlement.
- 4.9.11 There are access issues for the development of lands north of and abutting the N73 due to the function and alignment of the national secondary road. The resolution of this issue requires priority under the Plan and may require exploring a range of new access options which link into the streetscape on either or both spine roads.
- 4.9.12 The Kildorrery sewerage scheme has available capacity and secondary treatment is provided in the form of an extended aeration system which discharges to the Funshion River, a Drinking Water Protected Area. The treatment plant has a capacity of 850 person equivalent.
- 4.9.13 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kildorrery will need to be addressed to accommodate further growth.
- 4.9.14 The Kildorrery/Glenavuddig WSS is supplied from a bored well, with water pumped from here to a tower located in the village. The supply from the bored well is augmented by an old spring source in the mountains to the north of the village (Quintrent Mountain). A new reservoir and upgrading of water mains is required.
- 4.9.15 It should be noted that the biological quality of this section of the River Funshion is an issue in the receiving waters for this settlement.
- 4.9.16 There are no known significant flood hazards in the settlement.
- 4.9.17 Given the spare capacity that exists from a waste water infrastructure perspective and the range of services available in this settlement, it is considered that Kildorrery is capable of accommodating a moderate amount of future growth in a sustainable and balanced manner which respects the unique character of the village.

### Community / Social Infrastructure

- 4.9.18 Kildorrery offers a range of community facilities to local residents including a Garda station, national school, playground, GAA playing pitch, crèche and community centre. However, it is considered that further facilities are also required. A nursing home is located outside the development boundary.
- 4.9.19 A bring site is located in the GAA car park, which currently includes containers for glass bottles/jars, beverage cans, card/paper/plastic and textiles.

## Employment and Economic Activity

- 4.9.20 Agriculture is the main employer in this rural settlement, with a particular emphasis on dairying. The remaining sources of employment are in the service and commercial sectors. At present, there is no industrial employer in the village. Diversification of economic activity is required in order to

attract new sources of employment to the area and the Council will continue to encourage additional employment uses within the settlement.

- 4.9.21 The tourism sector of the market should be promoted as part of a wider North Cork package, as the village generally receives tourists who are passing through the area. The village could optimise links to the nearby Ballyhoura outdoor adventure destination which could provide various tourist-related employment to the locality. Bowens' Court, the ancestral home of Elizabeth Bowen, the author, is a significant tourist attraction. The built heritage of the village, in particular the medieval archaeological complex, is also a significant heritage tourism asset. In addition the Kildorrery Trails should be further promoted.
- 4.9.22 The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to compatibility with the existing adjoining uses and other proper planning and sustainability principles.

### Environment & Heritage

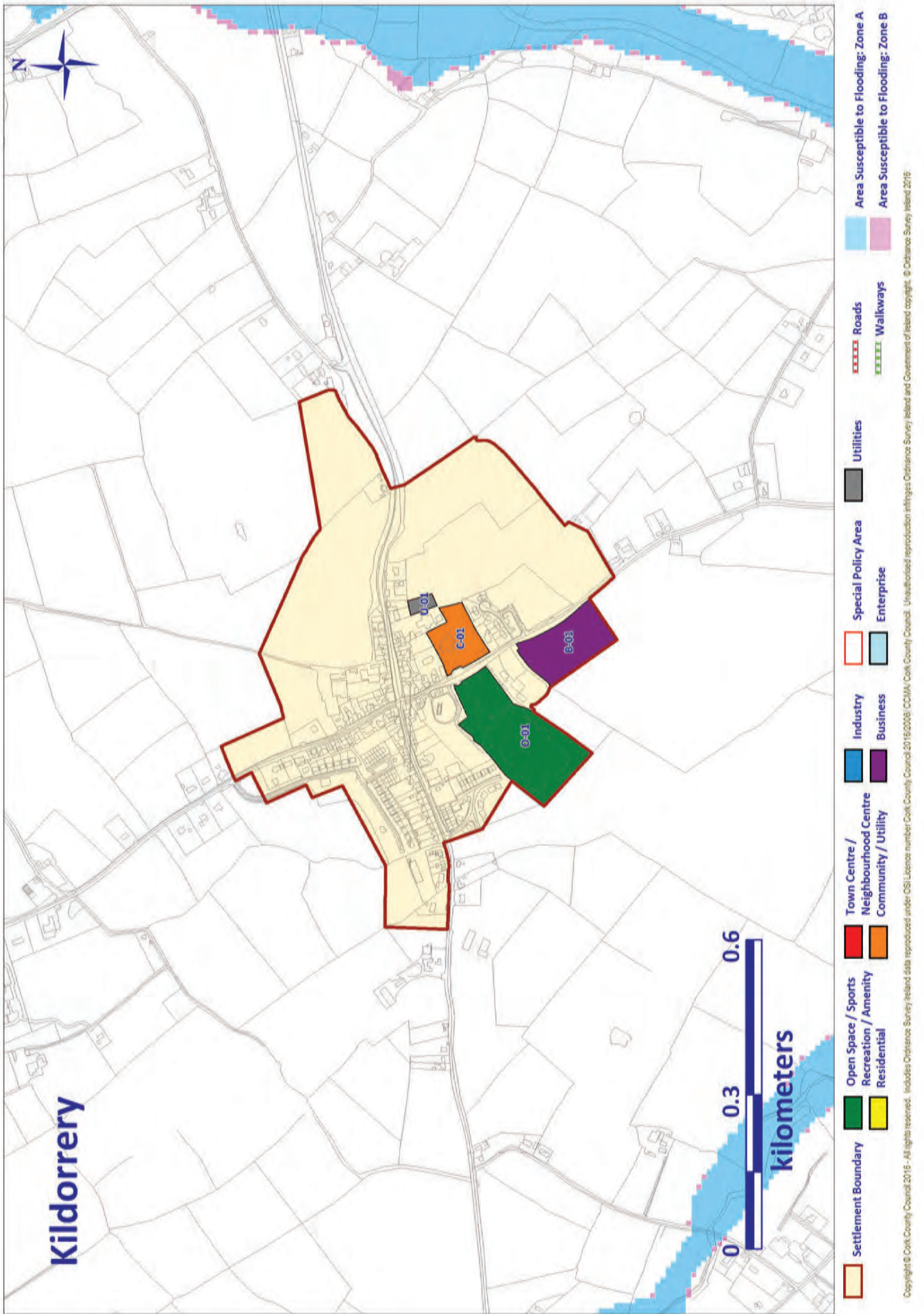
- 4.9.23 Kildorrery is located in an area of the county where the landscape is designated as being of high landscape value in the Cork County Development Plan 2014. There is one structure in the village, St. Bartholomew's Catholic Church, which is listed on the Record of Protected Structures. The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings within the village.
- 4.9.24 Forestry has emerged as a significant land use in many of the upland areas and while this is an important economic resource, it can have significant impacts on the landscape and needs to be carefully planned and managed to respect the landscape character of the area and the setting and amenities of the village.
- 4.9.25 The village is located close to a number of important sites of environmental interest and importance. Carrigeenamronety Hill is located adjacent to the settlement and is subject to both SAC (SAC 2037) and NHA designation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species in Annex II of the EU Habitats Directive.
- 4.9.26 Ballintlea Wood is a further site subject to pNHA protection adjacent to the village and is designated for its ecological and woodland value.
- 4.9.27 The settlement is within the catchment of the Sheep, a tributary of the Blackwater which falls under the Blackwater-Bride Water Management Unit.
- 4.9.28 The village contains several Scheduled Monuments including a cluster of 3 ringforts to the east of the settlement (CO018-016; CO018-048 & 049) and a church and graveyard located south-west of the crossroads (CO018-047001 & 047002). These are subject to protection under the National Monuments Acts and policies contained in the County Development Plan 2014.

## Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Kildorrery	
Objective No.	
DB-01	Within the development boundary of Kildorrery it is an objective to encourage the development of up to 50 houses in the plan period.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-03	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.

## Specific Objectives

Local Area Plan Objective Specific Development Objectives for Kildorrery		
Objective No.		Approx. Area (Ha)
<b>Business</b>		
B-01	Small- scale business uses.	1.6
<b>Open Space</b>		
O-01	Lands for open space.	3.24
<b>Community Facilities</b>		
C-01	Primary school and playground.	0.95
<b>Utilities</b>		
U-01	Provision of a car park.	0.2



## 4.10 Kilworth

### Vision

- 4.10.1 The vision for Kilworth over the lifetime of the Plan is to strengthen the range of services available and to facilitate moderate growth ensuring that future development is of an appropriate scale, respecting the unique character of the village.

### Context

- 4.10.2 Kilworth is a key village situated 1km off the old Dublin-Cork Road, R639, circa 5km north of Fermoy. The village is within the Greater Cork Ring Strategic Planning Area, as defined in the County Development Plan 2014.
- 4.10.3 The general topography of this rural area is characterised by a low lying landscape, referred to as the “Goldenvale” and the physical conditions of the area create a fertile landscape well suited to intensive farming. This attractive village is located along the Avondhu Way, an important tourist trail.
- 4.10.4 The existing village core is focused around a village green which is overlooked by impressive historic buildings including Kilworth Market House. Buildings are generally of two-storey scale and frontages abut the street at the core creating a strong building line and attractive streetscape. Some larger period properties set back from the roadside are located at strategic locations to the west and adjacent to the core. These frame the appealing streetscape.

## Planning Considerations and Proposals

### Population and Housing

- 4.10.5 The population of Kilworth has increased steadily from 441 in 1996 to 645 in 2006 and 974 in 2011. A more moderate rate of growth is required going forward.
- 4.10.6 As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units during the period of this plan with the number of houses in any particular group not normally exceeding 30 units.
- 4.10.7 Most of the more recent new housing developments are of a medium and low density suburban style and comprise of terraced, semi-detached and some detached units, the largest of which is Cois Coille. These developments are often at odds with the simple form and finishes of buildings in the traditional core.

### Infrastructure and Community Facilities

- 4.10.8 Kilworth enjoys good road based transport connections as a consequence of its location half a mile off the National Primary Road, R639. Access from the R639 to this settlement is via the Regional Route R667. The village is 3 miles north-east of Fermoy, with direct access to Cork City (a distance of 26 miles) and Mitchelstown.
- 4.10.9 Kilworth has a good range of sports and recreation amenities due to the dedicated work of the Community Council. The sports complex offers excellent facilities to the local community, including an indoor sports hall, in addition to a pitch and putt course and tennis courts within the grounds.



The GAA pitch is situated adjacent to the complex. However, there is an obvious lack of passive open space in the village and the need for a village park/amenity area has been identified. Furthermore, some of the existing community facilities that are in place are stretched by the recent rapid expansion of the settlement's population. A need has also been highlighted for further pitch facilities within the village. These should be facilitated on lands zoned O-01 which includes an objective to provide pitches.

- 4.10.10 There is some sheltered housing located in Kilworth.
- 4.10.11 Bus Eireann offers a public bus service from Kilworth village and Kilworth Military Camp to Fermoy and Cork. However, the frequency of this service requires improvement. Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre.
- 4.10.12 There is adequate water supply to serve growth provided for in Kilworth in this plan. There is also adequate waste water treatment and sewer capacity.
- 4.10.13 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kilworth will need to be addressed to accommodate further growth.
- 4.10.14 There are no known significant flood hazards in this settlement.

### Employment and Economic Activity

- 4.10.15 The primary source of employment in this rural area is agriculturally based. Teagasc has a research centre just outside the village at Moorepark, which is a significant employer.
- 4.10.16 There are no industrial developments in the village. The remaining sources of employment are restricted to the commercial and service sector namely a garden centre, furniture shop, car repair and sales garage, post office, hair salon, chiropractor, arts centre, primary school, convenience and comparison shop.
- 4.10.17 Increased provision of community and civic facilities on lands close to existing residential and associated community uses is required.
- 4.10.18 The village has tourism potential, given its location in the scenic Blackwater Valley, close to the River Douglas and the Araglin River. Fishing is a popular pastime in the area. The Arts Centre, which was the old protestant church, acts as a venue for plays and musical events. Such tourism development has assisted in diversifying the economic base of the village and its surrounding area and further expansion of this range of services will be supported.

### Environment & Heritage

- 4.10.19 The village is located close to a number of important sites of environmental interest and importance. The River Blackwater is located to the north-east of the settlement and is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Birds Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation.
- 4.10.20 The village is located close to an important site of regional environmental interest and importance. The Araglin Valley is located in the vicinity of the settlement and is subject to pNHA designation (pNHA 1029) given its significance for the occurrence of a wide diversity of plant and animal species.

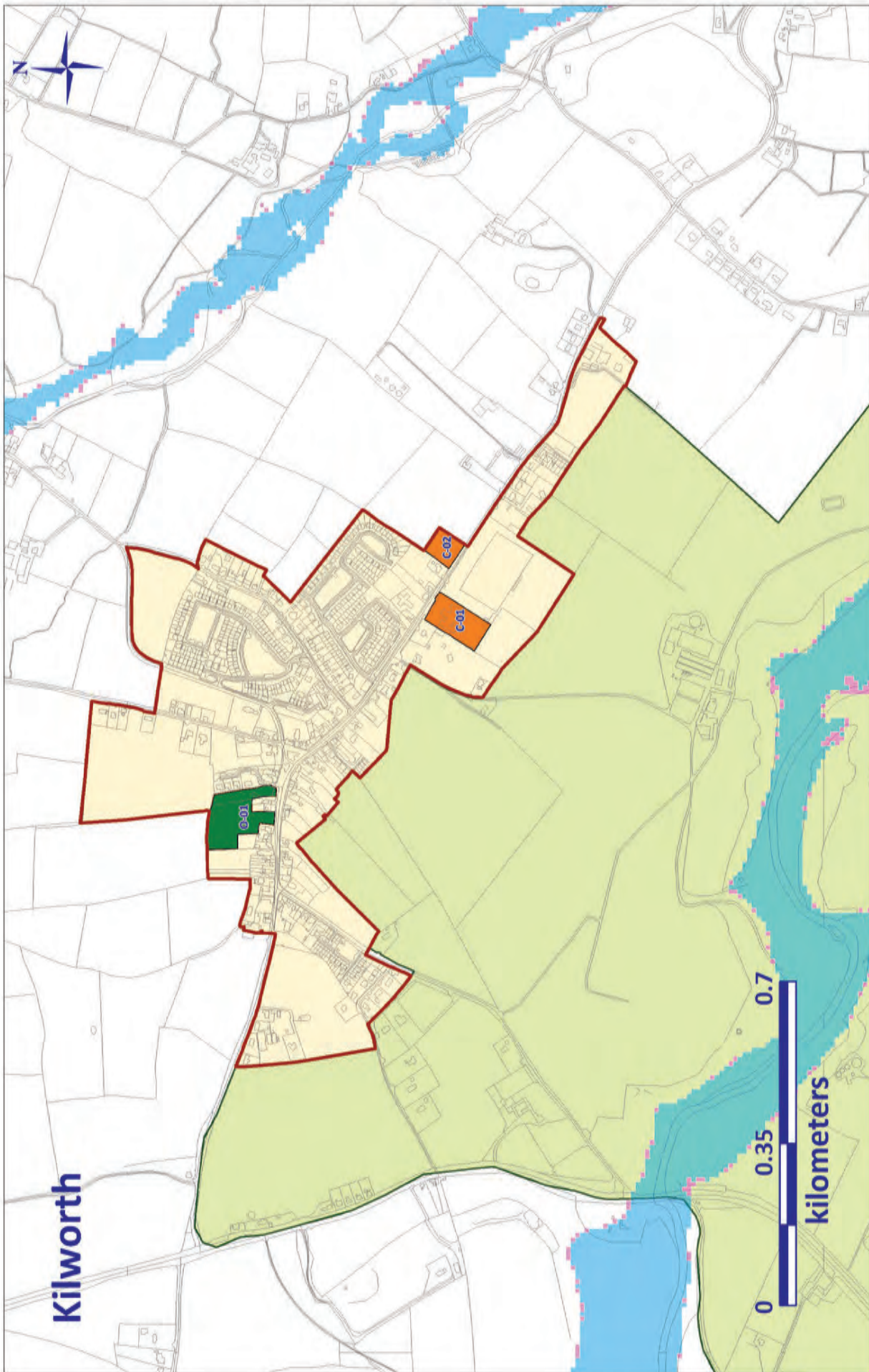
- 4.10.21 Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.
- 4.10.22 The management of conservation issues and development of the village's unique built and natural heritage and amenities are key components to the future success of the settlement.
- 4.10.23 There are several structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2014 - St. Martin's Catholic Church, Kilworth Market House, the Former Church of Ireland church (now the Theatre/Arts Centre), Kilworth Gatelodge, the Former Curate's House, the Former Moorepark Estate Wall, the Former Kilworth Arms Hotel/Coaching Inn and three Georgian Houses.
- 4.10.24 Kilworth is situated in an area identified as being of High Landscape Value in the County Development Plan 2014.
- 4.10.25 The impressive views of the Blackwater Valley as seen on the R667 between Fermoy and Kilworth are identified as a Scenic Route (S4) and protected through the County Development Plan 2014. The N8, west of the village, is also a Designated Scenic Route (S3) and is also subject to protection under the County Development Plan.
- 4.10.26 The settlement is within the catchment of the Araglin River, a tributary of the Blackwater which falls under the Blackwater Water Management Unit.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Kilworth	
Objective No.	
DB-01	Within the development boundary of Kilworth it is an objective to encourage the development of up to 50 houses in the plan period.
DB-02	The boundary of the village is proximate to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

### Specific Objectives

Local Area Plan Objective Specific Development Objectives for Kilworth		
Objective No.		Approx. Area (Ha)
<b>Open Space</b>		
O-01	Active open space incorporating sports pitches.	1.4
<b>Community Facilities</b>		
C-01	Existing primary school and the provision of ancillary facilities.	0.9
C-02	Community facilities.	0.41



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## 4.11 Newtownshandrum

### Vision and Context

- 4.11.1 Newtownshandrum is located to the north of the municipal district, close to the border with County Limerick and in close proximity to Charleville. It is identified in the County Development Plan 2014 as a Key Village within the North Strategic Planning Area.
- 4.11.2 Newtownshandrum forms a cluster with the villages of Dromina and Milford (in the Mallow/Kanturk Municipal District), with Newtownshandrum being the largest of the three villages.
- 4.11.3 Newtownshandrum's village core comprises an informal streetscape based on a loose arrangement of single and two storey dwellings and industrial/commercial buildings. The pattern of development elsewhere in the village comprises a mix of small housing estates interspersed with well established one off housing. Recent developments have concentrated to the east with little redevelopment of the village core despite the granting of planning permissions in this area in the past.
- 4.11.4 This settlement is unusual as it is composed of a number of freestanding, vernacular, formerly thatched buildings. This style of heritage settlement is unique and should be protected.

### Planning Considerations and Proposals

#### Population and Housing

- 4.11.5 Census 2011 recorded a population of 405 representing an increase of 20.7% over the 2006 recorded population of 321. This was preceded by a population growth of 74% between 1996 and 2006. Significant housing construction occurred in the period of economic growth preceding the 2011 LAP.
- 4.11.6 As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units during the period of this plan with the number of houses in any particular group not normally exceeding 20 units.

#### Infrastructure and Community Facilities

- 4.11.7 The village is served by the R515 regional road which provides access to both Charleville and the N20 national route. It also serves Milford and Dromcollogher to the west. However public transport is very limited given the lack of a bus route. Footpath and public lighting provision is generally good throughout the village.
- 4.11.8 There is no spare water supply capacity. Water supply to the village is from the Charleville Water Supply Scheme. The water mains leading to Newtownshandrum is in poor condition and there is significant leakage.
- 4.11.9 The treatment plant serving the village provides secondary treatment and discharges to the River Maigue. The percolation area serving the plant needs to be upgraded and the plant has only limited, if any, spare capacity.
- 4.11.10 There are no known significant flood hazards in this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

4.11.11 Newtownshandrum is relatively well provided for in terms of social and leisure community facilities with access to a church, primary school, community hall and child care facilities as well as a GAA clubhouse and pitch.

### Employment & Economic Activity

4.11.12 Agriculture and some retail/service provision are the main economic activities in the village and its hinterland. However the relative lack of commercial facilities in Newtownshandrum indicates some economic displacement to nearby Charleville. Nevertheless the village core does include shops, post office and public house as well as several industrial buildings. It is considered that a substantial increase in population will lead to greater demand for these and other new services.

4.11.13 In particular it is considered that the village could accommodate some additional convenience floor space as well as some business units which could provide services to the surrounding hinterland.

### Environment & Heritage

4.11.14 The location of the village in the “Golden Vale” is characterised by the high quality agricultural lands delineated by mature broadleaf hedgerows. The village’s location on a broad plateau also provides wide views over the area to the north in particular.

4.11.15 This settlement is unusual as it is composed of a number of freestanding, vernacular, formally thatched buildings. This style of heritage settlement is unique and should be protected.

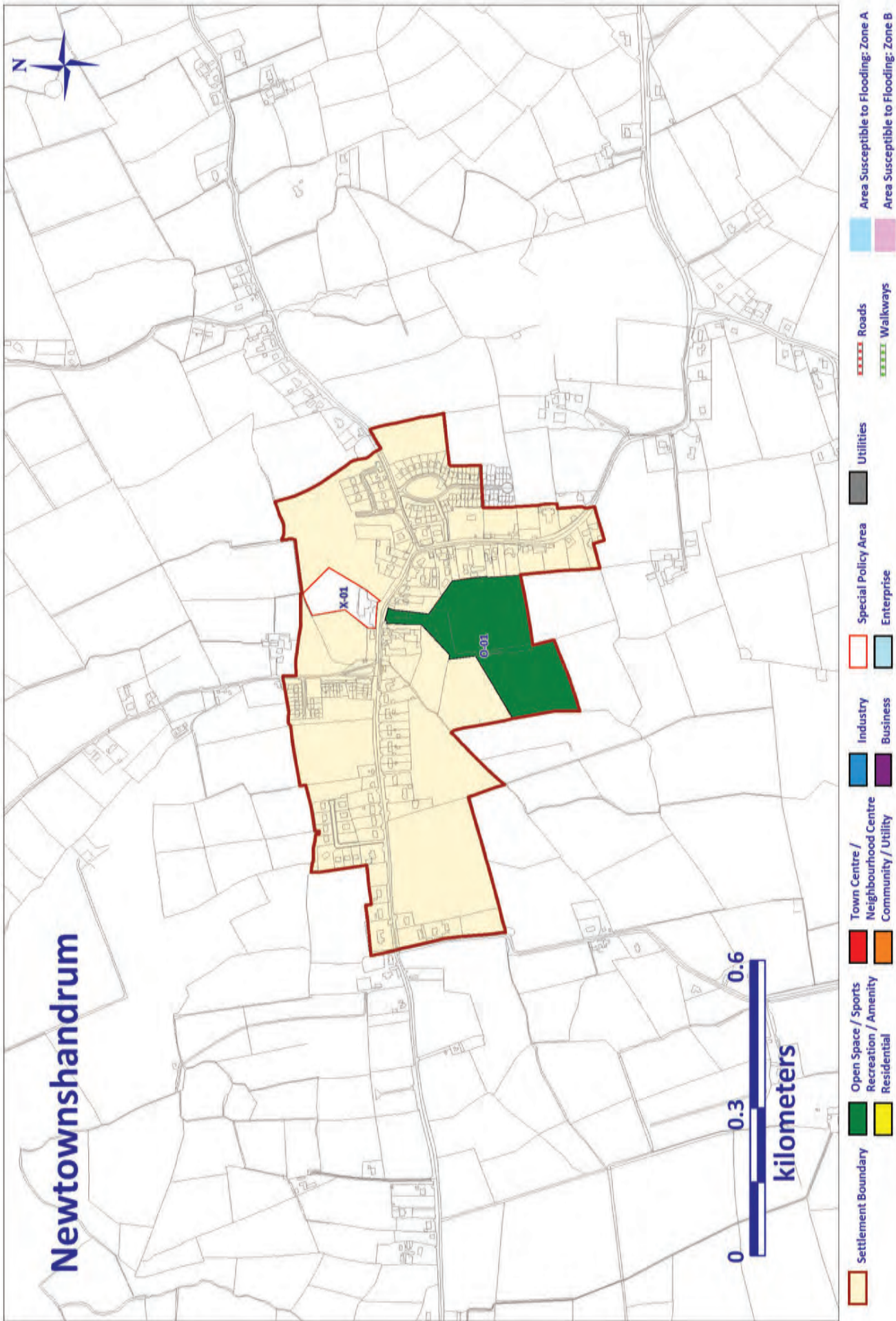
4.11.16 There is a protected structure within the development boundary (RPS 00006 - Newtown Catholic Church) and another immediately outside the development boundary (RPS 00007 - Thatch House Newtown North) both of which are afforded protection by Cork County Development Plan 2014.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Newtownshandrum	
Objective No.	
DB-01	Within the development boundary of Newtownshandrum it is an objective to encourage the development of up to 125 houses in the plan period.

### Specific Objectives

Local Area Plan Objective Specific Development Objectives for Newtownshandrum		
Objective No.		Approx. Area (Ha)
<b>Special Policy Area</b>		
X-01	Mixed use development including primarily retail/offices and a small element of residential with on site provision for car parking.	1.07
<b>Open Space</b>		
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	5.18



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## 4.12 Rathcormack

### Vision and Context

- 4.12.1 Rathcormack is a key village, located 22km north of Cork City, along the R639. Rathcormack is very much influenced by the city and in recent years has grown to be the largest village in the Fermoy Municipal District. Rathcormack is located within the Greater Cork Ring Strategic Planning Area, as defined in the County Development Plan 2014.
- 4.12.2 The Shanowen River, which passes through the village, flows into the River Bride southeast of Rathcormack shaping the rural character of the area.
- 4.12.3 The existing village core consists of largely 2-storey vernacular buildings fronting onto the main street, following the original 17th century layout. The streetscape is intercepted in places by impressive historic buildings such as the Catholic church, the disused Church of Ireland church and a recently renovated mill building.

### Planning Considerations and Proposals

#### Population and Housing

- 4.12.4 In the ten year period to 2006 the population of the village grew by 180%, followed by a 43% increase in the intercensal period from 2006 to 2011 with census 2011 recording a population of 1534 for the village.
- 4.12.5 As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units during the period of this plan with the number of houses in any particular group not normally exceeding 20 units.
- 4.12.6 While the pace of growth up to 2011 in Rathcormack had been exceptional, strong growth had also been experienced by many of the other villages of the municipal district and in villages in other municipal districts, particularly those within the Greater Cork Ring Strategic Planning Area. The growth pattern of these villages is a concern because of the comparatively low growth rates experienced by the towns. A more moderate rate of growth is recommended for Rathcormack in the future.
- 4.12.7 Most of the more recent house developments in the village have been in the form of large estates of terraced, semi-detached and detached units, the individual and cumulative scale of which is somewhat excessive relative to the original village form.

#### Infrastructure and Community Facilities

##### Infrastructure

- 4.12.8 The opening of the M8 provided Rathcormack with excellent road based transport connections and a reduction of traffic congestion within the settlement. The regional road network offers easy access to areas such as Conna, Glenville and Midleton via the R628, R614 and R626 respectively. Bus Eireann provides a regular public bus service, which passes through Rathcormack to Cork City and Fermoy. Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre. The streetscape has benefitted from some upgrading and public realm improvements have been carried out in the village centre in recent years.



- 4.12.9 The waste water treatment plant in Rathcormack, upgraded in 2009, provides tertiary treatment with a discharge to the River Bride, and capacity is available to meet the future development needs of the village envisaged over the lifetime of this plan.
- 4.12.10 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Rathcormack will need to be addressed to accommodate further growth.
- 4.12.11 There is capacity in the water supply serving the area to meet the future development needs of the village envisaged over the lifetime of this plan.
- 4.12.12 Parts of Rathcormack have been identified as being at risk of flooding. The areas at risk follow the path of the Shanowen River through the village and are illustrated on the settlement map. See objective section one of this document with regard to flood risk management (see also GO-01).
- 4.12.13 Land has been zoned for a car park to the rear of the church.
- 4.12.14 A bring site is located at Scoil Náisiúnta in the centre of the village, which currently includes containers for glass bottles/jars, beverage cans and card/paper/plastic.

### Community Facilities

- 4.12.15 There is a need to further expand the level of community facilities in this key village to support the increased population. The village has a small community centre but there is no sports hall and no area of passive open space. There is a GAA pitch on the Glenville Road but further facilities are required. The village also benefits from a playground. A new 12 class primary school (Scoil Bhríde) opened in Rathcormac in 2013.
- 4.12.16 An important issue for the village is the conservation and development of its built and natural heritage and its amenities. Some recent developments impinge on the setting and views of the catholic church and future development must ensure this does not occur again.
- 4.12.17 Additional lands for public open space are needed to serve the village into the future and additional business land is also required to facilitate local employment opportunities.
- 4.12.18 There is an opportunity to develop an attractive looped walk from Geeney's Cross Roads to the River Bride pedestrian bridge and back to the R639. There is also an opportunity to provide a riverside walk linking the village centre with lands zoned O-02 as detailed in objective U-01 below.

### Employment and Economic Activity

- 4.12.19 A significant amount of employment in Rathcormack falls within the census POWSCAR industrial group categorisation of 'wholesale, retail trade, transportation and storage' - sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods. Agriculture also remains an employer for the local population.
- 4.12.20 This plan has identified additional greenfield lands at the northern side of the village, where there is good existing roads infrastructure and good access to the M8 to the north, for small and medium scale business uses.

### Environment & Heritage

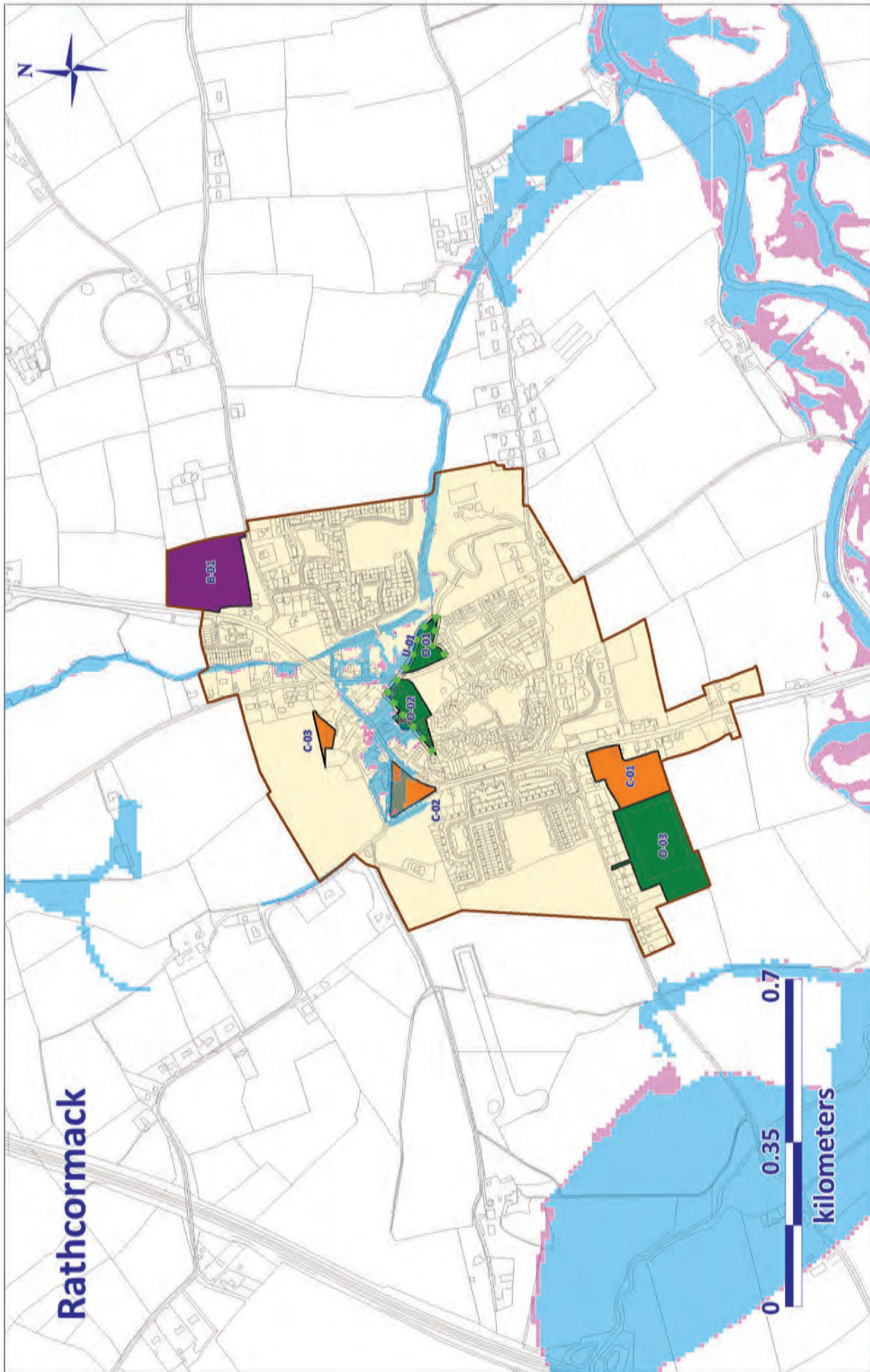
- 4.12.21 There are six structures within the village, which are listed in the Record of Protected Structures in the County Development Plan 2014: Kilshannig House in Kilshannig Upper, Lisnagar House in Lisnagar Demesne, Christ Church, Beech Park (The Old Rectory), a Gothic Shopfront and the Church of the Immaculate Conception, all within the townland of Rathcormack. Archaeology within the village includes the church, the mill and the fever hospital.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objectives for Rathcormack	
Objective No.	
DB-01	Within the development boundary of Rathcormack it is an objective to encourage the development of up to 120 houses in the plan period.
DB-02	The boundary of the village is proximate to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Objectives

Local Area Plan Objective Specific Development Objectives for Rathcormack		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
<b>Business</b>		
B-01	Small to medium scale business uses	2.42
<b>Community Facilities</b>		
C-01	Provision for community facilities and uses to support residential amenity.	1.45
C-02	Provision of community facilities and uses to support residential amenity. *	0.6
C-03	Car Park. *	0.22
<b>Utilities</b>		
U-01	Provision of riverside walk.	-
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Open space including the village park and playground.	0.5
O-02	Open space to preserve the setting of the church and graveyard. *	0.7
O-03	Sports ground.	2.83





## 4.13 Watergrasshill

### Vision and Context

- 4.13.1 Watergrasshill is a key village located just 14km north of the city with direct access to the M8 Cork-Dublin Motorway. Its accessibility and proximity to the city have contributed to the substantial growth in new housing development in the village in recent years. The village is located within the Greater Cork Ring Strategic Planning Area.
- 4.13.2 As a key village Watergrasshill has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.
- 4.13.3 Topographically, the area comprises a series of low rounded hills, enclosing a fairly broad river valley, formed by the River Bride. The village of Watergrasshill is located on one of these low hills. The northern part of the village has attractive and far reaching views of the Nagles Mountains to the north.
- 4.13.4 The village has a compact core centred on the main street which contains an attractive traditional building stock. However there are a number of brownfield / infill sites awaiting redevelopment. While the motorway bypass was completed in 2003 the village still experiences local through traffic as motorists chose to avoid the toll.
- 4.13.5 Watergrasshill has an established industrial area located to the east of the motorway at Meenane.
- 4.13.6 While part of the land within the development boundary of Watergrasshill falls within the Cobh Municipal District the village in its entirety is dealt with in this plan.

### Planning Considerations and Proposals

#### Population and Housing

- 4.13.7 The growth in the population of the village in the period since 1996 has been significant. The growth over the four year period to 2006 was particularly significant at over 120%. Between 2006 and 2011 the population increased by a further 35% from 860 to 1161 persons.
- 4.13.8 As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 108 units during the period of this plan with the number of houses in any particular group not normally exceeding 30 units.
- 4.13.9 As part of this Plan, the development boundary of the village has been extended to the south west. High tension lines and ESB pylons traverse this area from north to south, and a buffer area will need to be maintained free of development around this infrastructure, similar to that provided in the adjoining Ard Cashel development to the north. The layout of any future development in this area should provide for pedestrian connectivity between both developments and for the integration of the new buffer area with the existing buffer area to the north, to optimise the amenity potential of these buffer areas. Development should front the buffer areas to ensure maximum supervision of the open space and suitable landscaping should also be provided to enhance the area.

## Infrastructure and Community Facilities

### Physical Infrastructure

- 4.13.10 The village enjoys direct access to the Cork - Dublin Motorway and the upgrading of the link road (Flaherty's Lane) and junctions with the R639 (old N8) and Bartlemy road has also relieved traffic through the village core.
- 4.13.11 Bus Eireann operates a public bus service, which passes through the village southbound to Cork City and Northbound to Fermoy and Mitchelstown. The frequency of the services is considered adequate at present.
- 4.13.12 The wastewater treatment plant is in a position to accept influent and has sufficient capacity for modest future growth. However, the treatment plant discharges to the Bride River which is a tributary of the Blackwater and there are assimilative capacity issues affecting the river.
- 4.13.13 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Watergrasshill will need to be addressed to accommodate further growth.
- 4.13.14 Drinking water supply is available to serve the scale of growth identified for Watergrasshill in this plan.
- 4.13.15 There is no known significant risk of flooding in this settlement.
- 4.13.16 A new storm holding tank has been constructed.

### Social and Community Infrastructure

- 4.13.17 While the population of the village has increased significantly in recent years, there has not been a corresponding increase in the delivery of community facilities. The village has a recently extended primary school. While the village has a community centre and a playground, there are no areas of active or passive open space within or close to the village. The area zoned as active open space in the 2005 Plan has yet to be developed as such. The former Church of Ireland church is now in the ownership of Watergrasshill Community Council and has been converted to an arts centre/ theatre.
- 4.13.18 The GAA grounds including a playing pitch and changing rooms are located on the northern outskirts of the village. Other temporary playing pitches are located well outside the village boundaries at Skahanagh North and Ardnageehy.
- 4.13.19 The village has a number of important services including a church, post office, a Garda Station, local convenience shops, public houses, pharmacy, hairdresser's. There is also a Credit Union and an ATM in one of the supermarkets. Permission has recently been granted for a medical centre in the village core and a mixed use development to the northern end of the village which will further add to the range of facilities.
- 4.13.20 A bring centre is located to the north-east of the village which currently includes containers for glass bottles/jars and beverage cans.
- 4.13.21 While the population has grown significantly there has not been an equal growth in the availability of services or community infrastructure. These deficits need to be addressed. In particular additional open space / a village park needs to be provided and the lands around Bogaghard Common and Pond to the west of the village have potential, as yet unrealized, in this regard.

### Employment and Economic Activity

- 4.13.22 The village has a strong employment base in the manufacturing and services sectors include a Volvo garage, Kepak Factory and Kartworld, in addition to local shops, the post office, school and Garda station. The Watergrasshill Business Park is located east of the motorway. Kartworld is adjacent to the business park and comprises 30 acres of land offering a range of outdoor activities including karting, paintballing, archery and laser clay shooting.
- 4.13.23 It would be desirable to expand the commercial core of the village to cater for a greater range of retail / service provision for residents and there are infill and redevelopment opportunities available within the centre of the village to cater for this. Scope also exists for general environmental improvements within the village. Parking and through traffic remain an issue.
- 4.13.24 The village has a strong employment base and lands remain available to cater for commercial and warehouse/distribution type development within the Watergrasshill Business Park at Meenane. Lands previously zoned for commercial development to the south east of the village and adjacent to the N8 remain undeveloped.

### Environment and Heritage

- 4.13.25 None of the structures within the village are listed in the Record of Protected Structures although the Roman Catholic church and the former Church of Ireland church are impressive public buildings. The catholic church, along with a number of other structures in the village, features on the National Inventory of the Architectural Heritage, and is provided with a regional rating. There are no significant sites of environmental / natural interest or scenic routes / landscape areas in the vicinity of the village.
- 4.13.26 Bogaghard Common and Pond to the west of the village has been identified as an area of ecological importance.
- 4.13.27 Watergrasshill is located within the area covered by the Blackwater – Bride Water Management Unit Action Plan and the Glashaboy WMU Action Plan.

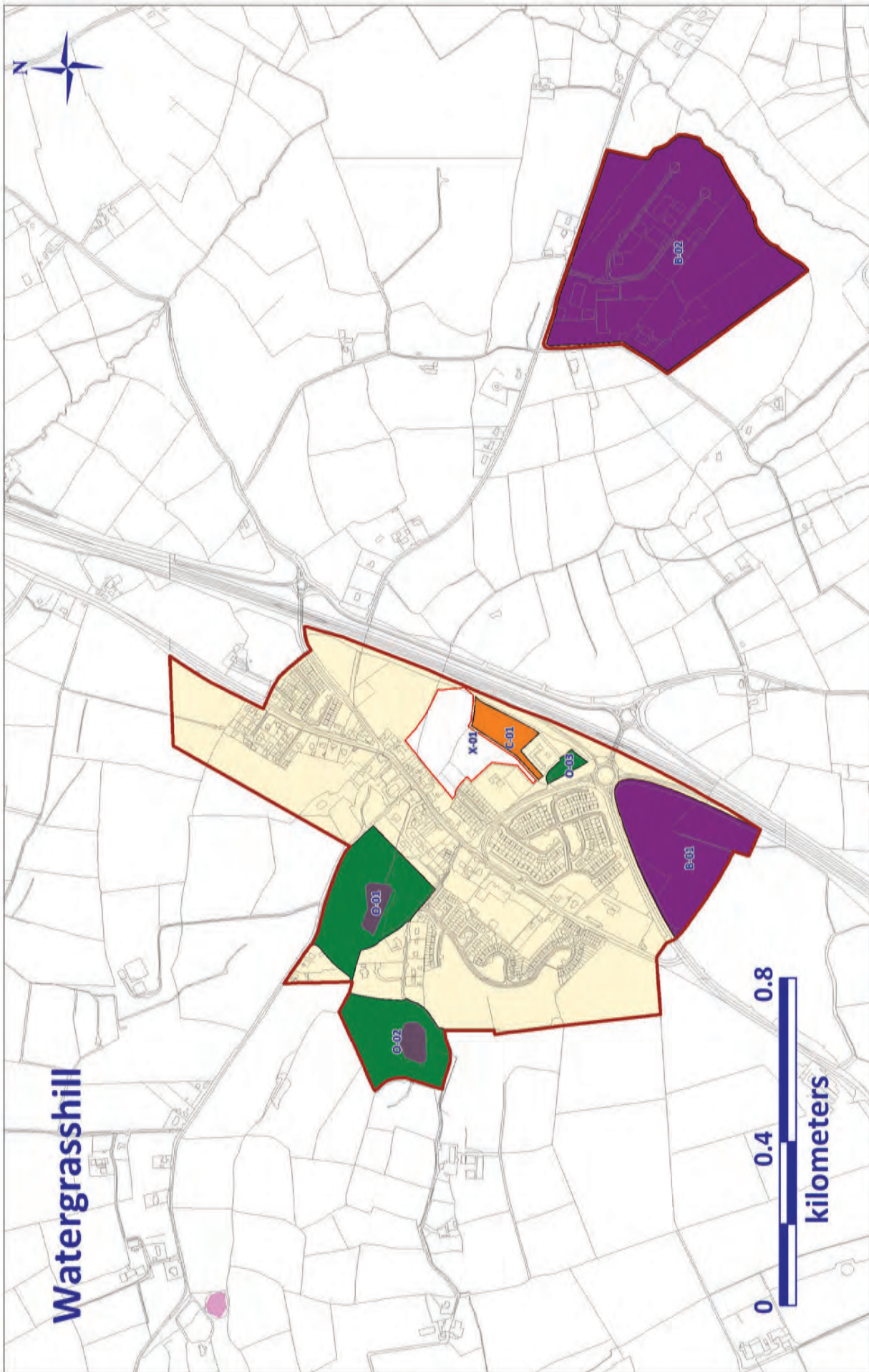
### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Watergrasshill	
Objective No.	
DB-01	Within the development boundary of Watergrasshill it is an objective to encourage the development of up to 108 houses in the plan period.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

## Specific Objectives

Local Area Plan Objective Specific Development Objectives for Watergrasshill		
Objective No.		Approx. Area (Ha)
<b>Opportunity Site</b>		
X-01	Provision shall be made within this area for the development of a mixed use scheme comprising retail, residential and community uses and the provision of a public car park. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	3.6
<b>Business</b>		
B-01	Business uses. The design of any structures on the site is of critical importance, due to the elevated and exposed nature of the site. Any structures should be situated at the south/south westerly portion of the site. At the outset, proposals for this site will include a comprehensive layout and landscaping scheme that will ensure that any buildings or other structures erected on it will not be visible from the M8. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	7.1
B-02	Business Uses. Development proposals shall be accompanied by an appropriate Traffic and Transport Assessment to include an assessment of the impact of traffic generated by development on the M8 and associated junction at Watergrasshill.	21.0
<b>Community Facilities</b>		
C-01	Provision for community facilities and expansion of educational facilities. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	1.2
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Open space for informal public recreation including the provision for an amenity area and a pedestrian walk around the pond and area of ecological importance.	5.7
O-02	Open space.	4.4
O-03	Existing Playground.	0.38





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

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# Fermoy Municipal District

## 5 Villages and Village Nuclei

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	Kildinan (The Pound)	190
	Knockanevin	192
	Rockmills	194

## 5 Villages and Village Nuclei

### 5.1 Purpose of this Section

- 5.1.1 The purpose of this section of the plan is to give planning policy guidance on future development in the Villages and Village Nuclei.

### 5.2 Villages

#### Introduction

- 5.2.1 There are 10 villages in the Fermoy Municipal District as follows; Ballindangan, Ballyhea, Ballynoe, Bartlemy, Clondulane, Coolagown, Curraglass, Glennahulla, Killavullen and Shanballymore.
- 5.2.2 It is a strategic aim of the Cork County Development Plan, 2014 to encourage and facilitate development at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available and support the retention and improvement of key social and community facilities within villages, including the improved provision of interurban public transport.
- 5.2.3 Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages.
- 5.2.4 In some municipal districts where a large part of the rural area was not already served by a key village or rural service centre, it was considered appropriate to designate a less well developed settlement to this category so that, over the life time of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.
- 5.2.5 Settlements designated as Villages will normally have the following facilities: A permanent resident population, church or other community facility, convenience shop / pub / petrol filling station / post office, mains water / group scheme, primary school, public transport (Metropolitan area), employment opportunities, sports facility.
- 5.2.6 To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 5.2.7 Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.
- 5.2.8 There is scope for development within the villages; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.
- 5.2.9 There may be opportunities for some small scale development in the village centres. It is important that any proposed development would be in keeping with the established character of the villages.

### Overall Scale of Development

- 5.2.10 It is an aim to ensure that the scale of new residential development in the villages will be in proportion to the pattern and grain of existing development. The future expansion of the villages will proceed on the basis of a number of well integrated sites within the villages, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 5.2.11 The development boundaries closely reflect the existing pattern of development. It is considered reasonable to ensure good development opportunities continue to be available within the villages although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 5.2.12 The overall scale of development envisaged in this Plan for each village, and guidance on the size of any individual scheme for new housing development, is set out in Table 5.1. This takes into consideration the existing scale and development pattern of each village.
- 5.2.13 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements, development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems. The current water services position for the villages is set out in Appendix A2.
- 5.2.14 If a proposal for a local employment opportunity at a scale appropriate to the particular village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 5.2.15 If during the lifetime of the plan funding becomes available for community facilities for the villages, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 5.1. Scale of Development in Fermoy Municipal District Villages

Villages	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual Scheme
Ballindangan	10	-14	5	
Ballyhea	45	-15	30	5
Ballynoe	70	28	20	10-12
Bartlemy	34	11	10	8-10
Clondulane	180	134	20	10-12
Coolagown	19	8	5	
Curraglass	17	-1	3	
Glennahulla	28	4	5	
Killavullen	131	30	5	
Shanballymore	67	23	10	10

#### Appropriate Scale of Development in Villages

The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.

### General Objectives for Villages

- 5.2.16 This section sets out the Local Area Plan objectives for the villages. These are in addition to the objectives of the County Development Plan 2014 (and government guidelines such as Sustainable Residential Development in Urban Areas) with which all development must comply and to which this plan is subsidiary.
- 5.2.17 Under each village there are **Development Boundary Objectives** that apply to a particular village where appropriate. Also there are **Specific Development Objectives** and an accompanying map of each of the villages showing the extent of each village development boundary, what lands any specific objectives relate to and showing any areas which are susceptible to flooding.

**Local Area Plan Objective**  
**GO-01 General Objectives for Villages**

- a) Within the development boundary of the villages it is an objective to encourage housing development on the scale set out in Table 5.1.
- b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 5.1.
- c) Notwithstanding the scale of growth outlined in Table 5.1, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- d) In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
- e) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages, village nuclei and other places identified in this section is also encouraged. Development will only be permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.
- f) Where possible, all development should be connected to the public water supply and the public waste water treatment system.
- g) Development within the core of the villages shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.
- h) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.
- i) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.
- j) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
- k) The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.
- l) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.
- m) Roadside development within the villages should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.

Local Area Plan Objective  
GO-01 General Objectives for Villages

- n) Encourage additional retail and community services within the village to coincide with the needs of any future growth.
- o) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1 of this Plan.





## Ballindangan

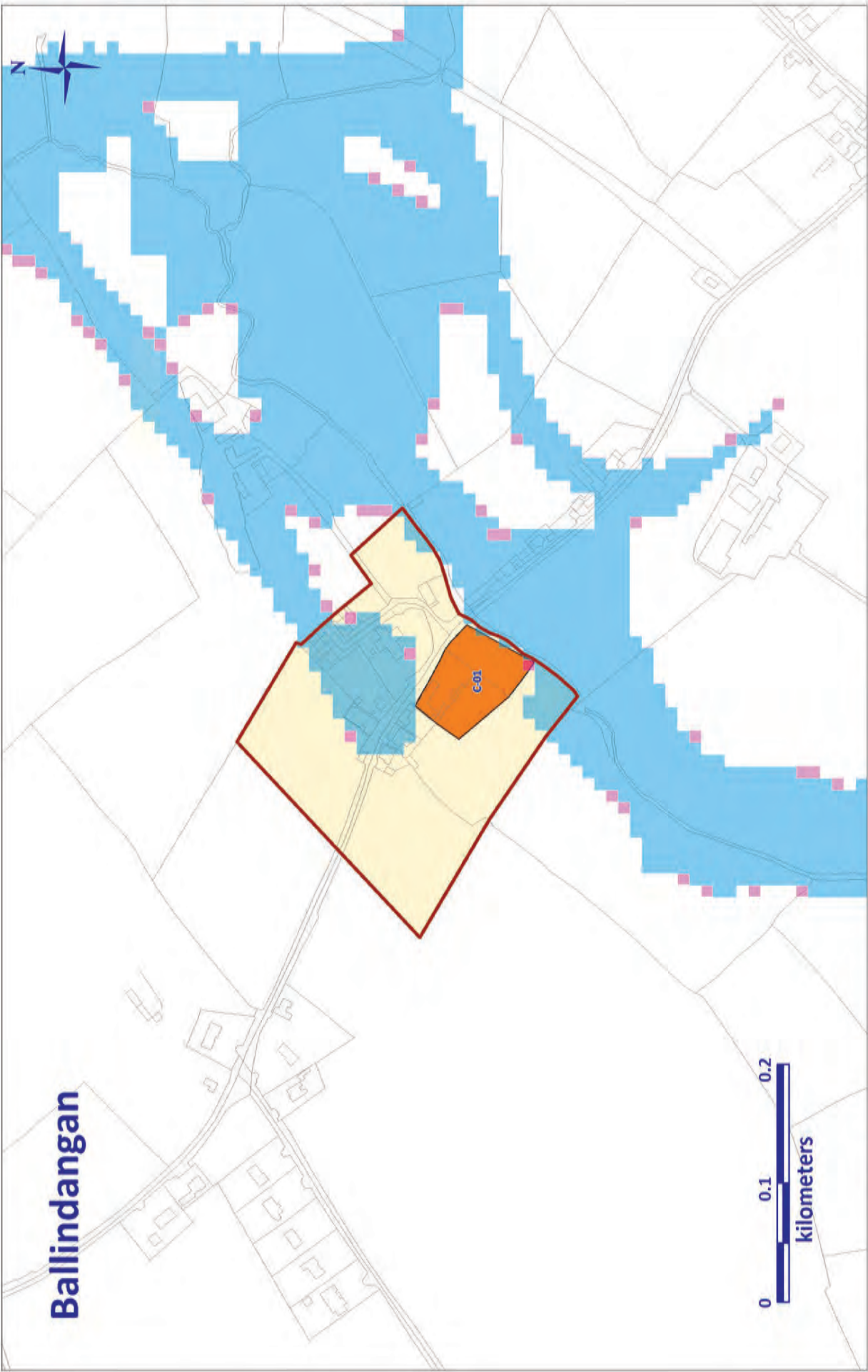
5.2.18 The vision for Ballindangan is that over the lifetime of this plan it will cater for a modest level of development, proportionate to its existing size and sensitive to the protected structures and high landscape value of the village. The village is most suited to the development of individual dwellings.

### Development Boundary Objective

Local Area Plan Objective	
Development Boundary Objective for Ballindangan	
Objective No.	
DB-01	Within the development boundary of Ballindangan it is an objective to encourage the development of up to 5 houses in the plan period.
DB-02	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Development Objectives

Local Area Plan Objective		
Specific Development Objective for Ballindangan		
Objective No.		Approx. Area (Ha)
Community Facilities		
C-01	Lands reserved for education purposes.	0.52



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## Ballyheha

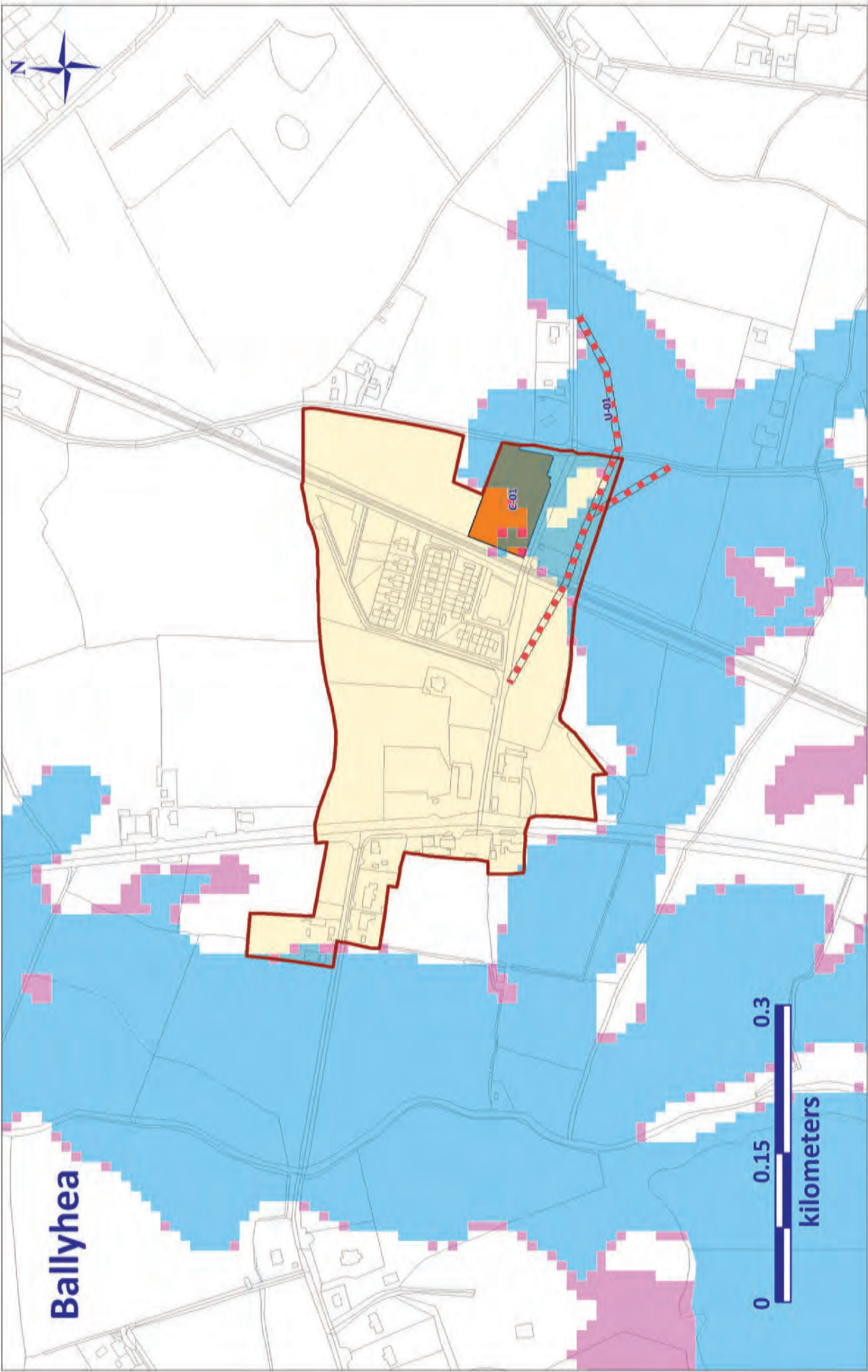
- 5.2.19 Over the lifetime of this Local Area Plan it is envisaged that Ballyheha will cater for a modest level of development, proportionate to its existing size and sensitive to the high landscape value of the area. The village is most suited to the development of individual dwellings, subject to the provision of adequate services.
- 5.2.20 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Ballyheha may need to be addressed to accommodate further growth.
- 5.2.21 Reservation is made for possible construction of a new road realignment as detailed on the accompanying map. This may result in the creation of a new parking area in front of the school.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Ballyheha	
Objective No.	
DB-01	Within the development boundary of Ballyheha it is an objective to encourage the development of up to 5 houses in the plan period.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-03	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Ballyheha		
Objective No.		Approx. Area (Ha)
<b>Community Facilities</b>		
C-01	Use for school expansion.	0.62



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## Ballynoe

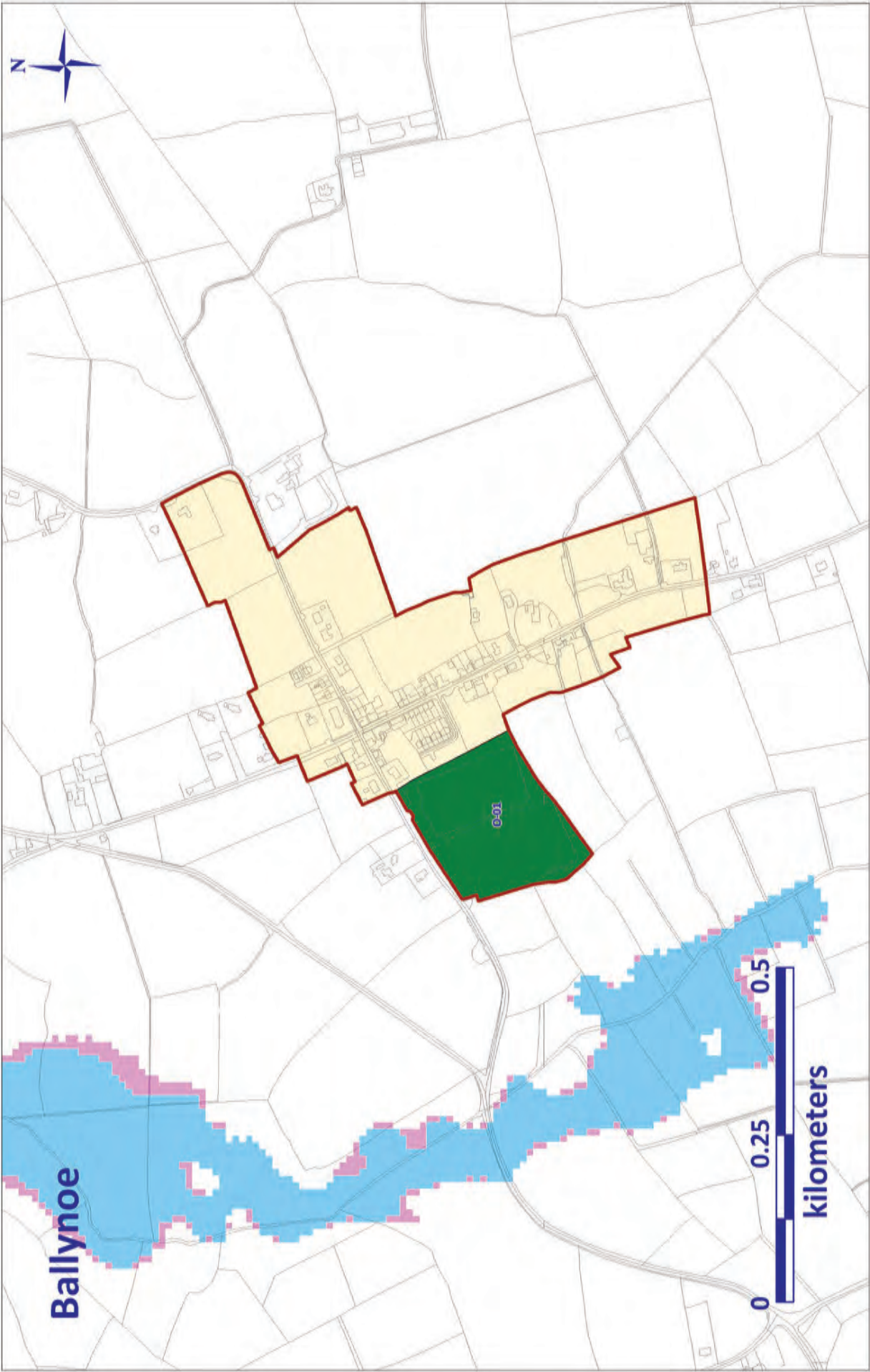
5.2.22 The vision for Ballynoe over the lifetime of the Plan is to secure an increase in the population of the village through the development of limited housing of an appropriate scale that respects the existing impressive protected structures, scheduled monuments and monastic abbey ruins.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Ballynoe	
Objective No.	
DB-01	Within the development boundary of Ballynoe it is an objective to encourage the development of up to 20 houses in the plan period.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Ballynoe		
Objective No.		Approx. Area (Ha)
<b>Open Space</b>		
O-01	Lands to remain in active open space use.	4.28



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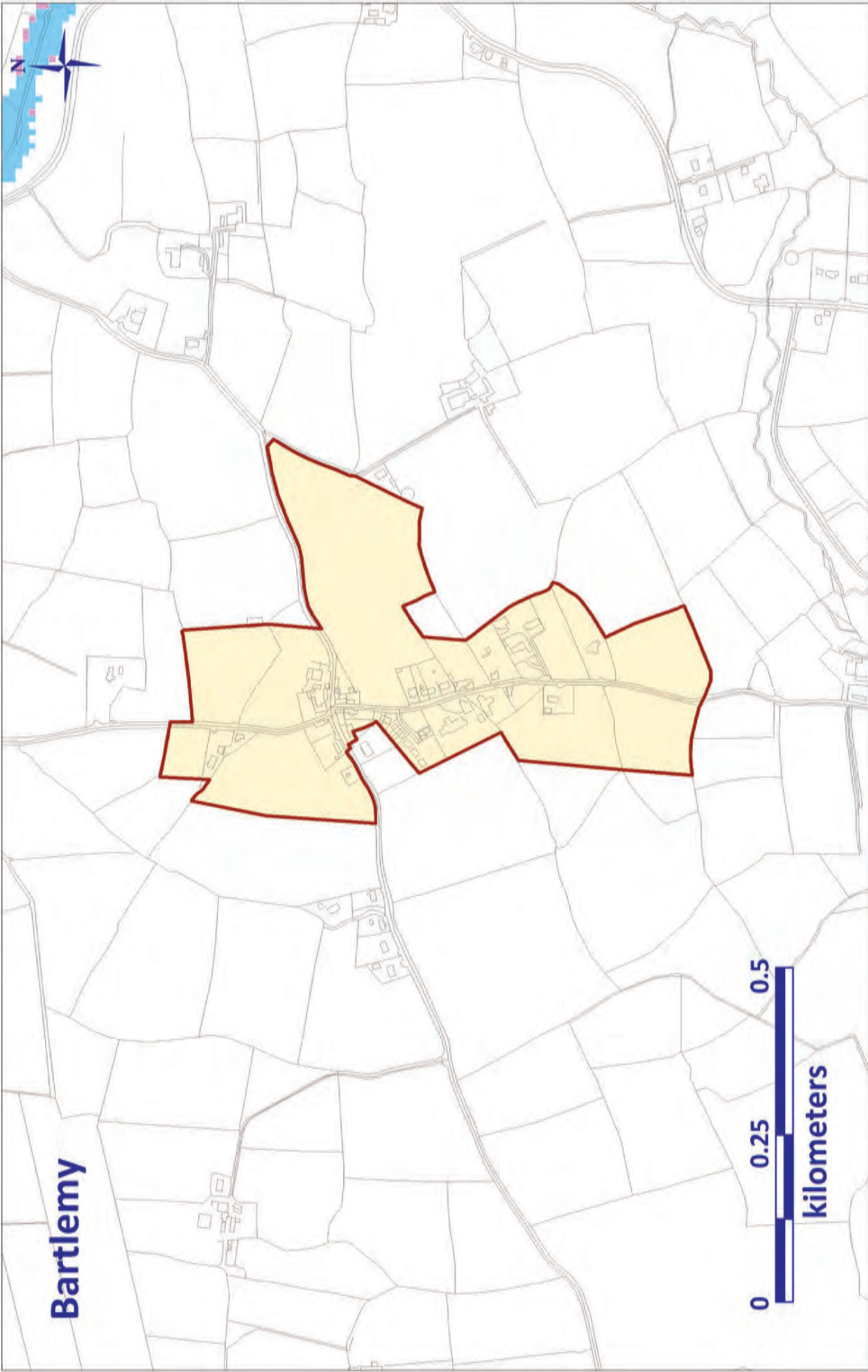
## Bartlemy

- 5.2.23 Over the lifetime of this Local Area Plan it is envisaged that the village will cater for a modest level of additional development, proportionate to its existing size. The village is ideally suited to the provision of individual dwellings / serviced sites.
- 5.2.24 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Bartlemy may need to be addressed to accommodate further growth.

### Development Boundary Objective

Local Area Plan Objective	
Development Boundary Objectives for Bartlemy	
Objective No.	
DB-01	Within the development boundary of Bartlemy it is an objective to encourage the development of up to 10 houses in the plan period.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.





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## Clondulane

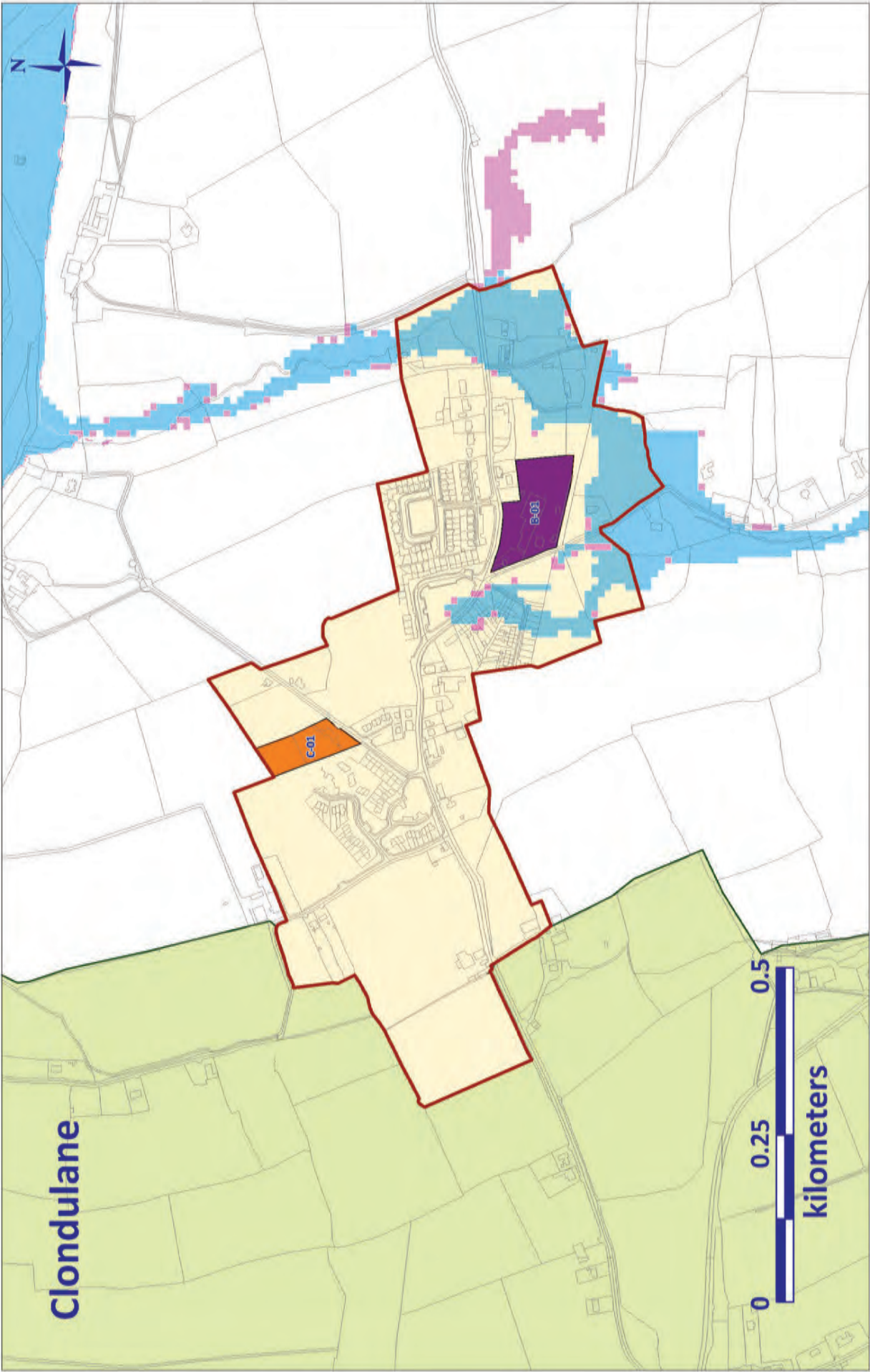
- 5.2.25 The vision for Clondulane over the lifetime of the Plan is to allow for a limited amount of future growth and limited small-scale employment opportunities in line with the scale of the settlement and subject to service availability. Development is to be sensitive to the protected structures, the archaeological potential of recorded monuments, and the high landscape value of the area.
- 5.2.26 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Clondulane will need to be addressed to accommodate further growth.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Clondulane	
DB-01	Within the development boundary of Clondulane it is an objective to encourage the development of up to 20 houses in the plan period, subject to satisfactory servicing arrangements.
DB-02	The boundary of the village is proximate to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Clondulane		
Objective No.		Approx. Area (Ha)
<b>Business</b>		
B-01	Opportunity to provide incubator units for business uses subject to satisfactory access, servicing and the protection of the amenities of adjacent properties.	1.32
<b>Community Facilities</b>		
C-01	Lands to facilitate extension to existing primary school.	0.66



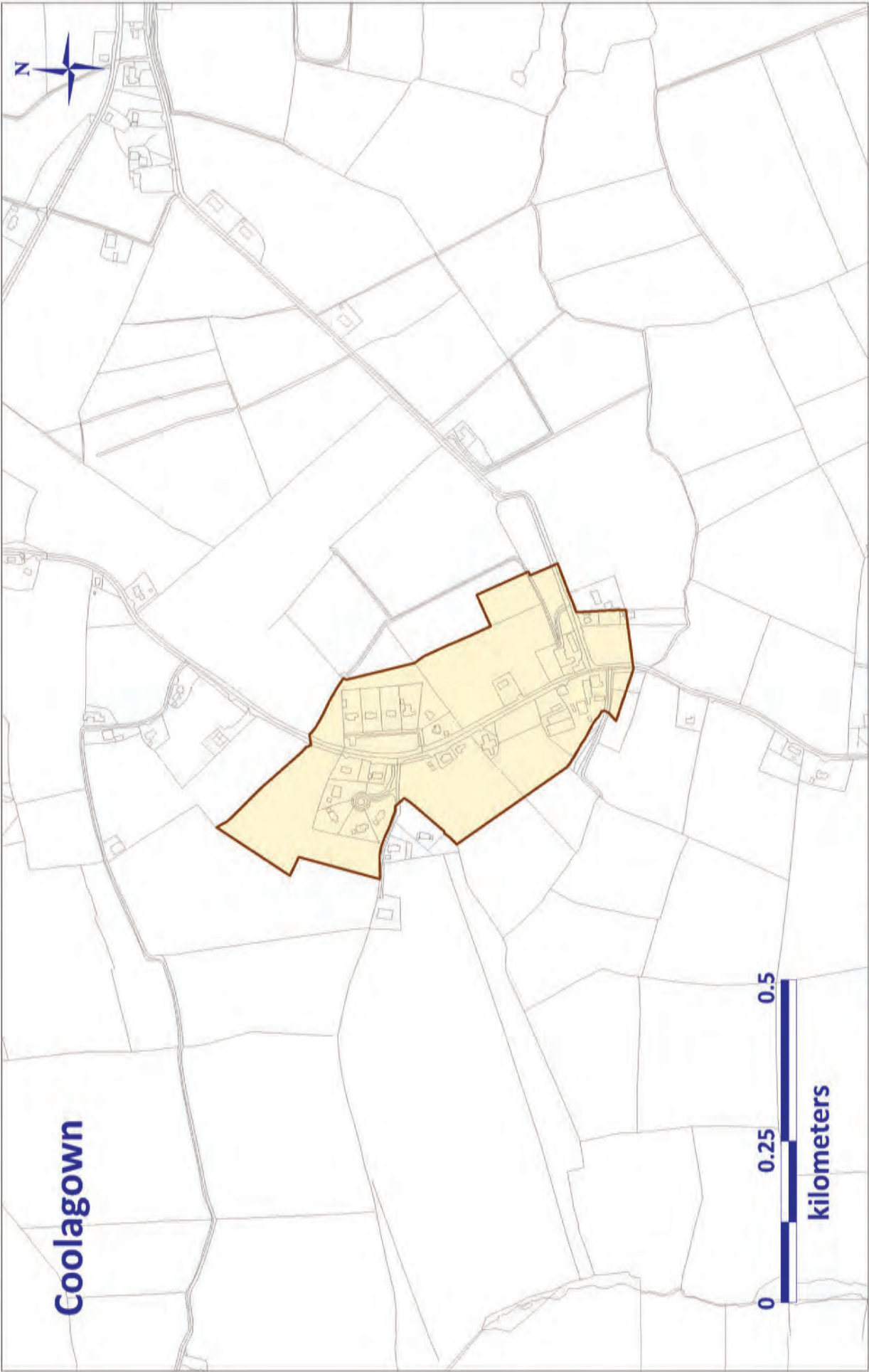
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## Coolagown

5.2.27 The vision for Coolagown over the lifetime of the Plan is to allow for a limited amount of future growth and limited small-scale employment opportunities in line with the scale of the settlement.

### Development Boundary Objective

Local Area Plan Objective	
Development Boundary Objectives for Coolagown	
Objective No.	
DB-01	Within the development boundary of Coolagown it is an objective to encourage development of up to 5 individual dwellings in the plan period.



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## Curraglass

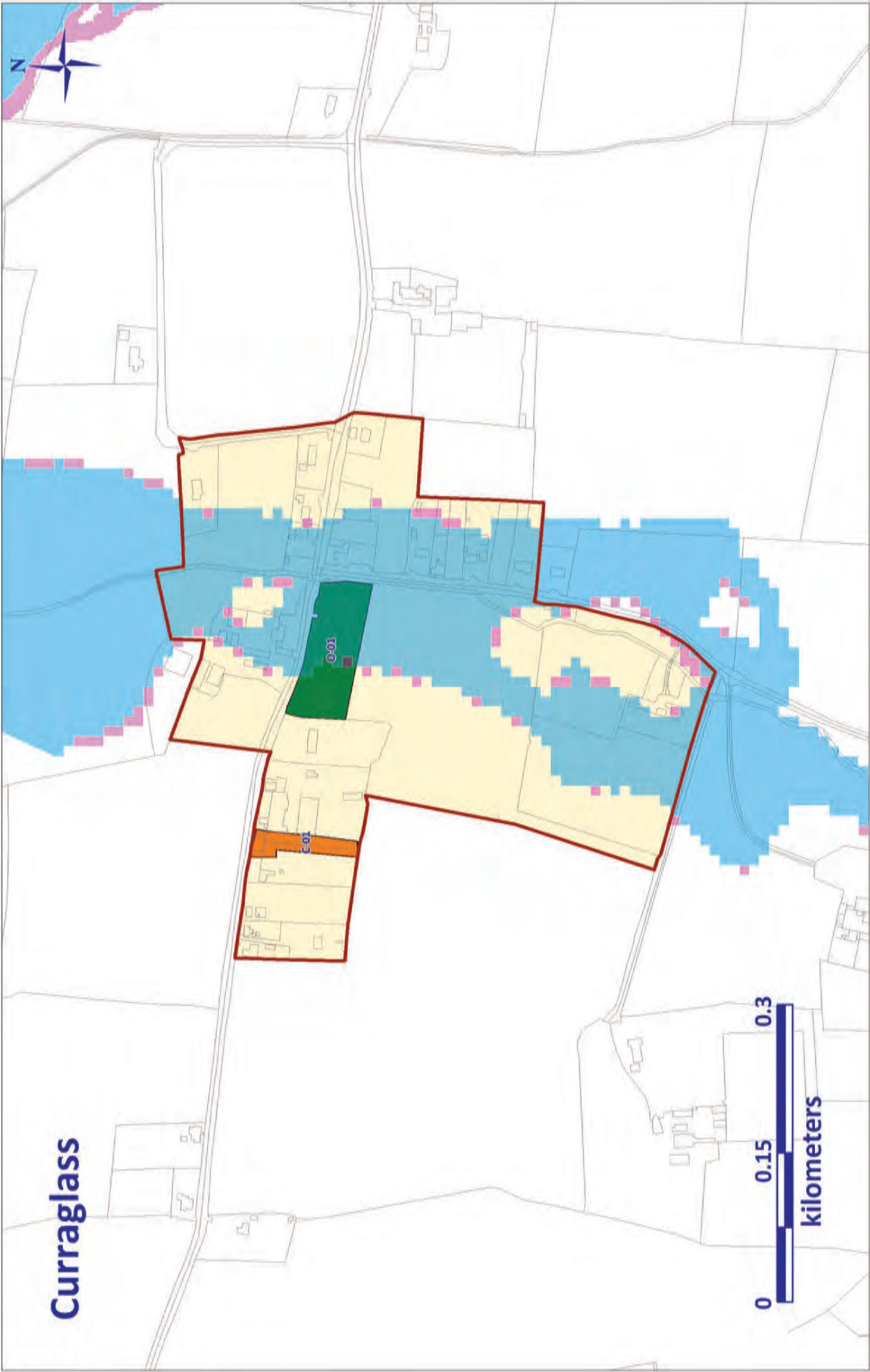
5.2.28 The vision for Curraglass over the lifetime of the Plan is to allow for a limited amount of future growth in line with the scale of the settlement and sensitive to the scheduled monuments recorded within the development boundary.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Curraglass	
Objective No.	
DB-01	Within the development boundary of Curraglass it is an objective to encourage the development of up to three individual dwellings in the plan period.
DB-02	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Curraglass		
* Flood Risk. See Objective IN-01 in Section One.		
Objective No.		Approx. Area (Ha)
<b>Open Space</b>		
O-01	Lands for open space to facilitate picnic/amenity area and with option for community building.  *	0.76
<b>Community Facilities</b>		
C-01	Lands for primary school and associated facilities.	0.21



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## Glenahulla

5.2.29 The vision for Glenahulla over the lifetime of the Plan is to provide a limited amount of future growth and provide for limited small-scale employment opportunities in line with the scale of the settlement and the limited service availability and sensitive to the scheduled monuments within and adjacent to the development boundary.

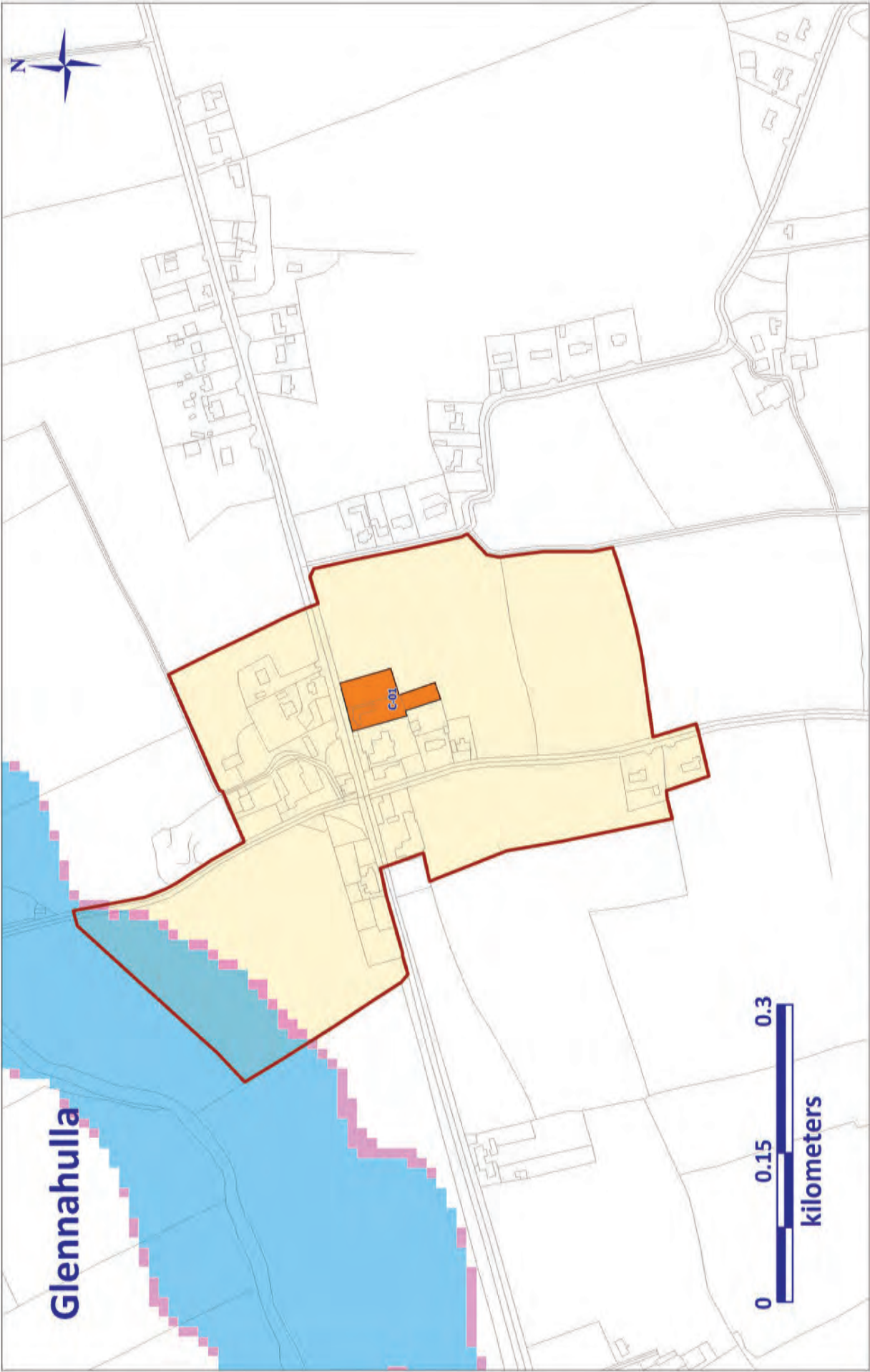
### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Glenahulla	
Objective No.	
DB-01	Within the development boundary of Glenahulla it is an objective to encourage the development of up to 5 houses in the plan period.
DB-02	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Glenahulla		
Objective No.		Approx. Area (Ha)
<b>Community Facilities</b>		
C-01	Existing school and provision of education related facilities.	0.35





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## Killavullen

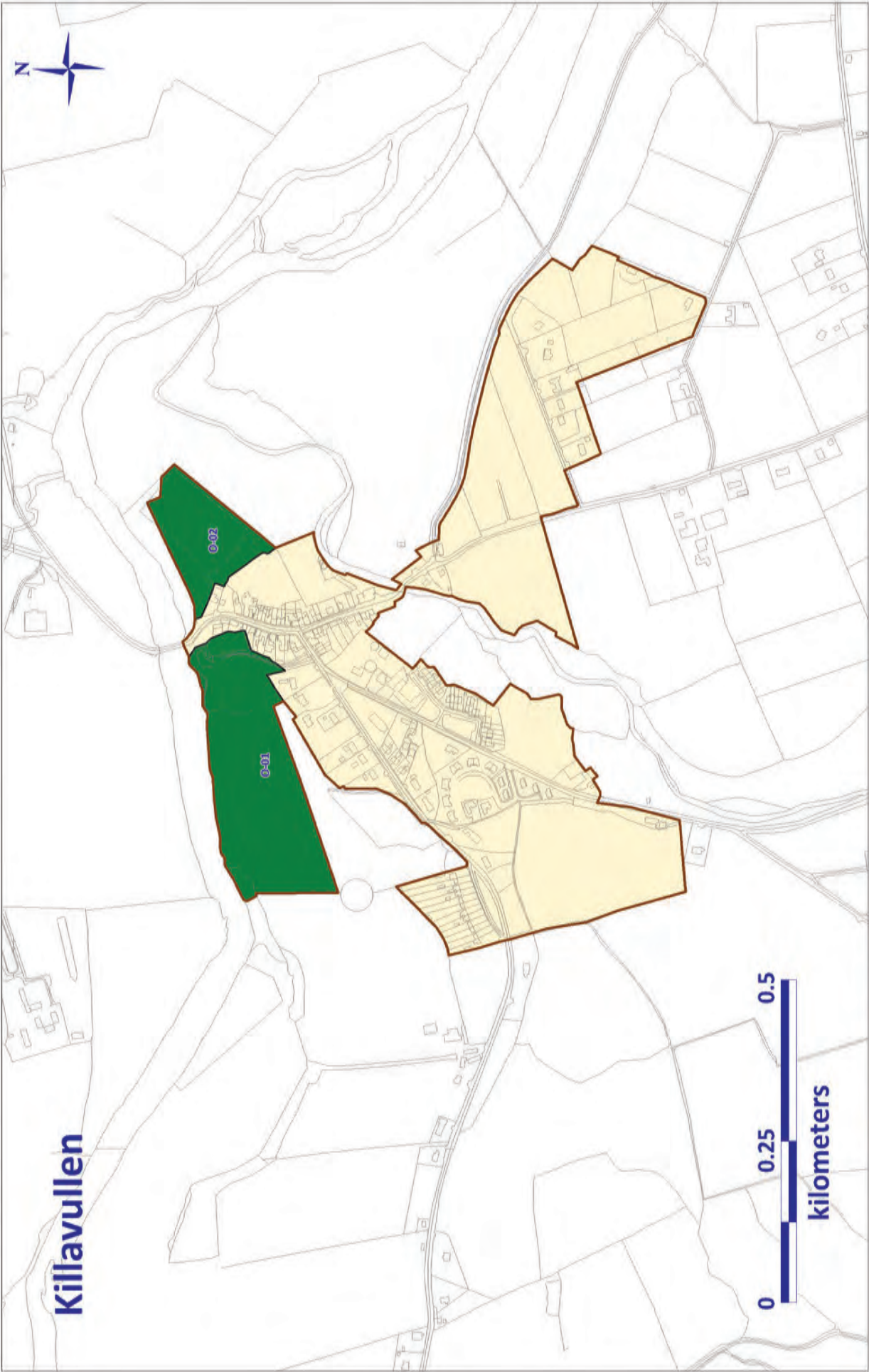
- 5.2.30 In recognition of the location of the village adjacent to the River Blackwater and the Ross River and susceptibility of the village to flooding, the vision for Killavullen over the lifetime of this plan is to accommodate limited additional development, catering for local needs only, which is sensitive to the village's attractive setting in the Blackwater Valley and to the north of the Nagles Mountains and to its five protected structures. Archaeology within the village includes the site of a 17th century mill and a bridge.
- 5.2.31 Land within the development boundary of Killavullen is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition in areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.
- 5.2.32 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Killavullen will need to be addressed to accommodate further growth.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Killavullen	
Objective No.	
DB-01	Within the development boundary of Killavullen it is an objective to limit future growth to that required to meet local housing needs and to facilitate the provision of additional retail / business uses to cater for the needs of the village subject to the provision of not more than 5 dwelling units in the plan period.
DB-02	The development boundary of Killavullen overlaps the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Killvaullen		
* Flood Risk. See Objective IN-01 in Section One		
Objective No.		Approx. Area (Ha)
Community Facilities		
O-01	<p>Open Space. This prominent site makes a significant contribution to the rural character of the village and the setting of Ballymacmoy House in particular. Parts of this zone lie within the Blackwater River Special Area of Conservation and are not suitable for development. Parts of this site are at risk of flooding.</p> <p>*</p>	5.24
O-02	<p>GAA Grounds. This site is at risk of flooding. A buffer zone may be required to be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p>*</p>	2.72



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## Shanballymore

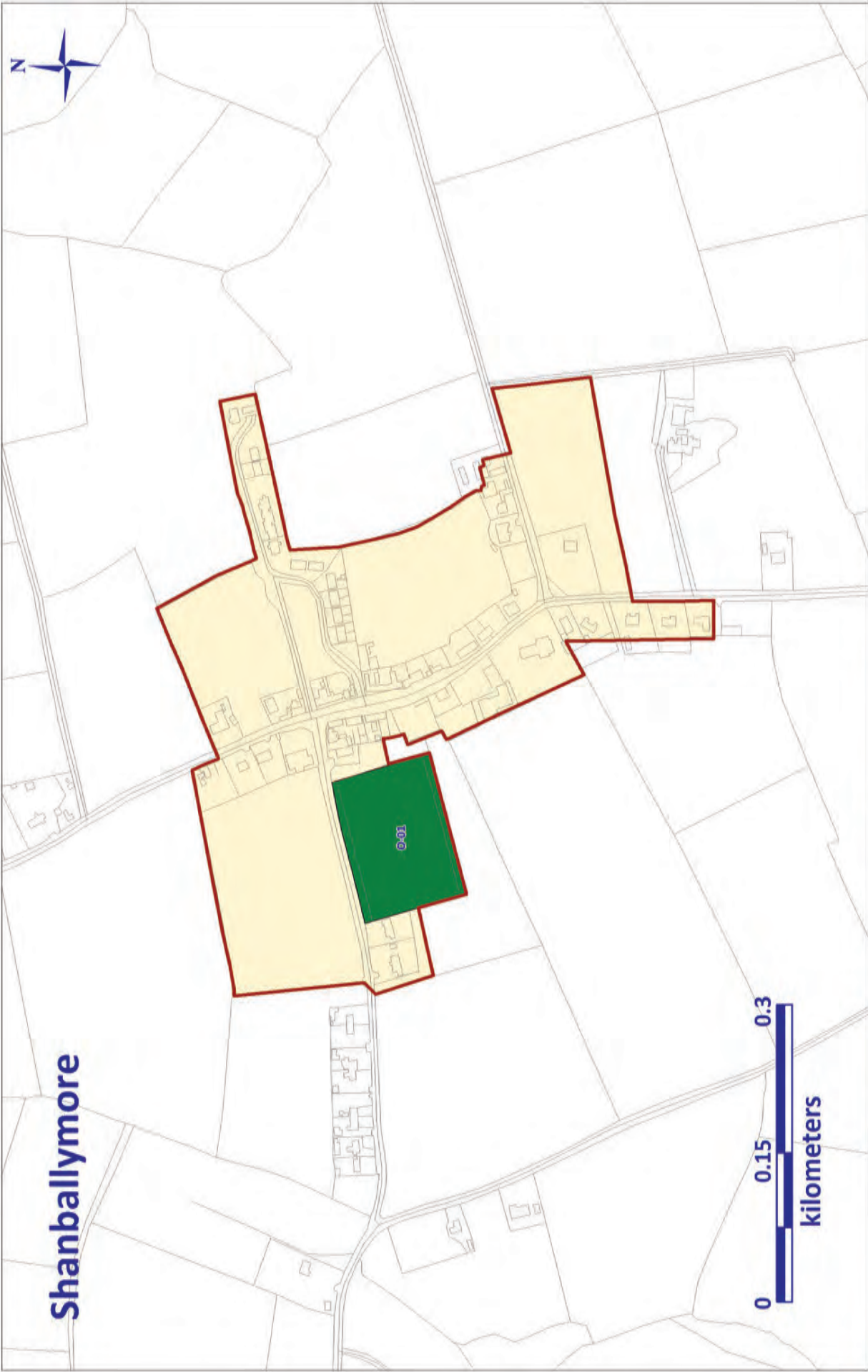
- 5.2.33 The vision for Shanballymore over the lifetime of the Plan is to encourage the growth of the village on an organic basis within the development boundary and strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village and its location within an area categorized as 'High Landscape Value' in the 2014 County Development Plan. Development is to be sensitive to the protected structures in the village.
- 5.2.34 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Shanballymore may need to be addressed to accommodate further growth.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Shanballymore	
Objective No.	
DB-01	Within the development boundary of Shanballymore it is an objective to encourage the development of up to 10 houses in the plan period.
DB-02	The boundary of the village is close to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.

### Specific Development Objectives

Local Area Plan Objective Specific Objective for Shanballymore		
Objective No.		
O-01	Open Space/ GAA Grounds.	1.54



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## 5.3 Village Nuclei

### Introduction

- 5.3.1 There are 8 Village Nuclei in the Fermoy Municipal District as follows; Aghern, Araglin, Ballygiblin, Curraghalla, Grange, Kildinan (The Pound), Knockanevin, and Rockmills.
- 5.3.2 It is a strategic aim of the Cork County Development Plan, 2014 to preserve the rural character of village nuclei and encourage small scale expansion at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available generally through low density individual housing, in tandem with the provision of services.
- 5.3.3 Village Nuclei are settlements where a limited range of services is provided supplying a very local need. Settlements designated as Village Nuclei will normally have the following facilities: a permanent resident population and one of the following: a convenience shop, pub, post office, primary school, church, other community facility.
- 5.3.4 The Local Area Plans support the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.
- 5.3.5 To allow the village nuclei to develop in an orderly manner, it is particularly important that improvements are made to the villages' infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 5.3.6 There is scope for development within the village nuclei; however, it is important that the villages' rural character, architectural heritage and their other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.

### Overall Scale of Development

- 5.3.7 It is an aim to ensure that the scale of new residential development in the village nuclei will be in proportion to the pattern and grain of existing development. The future expansion of such settlements will proceed on the basis of a number of well integrated sites within the villages, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 5.3.8 The development boundaries closely reflect the existing pattern of development. It is considered reasonable to ensure good development opportunities continue to be available within the village nuclei, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 5.3.9 The overall scale of development envisaged in this Plan for each Village Nuclei and, given the scale and development pattern of each village, guidance on the size of any individual scheme for new housing development, is set out in Table 5.2.
- 5.3.10 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements, development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems. The current water services position for the Village Nuclei is set out in Appendix A2.

- 5.3.11 If a proposal for a local employment opportunity at a scale appropriate to a particular village nucleus is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 5.3.12 If during the lifetime of the plan funding becomes available for community facilities for a village nucleus, then provision should be made on a site which provides safe, convenient access within a village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 5.2. Scale of Development Fermoy Municipal District Village Nuclei

Village Nuclei	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)
Aghern	5	1	5
Araglin	7	3	3
Ballygiblin	2	2	4
Curraghalla	6	2	5
Grange	28	2	5
Kildinan (The Pound)	12	4	5
Knockanevin	1	0	3
Rockmills	14	2	3

#### Appropriate Scale of Development in Village Nuclei

The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.

### General Objectives for Village Nuclei

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

## Local Area Plan Objective

## GO-01 General Objectives for Village Nuclei

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

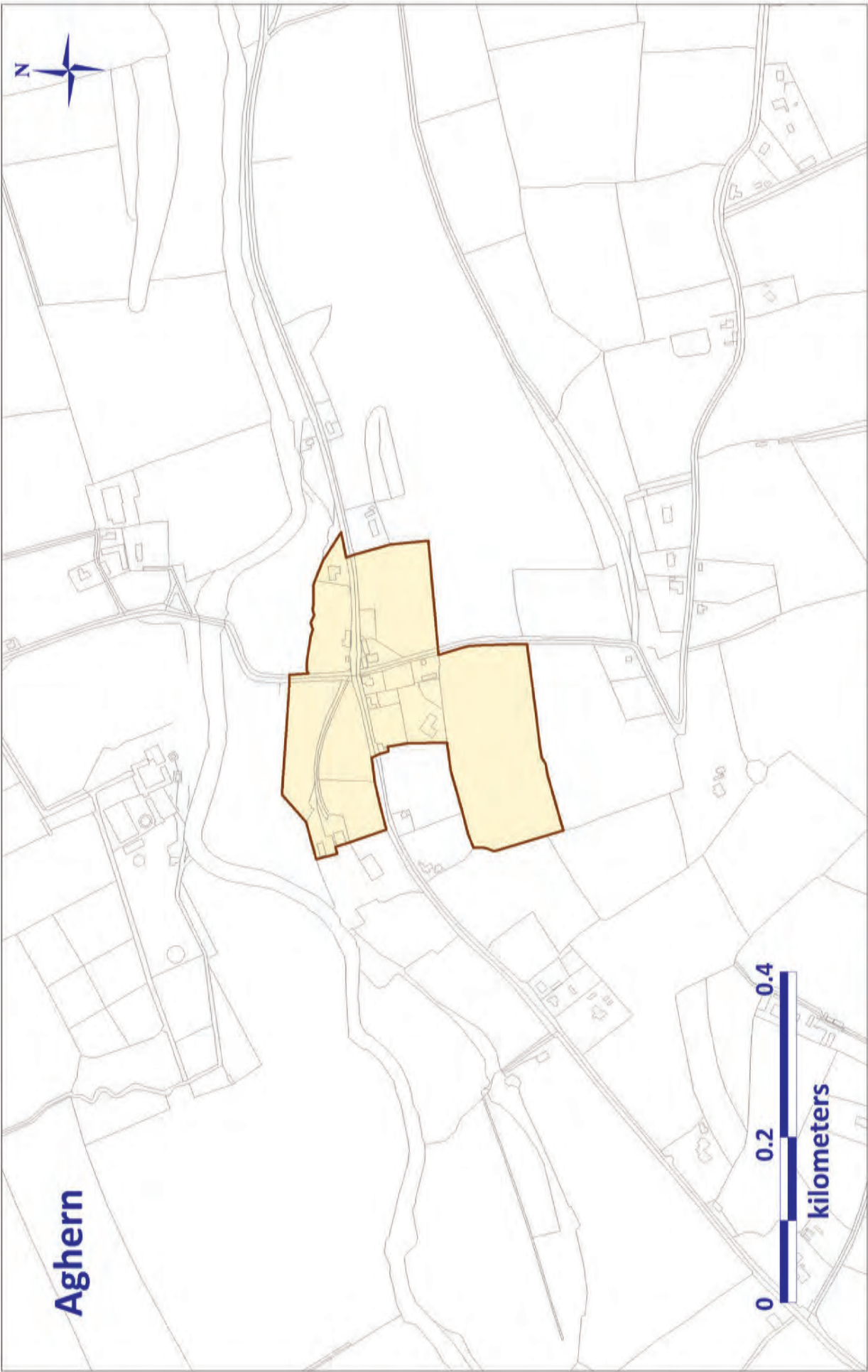
## Aghern

### Vision

- 5.3.15 The vision for Aghern is to accommodate limited development in this picturesque village that is sensitive to the village setting and its protected structures.
- 5.3.16 Part of the settlement is at risk of flooding.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Aghern	
Objective No.	
DB-01	Within the development boundary of Aghern it is an objective to encourage the development of up to 5 houses in the plan period.
DB-02	The boundary of the village is proximate to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.



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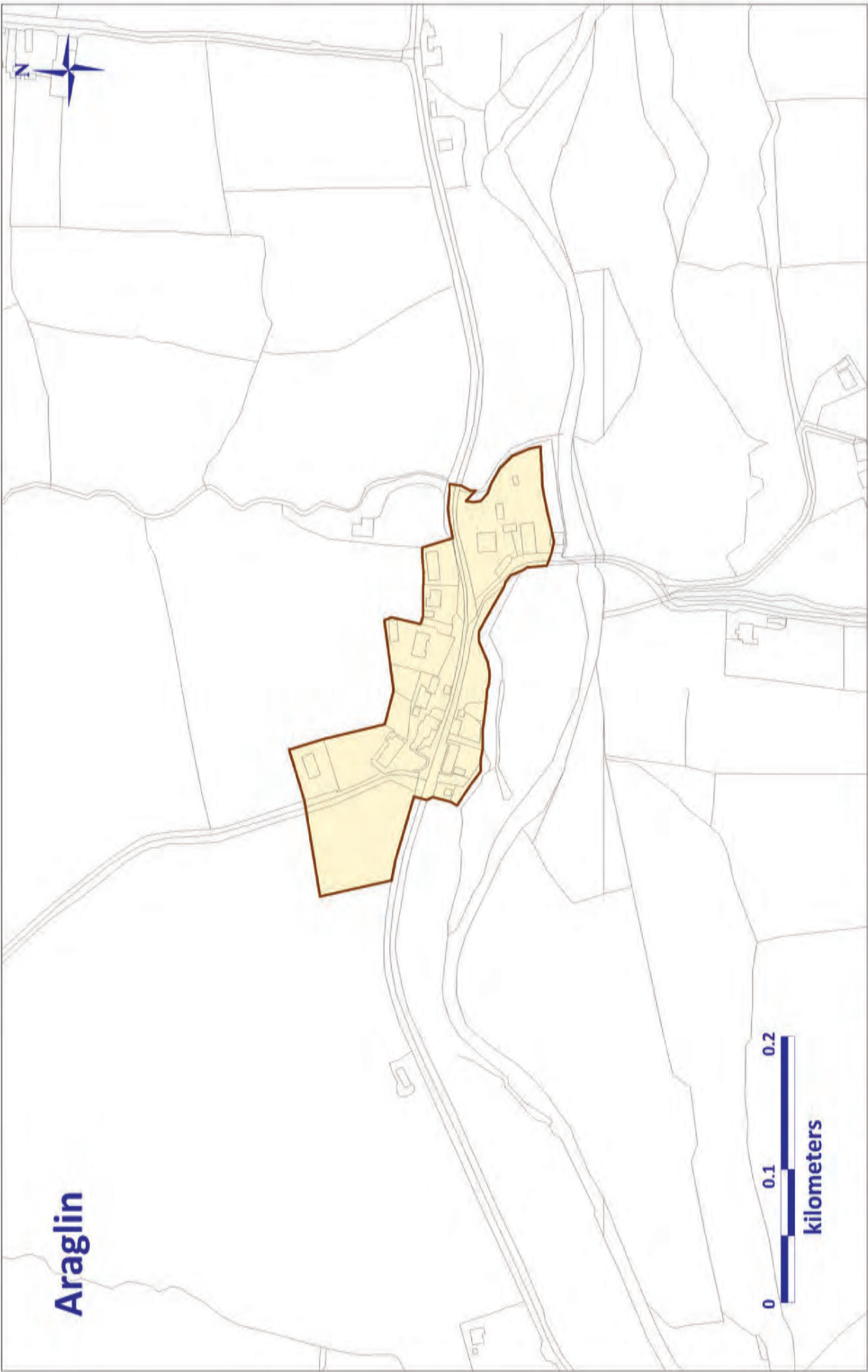
## Araglin

### Vision

- 5.3.17 The vision for Araglin is to accommodate limited development while protecting its visual amenity.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Araglin	
Objective No.	
DB-01	Within the development boundary of Araglin it is an objective to encourage the development of up to 3 houses in the plan period.
DB-02	The boundary of the village adjoins and slightly overlaps the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.



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## Ballygiblin

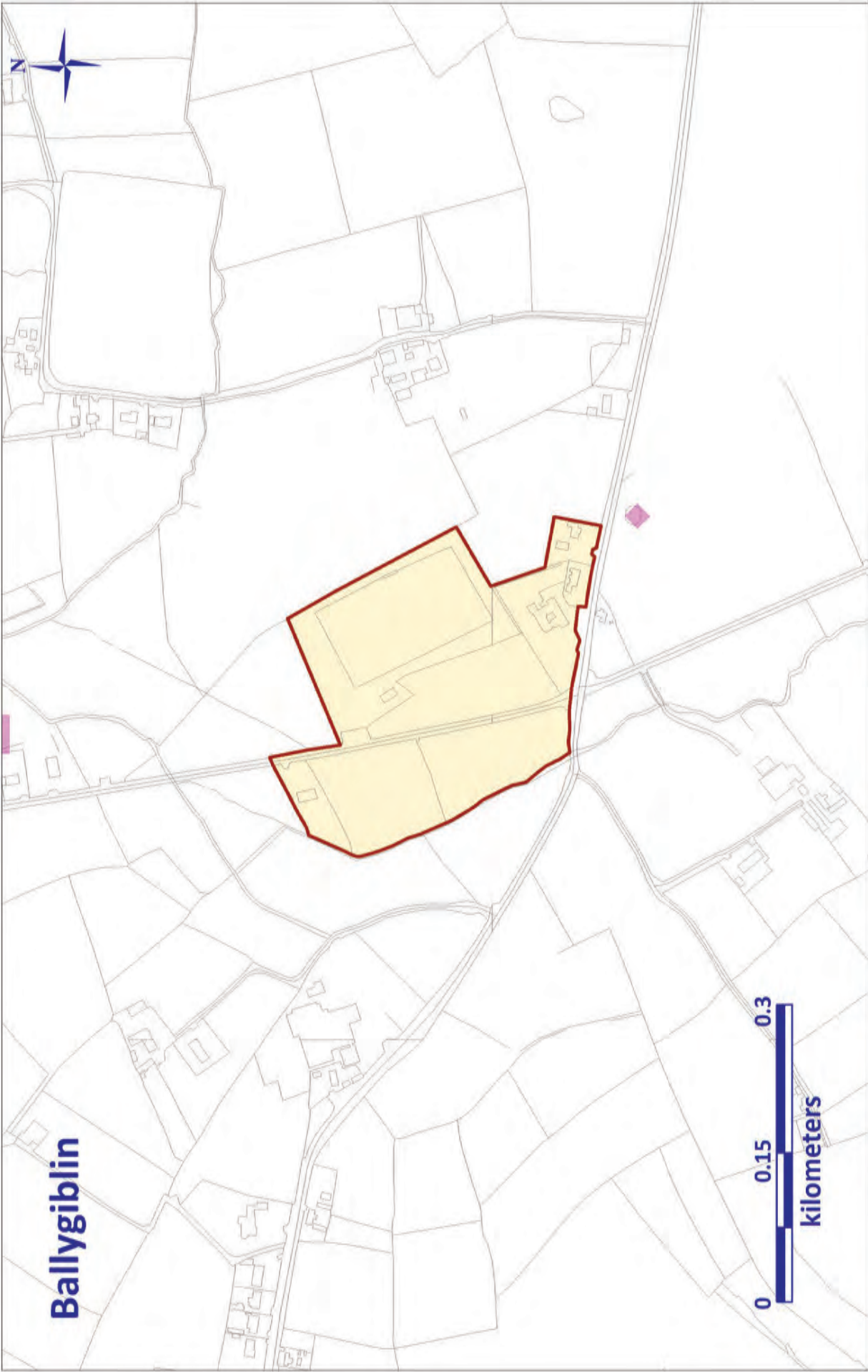
### Vision

- 5.3.18 The vision for Ballygiblin is to accommodate limited development while maintaining its attractive setting within an area identified as having high scenic value and with panoramic views of the Galtee Mountains.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Ballygiblin	
Objective No.	
DB-01	Within the development boundary of Ballygiblin it is an objective to encourage the development of up to 4 houses in the plan period.





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

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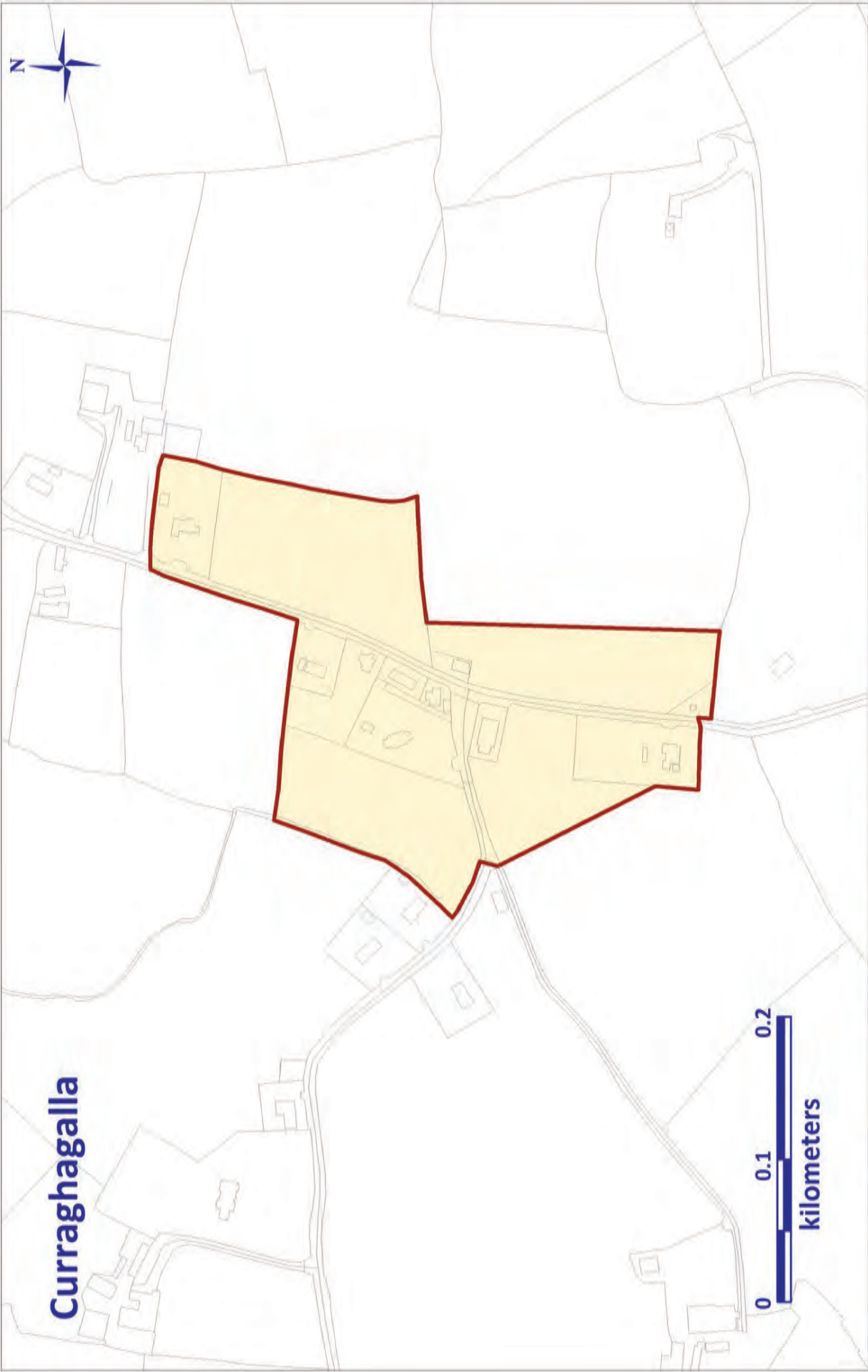
## Curraghagalla

### Vision

The vision for Curraghagalla is to accommodate limited development while maintaining its attractive setting within an area identified as having high scenic value and with panoramic views of the Galtee Mountains.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Curraghagalla	
Objective No.	
DB-01	Within the development boundary of Curraghagalla it is an objective to encourage the development of up to 5 houses in the plan period.



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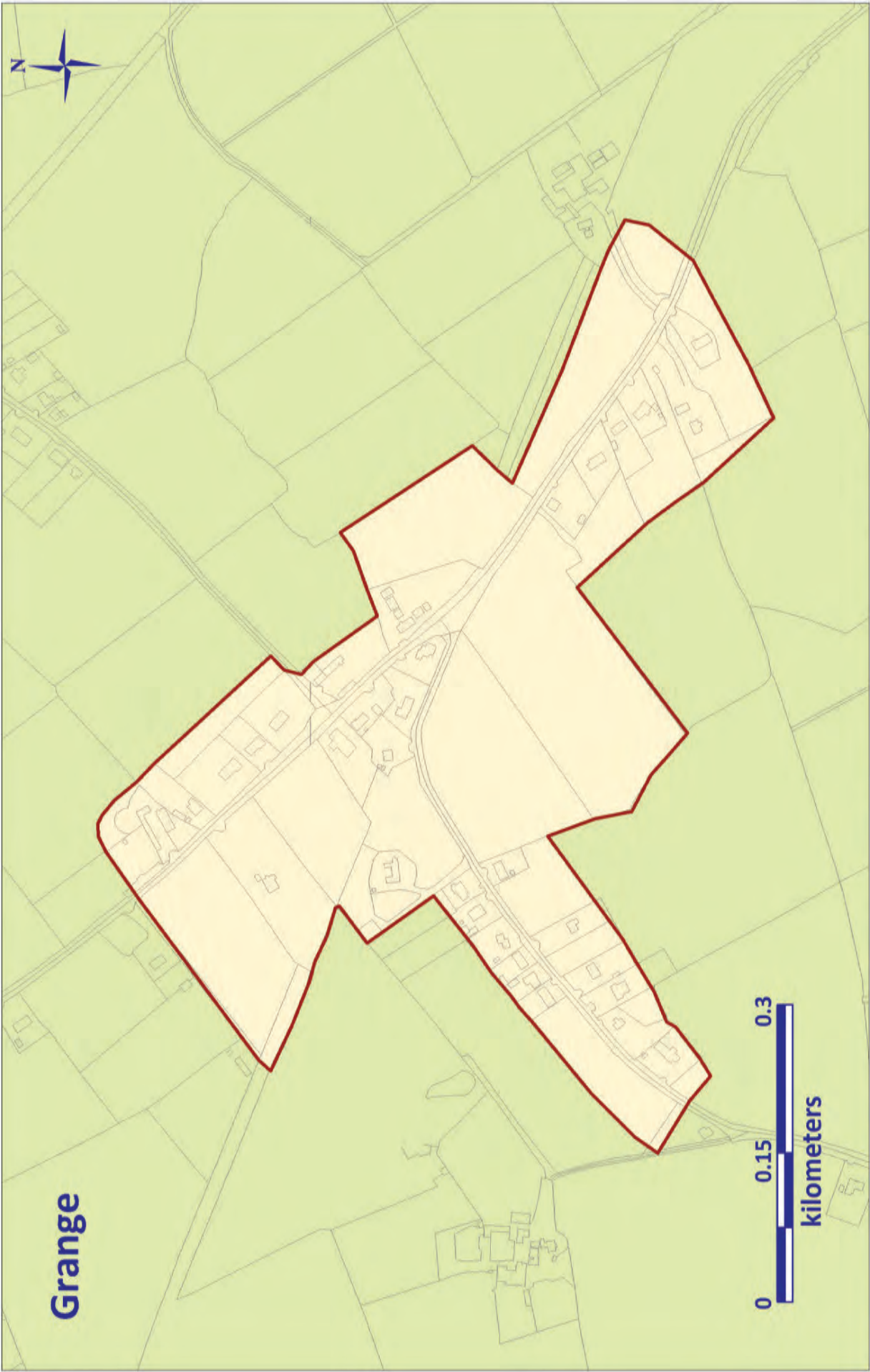
## Grange

### Vision

- 5.3.19 The vision for Grange is to allow limited development which consolidates the village, maximizing opportunities for infill development and respecting the high scenic value of the village and surrounding area.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Grange	
Objective No.	
DB-01	Within the development boundary of Grange it is an objective to encourage the development of up to 5 houses in the plan period.



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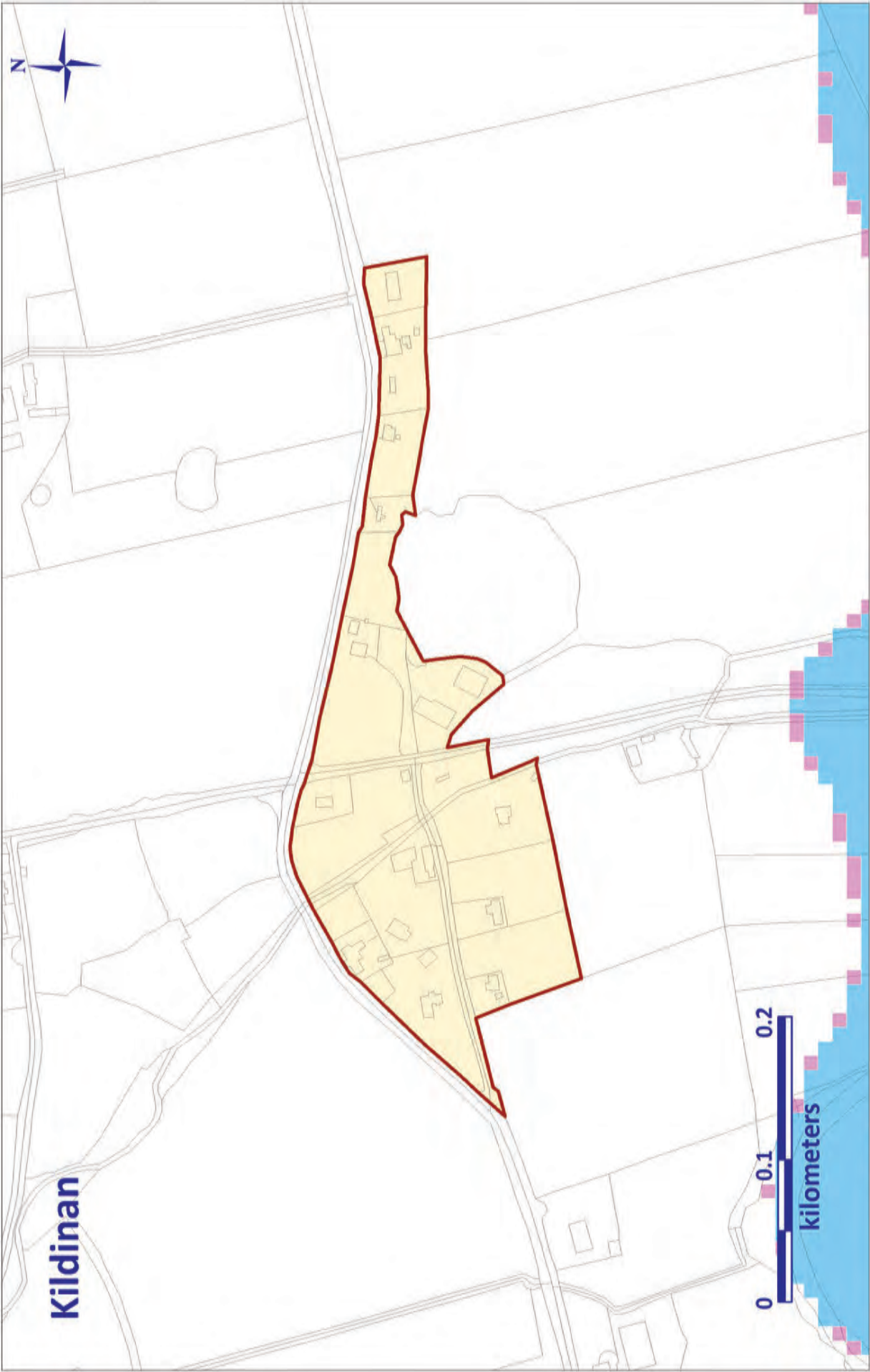
## Kildinan

### Vision

5.3.20 The vision for Kildinan is to allow a very limited amount of development over the lifetime of the plan.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Kildinan	
Objective No.	
DB-01	Within the development boundary of Kildinan it is an objective to encourage the development of up to 5 houses in the plan period.
DB-02	The boundary of the village overlaps the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.



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## Knockanevin

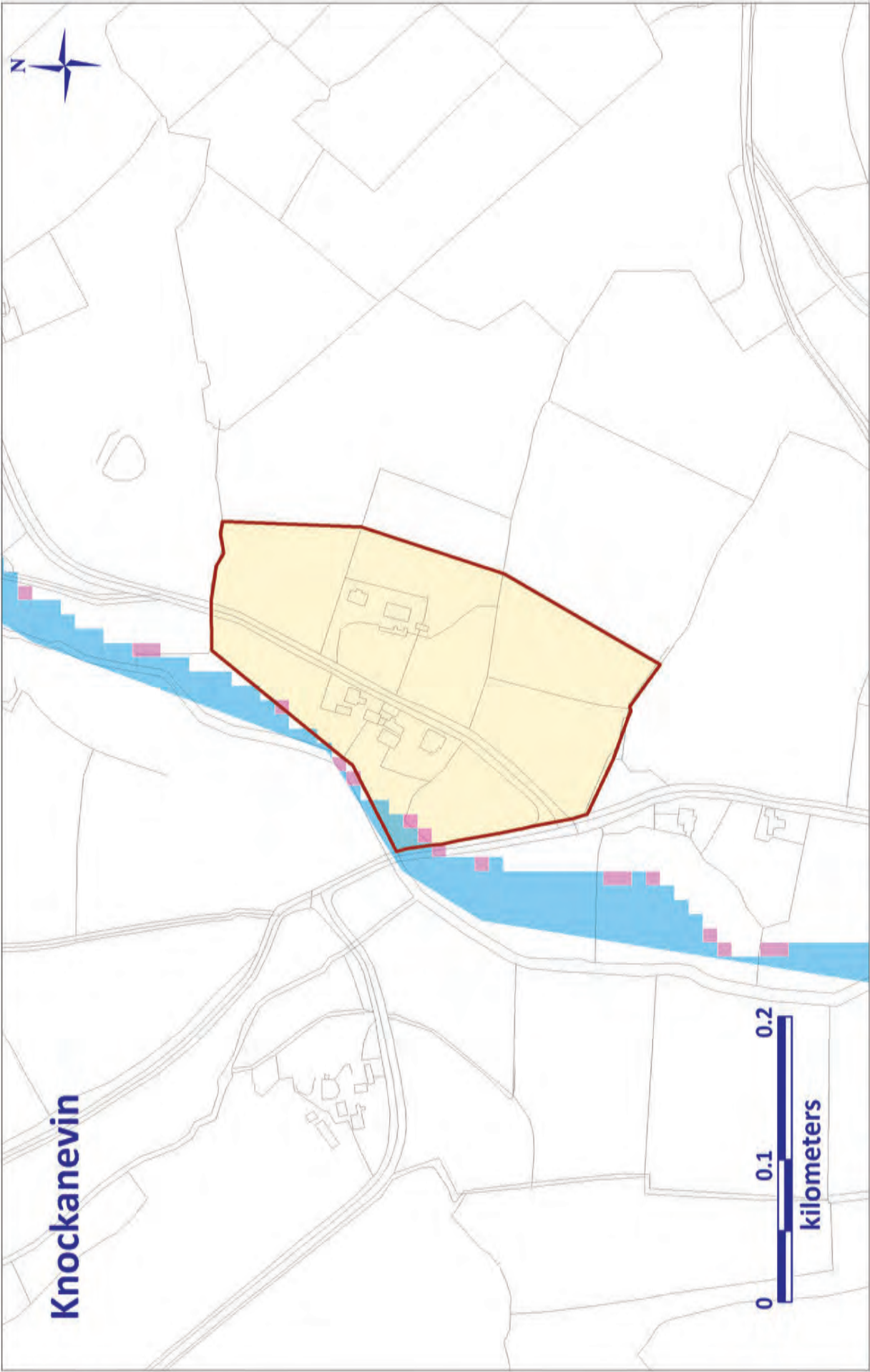
### Vision

- 5.3.21 The vision for Knockanevin is to accommodate limited development that consolidates the village and is sensitive to its elevated landscape identified as having high scenic value.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Knockanevin	
Objective No.	
DB-01	Within the development boundary of Knockanevin it is an objective to encourage the development of up to 3 houses in the plan period.
DB-02	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.





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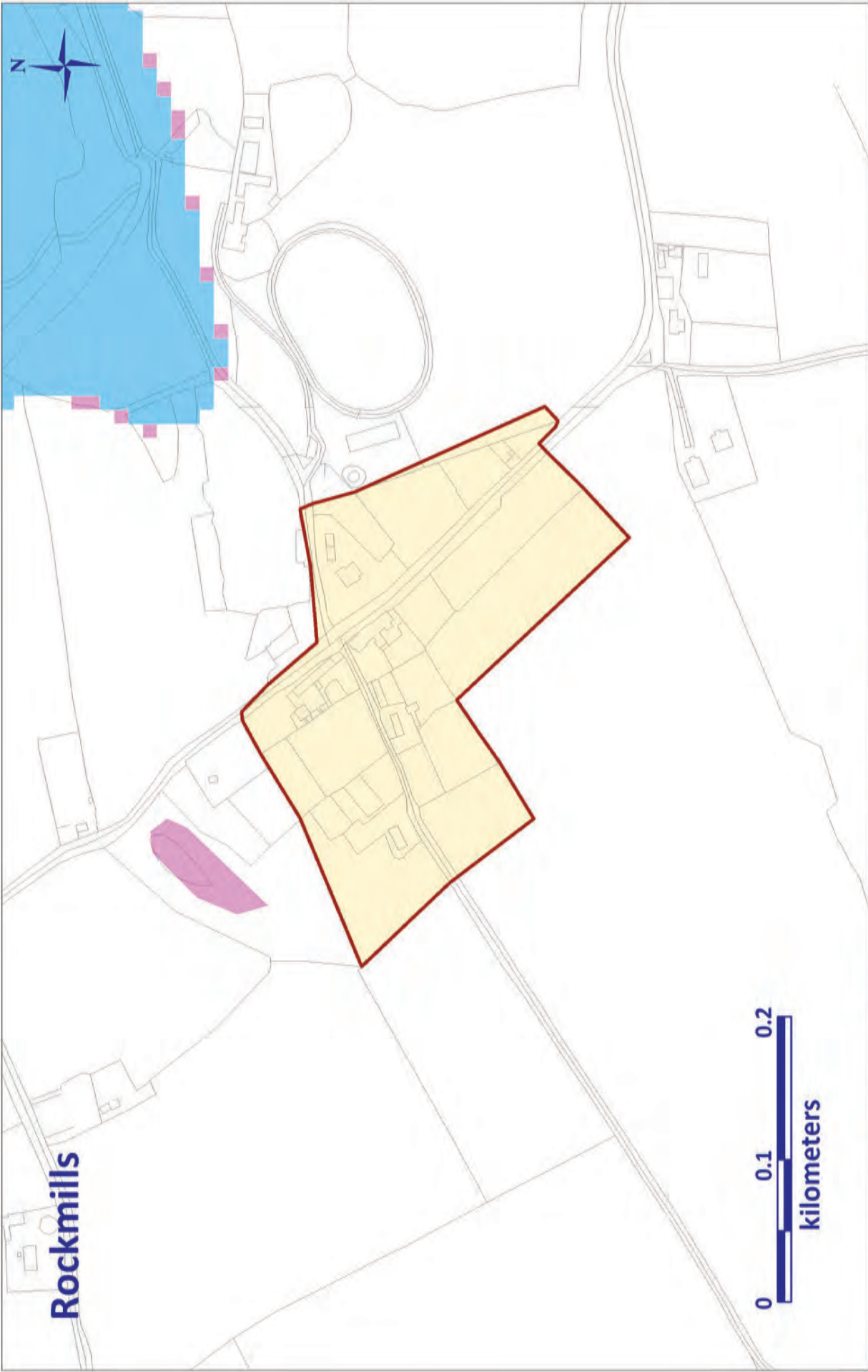
## Rockmills

### Vision

The vision for Rockmills is to accommodate limited development, retaining the compact nature of the village and optimizing opportunities for infill development that is sensitive to the village's elevated landscape identified as having high scenic value.

### Development Boundary Objective

Local Area Plan Objective Development Boundary Objective for Rockmills	
Objective No.	
DB-01	Within the development boundary of Rockmills it is an objective to encourage the development of up to 3 houses in the plan period.
DB-02	Part of the settlement is at risk of flooding. See Objective IN-01 in Section One.



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# Fermoy Municipal District

## 6 Putting the Plan into Practice

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6.2	Critical Infrastructure	199
6.3	Sources of Funding	199
6.4	Local Economic and Community Plans	200
6.5	Monitoring and Implementation of this Plan	201

## 6 Putting the Plan into Practice

### 6.1 Purpose of this Section

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

## 6.2 Critical Infrastructure

### Delivery and Priorities

- 6.2.1 From a development perspective, Government, through the current National Spatial Strategy and its proposed replacement, the National Planning Framework, has prioritised the development of the Cork 'Gateway' and this approach is supported by the current South West Regional Planning Guidelines.
- 6.2.2 The delivery and priorities for infrastructure required to facilitate the planned economic and population growth, both in the Cork 'Gateway' area of the County and elsewhere, are set out in the County Development Plan 2014. Chapter 10 Transport and Mobility of the Cork County Development Plan (TM3-1: National road network) lists the key critical road infrastructure projects for the County. See also Chapter 11 Water Services, Surface Water and Waste for additional details in relation to water services infrastructure projects.
- 6.2.3 In addition to those infrastructure projects required to support planned growth and development, it should be noted that other projects have been prioritised by the relevant funding agencies but generally on the basis of other important considerations such as the need to secure improved standards of environmental protection.

## 6.3 Sources of Funding

### Development Contributions and Public Infrastructure

- 6.3.1 The Planning and Development Acts provide that when granting planning permission, planning authorities may attach conditions to the permission requiring the payment of monetary contributions in respect of public infrastructure and facilities benefiting development generally in the County. Details of the arrangements for the payment of these contributions are set out in the County Council's Development Contribution Scheme. The Department of the Environment, Community and Local Government has also published Development Contribution Guidelines (Jan 2013).
- 6.3.2 A Draft County Council Development Contribution Scheme has been prepared and it is intended to adopt the new County Development Contribution Scheme before the end of 2017.

### Bonds

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

### Water Infrastructure

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

## 6.4 Local Economic and Community Plans

6.4.1 The Local Economic and Community Plan (LECP) was adopted in 2016. It is provided for in the statutory Local Government Reform Act 2014. This Act requires that a six-year plan be adopted by Cork County Council, setting out high level goals, objectives and actions required to promote and support local economic and community development within the county. The strategic aim of this Local Economic and Community Plan (LECP) is, ultimately, the

“Removal of barriers to facilitate individuals and organisations in achieving their ambitions, within a long-term and sustainable framework”

6.4.2 This strategic aim seeks to absorb and reflect the breadth and complexity of modern life, where opportunities exist for individuals and organisations to fulfil their ambitions, whether personal, economic or social. Places and societies that best provide for those ambitions, within a sustainable framework, are the places where people want to live and work. In turn, places where people want to live are the places that become socially and economically relevant. Impediments – be they linked to issues around physical, organisational, environmental, economic, educational, equality, access, or related to any of the other aspects of our collective lives – are the barriers to our ambitions. This plan seeks to commence a process that will lead to removal of those barriers by those with the capacities to do so.

6.4.3 The legislation envisaged that the LECP will be consistent with its informing strategies, set at a European, National and Regional level, while also being consistent and integrated with complementary plans at its own level. In particular, the LECP must be consistent with the County Development Plan Core Strategy and the forthcoming Regional Spatial and Economic Strategy (RSES), currently the Regional Planning Guidelines.

6.4.4 This Local Area Plan will play a key role in implementing the LECP’s aims and objectives as they apply to this Municipal District while at the same time the LECP will set out a pathway to address many of the social and economic issues facing the District identified in this Local Area Plan.



## 6.5 Monitoring and Implementation of this Plan

### Overall Approach

- 6.5.1 Monitoring the implementation of development and the provision of facilitating infrastructure is crucial to ensuring the effective delivery of the objectives set out in this plan.
- 6.5.2 The monitoring of development activity and environmental change is a complex process. Given resource constraints in the current economic climate, a detailed analysis is not possible. However, by targeting key issues or indicators, a focused monitoring/reporting system for development and environmental change across each Municipal District, can be delivered within the resources available.
- 6.5.3 The Planning and Development Acts require planning authorities:  
“To take such steps within its powers as may be necessary for securing the objectives of the Development Plan”
- 6.5.4 Also the Chief Executive of the planning authority is required, not more than 2 years after the making of a Development Plan, to give a report to the elected members of the planning authority on the progress achieved in securing the objectives of the plan.
- 6.5.5 Given that the Local Area Plans are a key instrument for the implementation of the County Development Plan objectives, in particular the Core Strategy, it is very important that progress in the implementation of the Local Area Plans is subject to regular monitoring to facilitate the identification of any issues concerning implementation.
- 6.5.6 The Planning Directorate of Cork County Council is primarily responsible for monitoring and implementing the Local Area Plans, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Economic Development, Roads, Environment, Housing and Community Development. In some cases, the body responsible for the implementation of certain plan objectives may be external, such as Transport Infrastructure Ireland, the National Transport Authority or Irish Water etc.
- 6.5.7 A possible list of key indicators for monitoring was set out Appendix F of the Cork County Development Plan. Some or all of these indicators will be used subject to adequate resources being available. Sources of data from other organisations (TII, NTA, IW, ESRI, NESC, CSO etc) which is readily available will also be used where appropriate to assess progress in implementing the plan.
- 6.5.8 A monitoring strategy based on the planning application management system is currently being developed and it is intended that this will provide the main source of data along with other in house initiatives such as a Housing Land Availability Study, to monitor the plan.





