

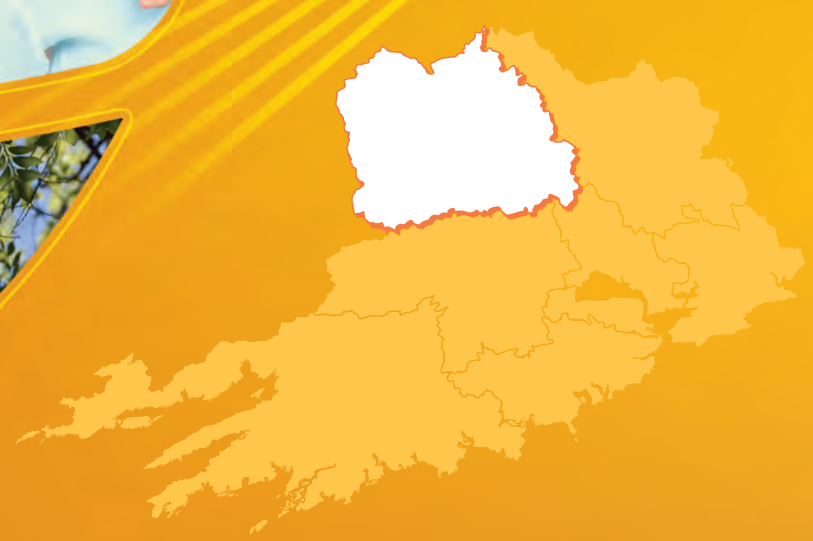


**Cork  
County Council**  
Comhairle Contae Chorcaí

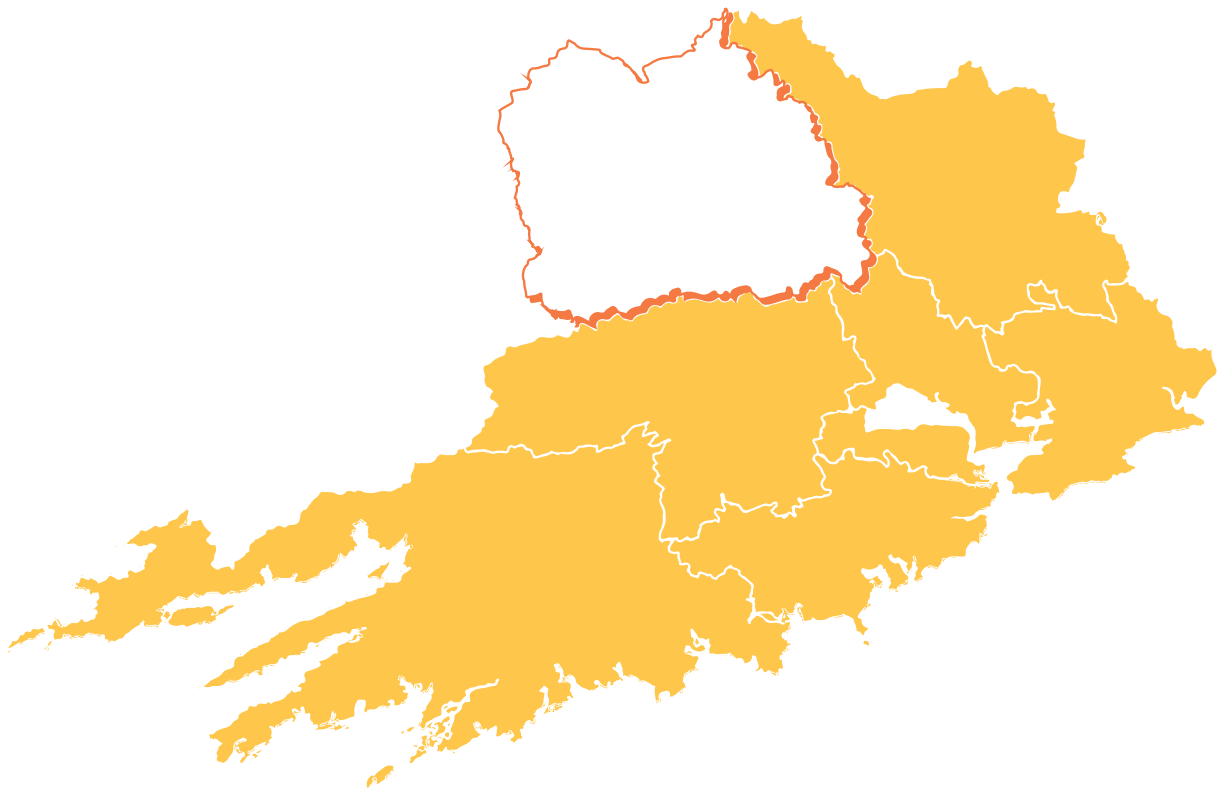


# **Mallow Kanturk Municipal District**

Local Area Plan Review



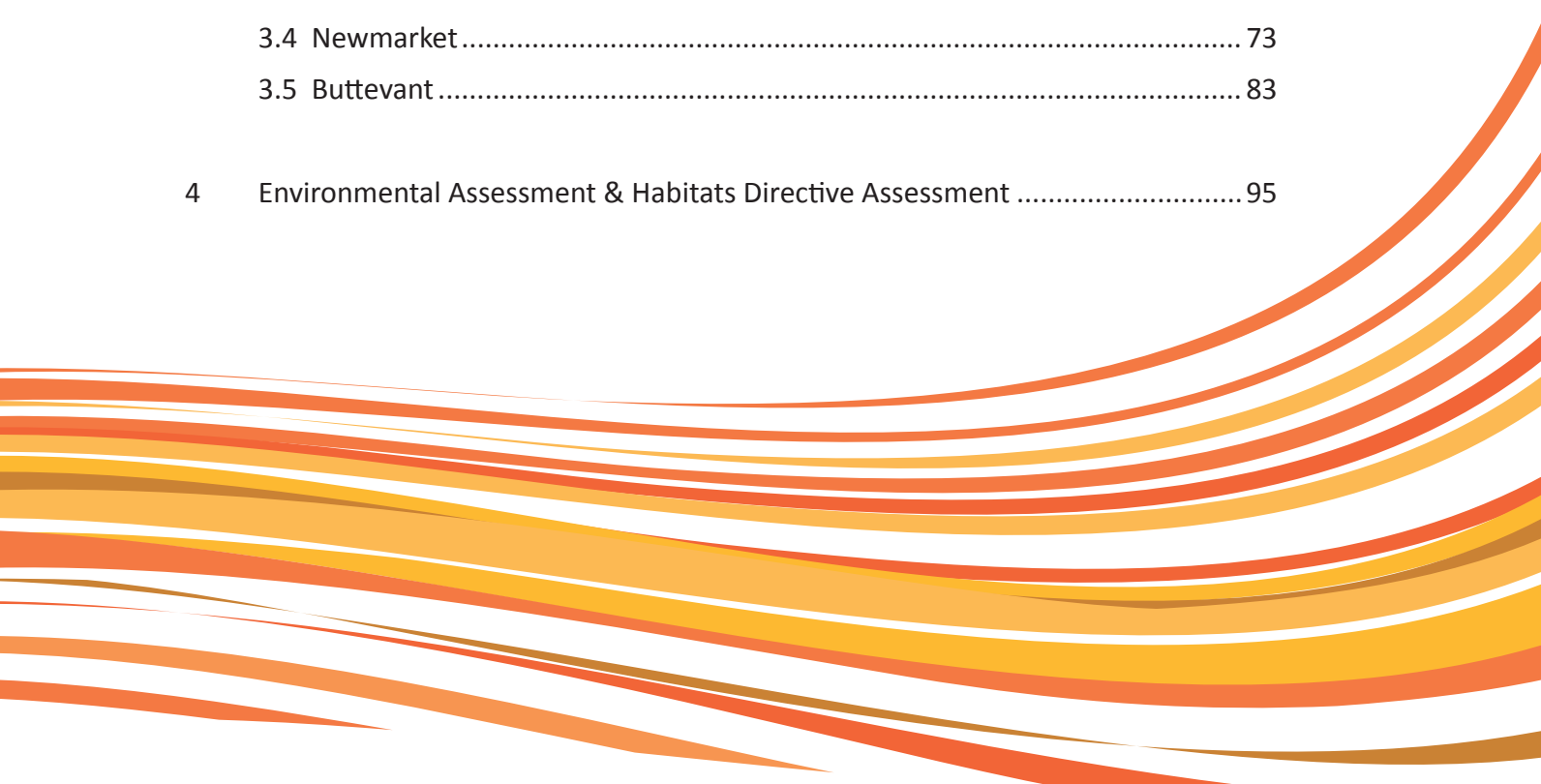
**Public Consultation Document**  
14<sup>th</sup> December 2015



# Mallow Kanturk Municipal District

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# Section 1

## Introduction

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## 1.1 The Purpose of this Document

- 1.1.1 Cork County Council sets out its land use planning strategy for the development of the towns and villages of the county in a series of Electoral Area Local Area Plans. The most recent Local Area Plans were adopted in 2011. The Plans have a six year life and the Council is now commencing the process of reviewing the plans so that new plans will be in place by August 2017.
- 1.1.2 Following the re-organisation of local government in 2014 and the abolition of the town Councils, the electoral structure of the County is based on eight Municipal Districts. A new Local Area Plan will be prepared for each of the eight Municipal Districts in the County. The plans will set out the detail of the planning strategy and land use zoning as appropriate for each town and village in each Municipal District. **The main purpose of this document is to provide a basis for consultation with the public on those aspects of the current Local Area Plan /Town Development Plan(s) that are considered likely to change in the new draft plan to be prepared in 2016.**
- 1.1.3 Mallow Town Council was abolished in 2014. Currently, the Town Development Plan 2010, adopted by Mallow Town Council, remains in force pending the making of the next Cork County Development Plan in 2020. Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, it is proposed to include the former Mallow Town Council administrative area within the Local Area Plan review. **Parties with an interest in lands within the former Mallow Town Council's administrative area should consider the need to make a submission to the County Council as part of this consultative process.**

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

- 1.1.4 This document relates to the Kanturk – Mallow Municipal District Local Area Plan and highlights the main areas of change proposed by the Council in the next Local Area Plan, relative to the Local Area Plan adopted in 2011, and the Mallow Town Development Plan adopted in 2010. The document focuses on identifying the critical planning issues and choices now faced taking account of the amount of growth envisaged in each area, the available land supply, availability of the infrastructure required to facilitate development and the need to protect and conserve the environment.

Figure 1.1 Cork Municipal Districts



- 1.1.5 The publication of this document marks the commencement of the public consultation process in relation to matters that should be addressed in the preparation of the new plan. This document has been prepared in order to promote and generate interaction and feedback. It is intended that it will act as a tool to stimulate, guide and encourage debate and discussion on the current issues impacting upon the community, to flag important factors, and to encourage and assist the public in making submissions / observations to the Planning Authority in respect of the proposed Local Area Plan. The Council is inviting feedback and suggestions in relation to the issues raised in the document and in relation to any other matters not specifically mentioned, which the public / stakeholders consider relevant to the future planning strategy for the area.
- 1.1.6 Any formal submissions received by the Council during the consultation process will be considered in the preparation of the formal Draft Local Area Plan. This Plan is expected to be published for public consultation in the autumn of 2016, at which point people will have a further opportunity to comment and make submissions on the specific proposals contained in the Draft Plan. A more detailed timeline of the plan making process is set out in Table 1.2.



## 1.2 Structure of Document

- 1.2.1 This document is set out in four sections. Section One provides an introduction to the process of preparing the new Local Area Plan and sets out the scope of this document.
- 1.2.2 Section Two of this report provides an overview of the Municipal District and outlines the strategy for the future development of the Municipal District, its towns and villages, in line with the Core Strategy set out in the County Development Plan 2014.
- 1.2.3 Section Three deals in detail with the Main Towns of the Municipal District and outlines the main issues which need to be considered in the formulation of the new Local Area Plan. Where changes to the zoning of land are being considered by the Planning Authority this is highlighted for each town. **It is important to note that this is not a definitive list of changes and as the review process continues other changes may arise.** It is intended that the new plan will provide more detailed guidance on some issues such as the development of the town centre and proposals in this regard are also discussed in Section 3.
- 1.2.4 Section Four of the report deals with issues in relation to the need for SEA and HDA of the new plan.


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

- 1.3.1 **Flood Risk Management:** the Government issued Guidelines to Planning Authorities on the “The Planning System & Flood Risk Management” in 2009 and the subsequent Local Area Plans made by the County Council in 2011 were subjected to Flood Risk Assessment broadly in accordance with the guidelines. The County Council used information from the following sources to carry out that assessment:
- Draft River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) (OPW)
  - Floodmaps.ie (OPW); and
  - Flood Hazard Mapping for fluvial and tidal area commissioned by Cork County Council from Consultants JBA Associates.
- 1.3.2 Since 2011, OPW have commissioned new detailed CFRAMS studies for several locations in the County and, once complete, will be used by the County Council to supersede the JBA Associates Flood Hazard Mapping used by the County Council in the making of the 2011 LAPs, in the locations where the information is available. Although these new CFRAMS studies are at an advanced stage, their final outputs were not available when this document was prepared. Therefore, in this document, references to flood risk are based on the flood risk data used in the preparation of the 2011 Local Area Plans. It is anticipated that the new CFRAMS studies will be available to inform the preparation of the draft plans themselves in 2016.
- 1.3.3 Because the 2011 Local Area Plans were subjected to a detailed flood risk assessment in line with the Government’s guidelines to planning authorities, the majority of zonings in those plans are not affected by significant flood risks and can therefore be considered for inclusion in the new Draft Local Area Plans in 2016, if appropriate. However, a small number of zonings from the 2011 Local Area Plans and some zonings originating in Town Council Development Plans carry a residual element of flood risk. Where possible, it is intended to draw attention to those zonings in this document so that the justification for their inclusion in the new Draft Local Area Plan in 2016 can be re-assessed.
- 1.3.4 **Habitats Directive Assessment:** Similarly, because the 2011 Local Area Plans were subjected to a detailed Habitats Directive assessment in line with the Government’s guidelines to planning authorities, zonings in those plans are unlikely to be considered as posing risks to the integrity of Natura 2000 sites through their inclusion in the new Draft Local Area Plan in 2016. However, some of zonings originating in Town Council Development Plans were not subjected to Appropriate Assessment when those plans were made. Where possible, it is intended to draw attention to those zonings in this document so that the justification for their inclusion in the new Draft Local Area Plan in 2016 can be re-assessed.

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

## 1.4 Process of Making a Local Area Plan

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

Table 1.2: Summary of Local Area Plan Review Process		
Stage	Actions	Timeframe
<p>Preliminary Stage</p> <p>This is the stage we are at now.</p> 	<ul style="list-style-type: none"> <li>➤ Briefing of Elected Members at Development Committee.</li> <li>➤ Briefing of the Planning Special Policy Committee.</li> <li>➤ Briefing of Municipal District Committees.</li> <li>➤ Publish Consultation Documents.</li> <li>➤ Invite submissions and observations from the public and interested bodies.</li> <li>➤ Present Chief Executive’s report on Submissions Received to Municipal District Committees / Development Committee.</li> </ul>	September 2015 to March 2016
Draft Local Area Plan Stage	<ul style="list-style-type: none"> <li>➤ Prepare proposed Draft Plans.</li> <li>➤ Brief Members on Proposed Draft Plans.</li> <li>➤ Commence Formal Public Consultation on Draft Plans.</li> <li>➤ Invite submissions and observations from the public and interested bodies.</li> <li>➤ Issue Chief Executives Report to Members.</li> <li>➤ Members consider Chief Executive’s Report.</li> </ul>	April 2016 to March 2017
Draft Local Area Plan Amendment Stage	<ul style="list-style-type: none"> <li>➤ Consider need to Amend plans.</li> <li>➤ Publication of Amendments as appropriate.</li> <li>➤ Commence Formal Public Consultation on Amendments.</li> <li>➤ Invite submissions and observations from the public and interested bodies.</li> <li>➤ Issue Chief Executives Report to Members.</li> <li>➤ Consideration of Issues by members and Adoption of Local Area Plans.</li> </ul>	<p>April 2017 to July 2017</p> <p>Adopted Monday 24th July 2017.</p>

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

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

## 1.5 How to Make a Submission

1.5.1 The Kanturk – Mallow Municipal District Preliminary Consultation Document is available from the Council website at [www.corkcoco.ie](http://www.corkcoco.ie). If required, a hard copy of the document may be inspected between the hours of 9.30 a.m. and 4.00p.m, from Monday 14<sup>th</sup> December, 2015 to 4.00p.m on Monday 25<sup>th</sup> January, 2016 at the following locations:

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

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

1.5.3 Submissions or observations regarding the Preliminary Consultation document are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period Monday 14th December, 2015 to 4.00p.m on Monday 25th January, 2016.

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

On-line via [www.corkcoco.ie](http://www.corkcoco.ie) following the instructions provided

**OR**

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

1.5.5 All such submissions lodged within the above period and prior to the close of business at 4.00pm on Monday 25th January, 2016, will be taken into consideration in the preparation of the Kanturk – Mallow Municipal District Draft Local Area Plan.

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



# Section 2

## Planning Strategy

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## 2.1 Local Area Plan Context

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

## 2.2 County Development Plan Strategy for the Kanturk – Mallow Municipal District

- 2.2.1 The Kanturk – Mallow Municipal District straddles two Strategic Planning Areas, for which the County Development Plan 2014 sets out differing objectives. Mallow, and a wide hinterland area to the south and west of the town, is located within the Greater Cork Ring Strategic Planning Area while Kanturk, Millstreet, Newmarket and Buttevant, and the wider rural hinterland of these towns, 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) Recognise the importance of the role to be played by Mallow as a 'Hub' town in the implementation of the National Spatial Strategy and the Atlantic Gateways Initiative to focus growth in North Cork and to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities; and to provide the necessary infrastructure to ensure that the expansion of Mallow can be achieved without having adverse impacts on the receiving environment.
  - b) Facilitate the development of the villages so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
  - 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 areas environment.

- 2.2.3 In relation to the North Cork Strategic Planning Area, the County Development Plan 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 compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
  - d) 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 areas environment; and
  - g) Protect and enhance the natural heritage of the Blackwater catchment.

## 2.3 The Kanturk - Mallow Municipal District

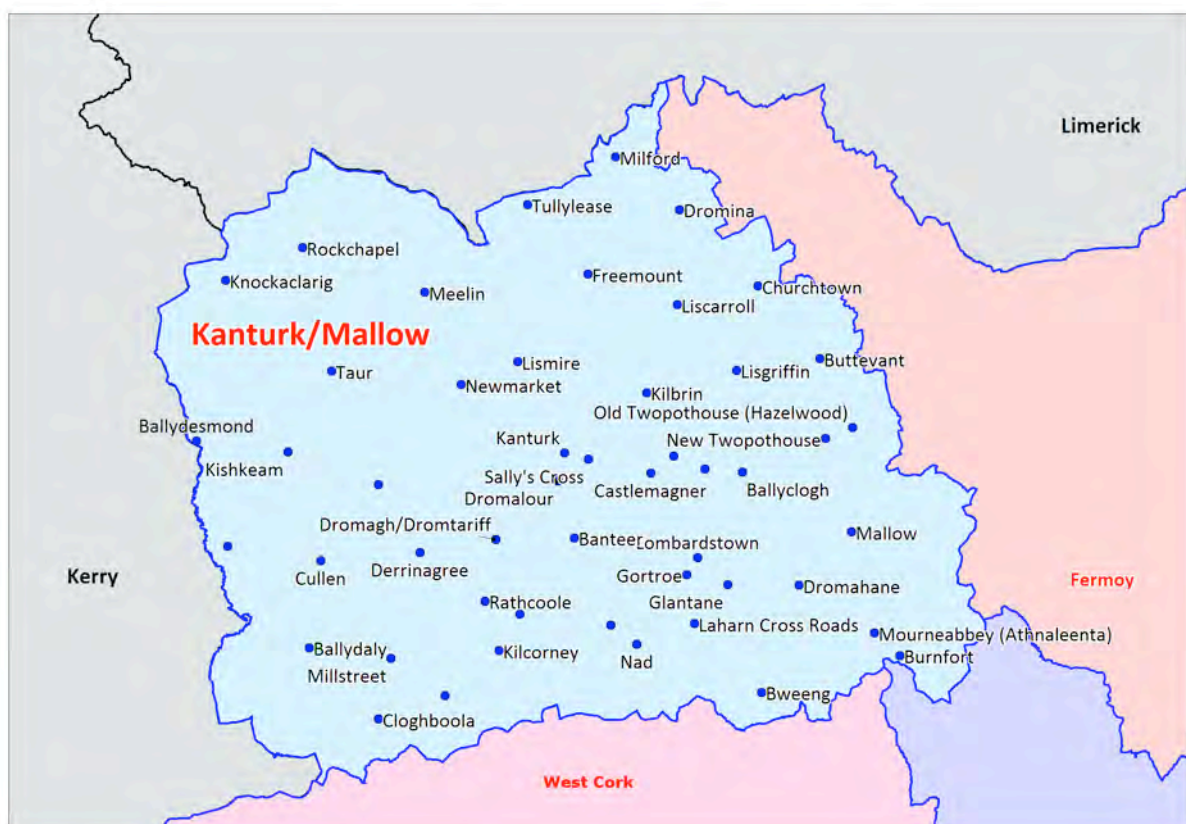
- 2.3.1 The Kanturk – Mallow Municipal District is located to the north west of the county and in 2011 the population of the area stood at 47,305. This population is spread across a network of settlements including five towns and forty six villages and the open countryside, as detailed in Table 3. Outside the main towns the district is largely rural / agricultural in character and almost half the population of the Municipal District lives in the open countryside i.e. not within a settlement.
- 2.3.2 Mallow is the largest town in the Municipal District with a population of 11,605 in 2011 and the largest employment, service and retail base. All the other towns are significantly smaller in terms of population but offer services that support a significant rural hinterland.
- 2.3.3 Agriculture is a key economic activity throughout the District both in direct farming of land and in food processing with significant dairy processing industries located in Mallow, Kanturk and Newmarket. Services and more traditional manufacturing are also significant employers in the area.



Table 2.1: Distribution of population within the Kanturk – Mallow Municipal District 2011			
	Settlements	Population 2011	%
Towns	Buttevant (945), Kanturk (2,263), Mallow (11,605), Millstreet (1,574), Newmarket (988)	17,375	37%
Key villages	Ballydesmond, Banteer, Boherbue Dromina, Knocknagree, Milford'	6,727*	14%
Villages	Ballydaly, Ballyclogh, Bweeng, Burnfort, Castlemagner, churchtown, Cecilstown, Cullen, Dromahane, Derrinagree, Freemount, Glantane, Kilcorney, Kiskeam, Kilbrin, Liscarroll, Lismire, Lombardstown, Lyre, Meelin New Twopothouse, Rathcoole, Rockchapel, Tullylease.		
Village nuclei	Aubane, Ballyhass, Cloghboola, Curraraigue, Dromagh/Dromtariff, Gortroe, Knockaclarig, Laharn Cross Roads, Lisgriffin, Mourneabbey (Athnaleenta), Nad, Old Twopothouse, Taur.		
Other locations	Dromalour, Sally's Cross		
Rural areas		23,203	49%
<b>Total Population</b>		<b>47,305</b>	

\* Village Population is a estimated figure

Figure 2.1 Kanturk - Mallow Municipal District.



## 2.4 River Blackwater Special Area of Conservation

- 2.4.1 One of the key attributes of the Kanturk – Mallow 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.
- 2.4.2 The County Development Plan 2014 proposes significant new development within the Blackwater Catchment, particularly at Mallow, Fermoy, Kanturk, Newmarket and Millstreet. Within the Municipal District, 46 of the 51 settlements lie within the Catchment and significant development is proposed, particularly in Mallow, 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 has put development within the catchment *on hold* pending the outcome of further investigations / studies.
- 2.4.3 The Council is liaising with the Department of Environment, Community and Local Government, Department of Arts Heritage and Gaeltacht and Irish Water to resolve these issues and is proceeding on the basis that the issues will be resolved prior to the adoption of the new Local Area Plan in 2017.

## 2.5 Growth Strategy

- 2.5.1 Within the Mallow Kanturk Municipal District the County Plan provides for growth in population of 10,134 persons. The number of households is expected to grow by 6,939 leading to a net requirement for 7,556 new houses within the Municipal District in the period 2011-2022. The County Development Plan indicates that 270ha 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 The majority of the growth is allocated to the towns with 5,323 new houses proposed, the majority of which are planned for Mallow (4,552) as the designated hub town and in line with the strategy of the Regional Planning Guidelines. Housing growth is also planned within the villages (1,361 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 5,323 new dwelling units and capacity, in terms of the current provision of zoned lands within the towns, to accommodate 8,592. At this stage in the LAP process there is no need to add to the overall land supply as it includes headroom of 38% in terms of the amount of housing units required.
- 2.5.4 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. The introduction of an element of phasing may be considered as part of the preparation of the draft plan.

Table 2.2. Kanturk-Mallow Municipal District

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Buttevant	945	1,501	285	298	17	31.50	482
Kanturk	2,263	2,400	188	141	8	29.20	329
Mallow	11,605	20,000	4,154	4,552	228	339.93	6,961
Millstreet	1,574	1,756	166	177	10	23.80	475
Newmarket	988	1,189	141	155	9	24.90	345
<b>Main Towns</b>	17,375	26,846	4,934	5,323	270	449.33	8,592
Villages	6,727	8,796	1,247	1,361	--	--	987
Rural	23,203	21,798	758	872	--	--	--
<b>Total Villages &amp; Rural</b>	29,930	30,593	2,005	2,233	--	--	987
<b>Total for District</b>	47,305	57,439	6,939	7,556	270	449.33	9,579

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 178.9 Ha  
Source: Extract from Cork County Development Plan 2014- Appendix B, Table B 12

## 2.6 Water Services Infrastructure

- 2.6.1 Water services, of all the infrastructure requirements needed to facilitate new development, is the most critical, as in the absence of it, little development can take place.
- 2.6.2 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 2.6.3 The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes. As part of the review of the Local Area Plans it is proposed to prepare a companion document outlining the Water Services Infrastructural Investment needs in each Municipal District.

### *Approach to Water Services Provision*

- 2.6.4 In this Municipal District, as illustrated by Table 2.4, the water services infrastructure needed to deliver the scale of growth envisaged by the 2011 LAP is often not in place. In general the Council's approach to this, which is summarised in Table 2.3, is that **where Irish Water already have water services infrastructure in a town or village then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.**

Table 2.3 : Strategy for Water Services Provision		
Normally Expected level of Water Services		Policy Approach
<b>Towns</b>	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
<b>Key Villages</b>		
<b>Villages</b>	Public Drinking Water	Adequate drinking water services to be prioritised.
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure.
		For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
<b>Village Nuclei</b>	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

- 2.6.5 Therefore, while the current water services infrastructure cannot immediately deliver the scale of growth envisaged by the 2011 LAP, **the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.** Settlements in this category are denoted by the letter 'R' in the final column of Table 2.4.
- 2.6.6 In some areas where water services infrastructure is not available, nor likely to be available, it may be necessary to adjust the scale of growth and limit development within such settlements to individual houses. Settlements in this category are denoted by the letter 'A' in the final column of Table 2.4. Within this Municipal District, Burnfort, Castlemagner, Lismire and Newtwopothouse are the only settlements that fall into this category
- 2.6.7 In some settlements, typically village nuclei, the scale of growth set out in 2011 is already quite low in recognition of the lack of water services infrastructure and therefore it may be possible to retain this as it is.
- 2.6.8 In relation to the Villages, the County Development Plan 2014 indicates that, in the villages of this Municipal District, provision has been made for 1,361 units. An analysis of water services capacity in the villages indicates that without further investment in Water Services, it may only be possible to deliver 508 housing units.
- 2.6.9 Within the village network it is suggested that the new LAP should maintain the scale of growth established for the 2011 Local Areas Plan in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is not **intended to alter the development boundaries of any of the villages.** The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the municipal district generally to accommodate any development which cannot take place within the villages due to lack of infrastructure.

- 2.6.10 The Settlement Network of this Municipal District includes two 'Other Locations' – Dromalour and Sallys Cross. County Development Plan Strategy recognises 'Other Locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are envisaged to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

## 2.7 Summary of the proposed Development Strategy for the Villages of this District

- 2.7.1 In relation to the villages of this Municipal District the suggested approach for the new local area plans is as follows:
- a) Maintain growth at the level already provided for in the current 2011 Local Area Plans (LAPs). The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
  - b) It is not intended to alter the development boundaries of any of the villages.
  - c) **Key Villages:** In some key villages the current water services infrastructure cannot immediately accommodate the scale of growth envisaged by the 2011 Local Area Plan and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.
  - d) **Villages:** There are 24 villages in this Municipal District. Of these, six do not have Irish Water Drinking water and waste water treatment services. For those that have Irish Water Infrastructure (see Table 2.4), it is proposed that the new LAP will retain the scale of growth as set out in the current 2011 LAP.

In those locations where public (Irish Water) waste water treatment infrastructure is not available, and is not expected to be provided (see Table 2.4), consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant. In this context the scale of growth envisaged for Ballydaly and Derrinagree are probably acceptable but those for Burnfort, Castlemagner, Lismire and Newtwopothouse may need to be adjusted.

- e) **Village Nuclei:** Village Nuclei are the smallest settlements in the network and the CDP 2014 indicates that they are only intended to cater for individual dwellings (i.e. not housing estates). There are thirteen village nuclei in this Municipal District and only one (Nad) has Irish Water / public waste water treatment facilities. The scale of growth envisaged by the 2011 LAP is already quite modest and is unlikely to require further adjustment.

## 2.8 Changes to Settlement Network

- 2.8.1 It has been suggested that consideration be given to reclassifying the villages of Churchtown and Dromahane from 'Village' to 'Key Village'.

Table 2.4: Kanturk – Mallow MD: Suggested Strategy for new LAP

Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for new LAP
<i>Towns</i>						
Buttevant*	533	n/a	298			Target as per CDP 2014
Kanturk*	1,251	n/a	141			
Mallow*	5,554	n/a	4,552			
Millstreet*	738	n/a	177			
Newmarket*	488	n/a	155			
			5,323			
<i>Key Villages</i>						
Ballydesmond*	107	3	53			R
Banteer*	167	0	200			R
Boherbue*	196	38	150			R
Dromina	124	0	30			R
Knocknagree*	94	0	30			R
Milford	124	0	30			R
			493			
<i>Villages</i>						
Ballyclogh*	112	0	20			R
Ballydaly*	14	24	5		None	R
Burnfort*	24	24	10		None	A
Bweeng*	177	18	10			R
Castlemagner*	118	0	30		None	A
Cecilstown*	41	0	10			R
Churchtown*	252	0	25			R
Cullen*	47	0	25			R
Derrinagree*	20	0	5		None	R
Dromahane*	343	1	63			R
Freemount*	114	0	20			R
Glantane*	59	0	10			R
Kilbrin*	78	59	20			R
Kilcorney*	22	0	10			R
Kiskeam*	65	0	24			R
Liscarroll*	122	0	15			R
Lismire*	30	0	30		None	A
Lombardstown*	66	0	10			R
Lyre*	82	0	10			R
Meelin*	36	0	20			R
New Twopothouse*	57	0	10		None	A
Rathcoole*	80	0	15			R
Rockchapel	41	0	15			R
Tullylease	29	0	10			R
			422			
<i>Village nuclei</i>						
Aubane*	6		5	None	None	R
Ballyhass*			5		None	R
Cloghboola*	11		5	None	None	R
Curraraigue*	12		5	No	None	R
Dromagh*/Dromtariff*	20	1	5		None	R
Gortroe*	11		5		None	R
Knockaclarig	1		5	None	None	R
Laharn Cross Rds.*			5		None	R
Lisgriffin*	42	3	5		None	R
Mourneabbey			5	None	None	R
Nad*	15		2			R

Table 2.4: Kanturk – Mallow MD: Suggested Strategy for new LAP						
Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for new LAP
Old Twopothouse*	26	1	5		None	R
Taur*	6		5		None	R
			62			
<b>Total</b>			<b>6,300</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.					
	None – no existing Irish Water Services.					
<b>Suggested Approach Key</b>	R= It is intended to broadly retain the overall scale of growth as set out in current 2011 Local Area Plan					
	A = The overall scale of growth as set out in current 2011 Local Area Plan will need to adjusted to reflect available water services capacity. Development will be limited to a small number of individual houses with their own treatment plant.					

## 2.9 Employment within the Municipal District:

2.9.1 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 12,551 jobs within the District, including 2,004 home workers. Jobs located within the Municipal District fall into the following key categories:

- 25.6% - Wholesale, Retail, Transportation and Storage, Accommodation and Food service activities;
- 20.1% Education, Human health and Social Work Activities.
- 19.9% Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management.
- 13.4% Agriculture, forestry or fishing.
- 8.6% Information / Communication, Financial, professional, administration etc.

2.9.2 Within the District 18,779 persons were at work in 2011. This includes home, mobile and 'uncodeable' workers and corresponds to 37% of the population of the District. These jobs were distributed across and outside the county as follows:

- 48.9% work within the Municipal District (including 2,004 home workers).
- 12.2% work within Cork City.
- 6.3 % work within the County Metropolitan Area.
- 23% work within the North Cork area (includes some of the MD).
- 7.4% work outside Cork County.

2.9.3 In terms of travel to work, 65% of employees who live within the District travel to work by driving a car. A further 10% drive a van, lorry or other vehicle while approximately 4% travel as a passenger in a car. Only 6.7% of employees living within the District travel to work on foot, 0.4% by bicycle and 0.6% by bus.

- 2.9.4 Mallow is the largest centre of employment within the area. The 2011 Census recorded a daytime working population within Mallow town of 3,553 people. In Kanturk the figure was 834 and in Millstreet it was 576. Similar data is not available for Buttevant or Newmarket but analysis of POWSCAR at a DED level gives a figure of 387 for Buttevant and 551 for Newmarket. This would indicate that of the 12,551 jobs within the Municipal district, 5,900 of them are located within the five 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.
- 2.9.5 There is a strong supply of employment land within the Municipal District as detailed in Table 2.5. The new Local Area Plans should seek to ensure that lands identified for employment use can be readily developed for such and address any barriers to development.

<b>Town</b>	<b>Business</b>	<b>Industrial</b>	<b>Enterprise</b>
Mallow♦	7.3	153	16*
Kanturk	45	0	0
Millstreet	21	3.3	0
Newmarket	12.4	0	0
Buttevant	14	0	0
<i>Total</i>	<i>99.7</i>	<i>156.3</i>	<i>16</i>

\*Provision is also made for enterprise uses within the X-03 Masterplan area. ♦ The former Mallow Sugar Factory site is also available.







# Section 3

## Main Settlements

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## 3.1 Introduction

3.1.1 There are five towns in the Kanturk - Mallow Municipal District: Mallow, Kanturk, Millstreet, Newmarket and Buttevant. This section outlines some of the key issues in relation to the main towns which the new Local Area Plan will address. The section also identifies the main areas where changes are being considered relative to the plan that was adopted in 2011 and the issues which the Council would like to engage with the people/ stakeholders on. The main issues are:

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



# Section 3.1

## Mallow

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### 3.1.1 The Vision for Mallow

- 3.1.1.1 Mallow is the largest of the North Cork towns and main focus of employment and retail services in North Cork. The town enjoys a strategic position on the national road network and the main Cork-Dublin rail corridor with hourly train services to Dublin and Cork. The town is set within the attractive valley of the River Blackwater. The river has a wide floodplain which has influenced the development of the town but also provides a valuable amenity and natural heritage corridor. The River is a significant natural habitat for rare and protected species of birds, fish and molluscs, and is designated under the Habitats Directive as a Special Area of Conservation. The designation aims to ensure that the favourable conservation status of the site is restored or maintained and will have a significant influence on how the town develops in the future.
- 3.1.1.2 Under the National Spatial Strategy Mallow is designated as one of nine strategically located medium-sized “hub” towns. Its function is to support and compliment the Cork Gateway and drive development in North Cork. This strategy is reflected in the South West Regional Planning Guidelines and the Cork County Development Plan 2014. This means the town is prioritised as a centre of growth in the County, to support the development of the Cork Gateway, with a corresponding priority in terms of infrastructural investment. The SW Regional Planning Guidelines 2010 and the County Development Plan allocates Mallow a population target of 20,000 persons, representing growth of just over 8,000 people.
- 3.1.1.3 Future development in Mallow is affected by water quality issues in the wider Blackwater River Catchment (see section 2.4. in Chapter 2 of this document). Water Services Infrastructure in the town also needs to be upgraded to cater for new development.
- 3.1.1.4 Within this context the preparation of the new Local Area Plan for Mallow offers the opportunity to take stock in terms of our vision of what kind of town Mallow can be, the lessons learned over recent years and to set out the landuse framework that should be put in place to help us progress towards achieving that vision. The existing plans for Mallow set out a vision for the town which is based on the goals set out below. Preparation of a new plan offers the opportunity to refine or update these goals as necessary:
- Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable land use and transportation patterns.
  - Sustainable patterns of growth, reflecting the need to reduce energy consumption and emissions, together with efficient provision of social and physical infrastructure;
  - Sustainable development of the town centre as the economic service provider of the urban area and wider rural hinterland;
  - Sustainable and balanced economic investment together with wise management of the town’s environmental and cultural assets; and
  - Responsible guardianship of the town and its hinterland so that it can be handed on to future generations in a healthy state.

### 3.1.2 Mallow Town Centre

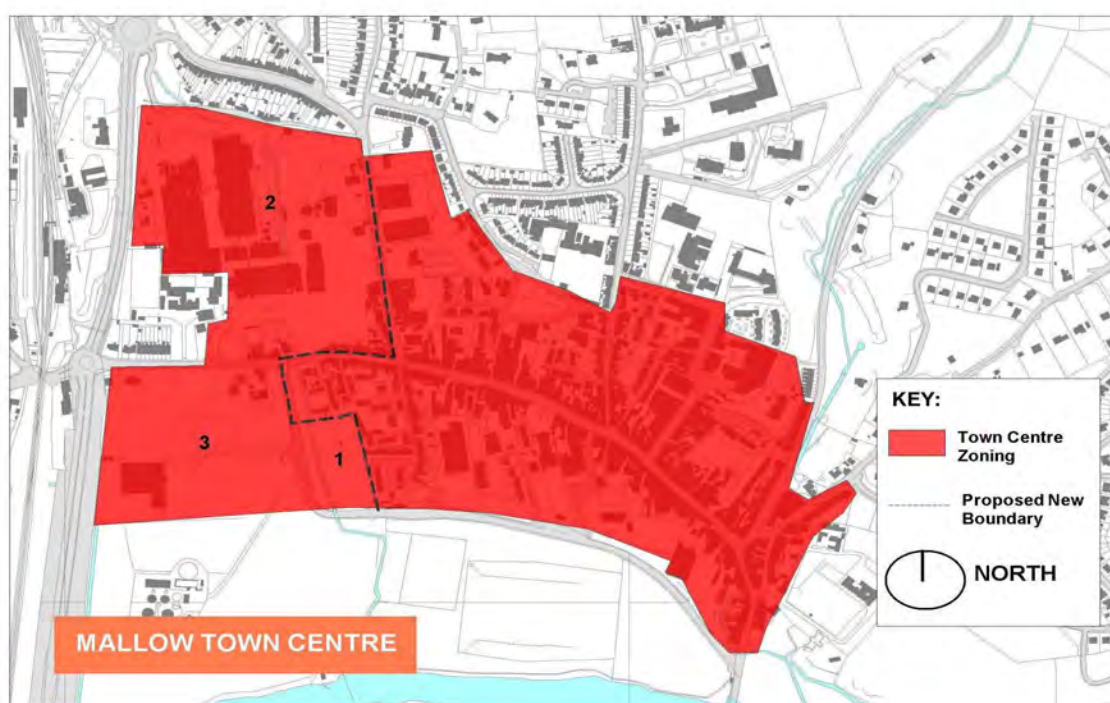
- 3.1.2.1 Mallow is the largest service centre in North Cork with a strong convenience retail base and a good range of comparison services, especially in the independent sector. It is important the new Local Area Plan includes policies and measures to consolidate, support and strengthen the town centre into the future.
- 3.1.2.2 The main convenience anchor stores (Dunnes, Tesco and Lidl) are located at the edge of the core area (see map) forming a triangle with the town core at its centre. In order to avoid fragmenting the core area and weakening footfall levels, it is important that future retail development should help consolidate the core, strengthening the links between the anchor stores and improving pedestrian connectivity. In order to enhance the vitality of the town centre more high quality / destination retailers, food and leisure uses which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm. There are several opportunities available within the core of the town where new modern facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises, and the new Plan will identify these and support the sequential development of the town centre.
- 3.1.2.3 A number of issues have been identified which the LAP should address:
- Providing a robust town centre strategy which seeks to consolidate and strengthen the core area and prioritises retail, employment and residential growth and heritage-led regeneration.
  - Identifying opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and housing, and provide high quality space to attract new higher order retail and employment uses.
  - The Plan will protect existing housing adjacent to the retail core and will encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours.
  - Promoting the heritage and tourism assets of the town. The eastern end of the town contains a cluster of important heritage buildings including Mallow Castle, The Markethouse, The Clockhouse & Spa House. These can become a new tourism focus.
  - To provide urban design guidance on the provision of shopfronts/ signage, utilities and the use of materials within the town centre Architectural Conservation Area to deliver a higher quality streetscape and town centre retail environment.
  - The need to ease traffic congestion within the town centre and provide guidance on the new roads infrastructure necessary to facilitate future development.
  - Identify opportunities to enhance pedestrian facilities within the town including additional pedestrian bridging points across the River Blackwater.

### Changes to current Zonings

3.1.2.4 The area zoned for town centre uses in the current Town Plan includes a number of sites for town centre expansion. Some of these sites could perhaps be more suitable for other uses.

1. The greenfield site fronting the Park Road, located opposite the entrance to the Co-op shop is located within the flood plain of the river, has a history of flooding and is not defended and is no longer considered suitable for development having regard to the Guidelines on Flood Risk Management.
2. The Dairygold processing site remains in active industrial use and is not available for town centre purposes. Consideration could be given to rezoning it for industrial use.
3. The Dairygold lands adjacent to the existing Co-Op Store, to the south of West End, is very removed from the core of the town and could fragment the town centre if uses for retail development, although such uses have been permitted on the site in the past. Consideration will be given to possible alternative uses for this site such as office based employment uses and non retail town centre uses.

Figure 3.1.1: Mallow Town Centre



### *Opportunity Sites*

- 3.1.2.5 The following opportunity sites could be considered further as part of the preparation of the new Local Area Plan:
1. Dairygold lands south of West End considered suitable for office based employment uses and non retail town centre uses. It is important that the site does not compete with the convenience or comparison retail offer of the town centre.
  2. There are opportunities to prove office type employment uses or a new hotel at Short Castel street.
  3. Georgian housing stock at West End also suitable for office uses / boutique hotels etc.
  4. Retail opportunities are available by redeveloping the site for the former Central Hotel, the backland areas at
  5. Muddy Hill / Carmichael car park and under-utilized buildings on the Main Street provide opportunities for new retail developments at ground floor level with residential / offices overhead.
  6. Small infill housing opportunities are available in a number of areas.

### *Public Realm*

- 3.1.2.6 The new Local Area Plan can seek to improve the overall environment of Mallow town by protecting and enhancing the local character of the town, its buildings and streetscapes, protecting its main heritage buildings and features, protecting its landscape setting, open spaces, trees and hedgerows, and ensuring that the development of the town does not have any adverse impacts on the River Blackwater which flows through the town.
- 3.1.2.7 It is recognised that Mallow has several unique attributes of that give the town its character and that improvements to the public realm of the town can greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Mallow as a town to visit and explore. In order to build on the success of recent public realm works undertaken on the eastern end of Main street, the new plan could consider the other public realm works which would enhance the town centre, provide an attractive environment for pedestrians, enhance connectivity between the key destinations etc.

Figure 3.1.2 : Mallow Opportunity Sites

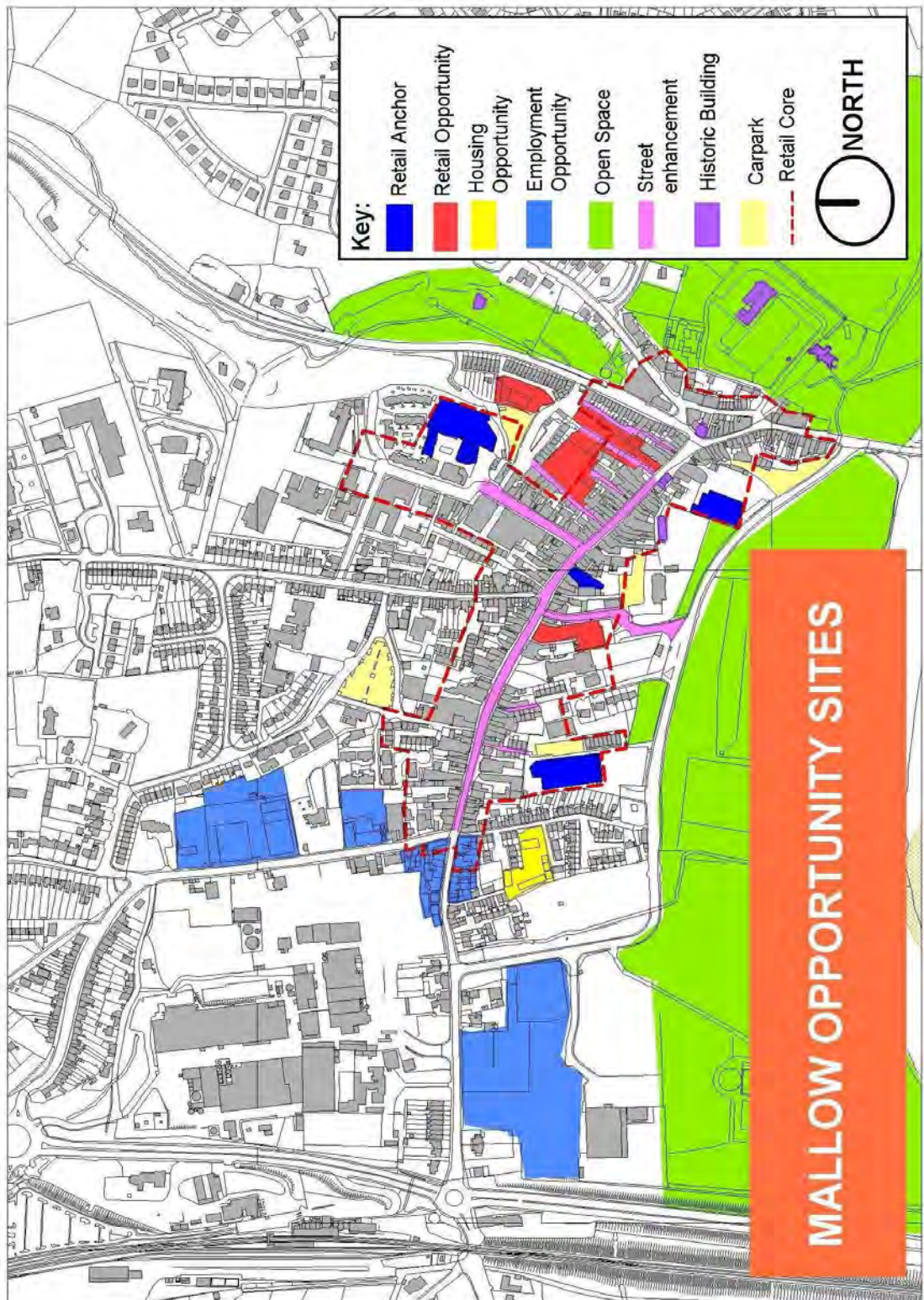
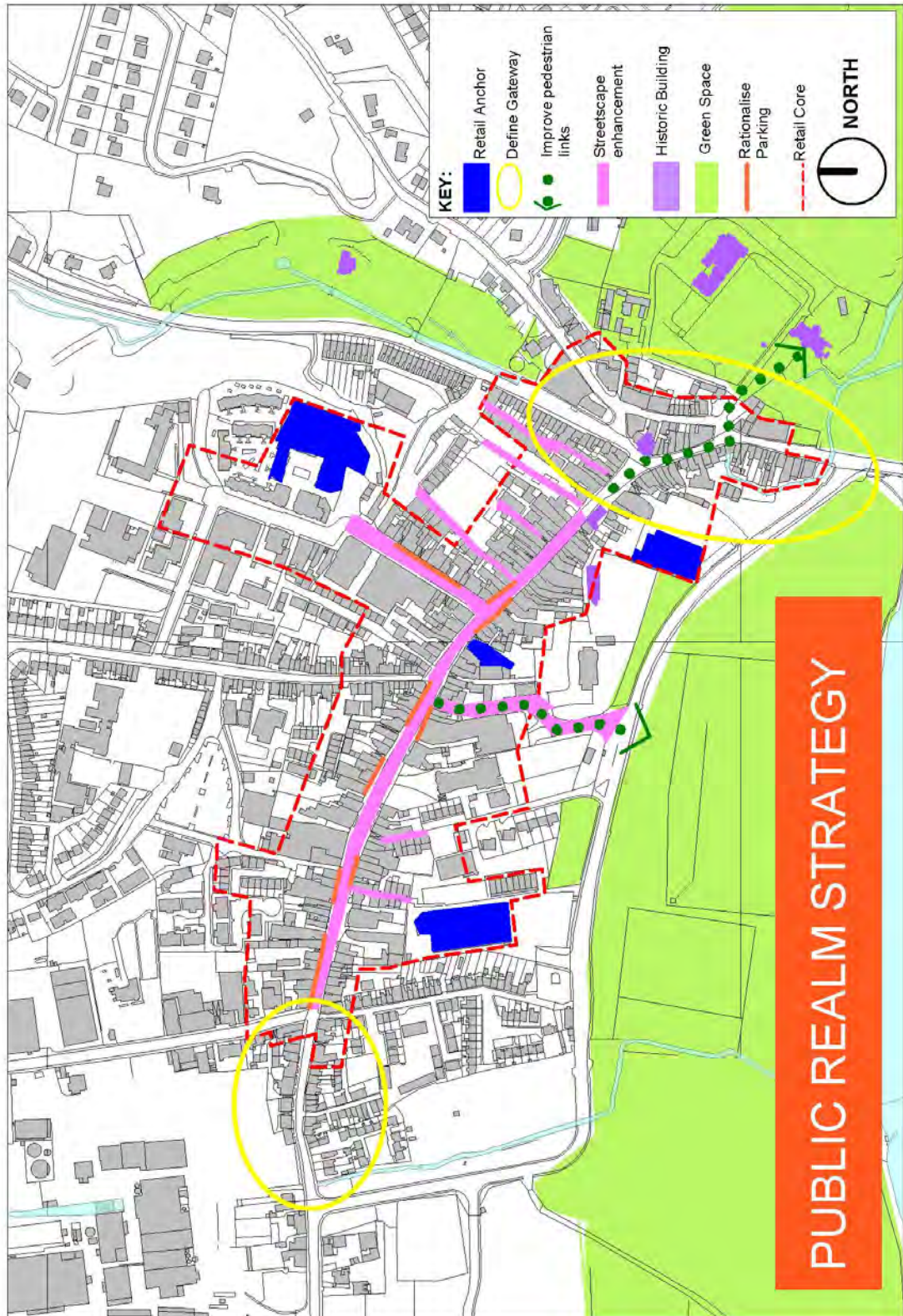


Figure 3.1.3: Mallow Public Realm Strategy



### 3.1.3 Residential Land Supply

- 3.1.3.1 Mallow has a population target of 20,000 representing growth of just over 8,000 people on Census 2011 figures (11,605). In order to accommodate this level of population growth, an additional 4,552 housing units will be required. A net housing land requirement of 228ha has been identified by the County Development Plan to provide this amount of housing.
- 3.1.3.2 Previous plans for Mallow have made provision for a residential land supply of 339 ha with the capacity to provide approximately 6,944 units, representing headroom of 2,442 units or 53%. The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the town in the event that investment in infrastructure in the villages is delayed.
- 3.1.3.3 Large amounts of land are currently zoned for housing to the north west and north east of the Town. Development in both areas will require new roads and water services infrastructure to cater for the new development. The timeline around the delivery of this infrastructure is uncertain and is beyond the direct control of the County Council.
- 3.1.3.4 The new local area plan for Mallow will need to consider how best to manage the land supply. While additional lands are not required for residential development the new plan will consider where the lands currently zoned offer the best opportunity for development in terms of optimising existing or planned infrastructure .
- 3.1.3.5 The North Eastern Quadrant of Mallow includes the town centre and has a strong supply of land within the area zoned X-03 which could cater for residential and employment uses subject to the provision of infrastructure, including the North Relief road. In order to deliver the best return on infrastructure investment, the new LAP could consider prioritising development options in the North Eastern Quadrant, as identified in previous plans for Mallow, in the medium term in order to focus infrastructural delivery in this area.
- 3.1.3.6 Housing Density policy is set by the County Development Plan 2014. Lands for development in Mallow would generally fall within the Medium Density A category within the range of 20-50 dwellings per hectare. Within this category apartment development is permissible where appropriate but there is no requirement to include an apartment element in development proposals and lower standards of public open space provision may be considered where larger private gardens are provided. In addition a broad housing mix will normally be required including detached/ serviced sites unless otherwise specified by the Local Area Plan. On some town centre sites high density development may be appropriate which is defined as a minimum of 35 units per hectare. Such densities normally require the development of apartments in order to deliver on the density standard.
- 3.1.3.7 The new LAP should consider housing options for the older age cohorts, including more specialised accommodation where elderly people can live independently.
- 3.1.3.8 Table 3.1.1 below details the existing residential zonings in Mallow. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development. Within the 0-2 year time frame it is estimated that sufficient land is available to deliver approximately 850 houses. A further 750 units could be delivered within 2-6 years while the remainder of the land supply has infrastructure constraints that are unlikely to be resolved within a six year time line.
- 3.1.3.9 The Town Development Plan 2010 made provision for residential development at Quartertown (north and south of the R619) and East of Mallow Bridge just south of the River at Bearforest which are within the area now known to be at risk of flooding. These zonings are not compatible with the Guidelines on the Planning System and Flood Risk Management and are likely to be omitted as part of the new Plan.

- 3.1.3.10 The priority for Mallow should be to secure population growth close to the town centre and the facilities that it offers. Lands previously zoned X-07 (the former Sugar Factory) are remote from the town centre and the provision of housing here may not be the best option of this important site. The new plan should consider alternative uses for this site.

<b>Table 3.1.1 (a): Short- Medium Term Residential Zonings / Land Supply in Mallow</b>			
<b>Site Ref.</b>	<b>Area (ha)</b>	<b>Comment</b>	<b>Suggested Approach</b>
<b>Infrastructure available to facilitate development within 0-2 year timeframe</b>			
Town Centre /infill	n/a	Various infill sites suitable for mixed-use development; potential for rejuvenation of vacant property; living over the shop scheme.-	Identify sites in the LAP.
R-03	8.2	Unfinished estate.	Retain Zoning.
R-06	3.8	Water Quality issues in relation to the River Blackwater. Significant Traffic constraints at Kennel Hill / Annabella Roundabout.	Retain Zoning.
R-07	0.7	Small infill Town centre site.	Retain Zoning.
R-09	1.4	Constrained Town centre site.	Retain Zoning.
R-12	1.1	Close to schools and existing housing. Consideration could be given to rezoning some of the adjoining enterprise land for residential use. Check Map	Retain/enlarge area zoned Residential into adjacent enterprise area E-01.
R-15	4.5		Retain Zoning.
R-16	1.9		Retain Zoning.
X-04	15.7	Unfinished housing development.	Retain Residential Zoning as per the Town Plan.
<i>Total</i>			

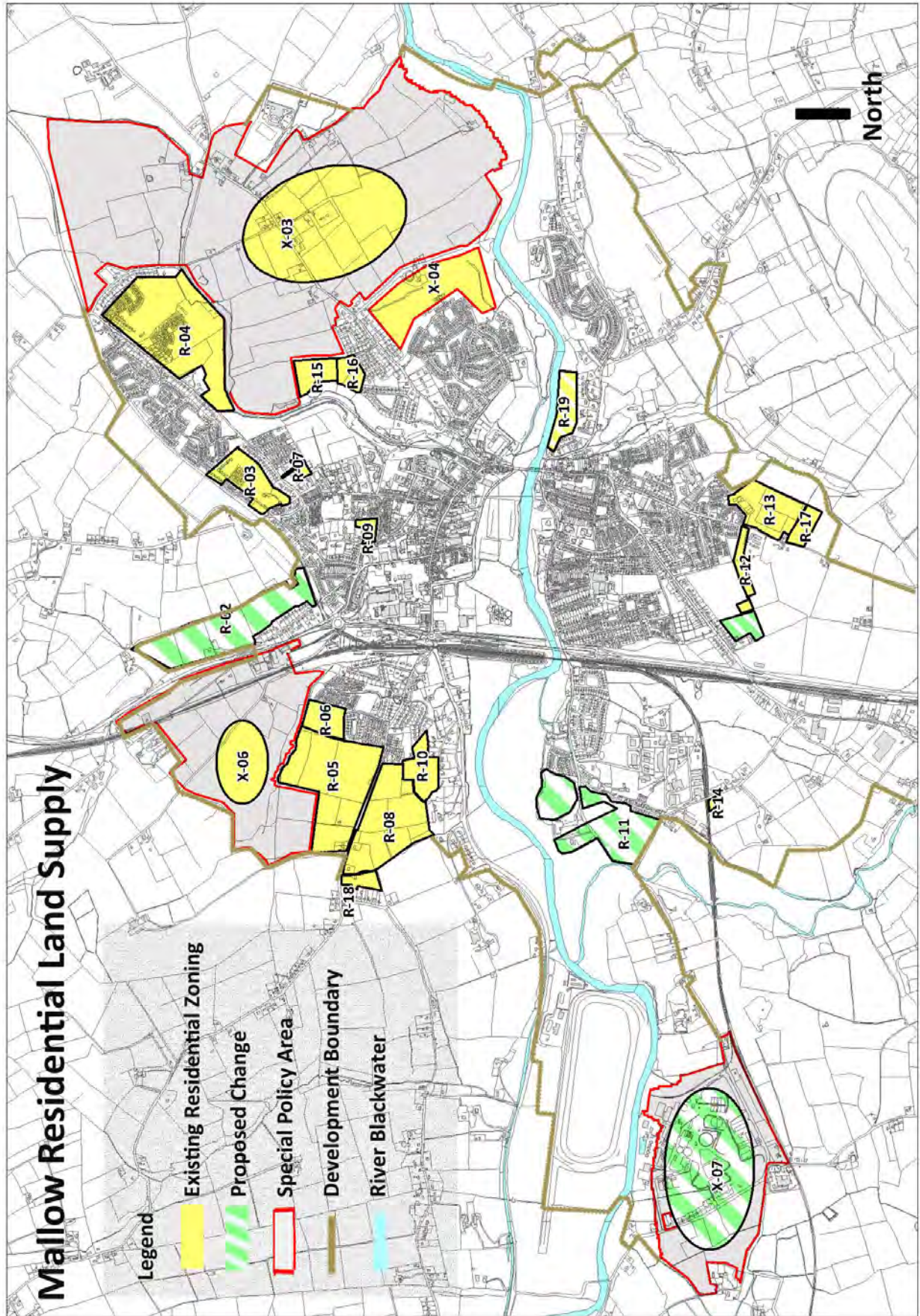


Table 3.1.1 (b) : Short- Medium Term Residential Zonings / Land Supply in Mallow			
Site Ref.	Area (ha))	Comment	Suggested Approach
Infrastructure available to facilitate development within 2-6 year timeframe			
R-04	19	Some expired permissions on part of the land.	Retain Zoning.
R-13	7.9		Retain Zoning.
R-17	2.2		Retain Zoning.
<b>Total</b>	<b>29.1</b>		

Table 3.1.1 (c): Longer Term Residential Zonings / Land Supply in Mallow			
Site Ref.	Area (ha)	Comment	Suggested Approach
Infrastructure constraints indicate that the timescale for development is greater than 6 years			
R-02	8.4	Development may be impractical.	Reassess zoning.
R-05	21	Significant Road capacity constraints at Kennel Hill and Annabella.	Retain zoning.
R-08	15		Retain zoning.
R-10	4.5		Retain zoning.
R-18	1.7		Retain zoning.
X-06	40	Provision for 1,000 houses and other uses. Lands separated from Town Centre by N20 and Railway line. Roads and Water services infrastructure required.	How best to manage this land supply.
X-03	250	Mixed use scheme with provision for 3,000 houses and other uses. Roads and Water services infrastructure required .	How best to manage this land supply.
Other sites			
X-07	75	Large brownfield site. Remediation works almost complete. Roads and Water servicing issues.	Identify appropriate uses for this site.
R-11	11.12	These lands are within the area at risk of flooding and are unsuitable for residential development.	Rezone as open space.
R-14	0.5	Small site with water & wastewater constraints. Surrounded by existing / proposed industrial uses.	Identify appropriate uses for this site.
R-19	4.2	Within flood risk area & SAC. Access issues	Rezone as open space.
<b>Total Capacity = 6,658 approx.</b>			

- 3.1.3.11 Large blocks of greenfield land been zoned for development in Mallow. Given the water quality sensitivities associated with the River Blackwater Special Area of Conservation and the need to manage surface water run-off, new residential developments will need to incorporate detailed proposals for sustainable urban drainage.

Figure 3.1.4: Mallow Residential Land Supply



### 3.1.4 Employment Land Supply

- 3.1.4.1 Mallow is a significant employment centre within North Cork. Results from the 2011 Census show a daytime working population (resident and non-resident of Mallow) within the town of 3,554 persons, with commerce and trade being the largest sector.
- 3.1.4.2 In 2011 there were 5,555 persons living in Mallow in the labour force and of these, 78.4 per cent /4,353 persons were at work, although half of them (2,169) were working outside the area.
- 3.1.4.3 Employment growth in the town is essential to underpin the sustainable growth of the population as envisaged by the hub status and the expansion of the retail and service base. Mallow needs to build on its intrinsic strengths as an important food production centre but will also need to diversify its employment base to become a centre of inward investment and reduce its reliance on commuting to Cork for work.

#### *Former Sugar Factory*

- 3.1.4.4 Previous plans for Mallow have zoned significant areas for employment / industrial use. The former sugar factory site located in a rural setting 4km to the south west of the town is suitable for redevelopment but a suitable use needs to be identified. Previous plans identify the site for high density mixed uses. However, there are concerns that the site's relative isolation from the town centre makes it generally unsuitable for residential uses and more suitable to general industrial/ warehousing type uses or some type of specialised leisure or tourism development. The Mallow Traffic and Transportation Study 2011 highlights the need for new roads infrastructure to serve the site. The site abuts the River Blackwater, a designated SAC and Natura 2000 site and protecting the water quality of the river will be a critical part of any redevelopment proposals on the site. A key challenge of the new local area plan will be identify appropriate uses for this site.

#### *Bearforest Lands*

- 3.1.4.5 The Town Development Plan 2010 zoned the Bearforest Demense for 'clean' technology including science, business, education, research and an element of residential use to create a sustainable live/work environment. The site is also designated as an Architectural Conservation Area. At present the roads and services infrastructure in the area are unable to support the development of the site and significant new roads infrastructure would be required to service it. Consideration needs to be given as to what role these lands can play in the sustainable development of the town.

#### *Other existing zonings*

- 3.1.4.6 There is a significant concentration of industrial development to the south west of the town at Quartertown and the Mallow Town Plan 2010 identifies this area as an 'economic growth centre' and a priority location for growth in industrial and employment activity. Approximately 140ha of greenfield land is zoned in this area for industrial / enterprise development and remains undeveloped.
- 3.1.4.7 To the east of the N20, there is a further 50ha of undeveloped zoned land available for employment / industrial/ enterprise uses, 40ha of which is for a "stand alone industry" (1-05). Some of the lands currently zoned for enterprise may be more beneficial for residential uses.
- 3.1.4.8 The Master Plan area at Keately's Close (X-03) also makes provision for employment uses within the site although the scale is not specified.
- 3.1.4.9 Dairygold lands in the town centre are currently zoned for town centre uses / town centre expansion. As the dairy processing use is continuing on the northern portion of the holding it is proposed to review the zoning objective with a view to reclassifying it as industrial/ existing built up area. To the south of the N72 / West End there is an opportunity to review the objective for the site to provide for non retail town centre uses / office based employment/ enterprise type uses.

- 3.1.4.10 A review of the scale, location and appropriateness of this employment land supply will be necessary as part of the preparation of the new local area plan. The Traffic and Transportation Study highlights the need for significant new roads infrastructure to service these employment / industrial lands. Pedestrian and cyclist access would also need to be upgraded/ retrofitted within existing route corridors and provided within new development to link residential areas with employment zones. There are also existing constraints in relation to the provision of water services and the protection of water quality within the River Blackwater. Sustainable Urban Drainage proposals will also be an essential component of any plans to develop these lands. The current employment land supply is detailed in Table 3.1.32 below.

<b>Table 3.1.2: Mallow Existing Employment Land Supply</b>		
<b>Zone</b>	<b>Comment</b>	<b>Suggested Strategy</b>
I-01	Current objective provides for industrial/ warehousing / distribution uses. No planning history. Development of these lands will be impacted on by existing Bottled Gas use to the north which is subject to the Control of Major Accidents Hazards Regulations.	Review Zoning.
I-03	Current objective provides for Industrial Estate development. No current permissions.	Retain Zoning.
I-04	Current objective provides for distribution and small / medium scale industrial development. No planning history	Retain Zoning.
I-05	Current objective provides for large scale stand alone industry. Access to these lands is an issue	Review Zoning.
I-06	Current objective provides for distribution and small / medium scale industrial development. No planning history	Retain Zoning.
I-08	Current objective provides for extension of existing light industry site at Quartertown. No planning history.	Retain Zoning.
E-01	Current objective provides for Office based Industry. Some of the lands may be more suited to residential use.	Review Zoning.
B-01	Business Uses. Permission granted for site development works.	Retain Zoning.
X-05	Bearforest lands. Appropriate uses for this site need to be considered.	Review Zoning.
X-03	Current objective for this site provides for employment / enterprise uses within the overall site. Consider location and nature of employment uses suitable for site as part of the preparation of land use framework	Consider range of employment uses.
X-07	Former Sugar Factory site. Optimum uses for this site need to be identified.	Review Zoning.
TDP 1	Existing Dairygold processing facility. Currently zoned for town centre uses. Review zoning given ongoing industrial use.	Review Zoning.
TDP2	Lands at West End / south of the N72 currently zoned for Town Centre. Opportunity to review objective and consider site for non retail town centre uses/ enterprise/ office based employment uses.	Review Zoning.

*Special Policy Zoning for Road Side Services Development*

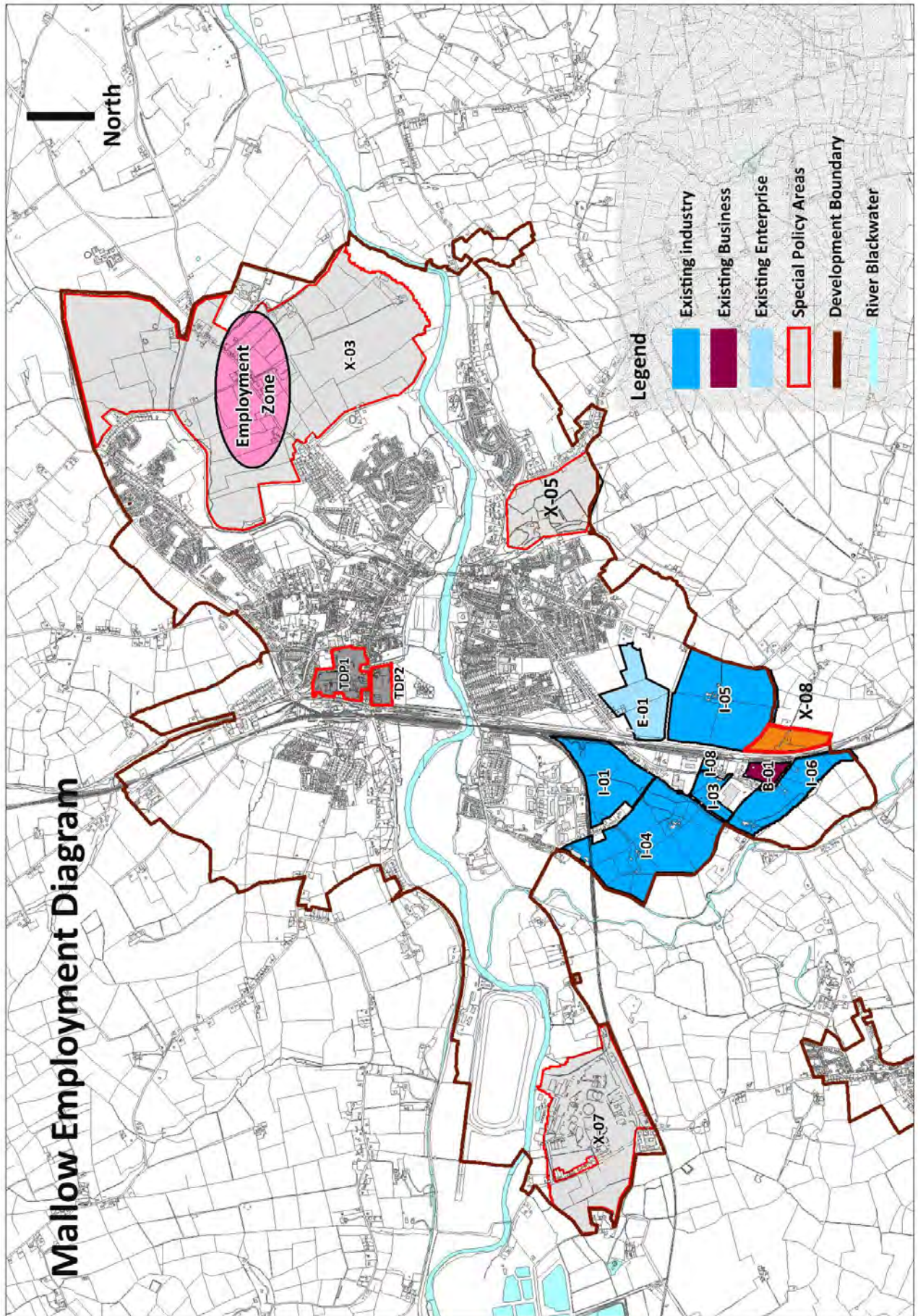
- 3.1.4.12 The Mallow SLAP 2007 zoned a site of 7.3ha to the south of the town for a roadside services area. The site fronts the N20. This site is shown as X-8 in the 2014 amendment to Mallow Electoral Area Local Area Plan. The review of the plan offers the opportunity to review this zoning in light of national policy on the protection of National Routes.

<b>Zone</b>	<b>Comment</b>	<b>Suggested Strategy</b>
X-08	The review of the plan offers the opportunity to review this zoning in light of national policy on the protection of National Routes.	Review Zoning.

*Issues to consider in relation to employment land supply*

- 3.1.4.13 Mallow needs a good supply of employment land to facilitate development and to build on its reputation as a centre of food processing, light industry and commerce. The plan needs to identify lands suitable for a range of uses and be clear on what infrastructure (water services, roads etc.) is required to enable development.
- Opportunities exist to make provision for more office based employment uses within the town centre area and the new plan should explore these options.
  - Appropriate uses, including employment, need to be considered for the Bearforest site.
  - The former Sugar factory site is very remote from the town for a live/work zone and the new plan should review the options for this site including an employment or tourism zoning. The site boundary will also be revised.
  - Employment lands within the X-03 site may be suitable for logistics/ distribution –type uses given its proximity to the proposed motorway network;
  - Lands currently zoned for enterprise / industry to the south east of the town may be more suited to residential use.
  - Land supply at Quartertown needs to be reviewed and consideration given to the impacts of Seveso, the railway line and servicing constraints.
  - Opportunity to review site X-08 providing for road site services site in line with National Policy on protecting national routes.
  - There is a need to optimise the potential for employment growth in the tourism sector by identifying areas for expansion of tourism accommodation and facilities and the new plan will consider these issues.

Figure 3.1.5: Mallow Employment Diagram



### 3.1.5 Community Facilities

- 3.1.5.1 The scale of population growth planned for Mallow will place significant new demands on Mallow's social and community infrastructure (schools, recreational facilities, health care etc.) It is important that new community infrastructure is delivered in a timely fashion as the town grows so that it continues to perform as an attractive convenient town offering a good quality of life. In this context significant investment will be required in community infrastructure to meet the needs of the growing population.
- 3.1.5.2 In addition to looking at what new community facilities will be required, the plan should also seek to improve access to existing facilities from different parts of the town. For example access to schools and other facilities for those living west of the N20 is very constrained with poor facilities for walking and cycling. Improving walking and cycling links between residential areas and schools, the town centre and the health care centre to the south of the town would help encourage green modes for shorter trips and help ease congestion.
- 3.1.5.3 The town has a good supply of active and passive open space, including Mallow Racecourse, a large GAA complex, rugby grounds, soccer pitches, golf courses and grass tennis courts. A number of riverside walks have been developed along the northern banks of the Blackwater. There is a opportunity to develop further links including additional bridging points across the River and the new plan can explore these issues.
- 3.1.5.4 The attractive river valley setting of the town offers many opportunities for the development of new recreational and cultural amenities for the town which would enhance the overall quality of life for residents. The Mallow Recreational Audit and Town Park Masterplan has made a number of recommendations on the provision of additional recreational facilities /areas of public open space and will inform the new Plan.

### 3.1.6 Green Infrastructure

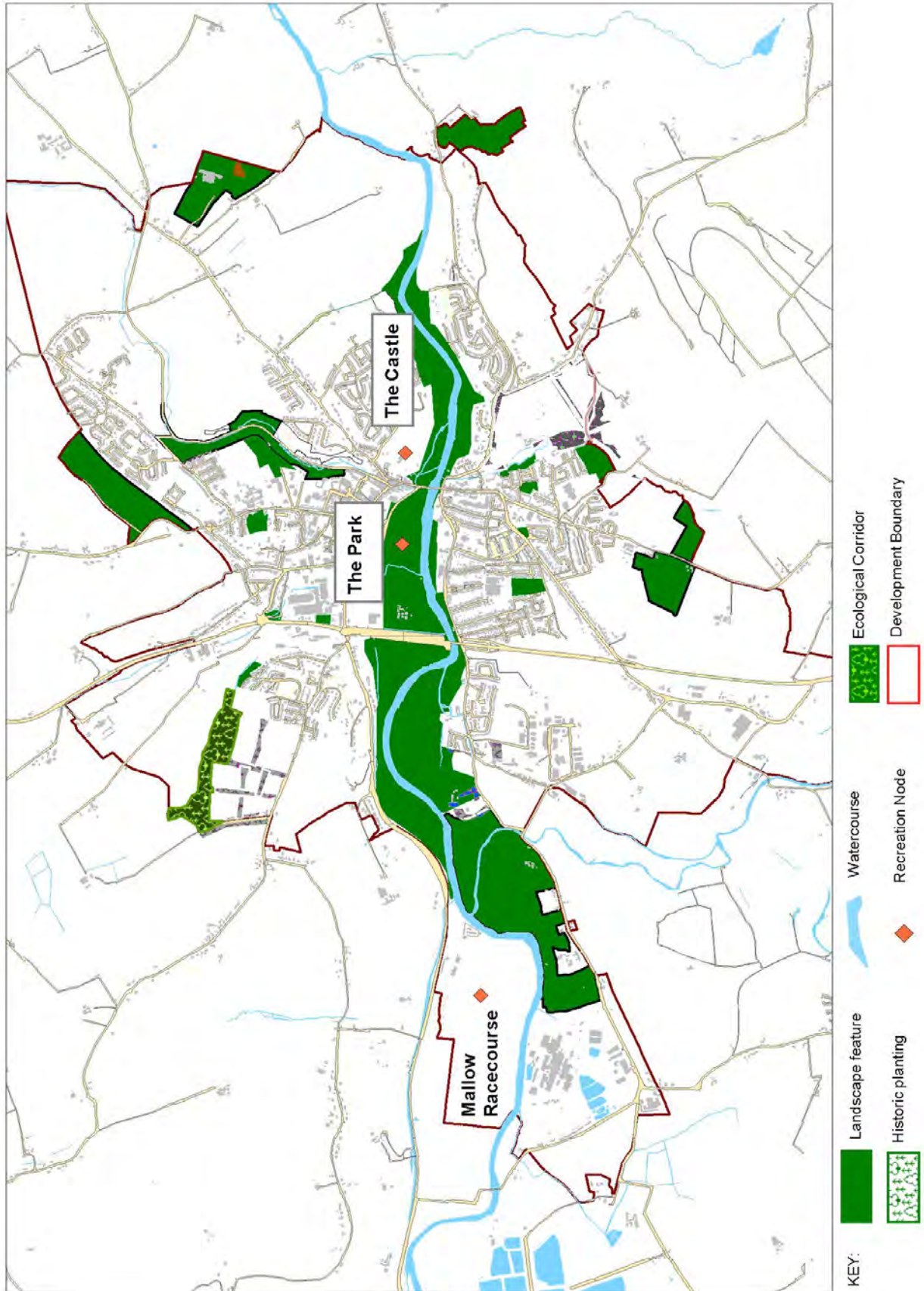
- 3.1.6.1 The future development of the town offers enormous opportunities to develop an integrated approach to green infrastructure which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town. The following table outlines the key elements which can contribute to the future green infrastructure resources of the town.

**Table 3.1.4: Green Infrastructure Mallow**

Element	Function	Comment
Blackwater Corridor	East-west Amenity corridor & protected area of biodiversity	Area subject to flooding & within SAC so any works will need to respect designations. Explore opportunities to allow greater water/ fishing activity on the River from the town and walking routes close to the river.
N20 Corridor	North-south Amenity corridor	Once the M20 is delivered, this route will be down-graded & can perform a new amenity function as part of the revised route design.
Northern Relief Route	Green route	This forms part of the old Mallow-Fermoy-Lismore railway line. The design of the relief road can include a dedicated green route which could be extended along the route of this section of the railway line.
Mallow Castle	Amenity walks, important tree stands, rare white deer	Important historic site with attractive formal and informal gardens, protected deer and trees subject to TPOs. Improving links with the town centre and surrounding residential areas need to be explored.
Bearforest Demesne	Passive open space	Informal walks which respect the historic grounds & ACA designation
New pocket parks	Active/passive open space	Inject green spaces within the town to perform different amenity functions.



Figure 3.1.6: Mallow Green Infrastructure



### 3.1.7 Transport and Mobility

- 3.1.7.1 Transport is one of the key influences on the future development of Mallow. If the town is to realise its population target of 20,000 persons, then significant investment is needed in the provision of new transport infrastructure to relieve traffic volumes and congestion in the centre of the town, open up new lands for development and improve connectivity between the different parts of the north – north and south of the river and east and west of the N20 and Railway line. Enhanced provision for pedestrians and cyclists is also required. Key issues for the Local Area Plan to consider include:
- a. Delivery of the M20:  
Delivery of the planned M20 Motorway is essential in removing heavy traffic from the town centre thus improving accessibility throughout the town and enhancing the overall amenity of the settlement. However the M20 is unlikely to be delivered over the lifetime of the next development plan. The Local Area Plan will need to consider measures which will facilitate development in the absence of the M20 and protect the planned route for inappropriate development.
  - b. Northern Relief Road  
In the absence of the M20, there is a critical need to provide a northern relief road to take the N72 traffic away from the town centre and improve access to the development lands to the North east of the town centre. The existing corridor of the former Mallow /Fermoy railway line provides a ready route for such a road. This option needs to be actively progressed as a priority. The road could perform a dual function in terms of an East West Relief Route taking national traffic on the N72 away from the Town Centre, and as a local distributor road serving new development to the north east of the town.
  - c. Optimising capacity of existing routes  
In order to allow development to take place in the short term, the Plan will need to optimise the capacity for circulation within the existing routes, and prioritise development in areas which offer easy access to the town centre and existing facilities, including the train station.
  - d. Reducing the need to travel  
One of the principle aims of this Plan will be to reduce the need for commuting by delivering more local employment opportunities so more people can choose to work locally. For local journeys the challenge is to encourage people onto more sustainable forms of transport. As it is not always possible to work locally, the Plan would also include policies to encourage a greater up-take of public transport. It is also recognised that Mallow is an employment hub for the large rural hinterland and not all jobs are located along the rail line, so car based transport will remain essential for many commuters.
  - e. Enhanced facilities for walking and cycling & new bridging points  
The Mallow Traffic and Transportation Study (2011) indicates that 50% of the trips to work and education in Mallow are within an acceptable walking /cycling distance, but only 18% of such trips are made by slow modes at present. In this context, it is essential to enhance facilities for pedestrians and cyclists within the town. Through traffic on the N72 and traffic congestion needs to be addressed to make the streets within the town safer and more attractive for cyclists and pedestrians. Where possible a network of safe and direct walking and cycling routes needs to be provided to encourage a greater uptake of slow modes for shorter trips. Improving access from areas west of the N20/railway line and south of the River Blackwater are especially required, including new additional bridging points.
  - f. Mallow Traffic and Transportation Study  
The Mallow Traffic and Transportation Study 2011 deals with both strategic and local access issues within the town. It aims to improve traffic management, enhance public transport facilities/interchanges, address congestion and promote walking and cycling within the town. The study needs to be updated but many of its recommendations can inform the traffic and transportation proposals within the plan area.

### 3.1.8 Water Services

- 3.1.8.1 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within Mallow Town. The following priorities need to be addressed:
- a) Resolution of issues affect water quality within the Blackwater catchment
  - b) Upgrading / extension of the waste water treatment plant and drinking water supply to cater for the extent of development proposed.
  - c) Preparation of Sustainable Urban Drainage Systems strategy or the town to ensure appropriate management of surface water .

### 3.1.9 Surface Water

- 3.1.9.1 Provision for surface water disposal from new development is particularly important for Mallow given its location within the Blackwater Catchment where the Conservation Objectives for the River Blackwater Special Area of Conservation require significant improvements to water quality standards.
- 3.1.9.2 The County Development Plan 2014 indicates the Council's intention to commission the preparation of a Sustainable Urban Drainage System Plan for the Mallow.

### 3.1.10 Key Issues for the Draft Local Area Plan.

- 3.1.10.1 The following issues have been identified as key issues which needed to be considered further, and fully scoped in terms of Strategic Environmental Assessment and Habitat Directive Assessment, as part of the preparation of a draft Plan for Mallow.
- 3.1.10.2 Changes under consideration relative to the existing plan are also highlighted in the table.

<b>Table 3.1.5 : Key Issues /Changes under consideration for the Draft Local Area Plan for Mallow</b>	
<b>Topic</b>	<b>Key Issues / Changes</b>
Housing	<ol style="list-style-type: none"> <li>1 It is generally proposed to maintain most of the current residential zonings.</li> <li>2 Opportunity available to consider enlarging residential zoning R12 into adjacent employment / enterprise lands (E-01).</li> <li>3 Opportunity to review the following zonings: <ul style="list-style-type: none"> <li>➤ R-02 - as it may not be practical to develop this site.</li> <li>➤ R11 - the suggestion is that it be rezoned for flood compatible uses.</li> <li>➤ R19 - the suggestion is that it be rezoned for flood compatible uses.</li> <li>➤ X-07 - the former sugar factory site. Suitable uses need to be identified.</li> </ul> </li> <li>4 It is proposed to develop a framework for the X-03 and X-06 sites and to include these in the Draft Plan to be published in November 2016.</li> </ol>
Town Centre	<ol style="list-style-type: none"> <li>5 Opportunity to re-enforce the town centre as the preferred location for new retail development.</li> <li>6 Define the retail core area – the primary shopping area.</li> <li>7 Opportunity to review the following zonings: <ul style="list-style-type: none"> <li>➤ greenfield site fronting the Park Road, opposite the entrance to the Co-op shop, as it is in the flood risk area and is not defended.</li> <li>➤ Dairygold processing site, currently zoned for town centre expansion - as industrial use is continuing on site.</li> <li>➤ Dairygold lands adjacent to the existing Co-Op Store, to the south of West End. Opportunity to consider site for non retail town centre uses including office based employment uses.</li> </ul> </li> <li>8 Consideration will be given to identifying regeneration /opportunity sites. Possible sites include <ul style="list-style-type: none"> <li>➤ sites on Shortcastle Street for office based employment uses or a new hotel,</li> <li>➤ Georgian housing stock at West End for office uses / Boutique Hotels ;</li> <li>➤ Retail opportunities on the site for the former Central Hotel and the backland areas at Muddy Hill / Carmichael car park and under-utilised buildings on the Main Street, and</li> <li>➤ small infill housing opportunities</li> </ul> </li> <li>9 Opportunities for improvements to the public realm may also be indentified.</li> </ol>
Employment	<ol style="list-style-type: none"> <li>10 Opportunity to review the scale, location and appropriateness of the employment land supply as follows: <ol style="list-style-type: none"> <li>a) Opportunities exist to make provision for more office based employment uses within the town centre.</li> <li>b) Opportunity to consider appropriate uses, including employment, for the Bearforest site.</li> <li>c) The former Sugar factory site is remote from the town centre for a live/work zone and the new plan could review the options for this site. Options could, for</li> </ol> </li> </ol>

**Table 3.1.5 : Key Issues /Changes under consideration for the  
Draft Local Area Plan for Mallow**

Topic	Key Issues / Changes
	<p>example, include an employment or tourism zoning. The site boundary may also be revised.</p> <p>d) The current plan makes provision for employment uses on the X-03 site. As part of the preparation of a framework for the development of these lands, consideration will be given to what type of employment uses may be appropriate.</p> <p>e) Some of the lands currently zoned for enterprise / industry to the south east of the town may be more suited to residential use. Consideration will be given to this issue in the preparation of the draft plan.</p> <p>f) The new plan provides an opportunity to review the employment land supply at Quartertown. Consideration will be given to the impacts of the Seveso Directive and the railway line on the development potential / serviceability of these lands and how best to enhance connectivity from these lands to the rest of the town.</p> <p>g) There is a need to optimise the potential for employment growth in the tourism sector by identifying areas for expansion of tourism accommodation and facilities and the new plan will consider these issues.</p>
Special Policy Zone	<p>11 The Mallow SLAP 2007 zoned a site of 7.3ha to the south of the town for a roadside services area. The site fronts the N20. This site is shown as X-8 in the 2014 amendment to Mallow Electoral Area Local Area Plan. The review of the plan offers the opportunity to review this zoning in light of national policy on the protection of National Routes.</p>
Community Facilities / Green Infrastructure	<p>12 Opportunity to consider what additional community facilities , open space or recreation facilities are desirable to meet the needs of the growing community.</p>
Water Services Infrastructure	<p>13 Clarity needed regarding the resolution of the water quality issues in the Blackwater Catchment.</p> <p>14 Subject to (1) above, identify, in consultation with Irish water, the infrastructural investment needed to facilitate the development of zoned lands and a timeline for delivery.</p> <p>15 Progress the preparation of a Sustainable Urban Drainage Systems strategy for the town to ensure appropriate management of surface water.</p>
Road Improvements	<p>16 Delivery of the Mallow Northern Relief Road.</p> <p>17 Delivery of the M20 bypass.</p> <p>18 New roads needed to service development land to the east and west of the town.</p>



# Section 3.2

## Kanturk

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### 3.2.1 The Vision for Kanturk

- 3.2.1.1 Kanturk is an important residential and service centre in North West Cork with a population of 2,263 (2011). The vision for Kanturk as set out in the 2011 Local Area Plan is to support the town's role as an important local service centre for North West Cork. Priorities include the expansion of the employment and service base of the town, regeneration of brownfield sites and completion of the southern river crossing to ease traffic congestion.
- 3.2.1.2 In the 2014 Cork County Development Plan, Kanturk is designated as a County Town in the network of settlements. The strategic aim for a County Town is to provide a better balance of development between the town and its rural hinterland and fulfil its role as an economic and employment centre providing for the needs of its extensive hinterland so that it can become the location of choice for most people especially those with an urban employment focus.
- 3.2.1.3 Future development in Kanturk is affected by water quality issues in the wider Blackwater River Catchment (see section 2.4. in Chapter 2 of this document). Water Services Infrastructure in the town also needs to be upgraded to cater for new development.
- 3.2.1.4 Within this context the preparation of the new Local Area Plan offers the opportunity to gauge how Kanturk has performed through the duration of the previous LAP and identify the land use strategies needed to allow the town reach its potential.

### 3.2.2 Residential Land Supply

- 3.2.2.1 The strategy for Kanturk, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 2,400, representing growth of just over 137 people or approximately 6% on Census 2011 figures (2,263). In order to accommodate this level of population growth, an additional 141 housing units will be required. The County Development Plan has identified a net housing land requirement of 8.0ha to cater for this level of housing provision.
- 3.2.2.2 The current Local Area Plan (2011) for Kanturk makes provision for a residential land supply of 28ha, with potential to provide 329 units (14.5ha are reserved for serviced site type development, hence the relative low yield estimate). There is therefore a potential surplus of zoned residential land within the town. The new local area plan for Kanturk will need to consider how best to manage this land supply to support the orderly and sustainable development of the town.
- 3.2.2.3 Residential land in Kanturk is distributed to the west, east and north of the town and all of the residential zonings provide for Medium B density residential development (12-25 dwellings per hectare). Two specific sites, R-07 and R-08 which comprise 14.5ha, are specifically identified for serviced site type development.
- 3.2.2.4 Some recent residential developments within Kanturk display a high level of vacancy, approximately 33%. This problem is most pronounced in the Dun an Oir development in the north west of the town and Pairc an Tobair to the east. These units should be taken up once the housing market improves.
- 3.2.2.5 Table 3.2.1 details of the current residential zonings in Kanturk. It is proposed to retain all existing residential zonings in Kanturk .

Table 3.2.1: Current Residential Zonings / Land Supply in Kanturk			
Site	Area (ha)	Comment	Suggested Approach
R-01	2.0	No planning history.	Retain zoning
R-02	1.4	No planning history.	Retain zoning
R-03	2.6	Expired permission for 68 units.	Retain zoning
R-04	1.9	Primary School proposed on part of site.	Retain zoning
R-05	2.5	No residential permissions	Retain zoning
R-06	2.7	Permission for 16 units on part of site.	Retain zoning
R-07	12.3	Previous permissions on site, some of which have expire and some remain valid.	Retain zoning
R-08	2.2	Objective provides for serviced sites.	Retain zoning
<i>Total</i>	<i>27.6</i>		

### 3.2.3 Employment land supply

- 3.2.3.1 The overall employment strategy for Kanturk as set out in Chapter 6 of the 2014 County Development Plan, is to focus on local catchment employment focused on medium to small business/industry and an infrastructure programme to service the land supply identified for future employment development.
- 3.2.3.2 Results from the 2011 Census show a daytime working population (resident and non resident) in Kanturk of 834 persons, with commerce and trade being the largest sectors, followed by professional services.
- 3.2.3.3 In 2011 there were 1,076 persons living in Kanturk in the labour force and of these, 76.5 per cent /823 persons were at work with half of them working outside the area. The census shows that the unemployment rate for this area was 23.5% in 2011 compared with a national average of 19%.
- 3.2.3.4 Employment in Kanturk is mainly concentrated in the retail, service, and food manufacturing and educational sectors. There is some additional employment associated with the dairying sector located south of the town at Dromalour.
- 3.2.3.5 The current Local Area Plan for Kanturk zones 45ha of land for business use and almost all of this land remains available for development. Part of the B-01 site has been developed by the IDA but remains unoccupied. Part of B-03 is at risk of flooding. The business land supply in Kanturk is detailed in Table 3.2.2.

Table 3.2.2: Kanturk Employment Land Supply		
Site	Current Status	Suggested Approach
B-01	Undeveloped.	Retain
B-02	Partially developed .	Retain
B-03	Undeveloped, includes objective to provide for a new Link road and river crossing to service the southern end of the town. Part of this site is at risk of flooding.	Retain but consider review of boundary in light of flood risk
B-04	Undeveloped site.	Retain

Figure 3.2.1: Kanturk Residential Land Supply

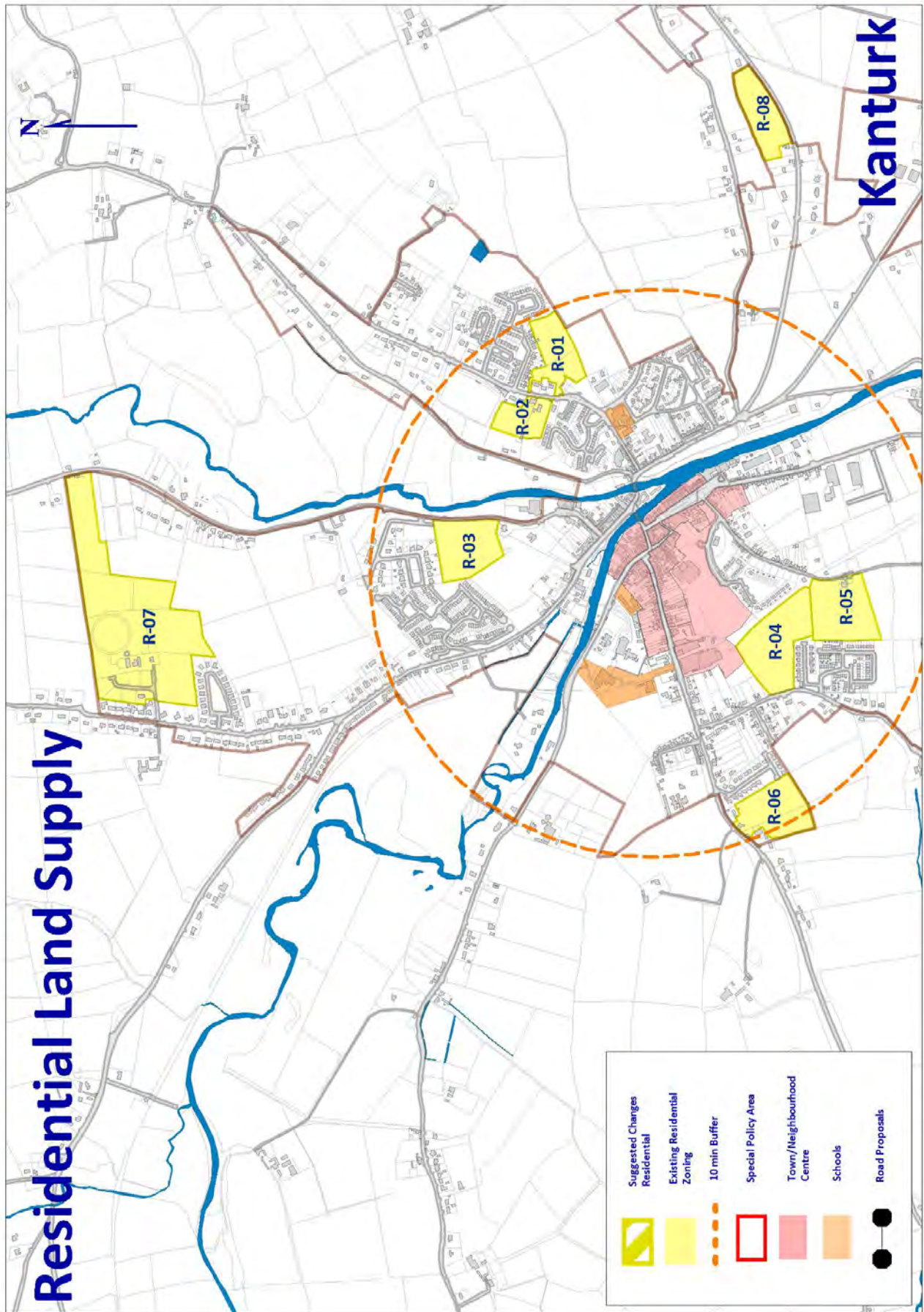
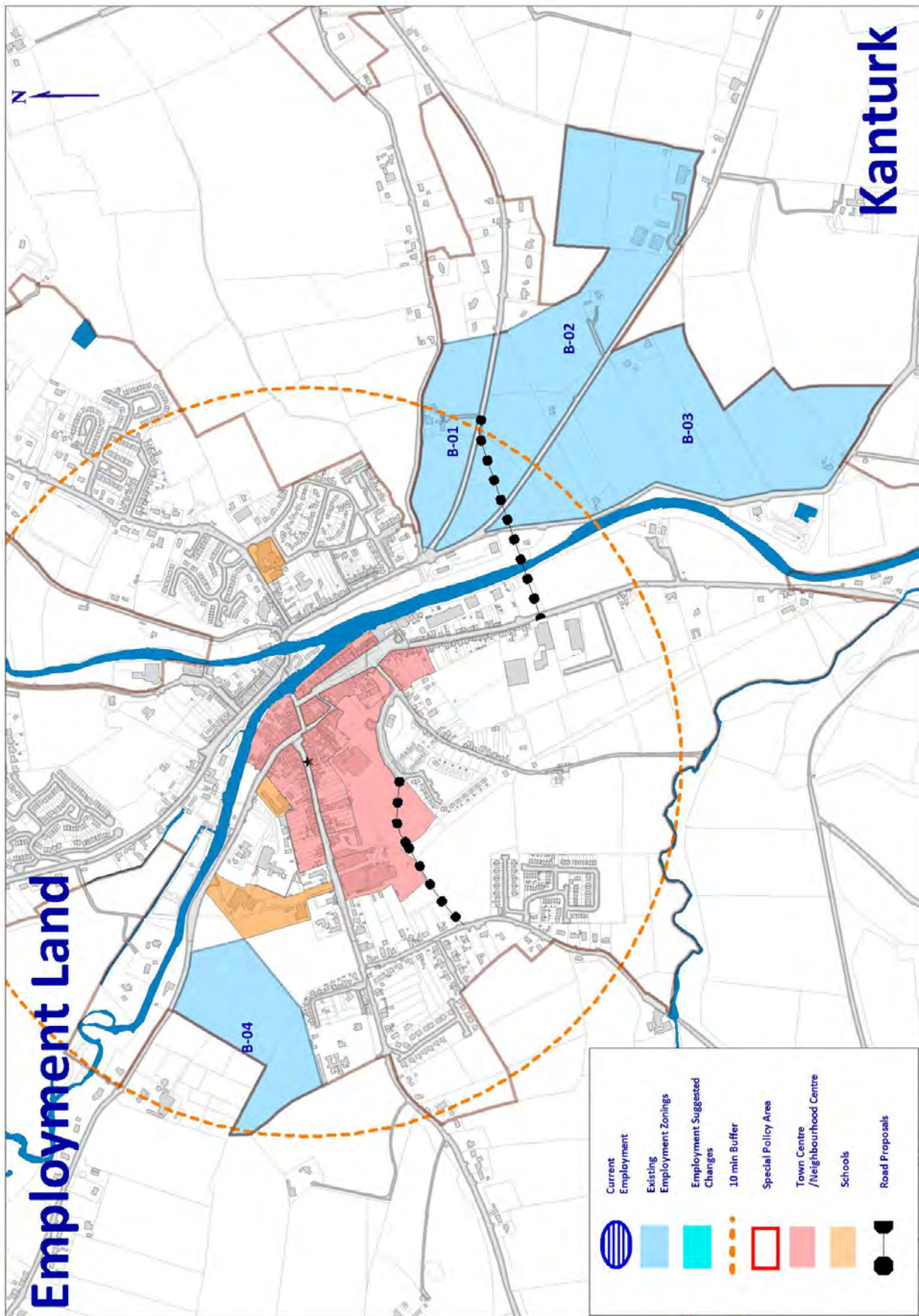


Figure 3.2.2: Kanturk Employment Land Supply



### 3.2.4 Town Centre/ Retail

- 3.2.4.1 Kanturk is an important service centre in North Cork providing a large range of retail and non retail services to the local community and the wider rural hinterland.
- 3.2.4.2 The main convenience store (Supervalu) is located in the heart of town centre with smaller convenience and comparison goods stores being located throughout the retail core, mainly provided by independent operators. A Lidl Store has been developed on the southern edge of the town centre and there is some comparison goods retailers also located at Dromalour approximately 1km south of the towns development boundary.
- 3.2.4.3 Vacancy is an important issue with a number of business closures particularly along Percival Street in the Western End of the town. Dereliction on Percival Street is also an issue and the Council may need to consider whether or not to utilise its powers under the vacant sites legislation. A number of recently constructed units along Earl Street north of the town centre are also vacant.
- 3.2.4.4 Kanturk is the centre of a large rural and agricultural hinterland and this is reflected in the presence of a working mart and a dairy processing facility in the town centre. A number of workshops and garages also continue to operate along the town's main streets, an unusual feature in modern towns.
- 3.2.4.5 Traffic congestion is an issue with a number of regional and arterial routes converging in the town centre, with delays being particularly pronounced at the junction of Main Street and Strand Street. This congestion is compounded particularly by its location in close proximity to the town bridge over the Dalua River. The town centre is also a major through route for traffic accessing North West Cork, and East Kerry, particularly for HGV traffic.
- 3.2.4.6 The town's streetscape is pleasant and generally maintained save for a couple of sites along Percival Street and on the northern side of Main Street adjacent to the Town Bridge.
- 3.2.4.7 The town has a total of 33 items recorded on the National Inventory of Architectural Heritage and the town centre has been designated as an Architectural Conservation Area. Egmont Place in the north eastern section of the town centre is a particularly attractive terrace fronting onto the town park and the Dalua River and many of the buildings are included in the Record of Protected Structures for Cork County.

#### *Town Centre Zonings*

- 3.2.4.8 The current Local Area Plan identifies the existing town centre area (T-01) and an area for Town Centre expansion which includes the site of the Mart and the site of the former Keating's Bakery on Percival Street. The current plan also makes provision for a new local access road and a pedestrian route through the area. Permission was granted in 2012 for the demolition of the bakery structure but this has yet to occur. The ruined structure of the former Kanturk Railway Station is located within the curtilage of the former bakery site, with the former Station masters house being located in close proximity.
- 3.2.4.9 It is proposed to define the core retail area and the new plan can also consider measures to better manage traffic / parking within the town centre area.

### 3.2.5 Community Facilities / Green Infrastructure

- 3.2.5.1 Kanturk has two secondary schools and two primary schools. The Department of Education are currently progressing plans for the provision of a new primary school to replace the two existing schools on part of the site zoned R-04 in the Local Area Plan.
- 3.2.5.2 In terms of wider civic services the town has a library, community hospital and Garda station.
- 3.2.5.3 The town has a supply of active and passive open space, including Kanturk GAA facilities, the town park and river walk children's playground. The town has active Rugby and Football clubs with the rugby club having good facilities, but both of these are located a distance from the town and are in areas without footpaths or street lighting. The town's golf club is located 2km south of the town. The town has existing Tennis/basketball Courts. There may be opportunities to consider expanding / improving the range of active and passive open spaces as part of the review of the Local Area Plan.
- 3.2.5.4 The future development of the town offers opportunities to develop an integrated green infrastructure strategy which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town.
- 3.2.5.5 The Allow and Dalua Rivers flow into the centre of Kanturk from the north, meeting at Kanturk Bridge and flowing southwards through the town centre to join the River Blackwater south of Banteer. The Brogeen River also enters the southern end of the town from the west, joining the Duala just north of Kanturk Castle. All three rivers have areas of flood plain within the development boundary of the town and form part of the River Blackwater Special Area of Conservation. The current local area plan protects these areas from inappropriate development and these provisions will be continued in the new plan

### 3.2.6 Transport and Mobility

- 3.2.6.1 Kanturk town centre can become congested at peak times, particularly at the junction of Strand Street and Main Street. The current Local Area Plan includes an objective to provide a southern relief road for the town to connect the R579 Banteer road with the R576 Mallow Road (crossing near Lidl) which would help ease congestion.
- 3.2.6.2 Car parking can also be difficult with high demand at peak times, both on street and in the County Council car park in Bluepool to the rear of Main Street and Strand Street. Whilst there is an extensive off street car park adjacent to the church, the topography of the town and the sites elevated location may make it inaccessible for people with reduced mobility.
- 3.2.6.3 Kanturk is an important local centre with a large rural hinterland and whilst improvements to pedestrian and cycling facilities in the town are desirable, the rural profile of its catchment means that essentially most journeys within the town will continue to be made by private car.
- 3.2.6.4 Pedestrian access around the town is generally good although some improvements could be made if traffic congestion eases, particularly at the bridges. Improved facilities for cyclists are also required. An objective is contained within the current Local Area Plan for a green route linking Percival Street with Strand Street via the Mart site and Bluepool Upper and this will be retained in the new plan.

### 3.2.7 Water Services

- 3.2.7.1 The public drinking water source serving Kanturk has limited spare capacity and further investment is required in the source and watermain network within the town to serve all lands zoned for development. In terms of waste water treatment the existing treatment plant is at capacity and requires upgrading to accommodate new development. At present these improvement works are not included in Irish Water Capital Investment Programme 2014-2016.
- 3.2.7.2 Kanturk is located within the River Blackwater Special Area of Conservation Catchment and future development is affected by water quality issues in the wider Catchment (see paragraphs 2.4.1 and 2.4.2 in Chapter 2 of this document).

### 3.2.8 Surface Water

- 3.2.8.1 Provision for surface water disposal from new development is particularly important for Kanturk given its location within the Blackwater Catchment where the Conservation Objectives for the River Blackwater Special Area of Conservation require significant improvements to water quality standards. The County Development Plan 2014 indicates the Council's intention to require all new development proposals to incorporate Sustainable Urban Drainage Systems (SuDs). Consideration is also being given to the preparation of a Surface water and Waste Water Management Plan for the upper Blackwater Catchment, which would include Kanturk.

### 3.2.9 Flooding

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

### 3.2.10 Main Proposals for the Draft Local Area Plan

- 3.2.10.1 The key issues to be considered as part of the preparation of the new Local Area Plan for Kanturk are:

<b>Topic</b>	<b>Proposed Approach</b>
Water Services Infrastructure	<ul style="list-style-type: none"> <li>Resolution of water quality issues affecting the Blackwater Catchment.</li> <li>Engage with Irish Water regarding need for further investment in water services infrastructure.</li> </ul>
Economy	<ul style="list-style-type: none"> <li>The current Local Area Plan provides 45 ha of land for business uses. No changes are proposed to these zonings.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>It is proposed to retain all lands currently zoned for residential use.</li> </ul>
Town Centre	<ul style="list-style-type: none"> <li>No changes are proposed to the areas zoned for town centre uses in Kanturk. A retail core area will be identified in accordance with the requirements of the Retail Planning Guidelines.</li> <li>The draft plan will explore opportunities to enhance the public realm.</li> </ul>





# Section 3.3

## Millstreet

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### 3.3.1 The Vision for Millstreet

- 3.3.1.1 Millstreet is the third largest settlement within the Mallow/Kanturk Municipal District and is an important centre of population and employment in North Cork. Millstreet also serves as an event centre and a service base which serves a large rural hinterland. The town has access to the wider region through the N72 national route which connects with Mallow and Killarney. Access to Cork City is via the Regional Road network. The town is served by a railway line with a railway station located to the north of the town which is served 8 times a day by the Mallow-Killarney line.
- 3.3.1.2 The town has an attractive setting and the River Finnow flows to the west of the town and meets the Blackwater Special Area of Conservation which flows to the north. The Finow River has a wide floodplain which has influenced and will continue to influence the development of the town.
- 3.3.1.3 In the 2014 Cork County Development Plan Millstreet is designated as a County Town in the network of settlements. The strategic aim for a County Town is to provide a better balance of development between the town and its rural hinterland and fulfil its role as an economic and employment centre providing for the needs of its extensive hinterland so that it can become the location of choice for most people especially those with an urban employment focus. The County Development Plan allocates Millstreet a population target of 1,756 persons by 2022, representing growth of 182 people on Census 2011 figures (1,574).
- 3.3.1.4 The existing Local Area Plan for Millstreet seeks to support the continuation of the towns function as an important local centre, accommodating population growth and providing employment, commercial, cultural and industrial services for both its inhabitants and the surrounding rural hinterland.
- 3.3.1.5 Future development in Millstreet is affected by water quality issues in the wider Blackwater River Catchment (see paragraphs 2.4.1 and 2.4.2 in Chapter 2 of this document). Water Services Infrastructure in the town itself also needs to be upgraded to cater for new development.
- 3.3.1.6 Within this context the preparation of the new local Area Plan offers the opportunity to take stock in terms of our vision of what kind of town Millstreet can be, the lessons learned over recent years and the landuse framework that should be put in place to help us progress towards achieving that vision.

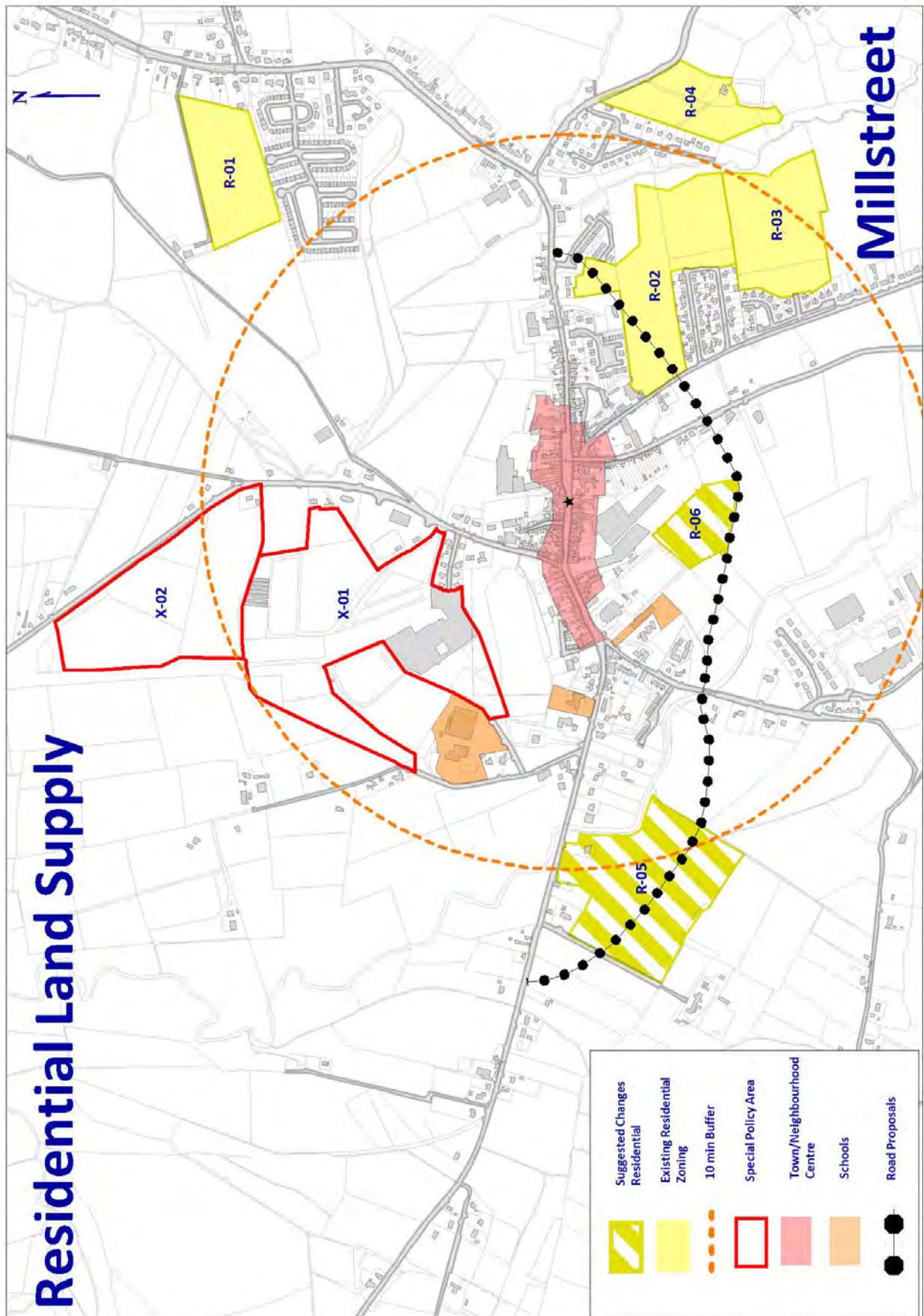
### 3.3.2 Residential Land Supply

- 3.3.2.1 The strategy for Millstreet, as provided for in the County Development Plan 2014, provides for the population of the town to grow to 1,756, representing growth of just over 182 people on Census 2011 figures (1,574). In order to accommodate this level of population growth, an additional 177 housing units will be required. A net housing land requirement of 10ha has been identified to provide this amount of housing.
- 3.3.2.2 Previous plans for Millstreet have made provision for a residential land supply of 31ha with the capacity to provide approximately 475 units. Some of this land is affected by flood risk. The new local area plan for Millstreet will need to consider which land is best suited to support the orderly and sustainable development of the town.
- 3.3.2.3 Residential land in Millstreet is predominantly located to the south and south east of the town and all of the residential zonings provide for Medium B density residential development (12-25 dwellings per hectare) with some sites considered suitable for individual sites. Within this category a broad housing mix will normally be required which should include detached houses and serviced sites. Some of the residential zoned lands in the town have been identified as being at risk of flooding and are therefore no longer considered suitable for residential use.

- 3.3.2.4 Table 3.3.1 below sets out details of the current residential zonings. These have been categorised in terms of the likely time frame within which infrastructure will be available in order to facilitate development. Within the 0-2 year time frame it is estimated that sufficient land is available to deliver 243 houses. The remainder of the sites have infrastructure constraints that are unlikely to be resolved within a six year time line.

<b>Table 3.3.1: Current Residential Zonings in Millstreet</b>			
<b>Site</b>	<b>Area (ha)</b>	<b>Approx</b>	<b>Suggested Approach</b>
<b>Infrastructure available to facilitate development within 0-2 year timeframe</b>			
R-01	3.1	Part of site is at risk of flooding and the site does not adjoin a public road – access an issue.	Consider omitting the western portion of the site (25%) which is within the flood risk area. Retain balance of zoning.
R-03	5.5	Water servicing issues	Retain Zoning
R-04	3.4	Water servicing issues	Retain Zoning
<b>Infrastructure requirements suggest delivery more than six years down the line</b>			
R-02	7.6	Proposed relief road traverses the site. High level storage reservoir required.	Retain Zoning
<b>Other sites</b>			
R-05	9.0	Large proportion of the site closest to the public road is at risk of flooding. Proposed relief road traverses the site	Consideration should be given to omitting this site due to the extent of the flood risk.
R-06	2.0	Entire site is within the flood risk area.	Consideration should be given to omitting this site due to the extent of the flood risk .
<b>Total</b>	<b>31</b>		

Figure 3.3.1: Millstreet Residential Land Supply



### 3.3.3 Employment land supply

- 3.3.3.1 The overall employment strategy for Millstreet, as set out in Chapter 6 of the 2014 County Development Plan, is to focus on local catchment employment focused on medium to small business/industry and an infrastructure programme to service the land supply identified for future employment development.
- 3.3.3.2 Results from the 2011 Census show a daytime working population resident and non-resident in Millstreet of 576 persons, with commerce and trade being the largest sector.
- 3.3.3.3 In 2011 there were 828 persons living in Millstreet in the labour force and of these, 79 per cent /654 persons were at work although over half of them (359) worked outside the area. The census shows that the unemployment rate for this area was 21% in 2011 compared with a national average of 19%.
- 3.3.3.4 Millstreet's established industrial area is located to the south west of the town. There are three large industries occupying significant land banks in the heart of the town centre which include Noel C Duggan Hardware, Duggan Steel and O' Regan Mills animal feed stores. These industries are significant employers in the town.
- 3.3.3.5 The existing steel manufacturers have previously indicated a desire to relocate to more modern and accessible sites outside the town centre. If this were to happen in the future then large brownfield sites would become available for redevelopment within the town centre. These sites would in principle be suitable for a range of uses including appropriately scaled retail development, business, residential and community uses. The O'Regan Mills which are just outside the town centre zoning may be a suitable location for some infill housing development.

#### *Review of employment zonings*

- 3.3.3.6 The 2011 Local Area Plan set out to ensure that there would be available industrial/business land to meet the demand for development if the need arose during the lifetime of the plan. The plan identified three sites for business use (B-01, B-02 and B-03) and one site for industrial use (I-01).
- 3.3.3.7 Both B-2 and B-03 are partially affected by flood risk while the industrial site I-01 to the north of the town is located entirely within a flood risk area. It is considered that the I-01 lands are not suitable for development and consideration should be given to dezoning them. B-02 and B-03 are extensive sites which should be large enough to accommodate any future employment needs in the town. The flood risk on B-02 and B-03 can be dealt with by amending the site boundaries or by excluding inappropriate development from the area at risk.

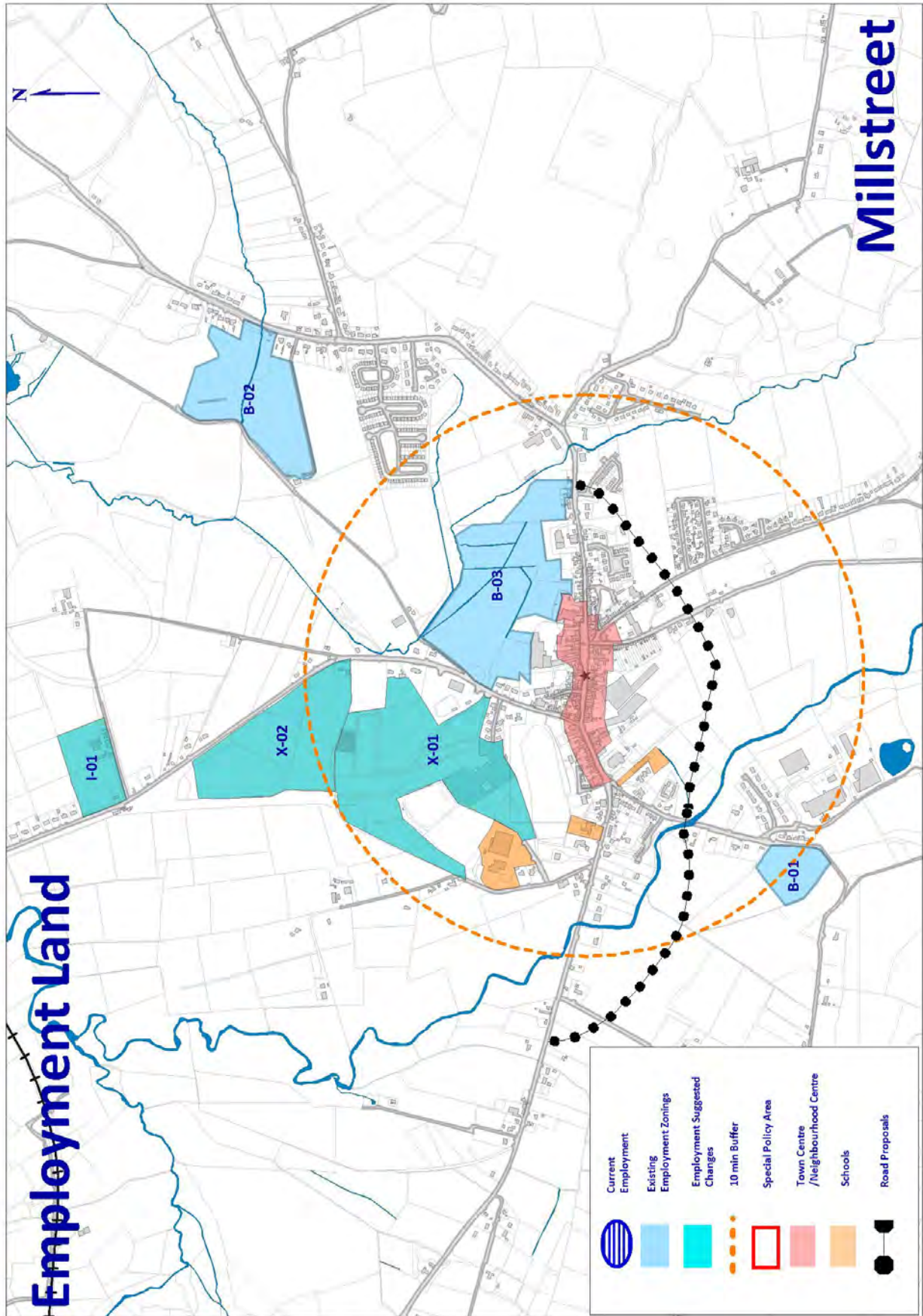
Table 3.3.2: Millstreet Employment Land Supply		
Site Ref	Comment	Suggested Approach
B-01	Undeveloped.	Retain zoning.
B-02	Undeveloped. Part of the site is at risk of flooding.	Address flood risk and retain. Amend boundary to exclude the picnic area.
B-03	Undeveloped. Part of the site is at risk of flooding.	Retain subject to Flood risk assessment.
I-01	Undeveloped. Site is at risk of flooding and is adjacent to the River Blackwater Special Area of Conservation.	Consideration should be given to omitting this zoning as it is not compatible with the provisions of the Guidelines on the Planning System and Flood Risk Management.

### *Special Policy Area*

- 3.3.3.8 There are two special policy area zonings in Millstreet – X-01 and X-02. The X-01 site comprises the existing Green Glens Arena site and it is proposed to retain this zoning.
- 3.3.3.9 The X-02 site comprises greenfield agricultural land which is zoned for 'Tourism and Associated Uses'. This site is substantially within the area at risk of flooding.

Table 3.3.3: Millstreet Special Policy Zonings		
Site Ref	Comment	Suggested Approach
X-01	Green Glens Arena	Retain zoning.
X-02	Greenfield agricultural land which is zoned for 'Tourism and Associated Uses'. This site is substantially within the area at risk of flooding.	Review.

Figure 3.3.2: Millstreet Employment Land Supply





### 3.3.4 Town Centre / Retail

- 3.3.4.1 As a smaller County Town the objective for retail in Millstreet Town Centre as set out in the 2014 Cork County Development Plan is to support the vitality and viability of the town and to ensure that it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
- 3.3.4.2 The town centre comprises one elongated square and main street and accommodates a good range of convenience and comparison shops, restaurants, public houses and financial services. The most significant development in recent years has been the relocation of the Supervalu supermarket to new larger premises at the eastern edge of the original town centre. The old Supervalu on the main street is occupied by the E Millstreet Enterprise Centre. The area currently zoned for town centre uses is considered appropriate and no changes are proposed to the extent of the town centre zoning.
- 3.3.4.3 At present there is a cluttered feeling in the town due to excessive car parking, traffic and narrow footpaths. The inclusion of pedestrian friendly measures and enhancement of the public realm would make the town centre a more attractive place to shop and visit. Pedestrian friendly measures should include wider footpaths and additional pedestrian crossings along the main street. These and wider public realm / urban design issues can be considered further as part of the preparation of the Draft Plan.
- 3.3.4.4 There are a number of industries in the town centre which at times can create significant traffic flows through the town. If the existing heavy industries relocate outside the town centre in the future it will create opportunities to consolidate and strengthen the town centre through the development of new mixed use developments. The proposed relief road which is planned to the south of the town would also help improve the streetscape and amenity of the town centre. The new plan can consider measures to better manage traffic / parking within the town centre area.

### 3.3.5 Community Facilities / Green Infrastructure

- 3.3.5.1 It is considered that the town has a good supply of community facilities and amenities including recreational amenities including the town park.

### 3.3.6 Water Services

- 3.3.6.1 The drinking water supply serving the town is considered adequate to meet future needs. The waste water treatment plant is presently at capacity. Irish Waters Capital Investment Programme (2014-2016) includes for an upgrade to the Millstreet Waste Water Treatment Plant, with a target completion date in late 2017.

### 3.3.7 Surface water

- 3.3.7.1 Storm water disposal in the town is generally discharged to the local river network. The management of water quality within the Munster Blackwater is a critical factor in the protection of the Freshwater Pearl Mussel and management of surface water is therefore a significant issue in planning for the future development of Millstreet. A Munster Blackwater Sub-Basin Management Plan has been prepared to address threats posed to water quality within the river including surface water disposal. Implementation of the principles of Sustainable Urban Drainage systems will also be a key component of the new Plan.

### 3.3.8 Flooding

- 3.3.8.1 Millstreet has been identified as being at risk of flooding and the areas at risk follow the path of the Finnow River around the town and its hinterland. The current Local Area Plan sets out a detailed approach to the Management of Flood risk and this approach is likely to be continued in the new plan but it will be updated to take account of developments since 2011. A number of the zoned sites are within the area at risk of flooding and these will be reconsidered as outlined above.

### 3.3.9 Main Proposals for the Draft Local Area Plan

3.3.9.1 The key issues to be considered as part of the preparation of the new Local Area Plan for Millstreet are:

Table 3.3.4: Main Proposals for the Draft Local Area Plan	
Topic	Proposed Approach
Water Services Infrastructure	<ul style="list-style-type: none"> <li>Resolution of water quality issues affecting the Blackwater Catchment.</li> <li>Engage with Irish Water regarding need for further investment in water services infrastructure.</li> </ul>
Economy	<ul style="list-style-type: none"> <li>The current Local Area Plan provides 21 ha of land for business uses. It is generally proposed to retain these zonings. Consideration will be given to adjusting the site boundaries if necessary to address the issue of flood risk.</li> <li>Industrial site I-01 is within the area at risk of flooding. Consideration will be given to omitting this site.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>Consideration will be given to omitting two residential sites (R-05 and R-06) as they are substantially affected by flood risk.</li> <li>It is proposed to retain all other residential zonings.</li> </ul>
Town Centre/	<ul style="list-style-type: none"> <li>No changes are proposed to the areas zoned for town centre uses in Millstreet .</li> <li>A retail core area will be identified.</li> <li>The draft plan will explore opportunities to enhance the public realm.</li> </ul>





# Section 3.4

## Newmarket

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### 3.4.1 The Vision for Newmarket

- 3.4.1.1 Newmarket is a small market town strategically located 10 km northwest of Kanturk in the foothills of the Mullagherirk Mountains. The vision for Newmarket as set out in the 2011 Local Area Plan, is to continue the town's role as an important local centre through encouraging further population growth and expansion of its employment and service functions.
- 3.4.1.2 Future development in Newmarket is affected by water quality issues in the wider Blackwater River Catchment (see section 2.4. in Chapter 2 of this document). Water Services Infrastructure in the town also needs to be upgraded to cater for new development.
- 3.4.1.3 Within this context the preparation of the new local Area Plan offers the opportunity to gauge how Newmarket has performed through the duration of the previous plans and the land use strategy needed to allow the town reach its potential.

### 3.4.2 Residential Land Supply

- 3.4.2.1 The strategy for Newmarket, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 1,189 representing growth of just over 201 people on Census 2011 figures (988). In order to accommodate this level of population growth, an additional 155 housing units will be required. A net housing land requirement of 9 ha has been identified to provide this amount of housing.
- 3.4.2.2 The current Local Area Plan for Newmarket identifies a residential land supply of 25 ha and provides for Medium B Density residential development within a range of 12-25 dwellings per hectare, so the land supply could yield between 300- 625 dwellings. The current plan provides for self build options on three sites (R-02, R-07 and R-08), which would result in a lower density of development. The new local area plan for Newmarket will need to consider how best to manage this land supply to support the orderly and sustainable development of the town.
- 3.4.2.3 It is intended that the new plan would continue to provide self build / serviced sites opportunities in order to counter the demand for rural housing in the hinterland of Newmarket and to encourage more balanced communities within the town itself. The new LAP should also consider housing options for the older age cohorts, including more specialised accommodation where elderly people can live independently.
- 3.4.2.4 Table 3.4.1 below details the current residential zonings in Newmarket. Significant upgrades to roads and water services infrastructure would be needed in the town to enable this level of residential development. Newmarket WWTP is hydraulically overloaded with little or no spare capacity and there are also constraints on the drinking water supply with low pressure and water shortages experienced at peak times.

Table 3.4.1: Residential Land Supply Newmarket			
Site Ref.	Area	Comment	Proposed Approach
R-01	4.1	Expired permission for 70 units.	Retain Zoning
R-02	2.1	No recent planning history	Retain Zoning
R-03	1.9	No planning history	Retain Zoning
R-04	1.6	Valid permission for 17 Units	Retain Zoning
R-05	2.1	Expired permission on part of site	Retain Zoning
R-06	5.7	Permission for site development works on site.	Retain Zoning
R-07	5.5	No planning history	Retain Zoning
R-08	1.9	No planning history	Retain Zoning
<b>Total</b>	<b>25.0</b>		

### 3.4.3 Employment land supply

3.4.3.1 Newmarket is a small but important employment base in North Cork. Census data on employment is not available for the town itself but data for the DED which encompasses Newmarket shows a daytime working population (resident and non-resident of the DED) of 551 persons / jobs

3.4.3.2 In 2011, there were 617 persons living in the Newmarket D.E.D in employment although only 220 or 36% are employed within the DED area. If home workers are excluded the figure is 157 or 25.4%. Employment in Newmarket is mainly concentrated in the Wholesale, Retail Trade, Transportation and Storage, Accommodation and Food Service Activities (23%) and in Education, Health and Social Work Activities (21.6%) .

3.4.3.3 The Cork County Development Plan 2014 employment hierarchy places Newmarket in the third tier of settlements or other main towns which recommends a focus on local catchment employment. The town has a business park –‘Newmarket (Scarteen) Business Park’ but it is under occupied. It would be desirable to see a greater uptake of space within this development before other sites are developed.

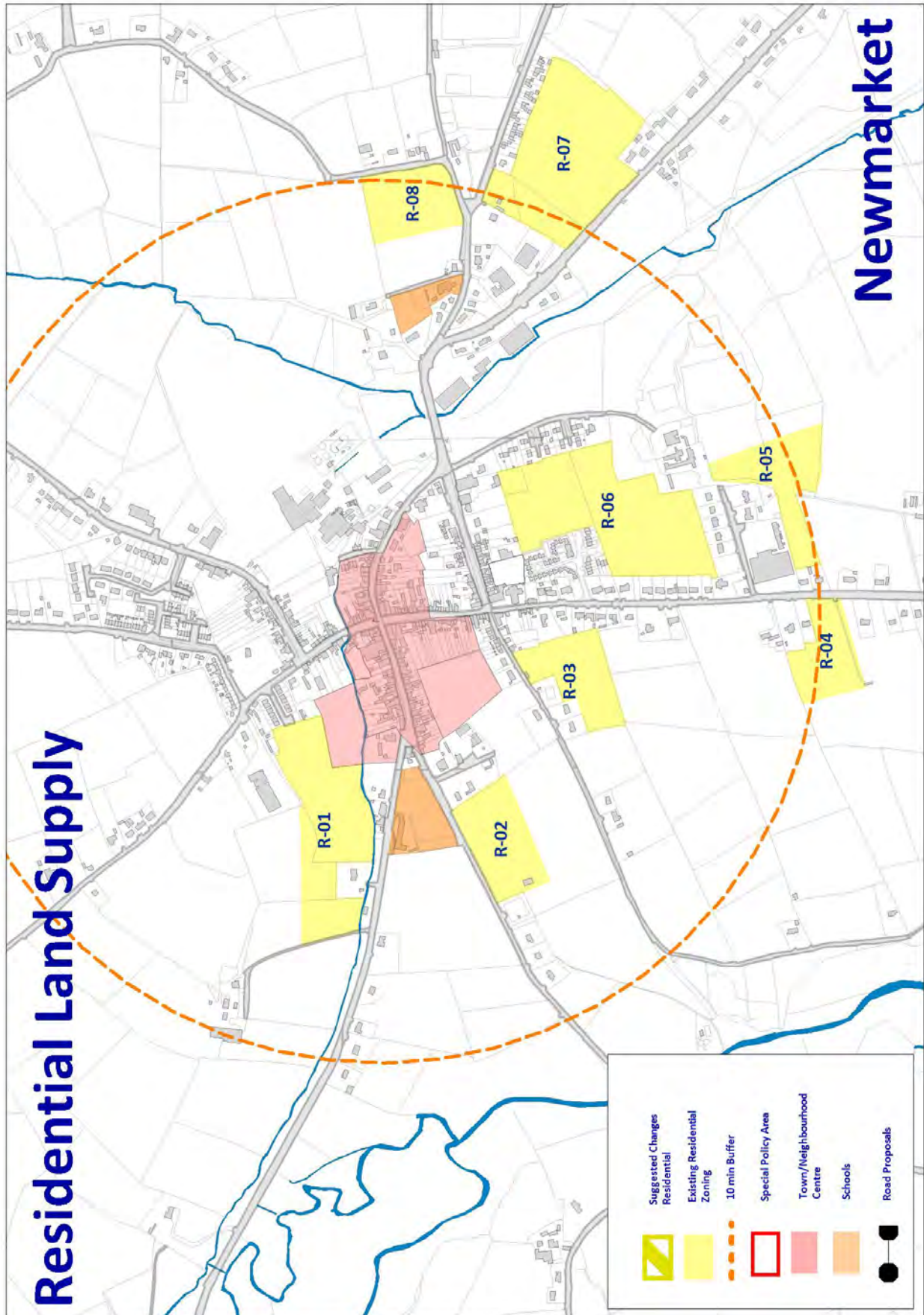
#### *Review of Existing Zonings*

3.4.3.4 The current local area plan for Newmarket includes lands for employment / business use, as detailed in Table 3.4.2 below. No changes are proposed to the business land supply.

Table 3.4.2: Newmarket Business Land Availability		
Site Ref	Comment	Suggested approach
B-01	Existing business park. There are a number of undeveloped sites within the park and also a number of vacant units.	Retain Zoning
B-02	Undeveloped. Lower part of site affected by flood risk.	Retain Zoning but address flood risk.
B-03	Suitable for expansion of Kerry Group Manufacturing facility.	Retain Zoning.



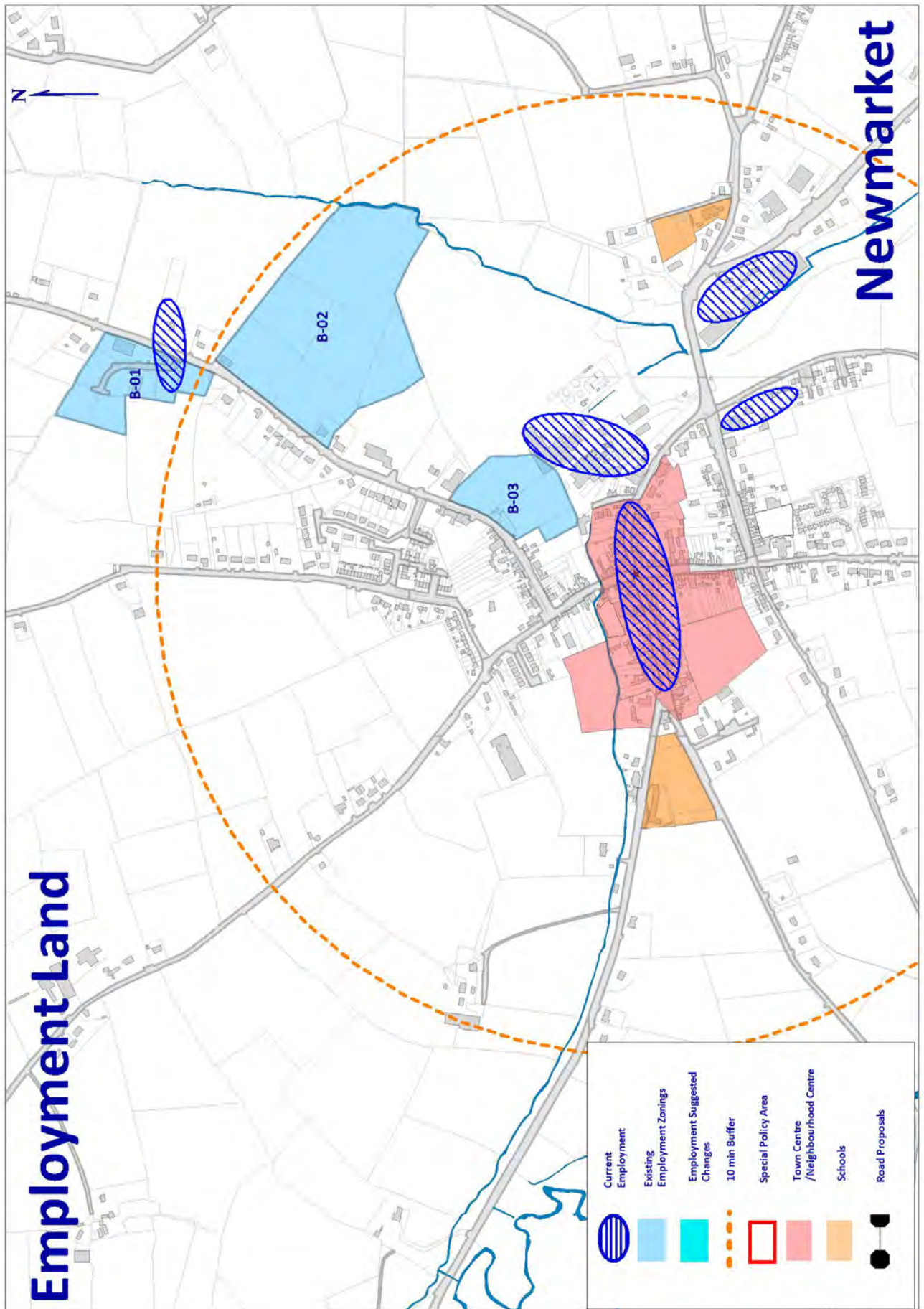
Figure 3.4.1: Newmarket Residential Land Supply



**Residential Land Supply**

**Newmarket**

Figure 3.4.2: Newmarket Employment Land Supply



### 3.4.4 Town Centre / Retail.

- 3.4.4.1 Newmarket is a small service centre in North Cork with a limited convenience retail base and a small range of comparison services, provided by independent operators. Retailing is concentrated almost exclusively on the Main Street, and there is evidence of increasing vacancy in recent years with vacant shop units and also many units have reverted to residential use. The main convenience store (Supervalu) is located close to the northern entrance to the town centre with smaller convenience and comparison goods stores being located further west and east of Wolfe Tone Square which forms the main centre of the town. In order to avoid further vacancy and decline, it is essential that future retail development be consolidated in the core T-01 zoning.
- 3.4.4.2 Given Newmarket's location in close proximity to Kanturk and its easy driving distance to larger towns in the neighbouring county such as Killarney, Tralee and Castlesland, there is potentially little demand for large retail developments. Opportunities do exist though within the core of the town where new small scale retail and professional services facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises. The new Plan may identify these and support the consolidation of the town centre.
- 3.4.4.3 The current Local Area Plan identifies two sites for town centre expansion in Newmarket. It is proposed to retain these zonings. Additional guidance may be given on the range of uses appropriate within these areas, which may include residential.
- 3.4.4.4 Residential uses remain within the centre of Newmarket and the new plan should support the retention of such uses and identify other areas where infill residential development may be appropriate and help support the vitality of the town centre.
- 3.4.4.5 No changes are proposed to the overall area zoned for town centre uses in the new Plan. A retail core area will be identified in accordance with the requirements of the Retail Planning Guidelines.

### 3.4.5 Community Facilities / Green Infrastructure

- 3.4.5.1 The population target for Newmarket provides for population growth of over 20%. This scale of growth will place some additional demand on Newmarket's social and community infrastructure (schools, recreational facilities, health care etc.) It is important that new community infrastructure is delivered in tandem with planned population growth.
- 3.4.5.2 Newmarket contains a limited amount of community facilities. Education facilities are currently focussed on two sites at opposite ends of the town, the boys national school is located on the Eastern periphery of the town, whilst the girls school is located at the West End close to the town centre. Planning Permission has been granted for a primary health care centre in the town.
- 3.4.5.3 The town has a small supply of active and passive open space, including Newmarket GAA facilities, and the towns pitch and putt, tennis courts and children's playground.
- 3.4.5.4 The future development of the town presents opportunities to develop an integrated approach to green infrastructure which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town.

### **3.4.6 Water Services**

- 3.4.6.1 The water source (Ballinatona) serving Newmarket has limited spare capacity and upgrading will be required to cater for the development of all the lands zoned in Newmarket. Upgrading of the water network will also be needed.
- 3.4.6.2 In terms of waste water treatment, the Newmarket plant is currently at capacity and upgrading is required. There are also sewer network issues including infiltration. Upgrading of the waste water treatment infrastructure will be required accommodate proposed growth in Newmarket.
- 3.4.6.3 At present these improvement works are not included in Irish Water Capital Investment Programme 2014-2016.
- 3.4.6.4 Newmarket is located within the River Blackwater Special Area of Conservation Catchment and future development is affected by water quality issues in the wider Catchment (see paragraphs 2.4.1 and 2.4.2 in Chapter 2 of this document).

### **3.4.7 Surface Water**

- 3.4.7.1 Provision for surface water disposal from new development is particularly important for settlements within the Blackwater Catchment where the Conservation Objectives for the River Blackwater Special Area of Conservation require significant improvements to water quality standards. The County Development Plan 2014 indicates the Councils intention to require all new development proposals to incorporate Sustainable Urban Drainage Systems (SuDs). Consideration is also being given to the preparation of a Surface water and Waste Water Management Plan for the upper Blackwater Catchment, which would include Newmarket.

### **3.4.8 Flooding**

- 3.4.8.1 Parts of Newmarket , along the route of the River Duala and Rampart Stream, are at risk of flooding. The current Local Area Plan sets out a detailed approach to the Management of Flood risk and this approach is likely to be continued in the new plan but it will be updated to take account of developments since 2011.

### 3.4.9 Main Proposals for the Draft Local Area Plan

3.4.9.1 The key issues to be considered as part of the preparation of the new Local Area Plan for Newmarket are:

Table 3.4.3: Main Proposals for the Draft Local Area Plan for Newmarket	
Topic	Proposed Approach
Water Services Infrastructure	<ul style="list-style-type: none"> <li>Resolution of water quality issues affecting the Blackwater Catchment.</li> <li>Engage with Irish Water regarding need for further investment in water services infrastructure.</li> </ul>
Economy	<ul style="list-style-type: none"> <li>The current Local Area Plan provides land for business uses. No changes are proposed to these zonings.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>It is proposed to retain all lands currently zoned for residential use.</li> </ul>
Town Centre/	<ul style="list-style-type: none"> <li>It is proposed to retain the lands currently zoned for town centre uses. A retail core area will be identified in accordance with the requirements of the Retail Planning Guidelines.</li> </ul>



# Section 3.5

## Buttevant

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### 3.5.1 The Vision for Buttevant

- 3.5.1.1 Buttevant is a small town located on the main Cork – Limerick road (N20), 12km north of Mallow and 15km south of Charleville. Buttevant stands on the banks of the River Awbeg, a tributary of the Blackwater. The area has a gently undulating topography and fertile soil that continues to support a strong agricultural sector in the hinterland of the town. The town has an interesting military, ecclesiastical and social history and many features of architectural, archaeological and historic interest remain today including Buttevant Castle and Mill, Ballybeg Abbey, the Franciscan Friary and buildings along the main street including the Court House and Market House. Buttevant is known as the venue for the annual Cahirmee Horse fair which is held on the Main Street of the town each July.
- 3.5.1.2 Buttevant has seen a very modest level of residential development in recent years while there has been no significant commercial / retail development.
- 3.5.1.3 The current LAP for Buttevant identifies the main challenge facing the town as the need to reverse the trend of falling population and the contraction of its economic base, and to secure new sources of employment within the town as a platform for population growth. The LAP recognises that Buttevant's location on the Atlantic Corridor, with direct access to the proposed M20 and its proximity to Mallow and Charleville offer it some unique opportunities for growth in the future if it can establish some niche identity for itself and offer competitive and attractive development opportunities. The town has a wealth of heritage and an attractive intimate town centre on which to focus future marketing and investment.
- 3.5.1.4 Future development in Buttevant is affected by water quality issues in the wider Blackwater River Catchment (see section 2.4. in Chapter 2 of this document). Water Services Infrastructure in the town also needs to be upgraded to cater for new development.
- 3.5.1.5 Within this context the preparation of the new local Area Plan offers the opportunity to gauge how Buttevant has performed through the duration of the previous plan and the land use strategies needed to allow the town reach its vision.

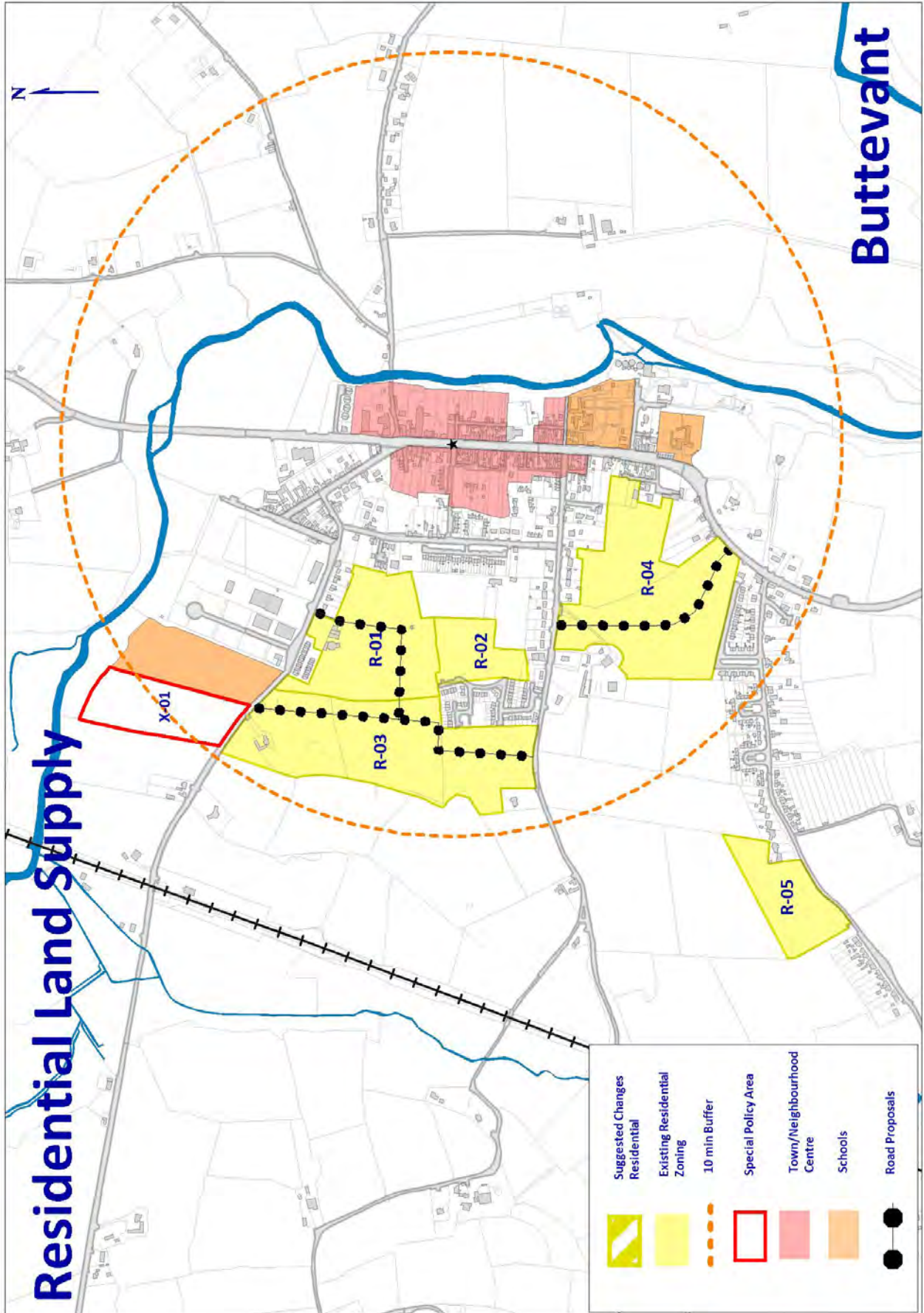
### 3.5.2 Residential Land Supply

- 3.5.2.1 Buttevant is a small town with a population of just 945 persons in 2011. In the Cork County Development Plan 2014, Buttevant has been allocated a population target of 1,501 representing growth of just over 556 people or 58% on Census 2011 figures. In order to accommodate this level of population growth, an additional 298 housing units will be required. A net housing land requirement of 17 ha has been identified to provide this amount of housing.
- 3.5.2.2 The current Local Area Plan for Buttevant identifies a residential land supply of 30ha.
- 3.5.2.3 The plan currently makes provision for the development of serviced residential sites and this provision will be retained in the new plan which will seek to make provision for a range of house types and sizes, including housing suitable for an ageing population. There is one unfinished estate in the town, Town Heights to the west of Buttevant which has a high level of vacancy.
- 3.5.2.4 Development of this land supply will require additional investment in upgrading the roads infrastructure, pedestrian and cycle facilities and the drinking water supply. Leakage issues on the Charleville Public Water Supply need to be addressed to ensure an adequate water supply is available to service zoned lands in Buttevant.
- 3.5.2.5 At present the Main Street in Buttevant/ N20 is the main circulation route within the town. As the town grows it would be desirable to have a new local distributor road to the west of the main street through the residential lands connecting the R580 (to Kanturk) with the R522 (to Liscarroll) and through the R-04 lands to the N20. This should be considered as part of the review of the LAP for Buttevant.

- 3.5.2.6 Table 3.5.1 below details the residential zonings currently in Buttevant. The table identifies that consideration will be given to reviewing the objective for the X-01 site.

<b>Table 3.5.1: Buttevant Residential Land Supply</b>			
<b>Site Ref.</b>	<b>Area (Gross)</b>	<b>Issues for consideration</b>	<b>Suggested approach</b>
R-01	5.7	No planning history.	Retain zoning.
R-02	1.9	Old permission on site. Suitable access required.	Retain zoning.
R-03	9.9	No planning history.	Retain zoning.
R-04	9.1	No planning history.	Retain zoning.
R-05	2.9	No planning history. Objective provides for serviced site development.	Retain zoning.
X-01	3.2	Provision made for community facilities, institutional uses, employment uses or low density residential development. These lands are removed from the centre of the town.	Review zoning and identify most appropriate use.
<b>Totals</b>	<b>29.5</b>		

Figure 3.5.1: Buttevant Residential Land Supply



### 3.5.3 Employment land supply

- 3.5.3.1 Buttevant is a small employment base in North Cork. Census data on employment is not available for the town itself but data for the DED which encompasses Buttevant show a daytime working population (resident and non-resident of the DED) of 317 persons / jobs.
- 3.5.3.2 In 2011 there were 617 persons living in the Buttevant D.E.D in employment although only 127 or 20.6% had employment within the DED.
- 3.5.3.3 Employment in Buttevant is mainly concentrated in the retail, services and educational sectors. The Cork County Development Plan 2014 employment hierarchy places Buttevant in the third tier of settlements of other main towns which recommends a focus on local catchment employment.

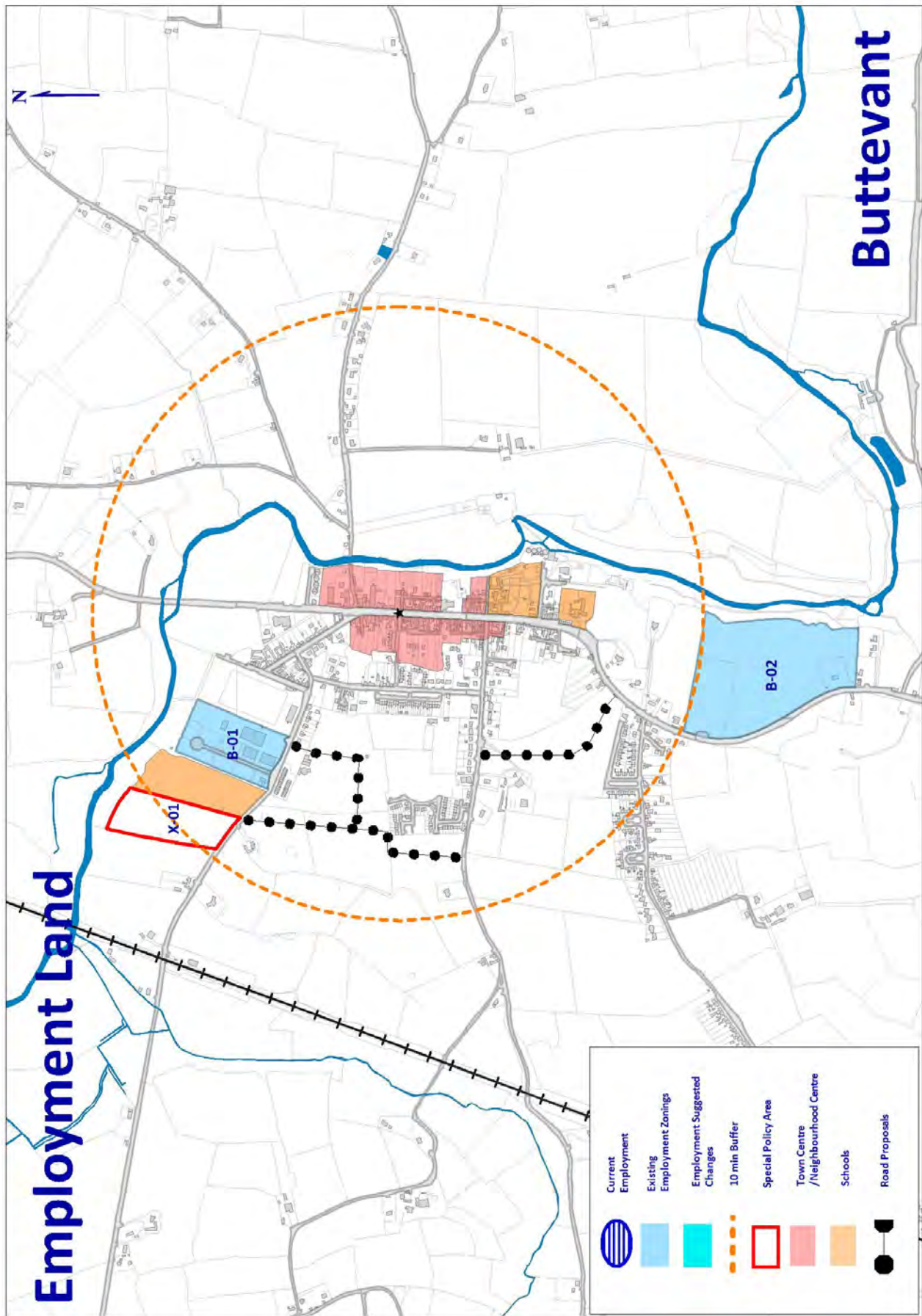
#### *Review of Existing Zonings*

- 3.5.3.4 Previous plans for Buttevant have zoned two sites for Business Use. Lands zoned B-01 comprise an existing Council owned business park and adjoining business unit located North West of the town on the Liscarroll road. The site, whilst close to the town centre and the N20, contains a number of undeveloped plots and some vacancy in the developed units. The second site comprises a greenfield site at the southern end of the town which fronts the N20 at Castlelands.
- 3.5.3.5 The X-01 site to the north west of the town is subject to a special policy zoning objective in the current plan which makes provision for community facilities, institutional uses, employment uses or low density residential development. It is proposed to review the X-01 zoning as part of the preparation of the Draft Plan.

**Table 3.5.2: Employment Land Supply in Buttevant**

Site Ref	Current Status	Comment
B-01	Existing business park. There are a number of undeveloped sites within the park and also a number of vacant units.	Retain Zoning.
B-02	Undeveloped site fronting the N20.	Retain Zoning.
X-01 site	Current zoning makes provision for a range of uses on site, including employment.	Review zoning.

Figure 3.5.2: Buttevant Employment Land Supply



### 3.5.4 Town Centre /Retail

- 3.5.4.1 Buttevant is a small service centre in North Cork with a limited convenience retail base and a small range of comparison services, provided by independent operators. The main convenience store (Centra) is located at the Northern entrance to the town centre with smaller convenience stores being located further south on either side of Richmond Street. Retailing is concentrated exclusively on the Main Street (Richmond St/N20), and there is evidence of increasing vacancy in recent years with vacant shop units and also many units have reverted to residential use. A number of businesses have closed, including the town's only bank.
- 3.5.4.2 It is proposed to retain the town centre as currently defined in the 2011 Local Area Plan and continue to promote the consolidation and strengthening of the town centre. In order to avoid further vacancy and decline, it is essential that future retail development be consolidated along Richmond Street. Opportunities are available within the area zoned town centre for new format retail development / other town centre uses through utilising existing vacant units or through the sympathetic refurbishment or redevelopment / amalgamation of existing premises. There are also back land areas available for redevelopment. The new Plan will identify these opportunities.
- 3.5.4.3 Buttevant town centre has many attractive structures of architectural and historical interest and currently has twenty-nine structures within the town that are contained in Record of Protected Structures. The 2009 County Development Plan identified the town as an Architectural Conservation Area, extending from the Church of Ireland to the south of the town northwards along both sides of the Main Street as far as the Co-op Store, eastwards to the river and north westwards towards Barrack Place. Dereliction is a problem especially on the back lands at the western side of Main Street and appropriate refurbishment and regeneration needs to be encouraged. Constant traffic congestion within the town associated with the N20 route detracts from the character and amenity of the town centre. The ongoing cycles of road works and streetscape improvements has also affected the town centre but situation should improve once the works are complete. Nonetheless opportunities are available to enhance the public realm of the town and the presentation of the townscape and to regenerate sites within the town centre and these will be explored as part of the preparation of the new plan.
- 3.5.4.4 Residential uses remain within the centre of Buttevant and the new plan should support the retention of such uses and identify other areas where infill residential development may be appropriate and help support the vitality of the town centre.

### 3.5.5 Community Facilities /Green Infrastructure

- 3.5.5.1 The population target for Buttevant provides for growth of over 58%. This scale of growth will place significant new demands on Buttevant's social and community infrastructure (schools, recreational facilities, health care etc.) It is important that new community infrastructure is delivered in tandem with planned population growth to meet the needs of the growing population.
- 3.5.5.2 Buttevant contains a limited amount of community facilities. Education facilities are currently focussed on the southern end of the town centre along the main street. On sites zoned C-02 and C-03. A new secondary school is currently under construction in the North West of the town along the R522.
- 3.5.5.3 Relocation of the secondary school may offer opportunities to redevelop the site of existing school located within the area currently zoned as C-02. The existing school forms part of a complex of buildings including a convent owned by the Sisters of Mercy. The Sisters of Mercy were established in Buttevant in 1879 but the convent closed in 2012. The grounds include attractive ornamental walled gardens which should be retained and made accessible to the public if possible as part of any redevelopment of the site. Inclusion of a public open space within the site could also connect to the proposed riverside amenity walk to be developed along the Awbeg River behind the site. These issues can be explored further as part of the preparation of the Draft Plan.

- 3.5.5.4 The X-01 site in the North West of the town is subject to a special policy zoning objective in the current plan which makes provision for community facilities, institutional uses, employment uses or low density residential development. The appropriateness of retaining the community facilities / institutional uses objective for this site will be reconsidered as part of the preparation of the draft plan.
- 3.5.5.5 The town has a small supply of active and passive open space, including Buttevant GAA facilities, and the towns football club pitches. The attractive setting of the town, which is rich in historical and cultural heritage, offers many opportunities for the development of new recreational and cultural amenities for the town which would enhance the overall quality of life for residents. The current Local Area Plan include an objective to provide an amenity walk beside the River Awbeg linking sites of heritage interest along the river to the town centre. Development of new residential sites to the west of the town also offer opportunities for the development of additional greens paces and green routes.
- 3.5.5.6 The new Plan presents opportunities to develop an integrated approach to green infrastructure which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town and optimise the benefits of the towns natural amenities for the people of Buttevant.

### 3.5.6 Transport and Mobility

- 3.5.6.1 Transport and congestion are significant issues in Buttevant. Accessibility and circulation within the town is also a problem with the established residential area in the South East of the town relying on the already severely congested N20 to access other areas. Enhanced provision for pedestrians and cyclists is also desirable, particularly to facilitate access to the new secondary school to the north western of the town.
- 3.5.6.2 Key issues for the Local Area Plan to consider include
- **Delivery of the M20** ; Delivery of the planned M20 Motorway is essential in removing heavy traffic from the town centre thus improving accessibility throughout the town and enhancing the overall amenity of the settlement. However the M20 is unlikely to be delivered over the lifetime of the next Local Area plan.
  - **Western Relief Road**; The construction of a Western Relief road for Buttevant should be considered in tandem with the growth of the town to the west to allow for better local circulation and provide an alternative route to the main street / N20.

### 3.5.7 Water Services Infrastructure

- 3.5.7.1 Buttevant is supplied by water from the Charleville Scheme which has a significant leakage problem. Water Conservation measures are expected to enhance the available water supply. Buttevant WWTP has adequate spare capacity to accommodate the scale of development proposed in Buttevant.
- 3.5.7.2 Buttevant is located within the River Blackwater Special Area of Conservation Catchment and future development is affected by water quality issues in the wider Catchment (see paragraphs 2.4.1 and 2.4.2 in Chapter 2 of this document).

### 3.5.8 Surface Water

3.5.8.1 Provision for surface water disposal from new development is particularly important for settlements within the Blackwater Catchment where the Conservation Objectives for the River Blackwater Special Area of Conservation require significant improvements to water quality standards. The County Development Plan 2014 indicates the Councils intention to require all new development proposals to incorporate Sustainable Urban Drainage Systems (SuDs). Consideration is also being given to the preparation of a Surface water and Waste Water Management Plan for the upper Blackwater Catchment, which would include Buttevant.

### 3.5.9 Flooding

3.5.9.1 The River Awbeg flows through Buttevant, to the rear of the buildings on the east side of the Main Street. The floodplain of the river is quiet contained and does not adverse impact on any of the zoned land. The current Local Area Plan sets out a detailed approach to the Management of Flood risk and this approach is likely to be continued in the new plan.

### 3.5.10 Key Issues for the Draft Local Area Plan

3.5.10.1 The key issues to be considered as part of the preparation of the new Local Area Plan for Buttevant are:

Topic	Proposed Approach
Water Services Infrastructure	<ul style="list-style-type: none"> <li>Resolution of water quality issues affecting the Blackwater Catchment.</li> <li>Engage with Irish Water regarding need for further investment in drinking water supply for the town.</li> </ul>
Economy	<ul style="list-style-type: none"> <li>The current Local Area Plan provides land for business uses. No changes are proposed to these zonings.</li> <li>The X-01 site makes provision for a range of uses, including employment and it is proposed to review this objective.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>It is proposed to retain all lands currently zoned for residential use.</li> </ul>
Town Centre	<ul style="list-style-type: none"> <li>It is proposed to retain the lands currently zoned for town centre uses. A retail core area will be identified in accordance with the requirements of the Retail Planning Guidelines.</li> </ul>



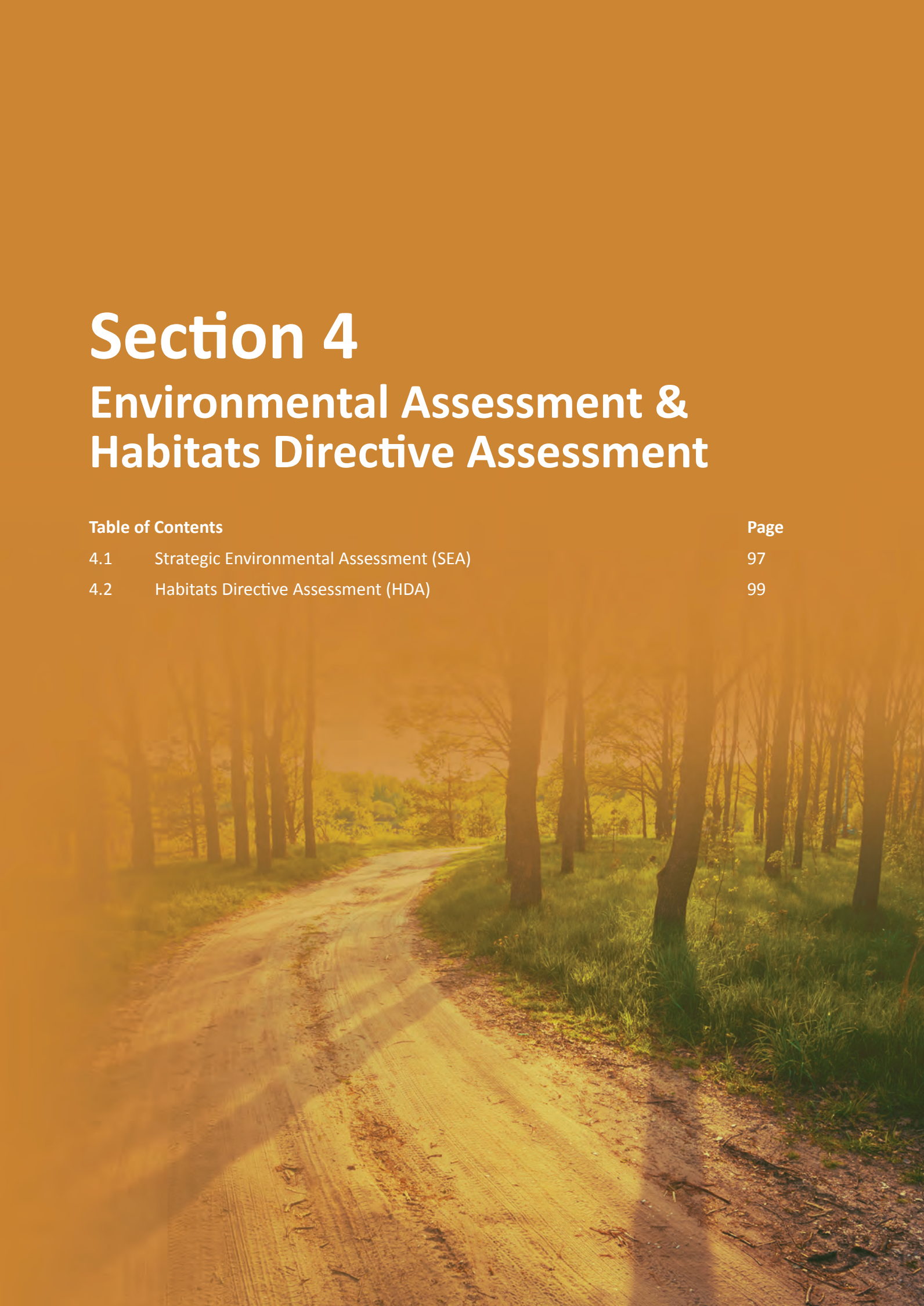




# Section 4

## Environmental Assessment & Habitats Directive Assessment

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## 4.1 Strategic Environmental Assessment (SEA)

- 4.1.1 Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before the decisions are made. Strategic Environmental Assessment, or SEA, is the term which has been given to the environmental assessment of plans, and other strategic actions. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to insure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.
- 4.1.2 Under Article 14 B of the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, a full Strategic Environmental Assessment is mandatory for the preparation of Local Area Plans for an area with a population in excess of 5,000 persons.
- 4.1.3 In addition, as part of the review of the current Local Area Plans and in order to meet the needs of the Strategic Environmental Assessment process, and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, "The Planning System and Flood Risk Management" (2009), Cork County Council will carry out a county wide Strategic Flood Risk Assessment (SFRA) to inform the preparation of the next draft local area plans.

### *The SEA Process*

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

## SEA Methodology

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

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

## 4.2 Habitats Directive Assessment (HDA)

- 4.2.1 Habitats Directive Assessment is an iterative process which is intended to run parallel to and inform the plan making process. It involves analysis and review of the plan as it develops during each stage of plan making, to ensure that its implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for the plan to contribute to impacts which on their own may be acceptable, but which could be significant when considered in combination with the impacts arising from the implementation of other plans or policies.
- 4.2.2 The process may result in the development of new policy areas and/or the modification or removal of certain elements of the plan. The results of this analysis and review are presented in reports which are produced for each stage of the plan making process.
- 4.2.3 The current Local Area Plans adopted in 2011 were subject to Habitats Directive Assessment. This Preliminary Consultation stage of the LAP review process is concerned with identifying those areas of the existing plans where changes may need to be considered. Those changes will then be fully considered and assessed, including Habitats Directive Assessment, as part of the next stage of the process, which relates to the preparation of the Draft Local Area Plan. The HDA process will be carried out alongside the preparation of the Local Area Plan and the SEA Environmental Report so that the findings of the HDA will influence the preparation of the Draft Plan, thus minimising the potential for significant adverse effects arising from implementation of the plan.
- 4.2.4 As the 2011 Local Area Plans were subjected to a detailed Habitats Directive assessment in line with the Government's guidelines to planning authorities, zonings in those plans are unlikely to be considered as posing risks to the integrity of Natura 2000 sites through their inclusion in the new Draft Local Area Plan in 2016. However, some of zonings originating in Town Council Development Plans were not subjected to Appropriate Assessment when those plans were made. Where possible, these zonings have been flagged in Section 3 of this document and will be further considered as part of the preparation of the new Draft Plan. Such changes will have a positive environmental impact as it will ensure that zonings with the potential for significant adverse impacts on designated sites are reconsidered and revised as appropriate.





