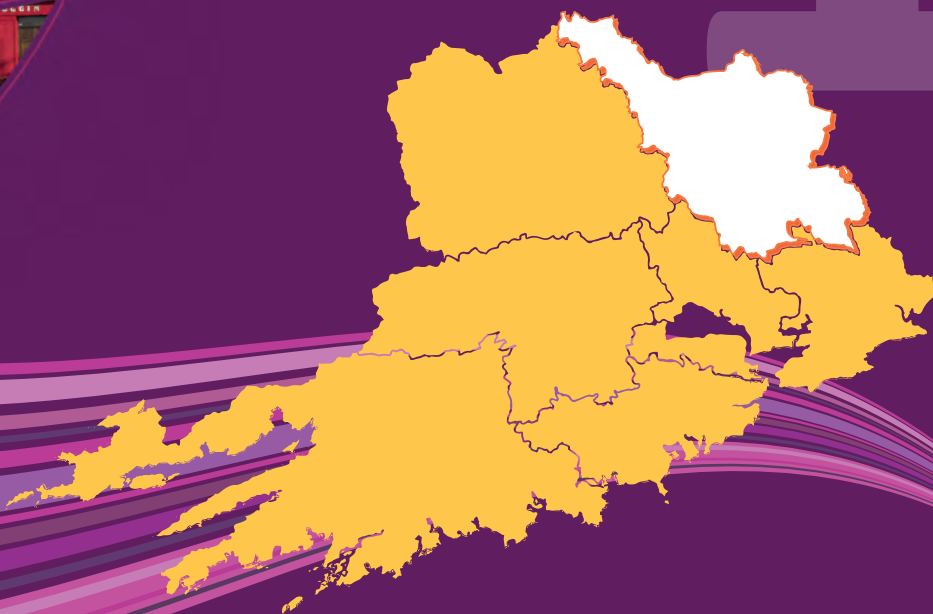




Cork  
County Council  
Comhairle Contae Chorcaí

# Draft Fermoy Municipal District Local Area Plan

## Proposed Amendments to the Draft Local Area Plan



2<sup>nd</sup> May 2017

VOLUME ONE  
Proposed Amendments

1



# **Draft Fermoy Municipal District Local Area Plan**

## **Proposed Amendments to the Draft Local Area Plan**

### **Volume 1 – Proposed Amendments**

**2<sup>nd</sup> May 2017**

**NOTE: This document should be read in conjunction with the Draft Fermoy Municipal District Local Area Plan, November 2016.**

## How to make a Submission

The Proposed Amendments to the Draft Fermoy Municipal District Local Area Plan are 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 Tuesday 2<sup>nd</sup> May 2017 to Tuesday 30<sup>th</sup> May 2017** at the following locations:

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

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

Submissions or observations regarding the Proposed Amendments to the Draft Fermoy Municipal District Local Area Plan 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 **from Tuesday 2<sup>nd</sup> May 2017 to 4pm on Tuesday 30<sup>th</sup> May 2017.**

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.

All such submissions lodged within the above period and prior to the close of business at **4pm on Tuesday 30<sup>th</sup> May 2017**, will be taken into consideration in the finalisation of the Fermoy Municipal District Local Area Plan.

**Submissions and observations are also invited in relation to the Addendum to the Environmental Report, the Strategic Flood Risk Assessment and the Habitats Directive Assessment Report on the proposed amendments.**

**All Submissions should quote the Proposed Amendment Number that the submission relates to.**

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## Section 1 Overview of Amendments Stage

### 1.1 Introduction

- 1.1.1 In November 2016 the Council published the Fermoy Municipal District Local Area for public consultation. Arising from the consultation process, it is proposed to make a number of changes to the Draft Plan. This document sets out the full detail of the proposed changes.
- 1.1.2 Accompanying this document is a further report (Volume 2 Environmental Report on Proposed Amendments) detailing the outcome of the Strategic Environmental Assessment, Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments.
- 1.1.3 These documents should be read in conjunction with the Draft Local Area Plan published in November 2016, together with the associated SEA Environmental Report, Strategic Flood Risk Assessment Report and the Habitats Directive Assessment Report of the same date, and the Chief Executive's Report to Members dated 6th March 2017.

#### Process to date

- 1.1.4 The Draft Fermoy Municipal District Local Area Plan, along with three associated environmental assessments, was published in November 2016 and were made available to the public until the 16th of January 2017. 69 submissions were received during the public consultation period on the Draft Fermoy Municipal District Area Local Area Plan. 21 of the submissions focused on general issues facing the County at large, with a further 48 submissions related to the Municipal District.
- 1.1.5 In accordance with Section 20 of the Planning and Development Acts, 2000, as amended, a Chief Executive's Report was prepared to list the persons and bodies who made submissions or observations, summarising the issues raised and providing the opinion of the Chief Executive on the issues raised and his recommendations in relation to the proposed Local Area Plan. The Chief Executives Report was issued to Members of Council for their consideration on the 6th March 2017.
- 1.1.6 The Council's Development Committee met on the 23rd, 24th and 27th March 2017 to discuss the Chief Executive's Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27th March 2017, where, following consideration of the Draft Plan, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan.
- 1.1.7 In total, 129 amendments are proposed to the Draft Fermoy Municipal District Local Area Plan and these are set out in this report. In addition to the material amendments detailed in this document, a number of non material changes relating to the procedural and factual content may be included in the plan before it is finalised.
- 1.1.8 The County Council is obliged to make the proposed amendments to the Draft Local Area Plan, together with a report in relation to the Strategic Environmental Assessment including Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public and statutory bodies for a period of at least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council.
- 1.1.9 This period will commence on **Tuesday 2nd May 2017 and will last until 4.00 p.m. on Tuesday 30th May 2017**. In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

1.1.10 It should be noted that, as the new Local Area Plans do not include the former Town Council's functional areas and will not replace the nine Town Development Plans adopted by the former Town Councils of Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal, there are no proposed amendments relating to any policy or objectives for those areas. The current Town Plans will remain in force until December 2020.

## 1.2 Form and Content of the Proposed Amendments Document

1.2.1 This document consists of Three Volumes. **Volume One "Proposed Amendments to the Draft Local Area Plan"** includes both the amendment text and where relevant the mapping amendments. Volume One comprises four sections, as follows:

- **Section 1: Introduction:** This section outlines the local area plan review process to date and how to make a submission.
- **Section Two: Text of Proposed Amendments:** This sets out the text of each Proposed Amendment and indicates whether the amendment relates to a text change only or text and mapping change or a mapping change only.
- **Section Three: Proposed Map Amendments:** This section sets out all the proposed map amendments referenced in Section Two. The proposed map amendments are laid out in the following order: Introduction, Local Area Strategy, Main Towns, Key Villages, Village Nuclei and Other Locations where appropriate.
- **Section 4: Consolidated text for Amendment 03.02.01:** This text is a consolidated version of the new Fermoy Environs chapter with text relating to the town council now struck out. This consolidated text also includes all of the amendments set out in this document which relate to that section of the plan.

1.2.2 **Volume Two "Environmental Reports on the Proposed Amendments"** includes the Addendum to the SEA Environment Report including Strategic Flood Risk Assessment of the proposed amendments and the Habitats Directive Screening Report.

1.2.3 **Volume 3 "Local Area Plan Map Browser-Proposed Amendments"**. All the map amendments including zonings/boundary extensions and any proposed roads/walkways are shown on the map browser. The aim of the Map Browser is to give the public access to large scale detailed map versions of all the small scale land use zoning maps contained in the Local Area Plan. This allows the public to be better informed about the proposed mapped amendments to the Draft Plan.

1.2.4 It should be noted that Volume One Proposed Amendments is the only published printed volume. Volumes Two and Three and other supporting documentation relating to the Amendments are available on an accompanying CD. All three volumes are available on the County Council's web-site [www.corkcoco.ie](http://www.corkcoco.ie).

1.2.5 This "Proposed Amendments" document sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a Section basis indicating the amendment number, the text of the proposed change and the page number in the Draft Local Area where the change is proposed. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**.

1.2.6 It should also be noted that these Proposed Amendments address the recommendations set out in the Strategic Environmental Assessment Environment Report, the Strategic Flood Risk

Assessment Report and the Natura Impact Report where appropriate, in respect of the Draft Local Area Plan published in November 2016.

- 1.2.7 All the proposed amendments have been subject to Strategic Environmental Assessment and Appropriate Assessment under Habitats Directive Assessment. The Addendum to the Environmental Report, Strategic Flood Risk Assessment and the Habitats Directive Assessment Report on the proposed amendments are available in electronic form only, on CD and online at [www.corkcoco.ie](http://www.corkcoco.ie) at all times. Submissions and observations are also invited in relation to these documents.

### **1.3 How to make a Submission**

- 1.3.1 The Proposed Amendments to the Draft Fermoy Municipal District Local Area Plan are 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 Tuesday 2nd May 2017 to Tuesday 30th May 2017** at the following locations:

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- 1.3.2 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.

- 1.3.3 Submissions or observations regarding the Proposed Amendments to the Draft Fermoy Municipal District Local Area Plan 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 **from Tuesday 2nd May 2017 to 4pm on Tuesday 30th May 2017**

- 1.3.4 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.

- 1.3.5 All such submissions lodged within the above period and prior to the close of business at **4pm on Tuesday 30th May 2017**, will be taken into consideration in the finalisation of the Fermoy Municipal District Local Area Plan.

**Submissions and observations are also invited in relation to the Addendum to the Environmental Report, the Strategic Flood Risk Assessment and the Habitats Directive Assessment Report on the proposed amendments.**

**All Submissions should quote the Proposed Amendment Number that the submission relates to.**



## Section 2 Proposed Amendments to the Draft Plan

### 2.1 Overview

**2.1.1.** The following table sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a Section basis indicating the amendment number, the text of the proposed change and the page number in the Draft Local Area where the change is proposed. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**.

**2.1.2.** Where significant amount of text forms part of the amendment this change is referenced in the table below but the text of the amendment is set out in a series of Appendices A1, A2 etc.

Ref.	Proposed Amendment			Draft Plan Page No.
	<b>Section One: Introduction</b>			
FY 01.01.01 (change to page 6 of Draft Plan). Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1, below, which includes list of Town Council Development Plans.				
<b>Table 1.1: Municipal Districts in County Cork</b>				
	<b>Municipal District</b>	<b>Population 2011</b>	<b>Main Towns</b>	<b>No of villages</b>
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon-Kinsale	42,454	Bandon, Kinsale ( <b>Kinsale Town Development Plan, 2009</b> )	34
3	Blarney-Macroom	43,398	Blarney, Macroom ( <b>Macroom Town Development Plan, 2009</b> )	54
4	Cobh	53,544	Carrigtwohill, Cobh ( <b>Cobh Town Development Plan 2013</b> ), Glanmire, Little Island, Cork City North Environs. (Monard is a proposed new town and a designated Strategic Development Zone)	24
5	East Cork	42,399	Midleton ( <b>Midleton Town Development Plan 2013</b> ), Youghal ( <b>Youghal Town Development Plan, 2009</b> )	30
6	Fermoy	42,226	Charleville, Fermoy ( <b>Fermoy Town Development Plan, 2009</b> ), Mitchelstown	29
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow ( <b>Mallow Town Development Plan, 2009</b> ) Millstreet, Newmarket	46
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty ( <b>Clonakilty Town Development Plan, 2009</b> ), Dunmanway, Schull, Skibbereen ( <b>Skibbereen Town Development Plan, 2009</b> )	67 & 7 Inhabited Islands
<i>Note: This change affects the text of the Plan only.</i>				

Ref.	Proposed Amendment	Draft Plan Page No.
FY 01.07.01	<p><b>Approach to Town Council Development Plans</b></p> <p>Delete Paragraph 1.7.9 and replace with new text as follows:</p> <p><del>1.7.9— Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</del></p> <p><b>Therefore it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will ‘grey out’ the area to which the Town Development Plan applies.</b></p> <p><b>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</b></p> <p><i>Note: This change affects both the text and the map of the Plan.</i></p>	14
FY 01.07.02	<p>Housing Density</p> <p>Insert new Heading “Housing Density” and text after “Green Infrastructure”(paragraph 1.7.27) as follows;</p> <p><b>The approach to housing density used in this Plan is set out in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying guide to the densities in Table 3.1 Settlement Density Guide.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	18

Ref.	Proposed Amendment	Draft Plan Page No.
FY 01.07.03	<p>Insert additional text after paragraph 1.7.22 of section 1 of the plan regarding Regeneration Areas as follows:</p> <p><b>It is the intention of Cork County Council to implement the provisions of the Urban Regeneration and Housing Act 2015, through the establishment of a Vacant Sites Register, identifying sites on which a vacant site levy can be applied.</b></p> <p><b>The planning authority will proactively engage through the Municipal District sub-county structures, to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	17
FY 01.08.01	<p>Include additional text in section 1.8 after Objective IN-01 as follows:</p> <p><b>Managing downstream flood impacts.</b></p> <p><b>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse effects on the standard of defence provided.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	20
FY 01.09.01	<p>Active Land Management</p> <p>Insert new Heading “Active Land Management” and text after paragraph 1.7.9) as follows;</p> <p><b>Active Land Management</b></p> <p><b>In response to an indentified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning &amp; Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in</b></p>	14

Ref.	Proposed Amendment	Draft Plan Page No.
	<p>the Cork Region.</p> <p>Section 2 (Planning &amp; Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:</p> <p><i>Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.</i></p> <p><i>The enhanced role of planning authorities in managing the development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.</i></p> <p>Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.</p> <p>In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:</p> <ul style="list-style-type: none"> <li>• Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets</li> <li>• The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates</li> <li>• The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state</li> <li>• Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors</li> </ul>	

Ref.	Proposed Amendment	Draft Plan Page No.
	<ul style="list-style-type: none"> <li>• Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork</li> </ul> <p>It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and, in so doing, help ensure the right type of housing units are being provided at the most appropriate locations, in a timely manner.</p> <p>A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.</p> <p>During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration &amp; Housing Act 2015, Cork County Council will:</p> <ol style="list-style-type: none"> <li>1. Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.</li> <li>2. Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.</li> <li>3. Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated <i>Scale of Development</i> and <i>Normal Recommended Scale of any Individual Scheme</i> requirements set out in this Plan.</li> </ol> <p>This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is</p>	

Ref.	Proposed Amendment	Draft Plan Page No.
	<p>sufficiently dynamic to respond positively in locations that can sustainably deliver the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.</p> <p>4. Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	<b>Section Two: Local Area Strategy</b>	
FY 02.03.01	<p>Include additional text paragraph after paragraph 2.3.3 as follows:</p> <p><b>The Fermoy Municipal District boasts a rich diversity of built heritage, both architectural and archaeological, across its rural and urban landscapes. These important links to the past give the district its unique sense of place and identity. Each settlement chapter of this plan refers the unique aspects of a settlement’s built, archaeological and natural heritage where relevant.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	26
FY 02.04.01	<p>Amend text of section 2 by inserting new paragraph after 2.4.9 as follows: <b>Table 2.3 provides information in relation to the physical capacity of the water services infrastructure only. Some settlements which have infrastructural capacity may have other issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	29
FY 02.04.02	<p>Amend Water Services Key of table 2.3 to include the following additional text: <b>There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	31
FY 02.04.03	<p>Amend Water Services Key of table 2.3 to include the following additional text: <b>‘Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.’</b></p>	31

Ref.	Proposed Amendment	Draft Plan Page No.
	<i>Note: This change affects the text of the Plan only.</i>	
FY 02.05.01	<p>Amend Wording of paragraph 2.5.4 as follows:</p> <p>Fermoy is the largest centre of employment within the area. <b>The 2011 Census recorded the number of jobs that people were going to within the DEDs containing Fermoy town as 2,657, a decrease of 576 on the 2006 figure.</b> In Mitchelstown, the figure was 1,662 (decreasing from 1,957 in 2006) and in Charleville the figure was 2,426, an increase of over 18% on the 2006 figure. This would indicate that of the 11,601 jobs within the Municipal district 6,745 or 58% are located within the three main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns makes it more difficult for people to access employment opportunities and creates challenges for the provision of effective public transport and transport infrastructure generally.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	32
FY 02.06.01	<p>Amend wording of paragraph 2.6.9 as follows:</p> <p>To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the <b>Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs</b> and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	33
FY 02.06.02	<p>Include additional text paragraph after paragraph 2.6.12 as follows:</p> <p><b>The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particularly rich in medieval monuments, notably ringforts, churches, abbeys and castles. A number of these are in the care of the State, like Glanworth Castle and Ballybeg Abbey, and constitute an important range of heritage tourism assets. Most of the urban settlements are historical in origin and constitute archaeological monuments in their own right. Fermoy and Glanworth feature in the Urban Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). For reference to all known archaeological monuments in the district see <a href="http://www.archaeology.ie">www.archaeology.ie</a>.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	33
FY 02.06.03	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p><del>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River</del></p>	34

Ref.	Proposed Amendment	Draft Plan Page No.
	<p><del>Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</del></p> <p><b>In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</b></p> <p>Include additional objectives in LAS-01 as follows:</p> <ul style="list-style-type: none"> <li><b>f) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014.</b></li> <li><b>g) No ‘developer provided’ infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</b></li> <li><b>h) All developments, where appropriate, will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014.</b></li> <li><b>i) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</b></li> <li><b>j) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage objectives (HE 3 -1-5 &amp; HE 4 1-5) of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, landscapes.</b></li> </ul> <p><i>Note: This change affects the text of the Plan only.</i></p>	



<b>Ref.</b>	<b>Proposed Amendment</b>	<b>Draft Plan Page No.</b>
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FY 02.06.04: Replace table 2.2 of the draft plan (on page 28) with a new table 2.2 (below):

<b>Table 2.2 Fermoy Municipal District Housing Requirements and Supply</b>							
	<b>Housing Requirement</b>					<b>Housing Supply</b>	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Fermoy	6,489	7589	831	938	47	<del>90.66</del> <b>93.46*</b>	1,601
Charleville	3,646	4925	741	804	45	<del>72.5</del> 70.6**	1,124
Mitchelstown	3,677	5346	905	1,040	58	<del>74.79</del> <b>84.3**</b>	1,293
<b>Main Towns</b>	<b>13,812</b>	<b>17,860</b>	<b>2,478</b>	<b>2,782</b>	<b>149</b>	<del><b>237.95</b></del> <b>248.36</b>	<b>4,018</b>
Villages	9,427	11,529	1,417	1,533	-	-	1,003
Rural	18,987	17,514	486	559	-	-	-
Total Villages and Rural	28,414	29,044	1,903	2,092	-	-	1,003
Total for District	42,226	46,904,	4,381	4,874	149	<del><b>237.95</b></del> <b>248.36</b>	5,021

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is ~~89~~ **94.85** Ha  
Source: Extract from Cork County Development Plan 2014- Appendix B, Table B 12

**\* Includes 9ha of residentially zoned land from the Fermoy Town Development Plan 2009 and additional land included in proposed amendments (1.917ha). Net housing areas revised relative to those included in Core Strategy. These revisions include an adjustment to R-07(2ha) to account for the construction of a new school on the site and reduction to net housing areas of R-03 and R-04 (c1.1ha) to allow provision of buffer for legacy landfill.**

**\*\*Adjusted to take account of proposed amendments. Net housing areas adjusted relative to those included in Core Strategy to take account of revised net housing areas (including adjustments to R-03 and R-06 in Mitchelstown).**

*Note: This change affects the text of the Plan only.*

Ref.	Proposed Amendment	Draft Plan Page No.
FY 02.06.05	<p>Insert additional text heading and paragraph after paragraph 2.2.4 in section 2;</p> <p><b>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</b></p> <p><i>Note: This change refers to the text of the draft plan only.</i></p>	25
<b>Section Three: Main Towns</b>		

FY 03.01.01 Replace table 3.1 of the draft plan (page 36) with a new table 3.1 as follows:

<b>Table 3.1: Population, Households and Net New Houses for Main Towns</b>							
	<b>Housing Requirement</b>					<b>Housing Supply</b>	
	<b>Census 2011</b>	<b>Population Target</b>	<b>Total New Households</b>	<b>New Units Required</b>	<b>Net Estimated Requirement (Ha)</b>	<b>Net Estimated Residential Area Zoned (Ha)</b>	<b>Estimated Housing Yield</b>
Fermoy	6,489	7,589	831	938	47	<del>90.66</del> <b>93.46*</b>	1,601
Charleville	3,646	4,925	741	804	45	<del>72.50</del> <b>70.6**</b>	1,124
Mitchelstown	3,677	5,346	905	1,040	58	<del>74.79</del> <b>84.3**</b>	1,293
<b>Total</b>	<b>13,812</b>	<b>17,860</b>	<b>2,478</b>	<b>2,782</b>	<b>149</b>	<del>237.95</del> <b>248.36</b>	<b>4,018</b>

**Source: Cork County Development Plan 2014- Appendix B, Table B 11**

\*Figure reflects changes proposed in this draft plan includes land (9ha) zoned in the Fermoy town Development Plan 2009\*

\*Includes 9ha of residentially zoned land from the Fermoy Town Development Plan 2009 and additional land included in proposed amendment (1.917ha). Net housing areas revised relative to those included in Core Strategy. These revisions include an adjustment to R-07(2ha) to account for the construction of a new school on the site and reduction to net housing areas of R-03 and R-04 (c1.1ha) to allow provision of buffer for legacy landfill.

\*\*Adjusted to take account of proposed amendments. Net housing areas reduced relative to those included in Core Strategy to take account of revised net housing areas (including adjustments to R-03 and R-06 in Mitchelstown).

Ref.	Proposed Amendment	Draft Plan Page No.
<i>Note: This change affects the text of the Plan only.</i>		
	<b>Fermoy</b>	
FY 03.02.01	<p>Amend wording of section 3.2 of the plan due to revised approach in relation to the former Fermoy town council area and amend map to exclude former Fermoy town council area from zoning map.</p> <p>The provisions of the Fermoy Town Development Plan 2009 (as amended) are to remain in place until further notice and text in the Draft Plan which had proposed revisions to the former town council area is to be revised.</p> <p>Additional changes to the text of section 3.2 which arise from other considerations are included within the new section 3.2 but are also listed as separate proposed changes below.</p> <p>Note that the final numbering of any specific zoning objectives set out below will be such that they are in sequence in the final plan.</p> <p><b>Revised section 3.2 Fermoy Environs is set out in Appendix A1 of this report. This contains a consolidated version of the new Fermoy Environs chapter with text relating to the town council now struck out. This consolidated text also includes all of the amendments set out in this document which relate to that section of the plan.</b></p> <p><i>This affects both the text and the map of the plan.</i></p>	38-54
FY 03.02.02	<p>It is proposed to amend paragraph 3.2.13 to include reference to Abec within the employment and economic activity sub section in Fermoy as follows:</p> <p>Other employment uses are mainly concentrated in the north western quadrant of the town including Silverpail, Micro Bio and the Faber Castell Business Campus, with additional significant employment at SCI, east of the M8 <b>and at Abec to the south of the town.</b></p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	40
FY 03.02.03	<p>Insert additional text into paragraph after 3.2.55, as follows:</p> <p>The waste water treatment plant serving the town has a 20,000PE design capacity it is understood that there is sufficient capacity to cater for the additional planned level of growth to 2022. <b>There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</b> Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with</p>	47

Ref.	Proposed Amendment	Draft Plan Page No.
	<p>EU Urban Wastewater Treatment Directives.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	
FY 03.02.04	<p>Insert additional text into paragraph after 3.2.54, as follows:</p> <p>The public water supply system has adequate source capacity to cater for projected demand to 2022. <b>Any proposals to increase volumes of abstraction of water from the Blackwater River to serve Fermoy must be subject to Habitats Directive Assessment, and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for the Blackwater River SAC.</b> In some areas the pipework will need to be extended to service zoned lands. This is a significant issue in relation to proposed development in the northern parts of the town, particularly FY-R-03 and FY-R-09, as the existing watermain network is not adequate to cater for the proposed development. At present there is no apparent Irish Water Scheme to upgrade the Fermoy WS in their draft Capital Investment Programme 2017-2021.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	47
FY 03.02.05	<p>Insert additional paragraph after paragraph 3.2.58, as follows:</p> <p><b>The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.</b></p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	47
FY 03.02.06	<p>Replace paragraph 3.2.63 with the following text:</p> <p><del>The Record of Monuments and Places of County Cork which identifies archaeological sites throughout the county classifies Fermoy as a historic town. There are 31 national monuments and archaeological sites within the development boundary of Fermoy which reflect the historic significance of the area, in addition to a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. These are awarded protection under national legislation and policies contained in the County Development Plan 2014.</del></p> <p><b>Fermoy is a planned 18th/19th century town which was developed by John Anderson. It had an earlier settlement associated with the medieval Cistercian abbey on the south bank of the river. It is identified as a historic town. Its Zone of Archaeological Potential is identified in the Urban archaeological survey. There are 31 Recorded</b></p>	48

Ref.	Proposed Amendment	Draft Plan Page No.
	<p>archaeological monuments and a number of new sites identified since the issuing of the RMP. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01.</i></p>	
FY 03.02.07	<p>Amend the Fermoy text to include new paragraph after paragraph 3.2.66 as follows:</p> <p><b>Some of the land that is depicted as being within the existing built up area is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition, in all areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.</b></p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	48
FY 03.02.08	<p>Amend the Fermoy text to delete the final sentence from FY GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving waters does not fall below legally required levels.</p> <p><del>All new development shall make adequate provision for storm water disposal.</del></p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	49
FY 03.02.09	<p>Amend the Fermoy text to include an additional general objective after FY-GO-10 as follows:</p> <p><b>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</b></p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	49

Ref.	Proposed Amendment	Draft Plan Page No.
FY 03.02.10	<p>Amend the Fermoy text to include the following specific zoning objective:</p> <p><b>U-01: Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area and will need to be designed carefully to ensure that impacts on these sites will be avoided. FY-GO-03 applies.</b></p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	54
FY 03.02.11	<p>Amend the Fermoy map to delete the following objective label: FY-U-02.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55
FY 03.02.12	<p>Amend the Fermoy map to delete the following objective label: FY-U-03.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55
FY 03.02.13	<p>Amend the Fermoy map to delete the following objective label: FY-U-04.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55
FY 03.02.14	<p>Amend the Fermoy map to delete the following objective label: FY-U-05.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55
FY 03.02.15	<p>Amend the Fermoy map to delete the following objective label: FY-U-06.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	55
FY 03.02.16	<p>Amend the text and map for Fermoy Environs to include a new Residential Zoning</p> <p><b>FY R-11 Medium B Density Residential</b></p> <p><b>Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen the development from the M8. A separate agricultural access, directly from the public road, shall be maintained to serve the agricultural lands to the rear.</b></p> <p><i>Note: This change affects the text of the Plan and the map. This change has been included within proposed change FY 03.02.01</i></p>	51
FY 03.02.17	<p>Amend Fermoy text to insert additional general objective (GO-12) as follows:</p> <p><b>Support the expansion of primary and post primary education facilities in the town.</b></p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	49
FY 03.02.18	<p>Amend Fermoy text to include the following additional text in FY-GO-10</p>	49

Ref.	Proposed Amendment	Draft Plan Page No.
	<p>In planning development located upstream of the defended area in Fermoy, due regard must also be had to the potential downstream flood impacts of development, and its potential impact on the defended area in particular.</p> <p><i>Note: This change affects the text of the Plan only. This change has been included within proposed change FY 03.02.01</i></p>	
FY 03.02.19	<p>Amend paragraph 3.2.19 of the plan to include additional text as follows:</p> <p>Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include <b>farm related business such as</b> ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.</p> <p><i>This change affects the text of the plan only. This change has been included within proposed change FY 03.02.01.</i></p>	40
FY 03.02.20	<p>Amend the Fermoy map and text to include additional land for business use east of the M8 at Corrin and additional objective as follows:</p> <p><b>FY-B-05: Business use. Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic Impact Assessment and Road Safety Audit required.</b></p> <p><i>This change affects both the map and the text of the plan. This change has been included within proposed change FY 03.02.01.</i></p>	51 & 55
	<b>Mitchelstown</b>	
FY 03.03.01	<p>Amend Mitchelstown text to include additional text at the end of paragraph 3.3.49 (Waste Water Services) as follows:</p> <p><b>There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	63
FY 03.03.02	<p>Amend Mitchelstown text to replace paragraph 3.3.58 with the following text:</p> <p><del>The town also contains a significant number of archaeological monuments which reflect the historic significance of the area, in addition to a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. These are awarded protection under national legislation and policies contained in</del></p>	64

Ref.	Proposed Amendment	Draft Plan Page No.
	<p><del>the County Development Plan 2014.</del></p> <p><b>Archaeology</b>  <b>The earlier historic settlement was adjacent to Mitchelstown medieval Castle (RMP Ref. No CO19-02601-2) and church (RMP Ref. No. CO19-02701-2) complex located in the Dairygold Industrial complex. The castle was incorporated into the later Mitchelstown Castle and a demesne landscape was laid around the house and a new town laid out to the east. The majority of the Archaeological sites within the town are associated with the later planned town. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014. Some of the zoned lands are within demesne landscape associated with Mitchelstown Castle and House and any development in this area will require an archaeological assessment, shall be sensitive to the demesne and shall protect all the demesne features and landscape.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 03.03.03	<p>Amend the Mitchelstown text to delete the final sentence from MH GO-02 as follows:</p> <p>In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.</p> <p><del>All new development shall make adequate provision for storm water disposal.</del></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	65
FY 03.03.04	<p>Amend the Mitchelstown text to include an additional general objective after FY-GO-09 as follows:</p> <p><b>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66
FY 03.03.05	<p>Amend the text of objective MH-R-11 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p>	66



Ref.	Proposed Amendment	Draft Plan Page No.
	<p>Medium B density development. <b>TIA and RSA required.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 03.03.06	<p>Amend the text of objective MH-B-02 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p> <p>Business Uses. <b>TIA and RSA required.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66
FY 03.03.07	<p>Amend the text of objective MH-I-01 to include a requirement for a Traffic Impact Assessment and a Road Safety Audit as follows:</p> <p>Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed and landscaped. <b>TIA and RSA required.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66
FY 03.03.08	<p>Amend the Mitchelstown text by deleting specific objective MH U-02 from text in Mitchelstown as follows:</p> <p><del>MH U-02 Develop and maintain pedestrian walk.</del></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	67
FY 03.03.09	<p>Amend the area of specific objective MH-R-07 to exclude 0.27ha to the north east of R-07 and reclassify the excluded land as 'existing built up area'.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	66 & 69
FY 03.03.10	<p>In the Table of Specific Development Objectives for Mitchelstown replace 'MH U-04' objective no. with 'MH U-05' as follows:</p> <p><b>MH U-05</b> Relief Road.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	67
FY 03.03.11	<p>Amend the development boundary east of MH R-03 to bring the boundary inside / west of the area at risk of flooding.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	69
FY 03.03.12	<p>Amend the development boundary east of MH R-06 to bring the boundary inside / west of the area at risk of flooding.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	69
FY 03.03.13	<p>Amend the Mitchelstown zoning map to include additional land to the south of the town and amend the text to include additional specific objective as follows:</p> <p><b>MH-R-12: Nursing home and ancillary accommodation. The housing shall be low density and single storey only.</b></p>	66 & 69

Ref.	Proposed Amendment	Draft Plan Page No.
	<i>Note: This change affects the text and map of the Plan.</i>	
FY 03.03.14	<p>Amend the Mitchelstown zoning map to rezone an area of land (that portion that is not depicted as being at risk of flooding) within the T-02 zoning for Industry. Amend the text to include additional specific objectives as follows:</p> <p><b>MHI-05: Industry. Traffic Impact Assessment and Road Safety Audit required.</b></p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69
FY 03.03.15	<p>Amend Mitchelstown text to include an additional general objective as follows:</p> <p><b>MH GO-10: Support the expansion of primary and post primary education facilities in the town.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	66
FY 03.03.16	<p>Include additional land for residential use in Mitchelstown and additional objective as follows:</p> <p><b>MH R-13: Medium B density residential development to respect protected structure Ballywillin House, RPS ID – 00104.</b></p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	66 & 69
FY 03.03.17	<p>Amend the Mitchelstown map and text to include additional land for industrial use and additional objective as follows:</p> <p><b>MH-I-05: Industry. Traffic Impact Assessment and Road Safety Audit Required.</b></p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69
FY 03.03.18	<p>Amend the Mitchelstown map and text to include additional land for industrial use and additional objective as follows:</p> <p><b>MH-I-06: Industry. Traffic Impact Assessment and Road Safety Audit Required.</b></p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	67 & 69
FY 03.03.19	<p>Amend the Mitchelstown map and text to include additional land for residential use and additional objective as follows:</p> <p><b>MH-R-13: Medium B Residential</b></p> <p><i>Note: This change affects the text and map of the Plan.</i></p>	66 & 69
FY 03.03.20	<p>Amend the Mitchelstown zoning map to designate an area of land (that is depicted as being at risk of flooding) within the T-02 as ‘existing built up area’.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	67 & 69

Ref.	Proposed Amendment	Draft Plan Page No.
	<b>Charleville</b>	
FY 03.04.01	<p>Amend sub heading of paragraph 3.4.54 and insert additional sub heading and paragraph after paragraph 3.4.54 as follows:</p> <p><b>Built Heritage and Protected Structures Architecture</b></p> <p>Charleville’s architectural heritage is reflected in the 55 buildings or other structures entered in the Record of Protected Structures. It is considered that the continued retail primacy of this area is vital in terms of ensuring the ongoing use and maintenance of these key historic structures.</p> <p><del>The general area around the town is also host to numerous archaeological sites. These include the ruined church located in the town cemetery. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. There is also a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places.</del></p> <p><b>Archaeology</b></p> <p><b>The town was founded in the 17th century by Roger Boyle adjacent to Charleville house which no longer survives. However some of the earlier features associated with the house (including fish ponds; demesne lands, features and earthworks; and structures) remain. The streetscape today is lined with mainly 18th/19th century buildings with much of the earlier archaeology removed or buried in the ground as subsurface archaeology or incorporated into later buildings. Archaeological sites are afforded protection under national legislation and policies contained in the County Development Plan 2014.</b></p> <p><b>Some of the zoned land contains archaeological monuments (CO002-059 and CO003-005) which need to be preserved in their greenfield settings in an appropriate and sensitive manner. Any large scale development in the area of CO003-005 will require an Archaeological Assessment.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	77
FY 03.04.02	<p>Amend Charleville text and map to exclude R-06 zoning and reclassify land as part of existing built up area. Subsequent objectives will be renumbered.</p> <p><del>R-06: Medium B density individual sites.</del></p> <p><i>Note: This change affects both the text and the map of the Plan.</i></p>	79 & 82
FY 03.04.03	<p>Amend Charleville text and map to exclude B-01 zoning and reclassify land as part of existing built up area. Subsequent objectives will be renumbered.</p> <p><del>B-01: Small to medium scale business uses.</del></p>	80 & 82

Ref.	Proposed Amendment	Draft Plan Page No.
	<i>Note: This change affects both the text and the map of the Plan.</i>	
FY 03.04.04	<p>Amend specific objective CV-B-05 to include additional text as follows:</p> <p>Business Uses excluding industrial uses, warehousing and distribution. This site is considered particularly appropriate for retail warehousing. Layout of the site should make provision for an access road. Individual access points onto this access road should be avoided in favour of a shared entrance. <b>Access proposals and any junction enhancements that may be required should not compromise the strategic role of the national road network pending delivery of the M20 scheme. TIA and RSA required.</b></p> <p><i>Note: This change affects the text of the plan only.</i></p>	80
FY 03.04.05	<p>Amend the Charleville text to include an additional general objective after CV GO-10 as follows:</p> <p><b>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	78
FY 03.04.06	<p>Amend Charleville text to include an additional general objective as follows:</p> <p><b>GO-11 - Support the expansion of primary and post primary education facilities in the town.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	78
FY 03.04.07	<p>Amend the Charleville development boundary to include additional land and rezone a portion of CV-O-07 to facilitate inclusion of additional objective as follows:</p> <p><b>CV R-08: Nursing home.</b></p> <p><i>This change affects both the text and the map of the plan.</i></p>	79 & 82
FY 03.04.08	<p>Insert new sentence at the end of paragraph 3.4.20 as follows:</p> <p><b>Retail warehousing proposals will be assessed in accordance with the provisions of Chapter 7 of the County Development Plan and the Retail Planning Guidelines.</b></p> <p><i>This change affects the text of the plan only.</i></p>	80
	<b>KEY VILLAGES</b>	
FY 04.02.01	Amend paragraph 4.2.6 in Section 4 Key Villages to include additional	84

Ref.	Proposed Amendment	Draft Plan Page No.
	<p>text as follows:</p> <p>To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village’s infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required. <b>Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Key Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Castletownroche or Conna will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 04.02.02	<p>Amend General Objectives for Key Villages to include additional general objective GO-01 (r) as follows:</p> <p><b>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	87
FY 04.02.03	<p>Amend General Objectives for Key Villages to delete reference to storm water as follows:</p> <p>e) Where possible all development should be connected to the public water supply <b>and</b> the public waste water treatment system. <del>and make adequate provisions for storm water storage and disposal.</del></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	87
FY 04.02.04	<p>Insert the following text as a footnote in Table 4.1:</p> <p><b>Appropriate Scale of Development in Key Villages</b></p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p>	86

Ref.	Proposed Amendment	Draft Plan Page No.
	<i>Note: This change affects the text of the plan only.</i>	
	<b>Ballyhooly</b>	
FY 04.03.01	<p>Amend paragraph 4.3.7 by including additional text as follows:</p> <p>A moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first. As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 25 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	88
FY 04.03.02	<p>Amend paragraph 4.3.26 as follows:</p> <p><del>The village also possesses one archaeological monument (a ringfort) which is awarded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</del></p> <p><b>The settlement contains a single archaeological site (CO034-071) with a medieval castle and churches immediately outside the boundary to south. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	90
FY 04.03.03	<p>Amend Ballyhooly text to include text additional text after paragraph 4.3.11 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	89
	<b>Castlelyons / Bridebridge</b>	95
FY 04.04.01	<p><b>Amend the text of paragraph 4.4.9 of the plan as follows:</b></p> <p>Parts of Castlelyons-Bridebridge have been identified as being at risk of flooding. The areas at risk follow the path of the <del>River Bride</del> <b>Shanowenadrimina stream</b> through the village and are illustrated on the settlement map. Part of the built up area of the village is affected. Areas of the village were flooded following storm Desmond in December 2015 / January 2016.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94

Ref.	Proposed Amendment	Draft Plan Page No.
FY 04.04.02	<p>Amend paragraph 4.4.11 by including additional text as follows:</p> <p>Most of the recent new housing development in the village has been in the form of medium and low density suburban style estates, the individual and cumulative scale of which is quite large – it is important that future development is of a more appropriate scale. As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 40 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94
FY 04.04.03	<p>Adjust the development boundary to the south to omit areas within SAC from the development boundary.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	98
FY 04.04.04	<p>Amend paragraph 4.4.28 as follows:</p> <p><del>There are large concentrations of Scheduled Monuments within the settlements which reflect the historic significance of the area. These are awarded protection under national legislation and are subject to further controls under policies set out in the County Development Plan 2014.</del></p> <p><b>There is an interesting complex of medieval/late medieval archaeological monuments in both settlements including abbey, churches, limekilns and bridge with Castlelyons castle and associated attendant demesne landscape and features. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 04.04.05	<p>Amend Castlelyons / Bridebridge text to include new paragraph after 4.5.17 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94
	<b>Castletownroche</b>	
FY 04.05.01	<p>Amend paragraph 4.5.11 by including additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 54 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 12 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.</p>	100

Ref.	Proposed Amendment	Draft Plan Page No.
	<i>Note: This change affects the text of the Plan only.</i>	
FY 04.05.02	<p>Amend Castletownroche map to exclude an area of land within the Blackwater SAC from the development boundary.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	103
FY 04.05.03	<p>Amend Castletownroche text to insert new paragraph after 4.5.17. as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Castletownroche will need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Castletownroche will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	100
FY 04.05.04	<p>Amend Castletownroche text to include additional Development Boundary Objective as follows:</p> <p><b><i>DB-05: Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</i></b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	102
FY 04.05.05	<p>Include additional paragraph after paragraph 4.5.28 as follows:</p> <p><b>There is an interesting number of archaeological monuments in the village including bridge, mill and the medieval tower house. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	101
	<b>Conna</b>	
FY 04.06.01	<p>Amend paragraph 4.6.8 by including additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 30 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 20 units. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	104



Ref.	Proposed Amendment	Draft Plan Page No.
FY 04.06.02	<p>Insert additional paragraph after paragraph 4.6.21 as follows:</p> <p><b>There is an interesting number of archaeological monuments in the village including the bridge and Conna Castle. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2014.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	106
FY 04.06.03	<p>Amend Conna map to exclude an area of land within the Blackwater SAC from the development boundary.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	108
FY 04.06.04	<p>Amend Conna text to include new text at the end of paragraph 4.6.11. as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Conna will need to be addressed to accommodate further growth". New text will also be inserted at the end of paragraph 4.6.12 as follows: "Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Conna will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	105
FY 04.06.05	<p>Amend paragraph 4.6.18 to include additional text as follows:</p> <p>The Conna area has significant tourism potential, which has yet to be exploited which could act as a destination in a wider North Cork tourism initiative. <b>There is opportunity to promote the heritage tourism aspect of Conna Castle, a National Monument, as a tourist destination and as part of the network of medieval Castles in the North Cork area.</b> Conna is featured in the Blackwater Valley Drive tourism project and is internationally renowned for its horse breeding industry. It is considered that the promotion of angling on the River Bride, the development of walking and activity trails linking the scenic riverside setting of the village to heritage and activity destinations in the wider area would create the foundations of a tourism strategy. Additional B&amp;Bs should be encouraged in the village in order to promote and support such tourism development.</p> <p><i>Note : This change affects the text of the Plan only.</i></p>	106
FY 04.06.06	<p>Amend Conna map to include an additional area of land within the development boundary.</p> <p><i>This change affects the map of the plan only.</i></p>	108

Ref.	Proposed Amendment	Draft Plan Page No.
	<b>Doneraile</b>	
FY 04.07.01	<p>Amend paragraph 4.7.13 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 180 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	110
FY.04.07.02	<p>Include additional paragraph after paragraph 4.7.31 as follows:</p> <p><b>The village contains a number of archaeological sites associated with the Castle and Doneraile house and demesne.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	111
FY 04.07.03	<p>Amend map of Doneraile to expand open space zoning 0-03 to include lands within the Blackwater SAC and adjoining land within flood risk area along river.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	114
FY.04.07.04	<p>Amend paragraph 4.7.24 to include additional text as follows:</p> <p>Doneraile Court and Demesne has potential as a focus for tourism development <b>and amenity</b> in North Cork but the house requires restoration. This plan can help support proposals to enhance the viability of the house and demesne as a tourist attraction by positively encouraging and facilitating the growth of the village and ensuring the future development respects the history and character of the village.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	111
	<b>Glanworth</b>	
FY 04.08.01	<p>Amend paragraph 4.8.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	115
FY 04.08.02	<p>Amend Glanworth text to insert new paragraph after paragraph 4.8.11 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Glanworth will need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	116
FY 04.08.03	Amend the wording of paragraph 4.8.27 as follows:	117

Ref.	Proposed Amendment	Draft Plan Page No.
	<p><del>There is also a significant cluster of Scheduled Monuments within and around the settlement which are subject to protection under national legislation and policies contained in the County Plan. The most significant of these is Labbacallee Wedge Tomb, the largest megalithic tomb in Ireland.</del></p> <p><b>The village is surrounded by numerous archaeological sites (including Labacalle Wedge Tomb, the largest such tomb in Ireland) and the village itself contains an exceptional number of medieval archaeological monuments including Glanworth Castle, abbey, bridge all in public ownership and needs to be developed as a tourism heritage asset and amenity. These are afforded protection under national legislation and policies contained in the County Plan.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 04.08.04	<p>Amend the wording of Glanworth text by including additional text in paragraph 4.8.14 as follows:</p> <p>Glanworth offers a range of community facilities to the local community including a national school, church and graveyard, a playing pitch and a community centre. Additional community and recreational facilities are required to meet the current needs of the settlement due to its expansion in the recent past. Given the historic and scenic qualities of the village, opportunities exist to provide attractive areas of open space such as a park, amenity walk or playground. Land has been identified to facilitate the expansion of the existing school facility. <b>The school is included on the NIAH and any proposals need to be well designed and sensitive to the existing structure.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	116
FY 04.08.05	<p>Amend text of paragraph 4.8.19 to include additional text as follows:</p> <p>The picturesque nature of the village, enhanced by the renovation of the mill, offers significant tourism potential. <b>The mill itself, presently idle, occupies an attractive setting adjacent to the bridge and offers potential for reuse and integration into a heritage tourism initiative for the area which could also include promotion of the medieval archaeological complex of Glanworth Castle, abbey and bridge.</b> The Council should encourage and support initiatives to reuse mills and integrate into heritage tourism destination for the area. However the location of the village away from major transport routes makes it difficult to generate a sufficient volume of tourists to sustain tourist services.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	116
	<b>Kildorrery</b>	
FY 04.09.01	Amend Kildorrery text to insert new paragraph after paragraph 4.9.12 as follows:	121

Ref.	Proposed Amendment	Draft Plan Page No.
	<p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kildorrery will need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 04.09.02	<p>Amend paragraph 4.9.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	120
FY 04.09.03	<p>Amend Kildorrery text to include additional Development Boundary Objective as follows:</p> <p><b>DB-03: Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	123
FY 04.09.04	<p>Amend Kildorrery text to include additional text in paragraph 4.9.20 as follows:</p> <p>The tourism sector of the market should be promoted as part of a wider North Cork package, as the village generally receives tourists who are passing through the area. The village could optimise links to the nearby Ballyhoura outdoor adventure destination which could provide various tourist-related employment to the locality. Bowens' Court, the ancestral home of Elizabeth Bowen, the author, is a significant tourist attraction. <b>The built heritage of the village, in particular the medieval archaeological complex, is also a significant heritage tourism asset.</b> In addition the Killdorrery Trails should be further promoted.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	122
	<b>Kilworth</b>	
FY 04.10.01	<p>Amend Kilworth text to insert new paragraph after paragraph 4.10.12 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kilworth will need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	126
FY 04.10.02	<p>Amend paragraph 4.10.6 to include additional text as follows:</p> <p>As per GO-01 and table 4.1 the scale of growth envisaged for the village is up to 50 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	125

Ref.	Proposed Amendment	Draft Plan Page No.
	<b>Newtownshandrum</b>	
FY 04.11.01	<p>Amend paragraph 4.11.5 to include additional text as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 20 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	129
FY 04.11.02	<p>Amend Newtownshandrum text to include additional paragraph after paragraph 4.11.13 as follows:</p> <p><b>This settlement is unusual as it is composed of a number of freestanding, vernacular, formally thatched buildings. This style of heritage settlement is unique and should be protected.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	130
	<b>Rathcormack</b>	
FY 04.12.01	<p>Amend Rathcormack map to relabel C-02 as C-01, to relabel C-03 as C-02 and to relabel C-04 as C-03.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	135
FY 04.12.02	<p>Amend Rathcormack text to insert new paragraph after paragraph 4.12.9 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Rathcormack will need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	133
FY 04.12.03	<p>Amend Rathcormack text to include non material change to text to better reflect the diversity of employment described in paragraph 4.12.18.</p> <p><b>A significant amount of employment in Rathcormack falls within the census POWSCAR industrial group categorisation of ‘wholesale, retail trade, transportation and storage’ - sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods. Agriculture also remains an employer for the local population.</b> <del>The main employer for the local population is agriculture, given its fertile rural hinterland. The remaining sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods.</del></p>	133

Ref.	Proposed Amendment	Draft Plan Page No.
	<i>Note: This change affects the text of the Plan only.</i>	
FY 04.12.04	<p>Amend Rathcormack text to include additional text in paragraph 4.12.5 as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 125 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 20 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	132
FY 04.12.05	<p>Amend Rathcormack text to include additional text in paragraph 4.12.20.</p> <p>There are six structures within the village, which are listed in the Record of Protected Structures in the County Development Plan 2014: Kilshannig House in Kilshannig Upper, Lisnagar House in Lisnagar Demesne, Christ Church, Beech Park (The Old Rectory), a Gothic Shopfront and the Church of the Immaculate Conception, all within the townland of Rathcormack. <b>Archaeology within the village includes the church, the mill and the fever hospital.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	133
	<b>Watergrassill</b>	
FY 04.13.01	<p>Amend Watergrasshill text to insert new paragraph after paragraph 4.13.12 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Watergrasshill will need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	136
FY 04.13.02	<p>Amend Watergrasshill text to include additional text in paragraph 4.13.8 as follows:</p> <p>As per objective GO-01 and table 4.1 the scale of growth envisaged for the village is up to 108 units in the period to 2022 with the number of houses in any particular group not <b>normally</b> exceeding 30 units.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	136
	VILLAGES	
FY 05.02.01.01	<p>Amend paragraph 5.2.6 in Section 5 Villages to include the following text after existing text:</p> <p><b>Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further</b></p>	142

Ref.	Proposed Amendment	Draft Plan Page No.
	<p><b>growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 05.02.01.02	<p>Amend villages text to insert new GO-01 for Villages, after GO-01 (c) as follows:</p> <p><b>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	145
FY 05.02.01.03	<p>Delete reference to Storm water disposal in GO-01-(d) for Villages as follows:</p> <p>Where possible all development should be connected to the public water supply and the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	145
FY 05.02.01.04	<p>Insert the following text as a footnote in Table 5.1:</p> <p><b>Appropriate Scale of Development in Villages</b></p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p><i>Note: This change affects the text of the plan only.</i></p>	144
	<b>Ballyhea</b>	
FY 05.02.05.01	<p>Amend Ballyhea text to insert new paragraph after paragraph 5.2.19 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Ballyhea may need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	148
FY 05.02.05.02	<p>Amend text of Ballyhea to include additional text as follows: <b>reservation is made for possible construction of a new road realignment as detailed on the accompanying map. This may result in the creation of a new parking area in front of the school.'</b></p>	148

Ref.	Proposed Amendment	Draft Plan Page No.
	<i>Note: This change affects the text of the Plan only.</i>	
	<b>Bartlemy</b>	
FY 05.02.07.01	<p>Amend Bartlemy text to insert new paragraph after paragraph 5.2.21 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Bartlemy may need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	152
	<b>Clondulane</b>	
FY 05.02.08.01	<p>Amend Clondulane text to insert new paragraph after paragraph 5.2.22 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Clondulane will need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	154
	<b>Coolagown</b>	
FY 05.02.09.01	<p>Amend Coolagown map to include an additional area of land within the development boundary.</p> <p><i>Note: This change affects the map of the plan only.</i></p>	157
	<b>Killavullen</b>	
FY 05.02.12.01	<p>Amend Killavullen text to Include additional text after paragraph 5.2.26 as follows:</p> <p><b>Land within the development boundary of Killavullen is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition in areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	162
FY 05.02.12.02	<p>Amend Killavullen text to add text to paragraph 5.2.26 as follows:</p> <p>In recognition of the location of the village adjacent to the River Blackwater and the Ross River and susceptibility of the village to flooding, the vision for Killavullen over the lifetime of this plan is to accommodate limited additional development, catering for local needs only, which is sensitive to the village’s attractive setting in the Blackwater Valley and to the north of the Nagles Mountains and to its five protected structures. <b>Archaeology within the village includes the</b></p>	162



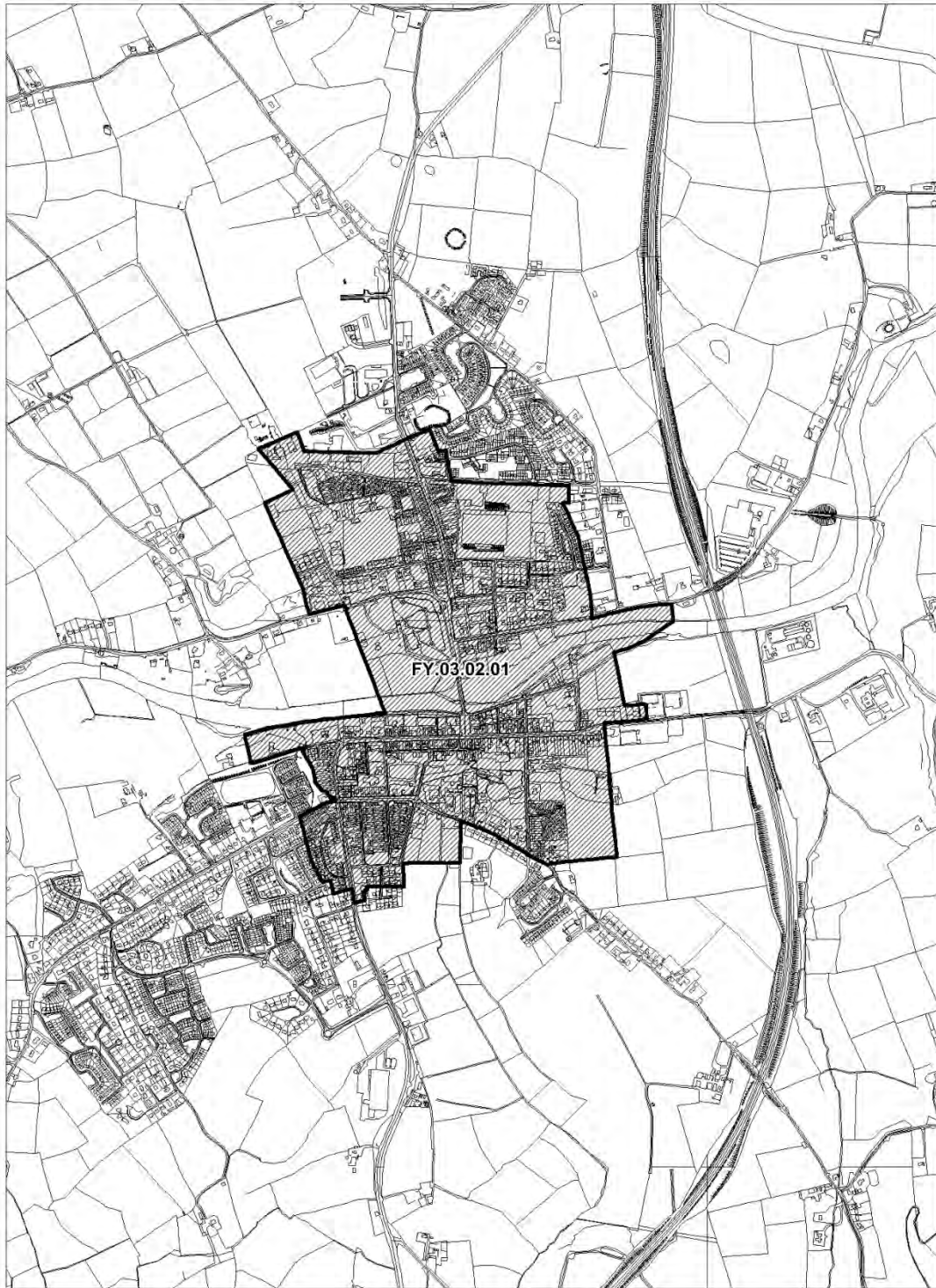
Ref.	Proposed Amendment	Draft Plan Page No.
	<p>site of a 17th c mill and a bridge.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
FY 05.02.12.03	<p>Amend Killavullen map to remove U-01 from Killavullen map.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	163
FY 05.02.12.04	<p>Amend Killavullen text to insert new paragraph after paragraph 5.2.26 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Killavullen will need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	162
	<b>Shanballymore</b>	
FY 05.02.13.01	<p>Amend Shanballymore text to insert new paragraph after paragraph 5.2.27 as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Shanballymore may need to be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	164
	VILLAGE NUCLEI	
FY 05.03.02.01	<p>Insert the following text as a footnote in Table 5.2:</p> <p><b>Appropriate Scale of Development in Village Nuclei</b></p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p><i>Note: This change affects the text of the plan only.</i></p>	168
	<b>Aghern</b>	
FY 05.03.04.01	<p>Amend Aghern map to include an additional area of land within the development boundary.</p> <p><i>Note: This change affects the map of the plan only.</i></p>	171
	<b>Araglin</b>	
FY 05.03.05.01	<p>Amend development boundary of Araglin to exclude area of land to the</p>	173

Ref.	Proposed Amendment	Draft Plan Page No.
	east of the village that is within the Blackwater SAC. <i>Note: This change affects the map of the plan only.</i>	

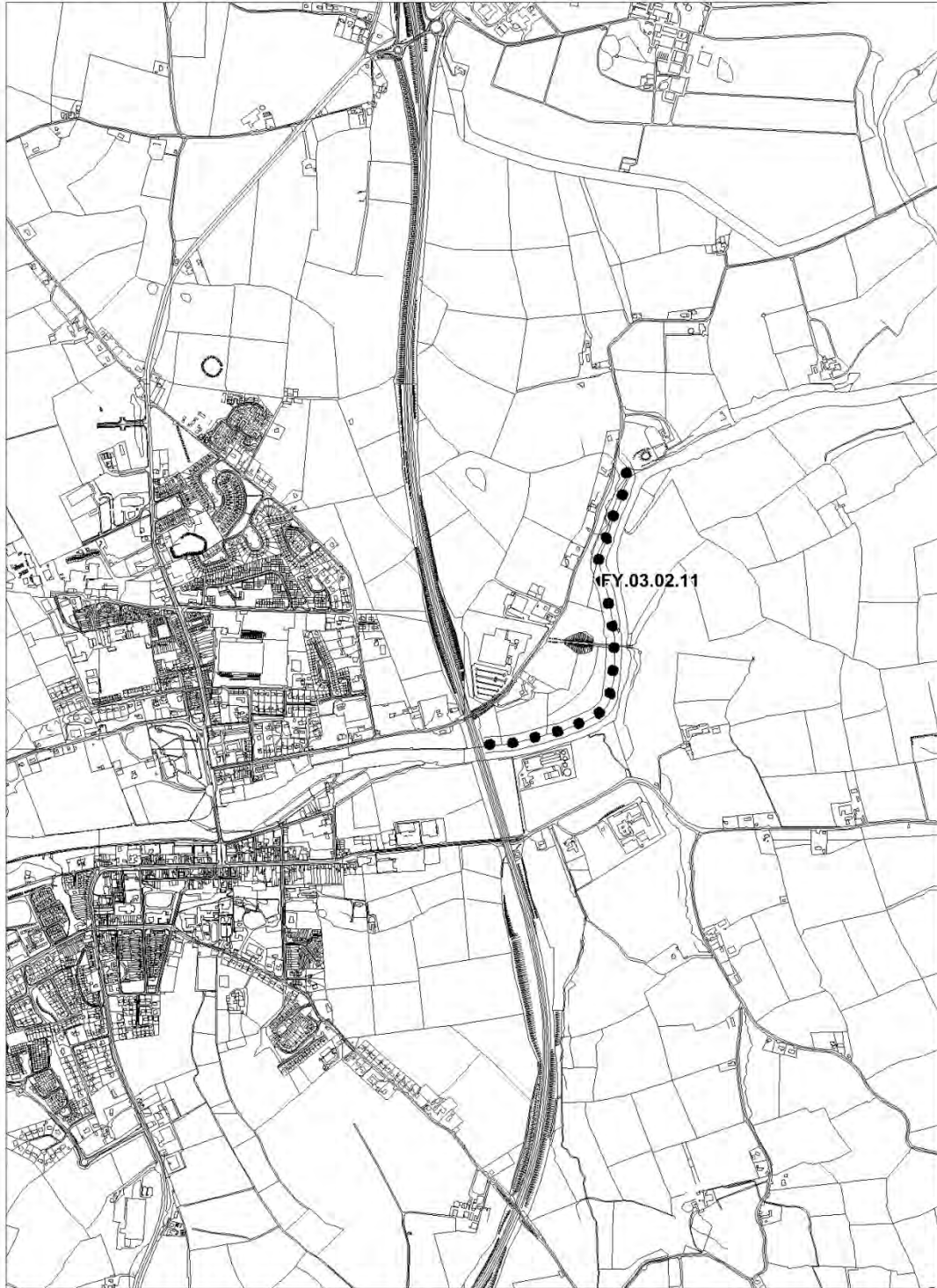
## **Section 3 Proposed Map Amendments**

**3.1.1.** This Section sets out all the proposed map amendments referenced in Section 2. The mapped amendments are laid out in the following order Introduction, Local Area Strategy, Main Towns, Key Villages and Village Nuclei where appropriate.

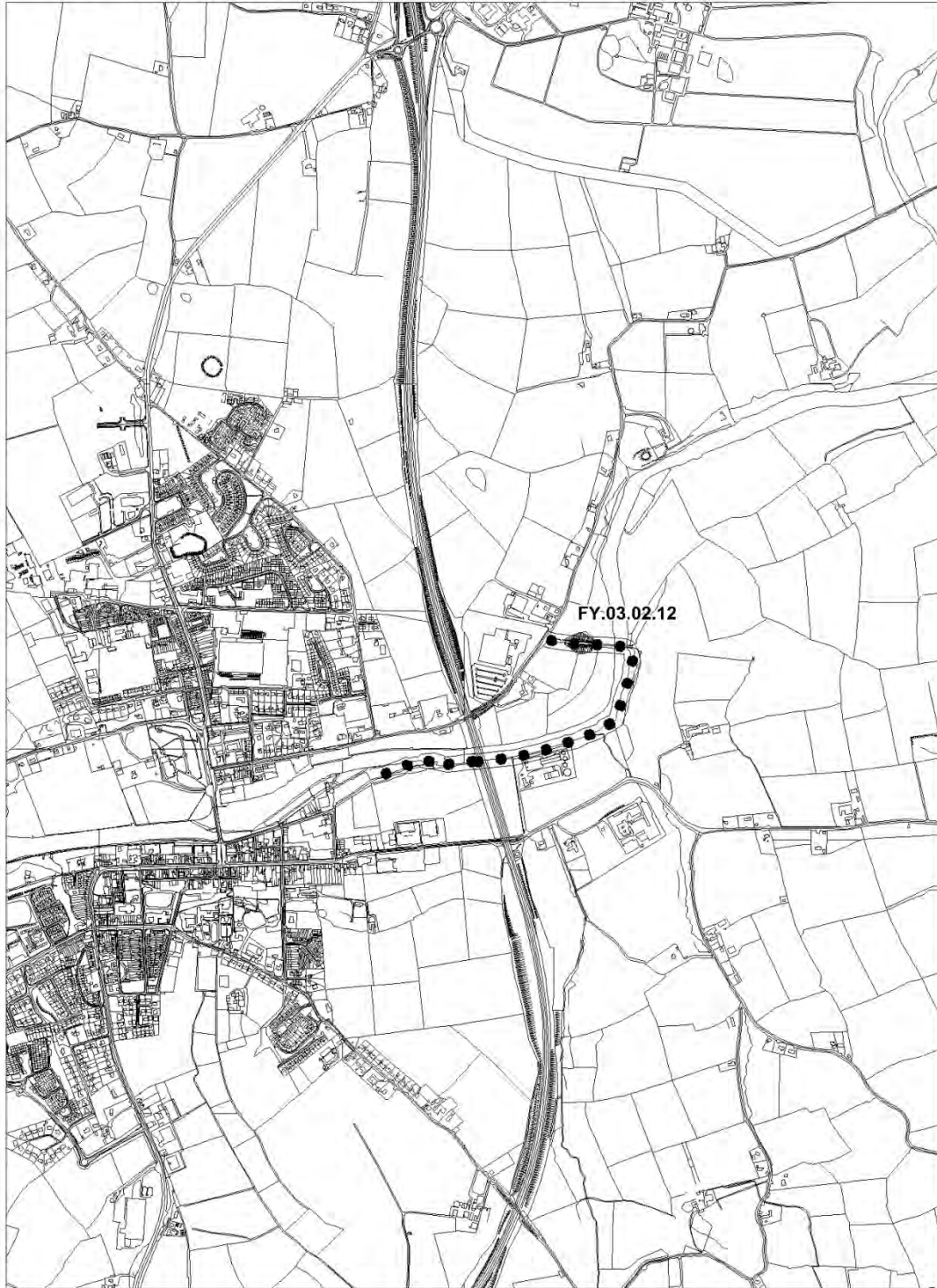
**3.1.2.** All the mapped amendments including zonings/boundary extensions and any proposed roads/walkways are also shown on the Map Browser. The aim of the Map Browser is to give the public access to large scale detailed local area plan policy map versions of all the small scale land use zoning maps contained in the Local Area Plan. This allows the public to be better informed about the proposed mapped amendment to the Draft Plan.



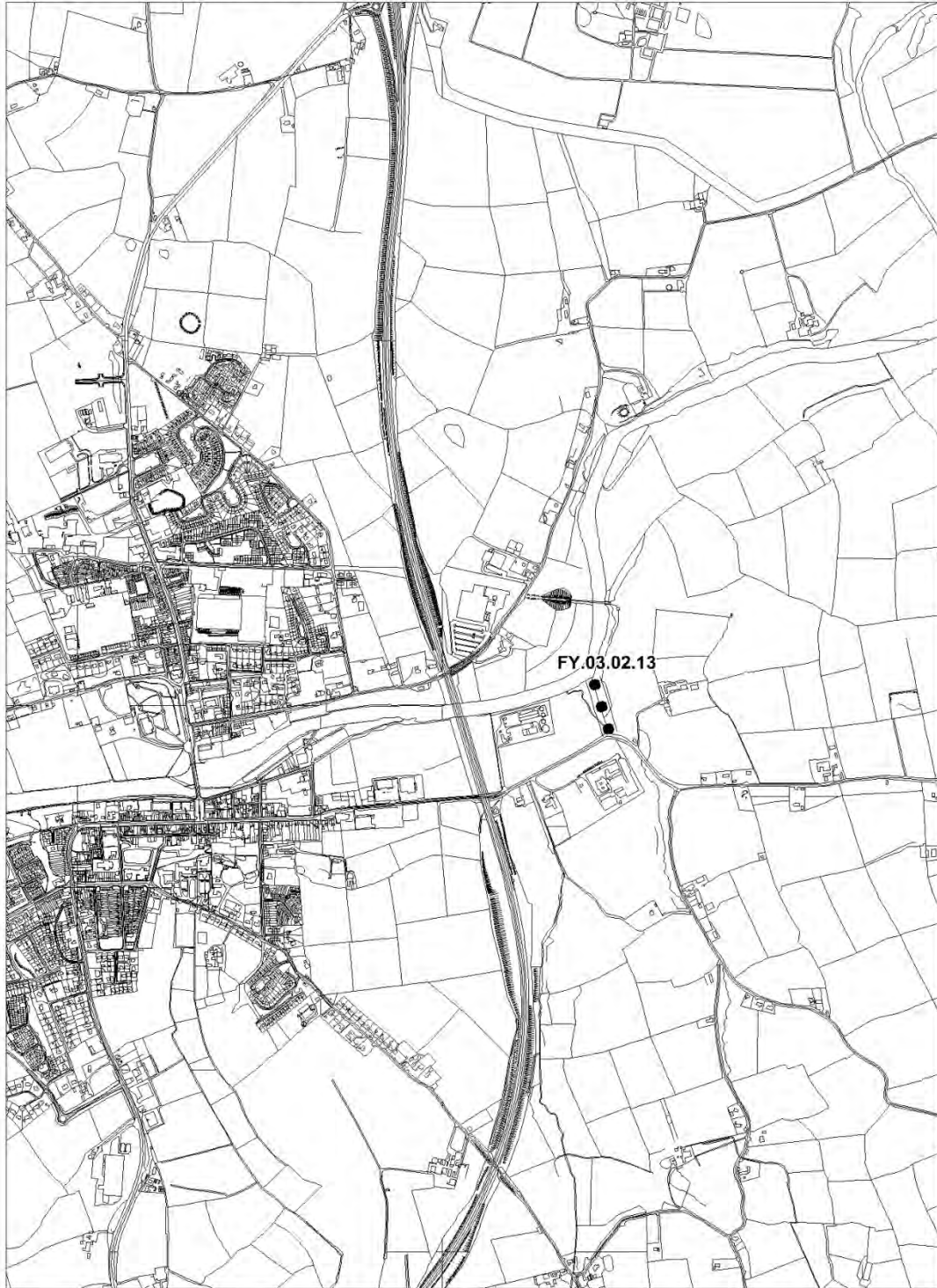
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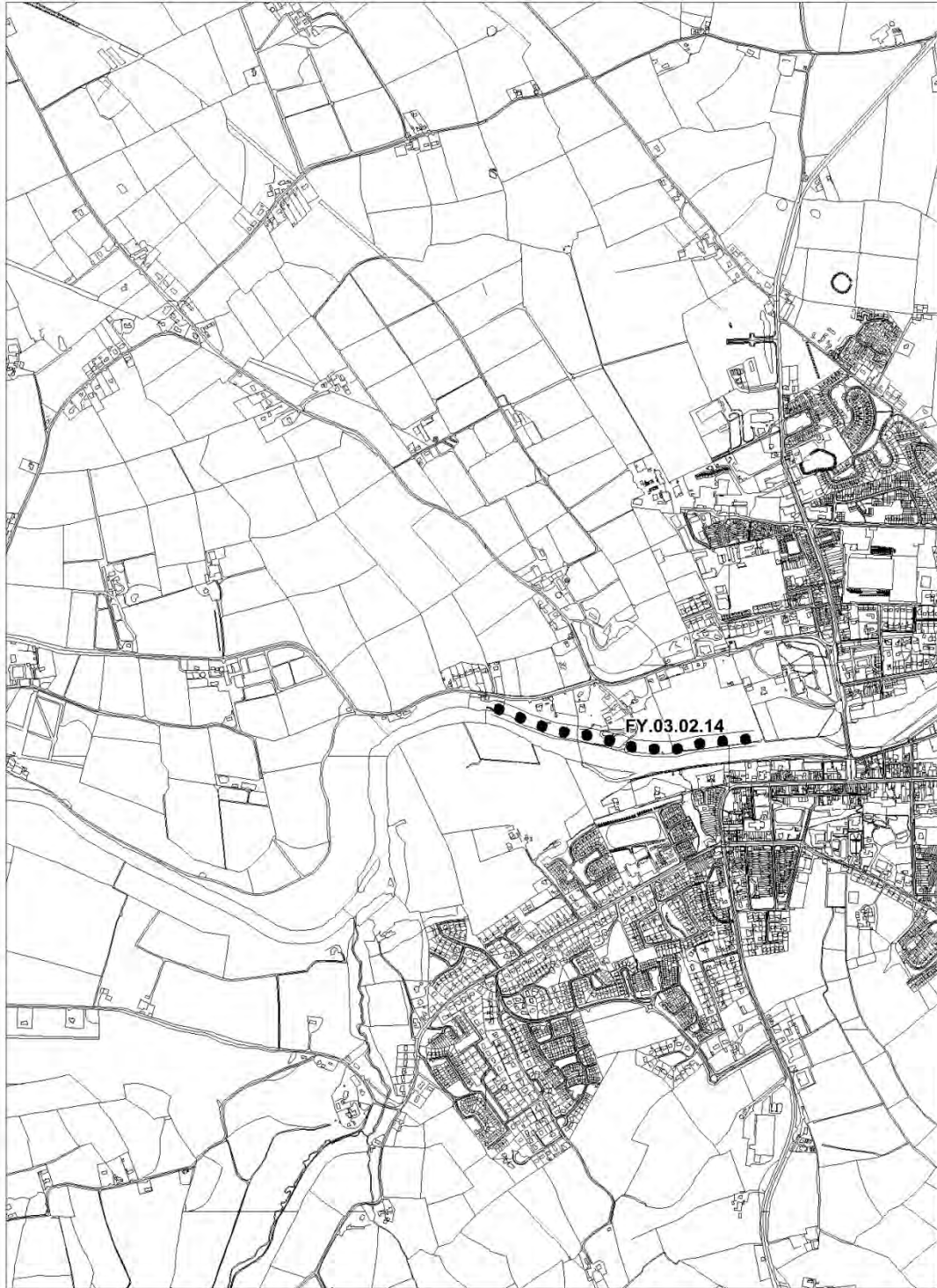
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Amendment Ref: FY.03.02.12

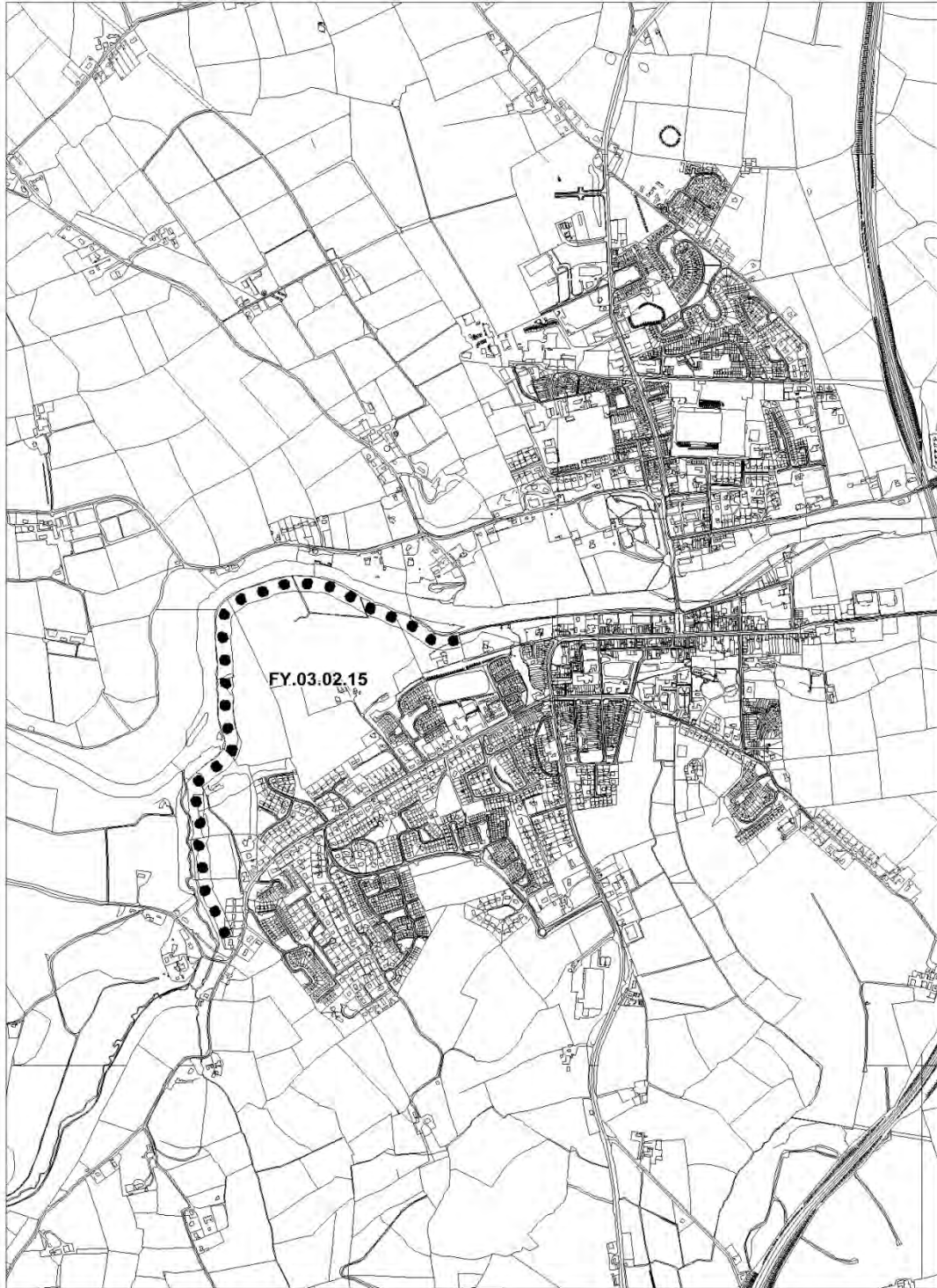


Amendment Ref: FY.03.02.13

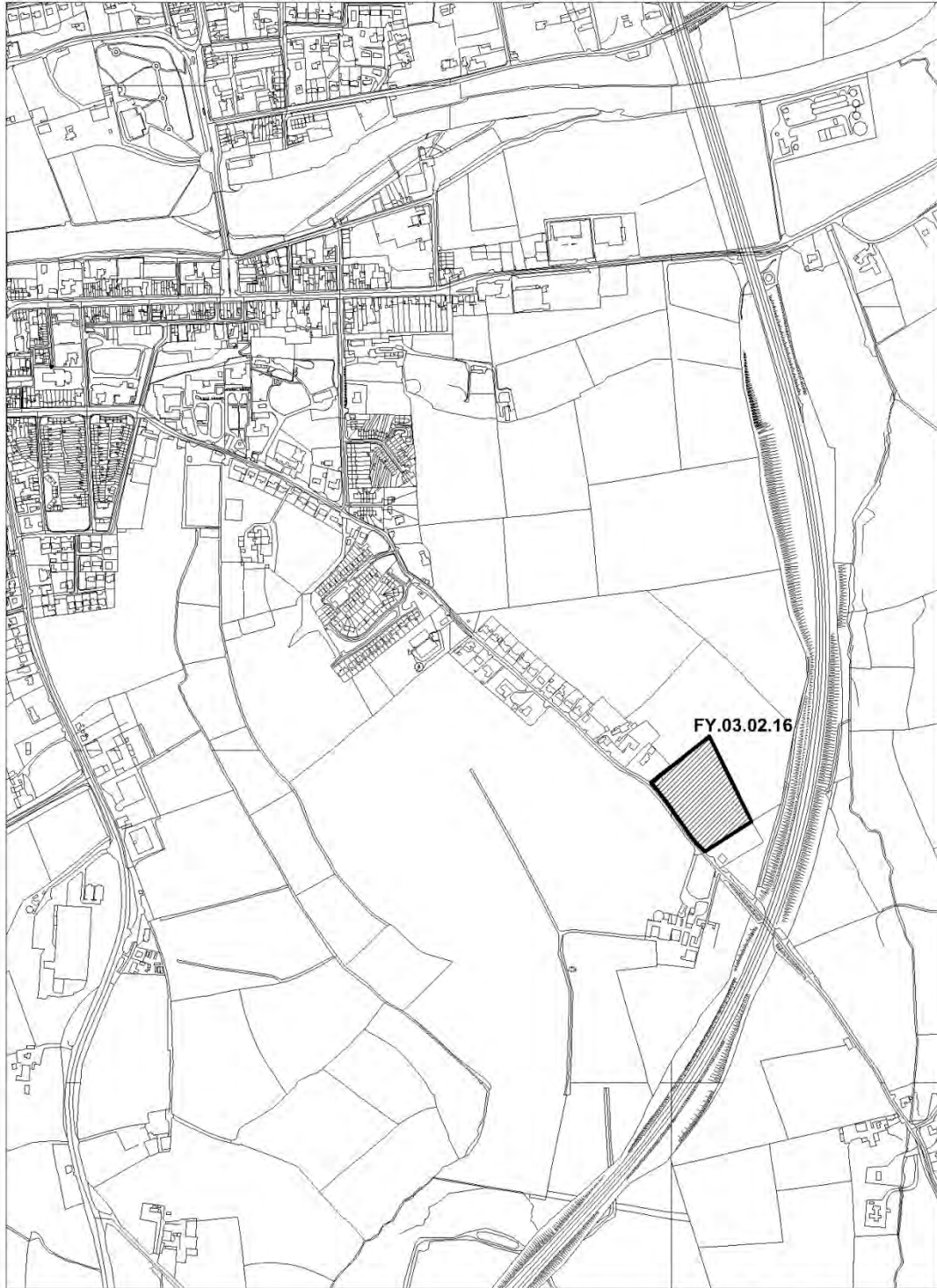


Amendment Ref: FY.03.02.14





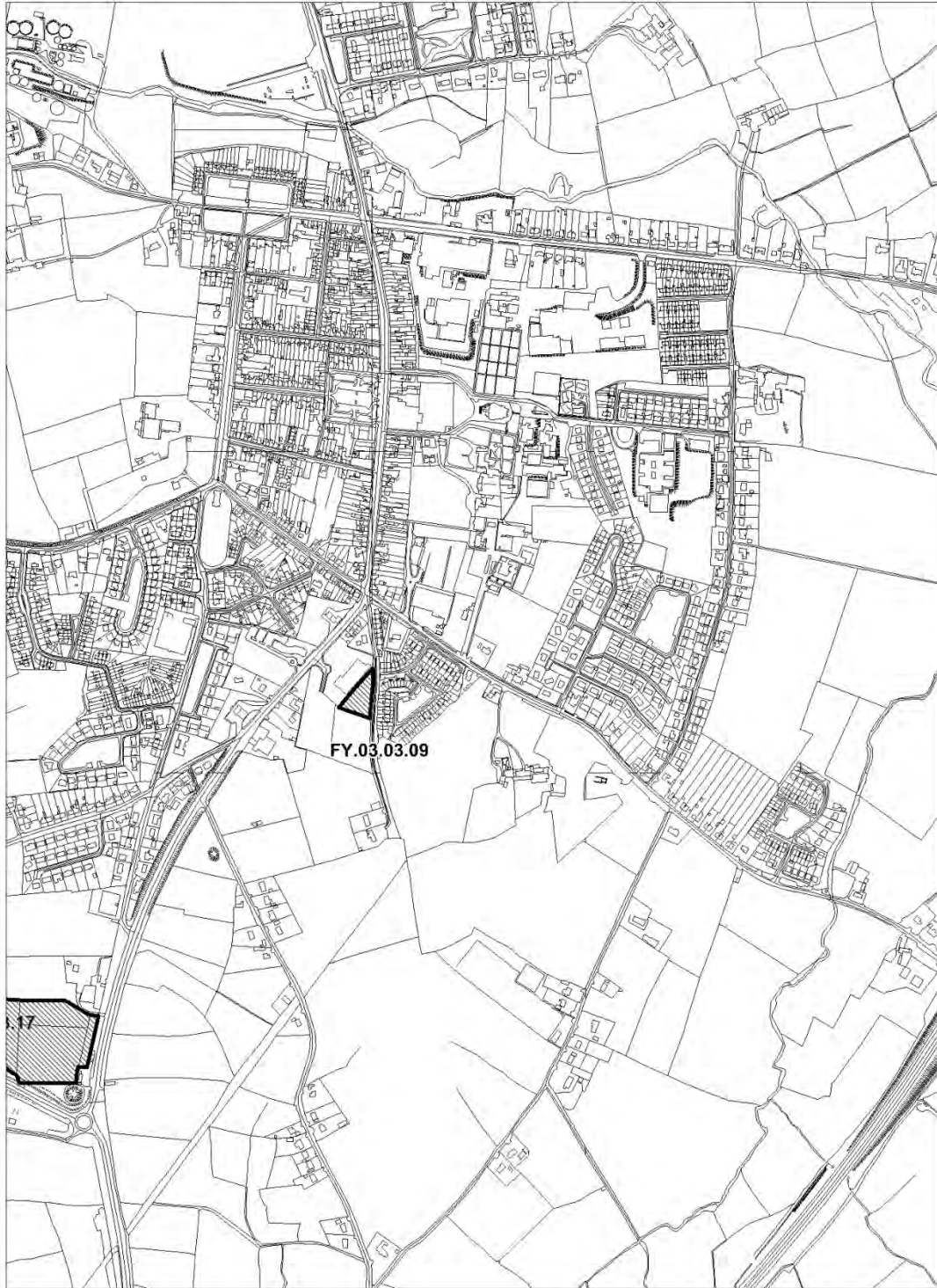
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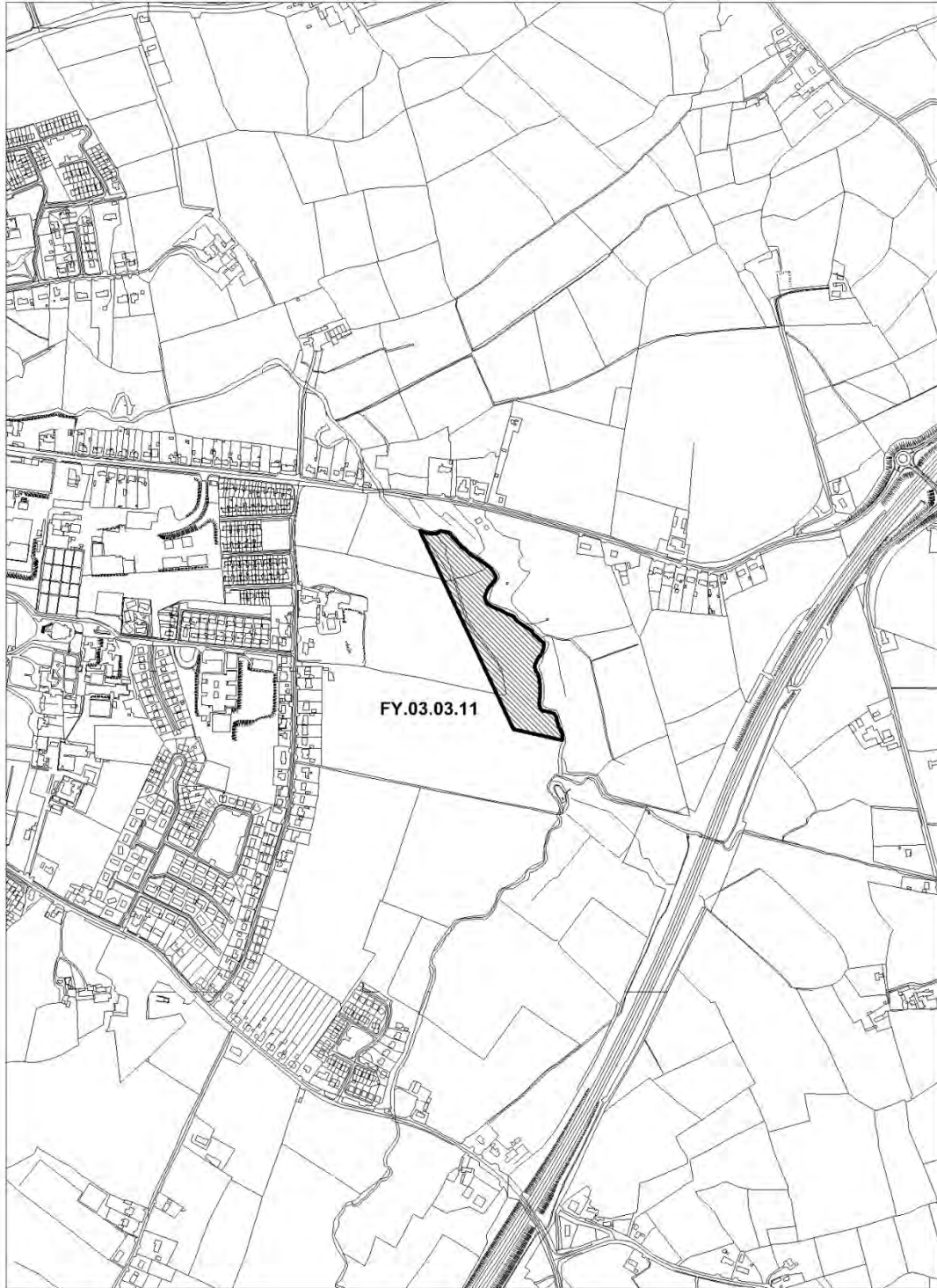
**Amendment Ref: FY.03.02.16**



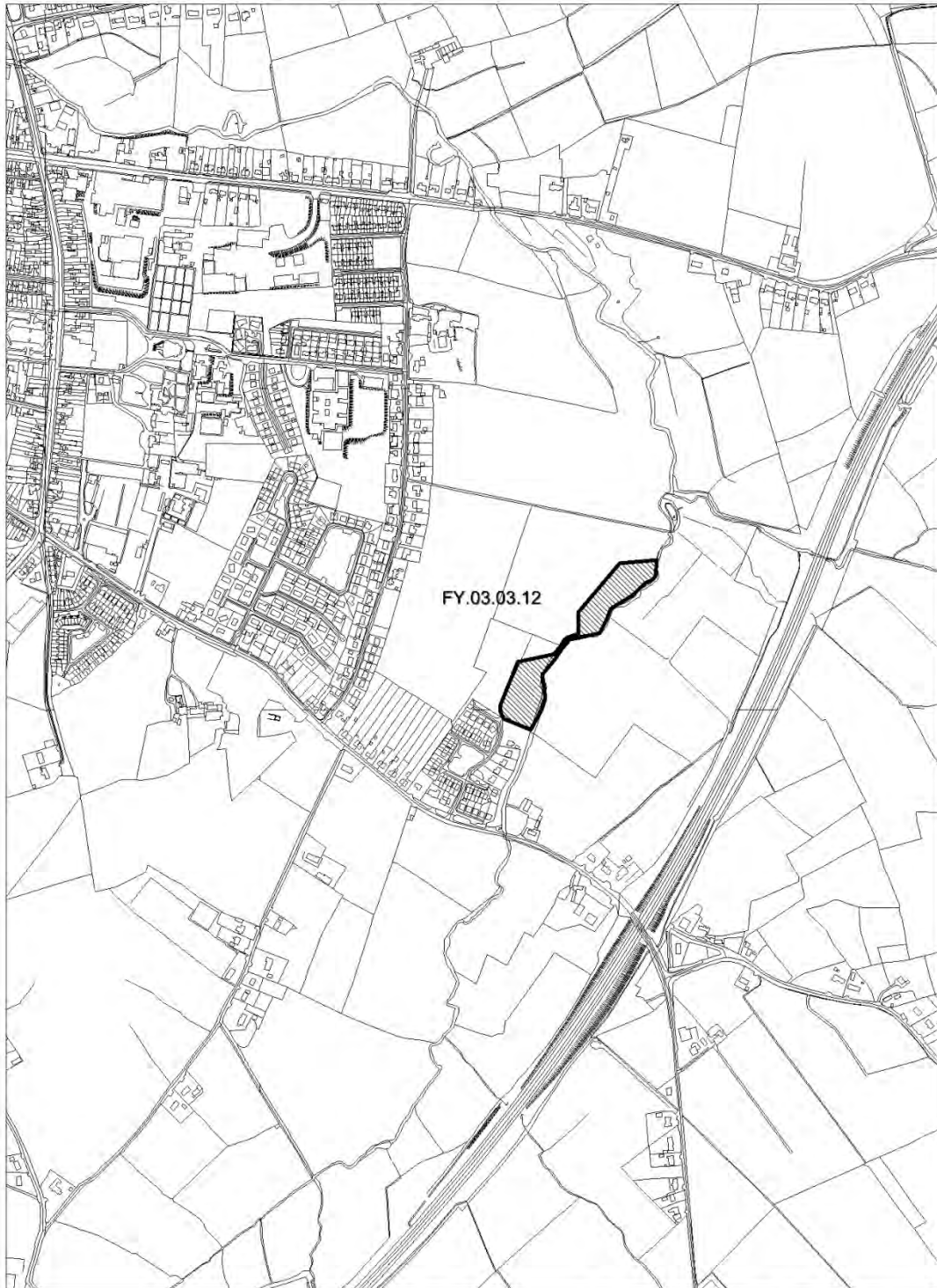
Amendment Ref: FY.03.02.20



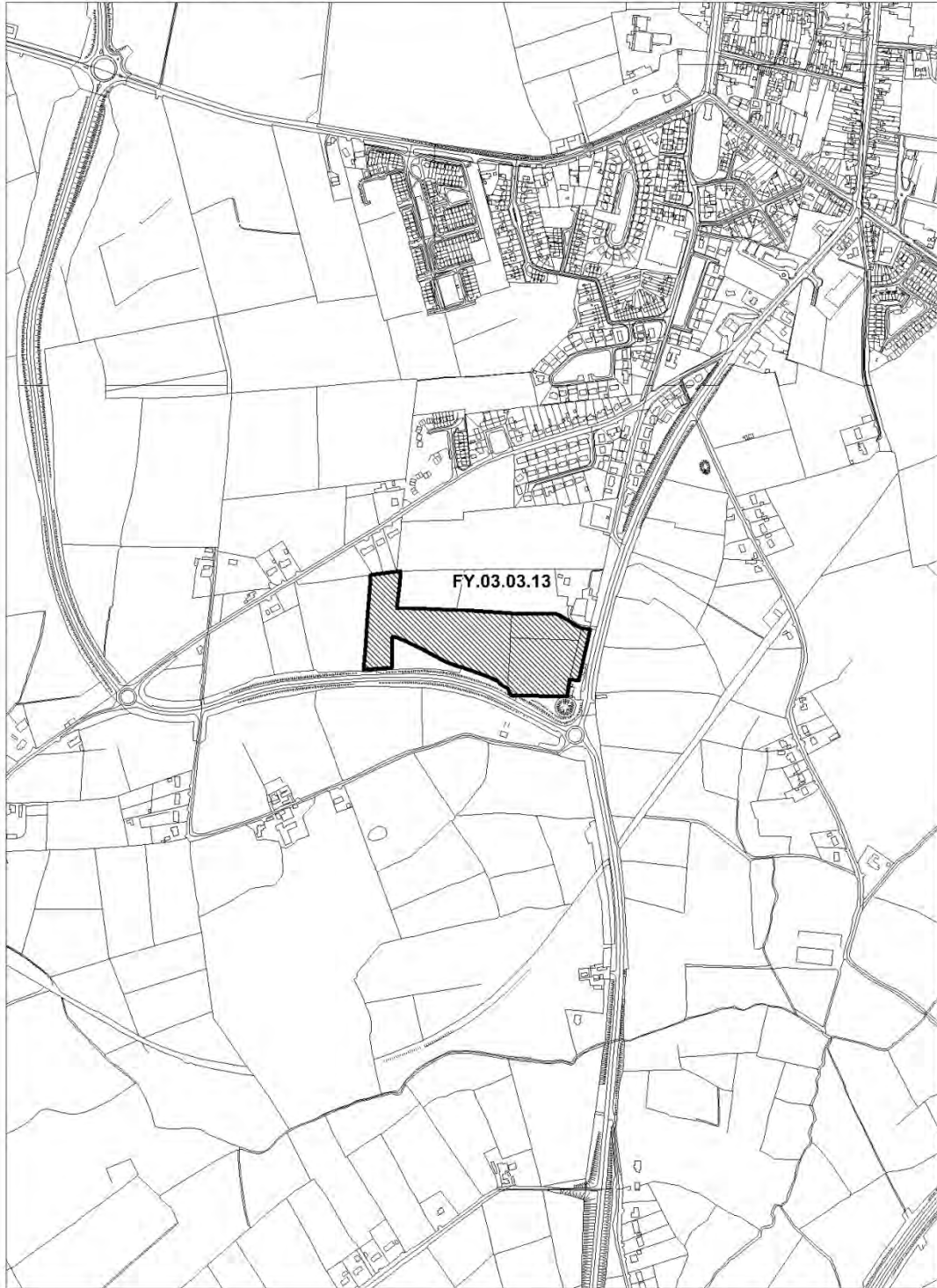
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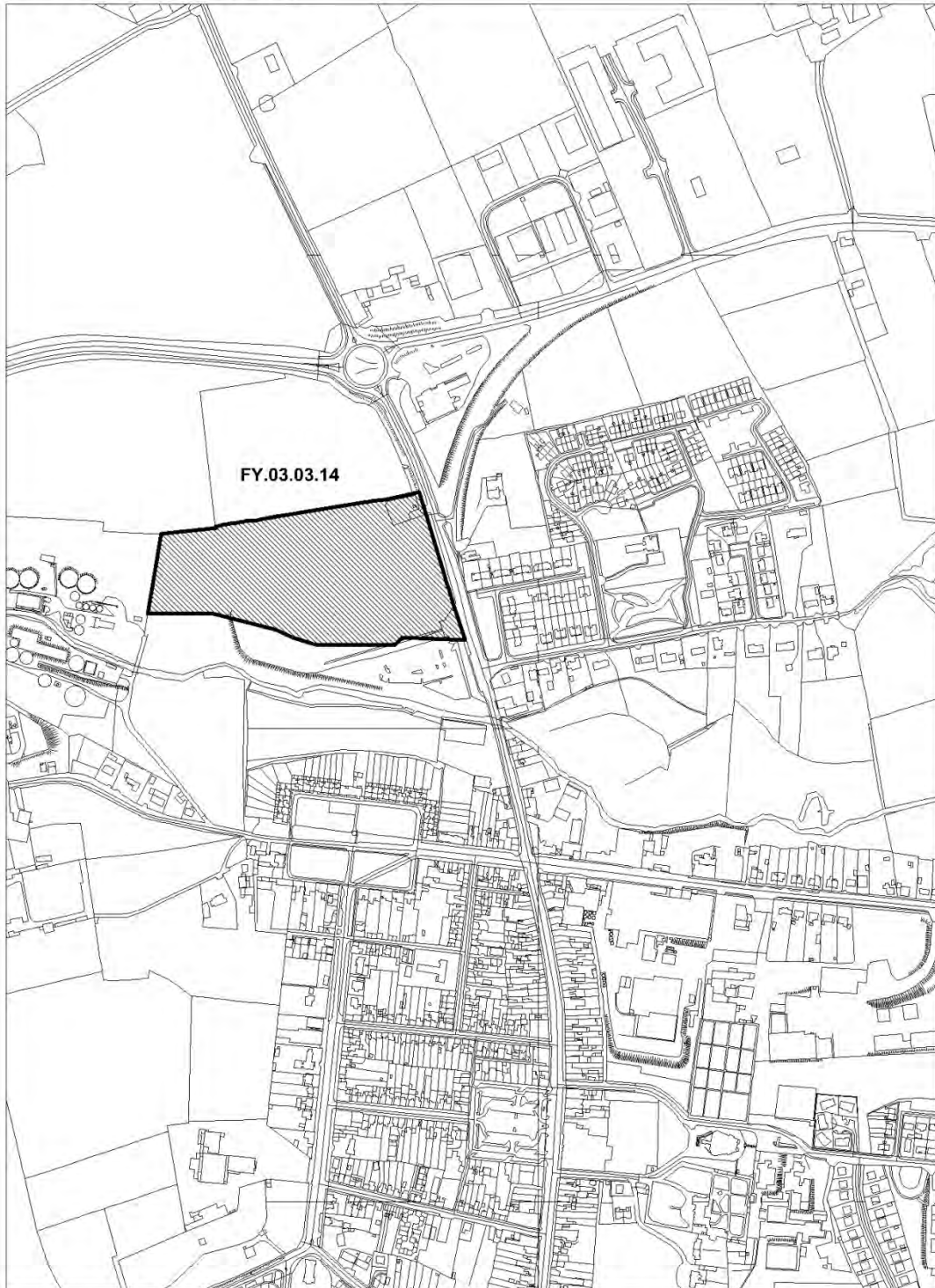
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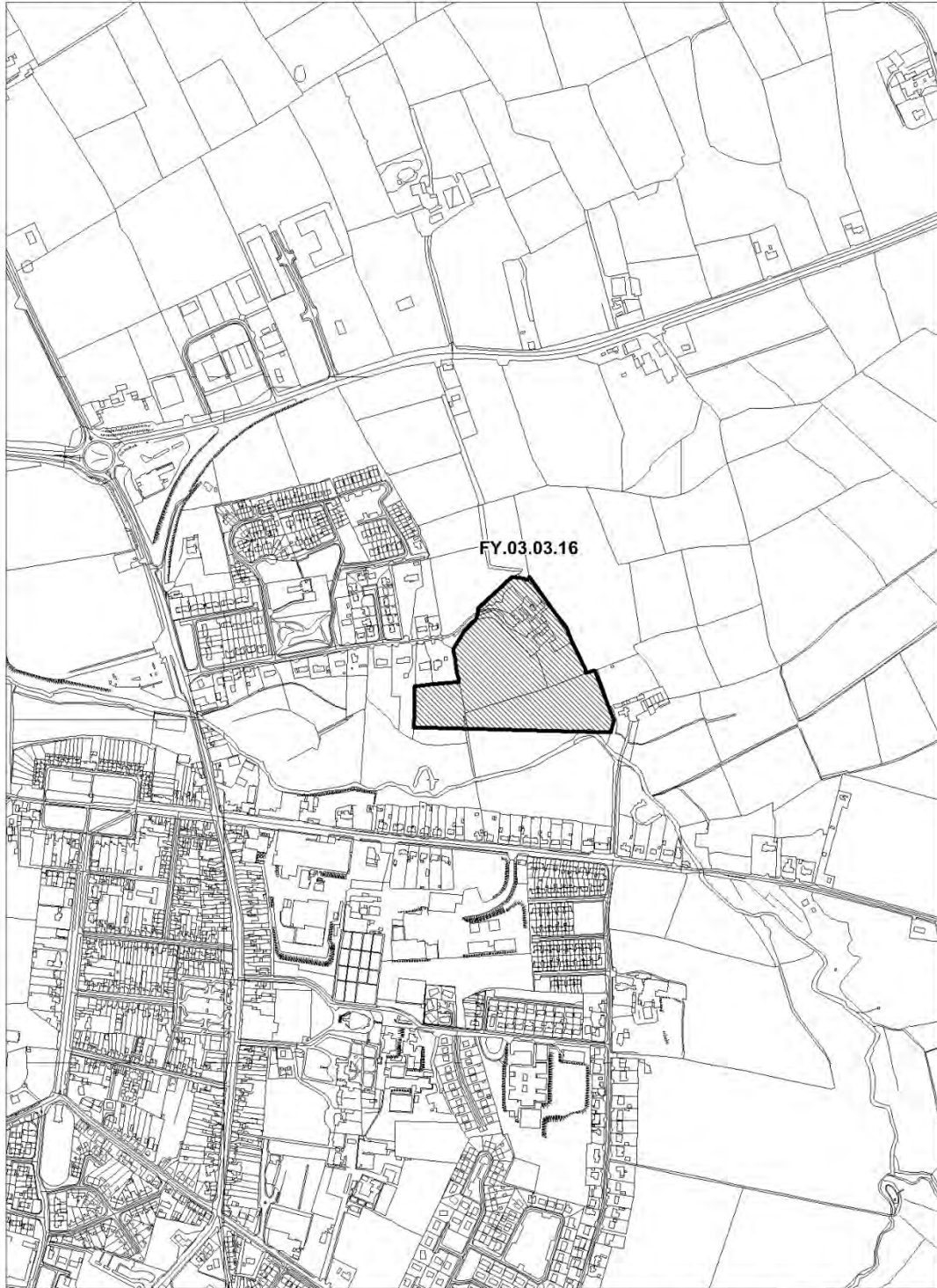


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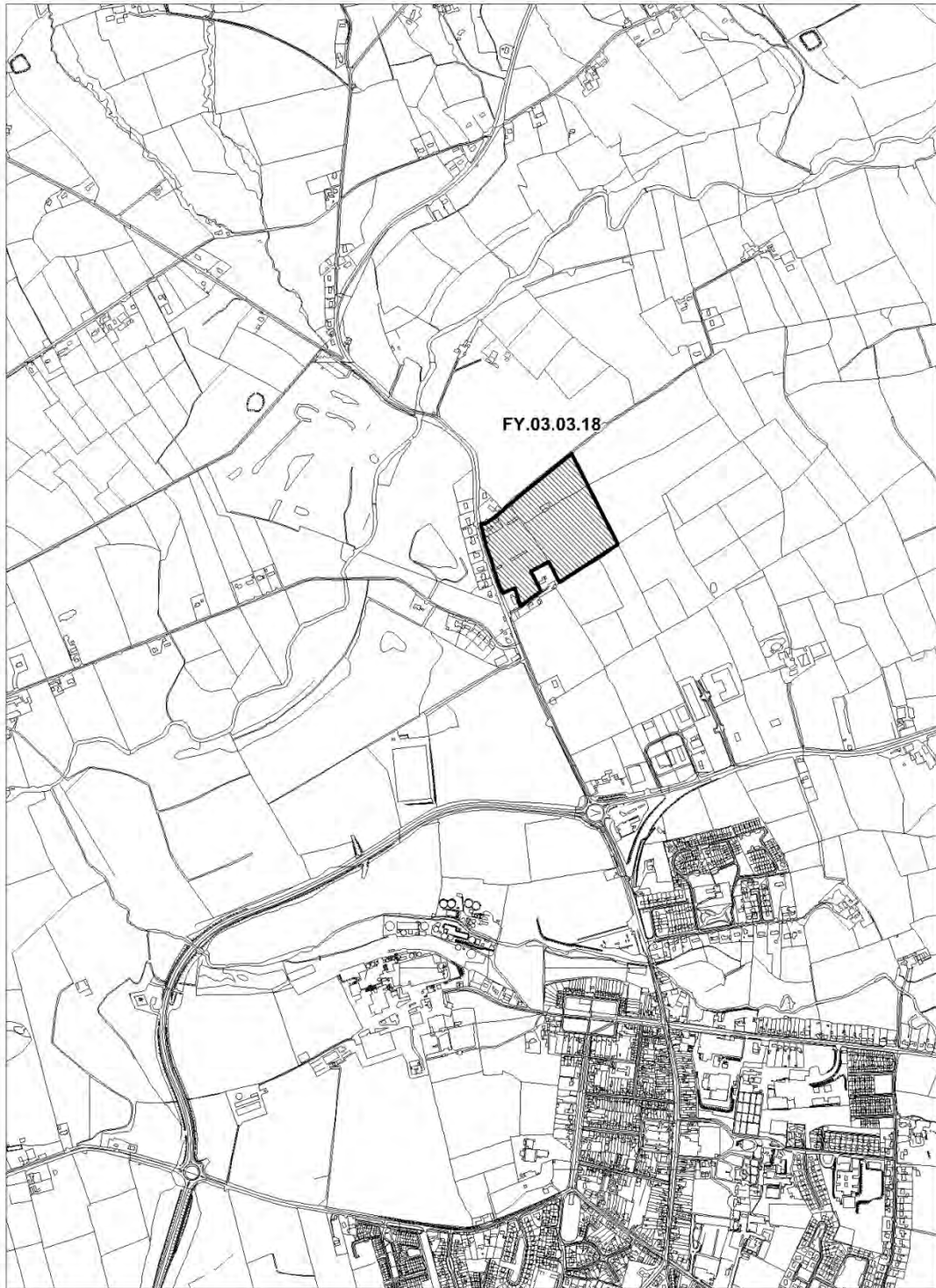




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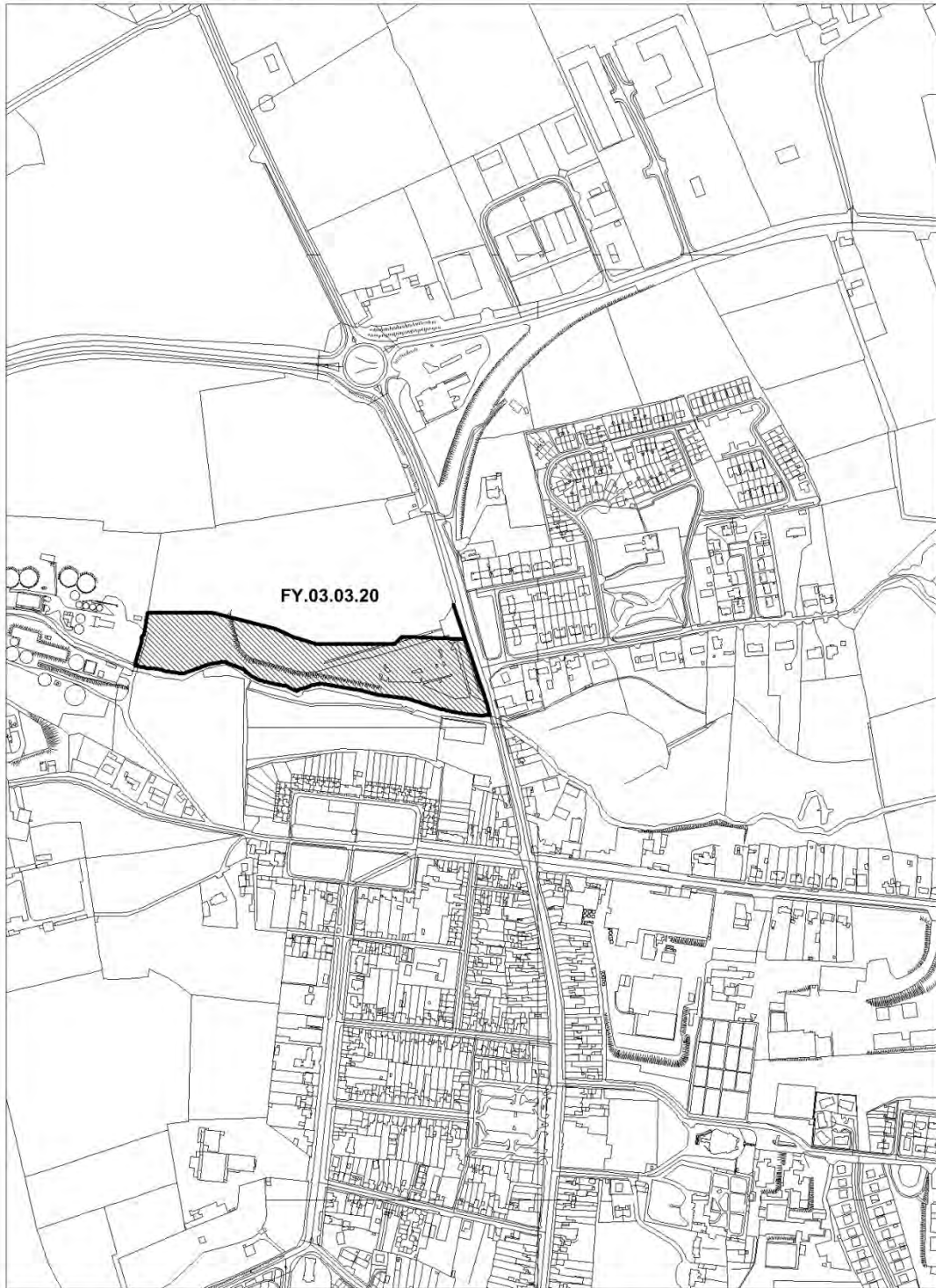
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Amendment Ref: FY.03.03.18



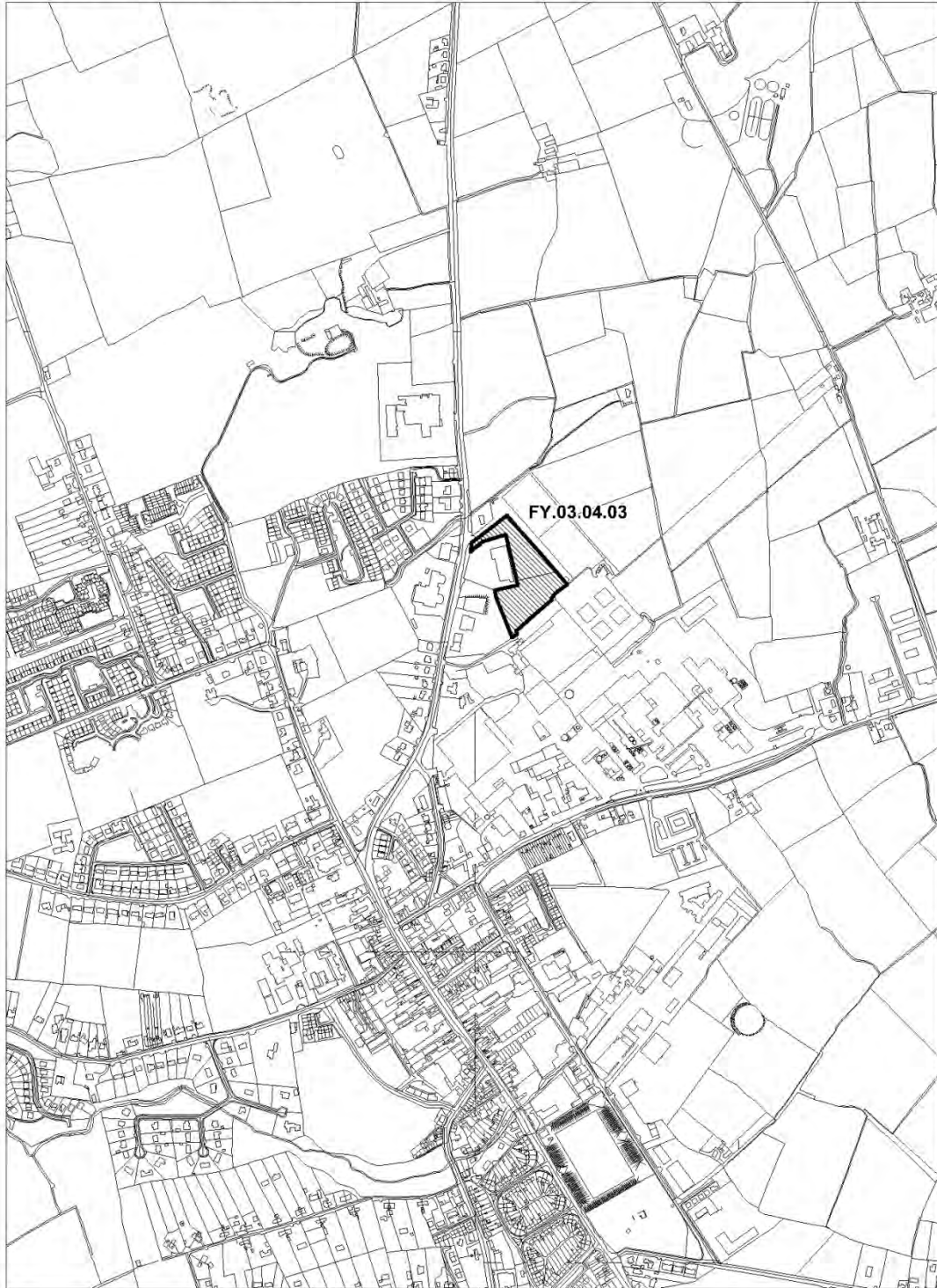
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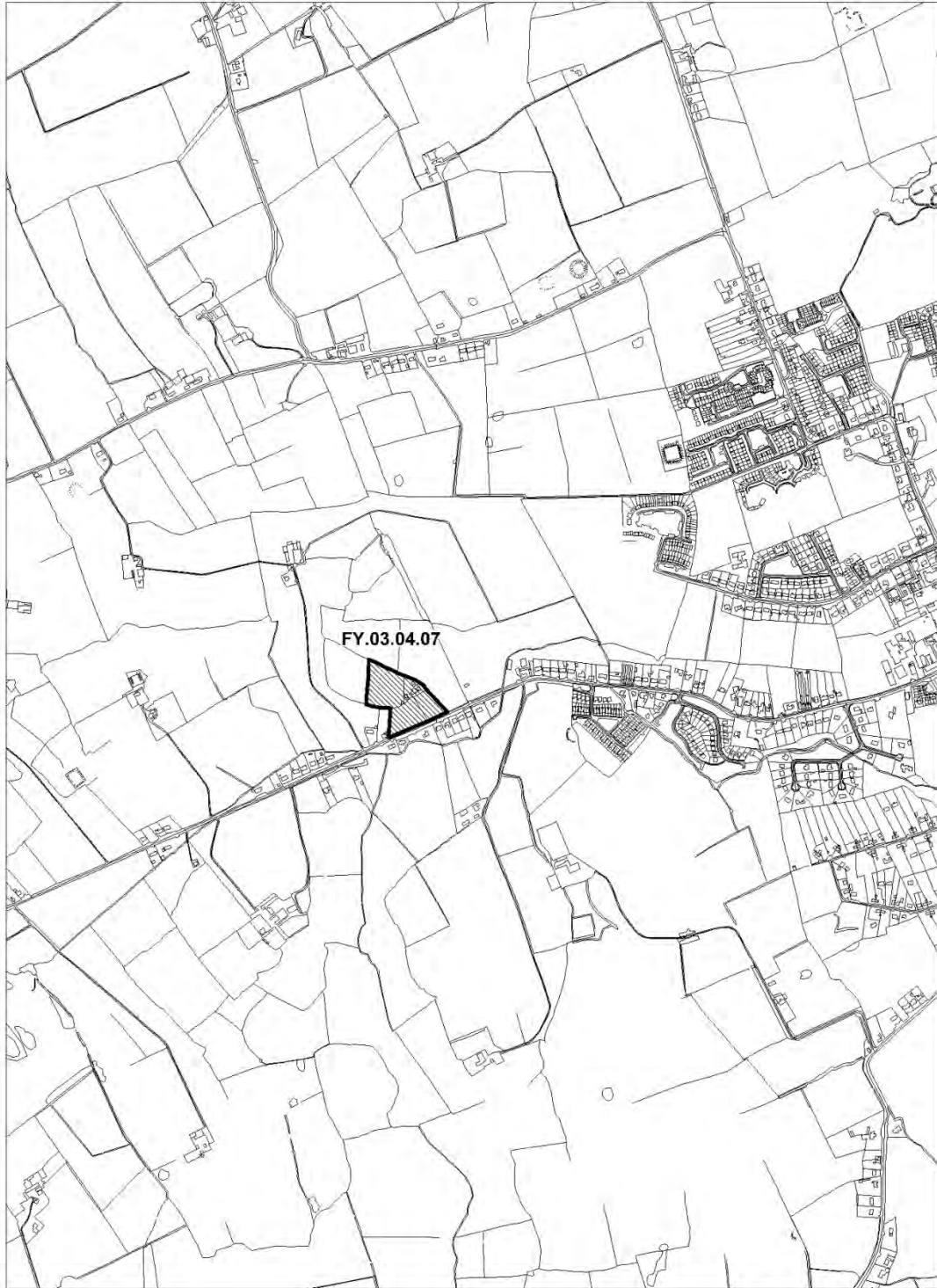
Amendment Ref: FY.03.03.20



Amendment Ref: FY.03.04.02



Amendment Ref: FY.03.04.03



Amendment Ref: FY.03.04.07

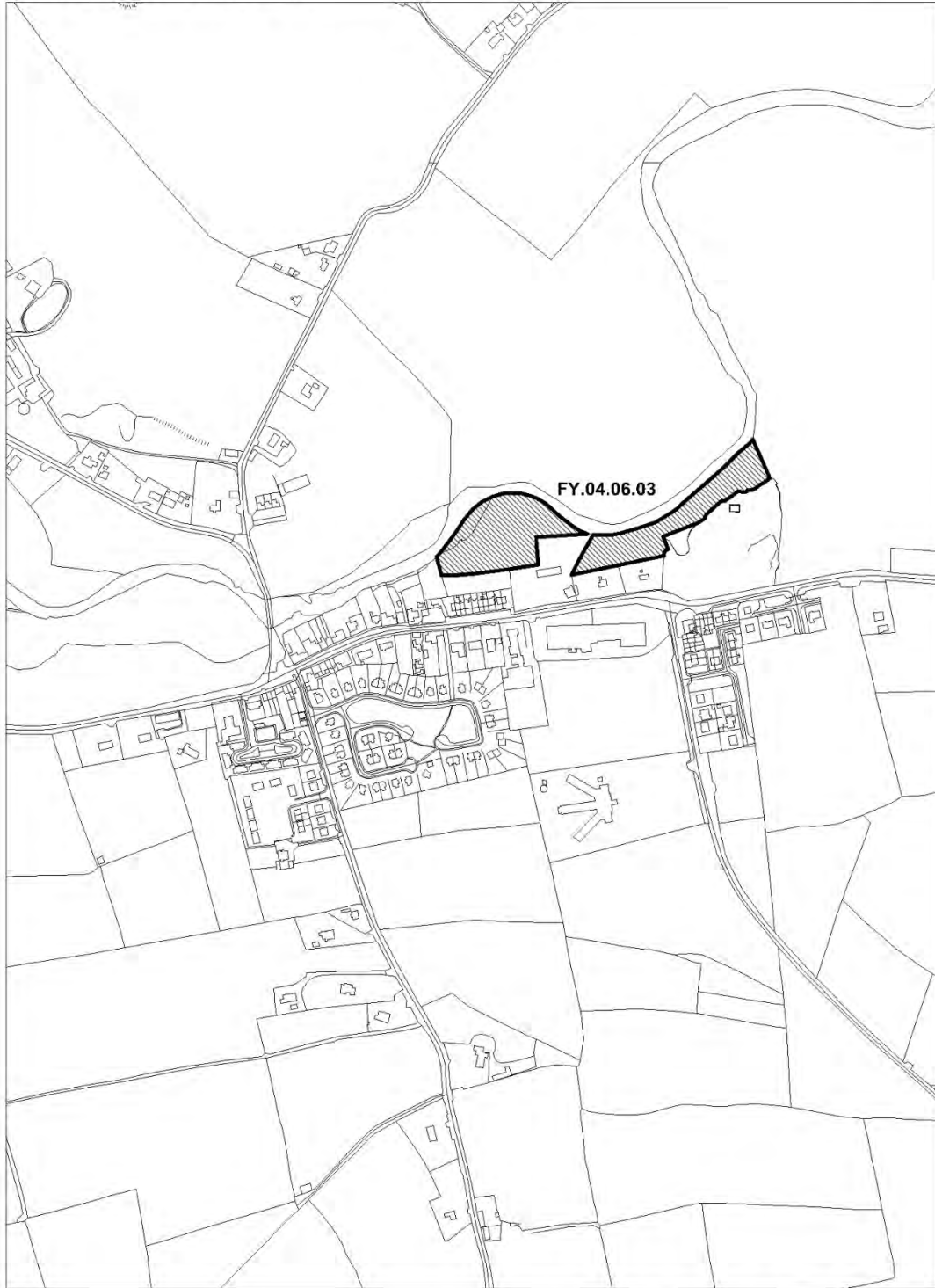




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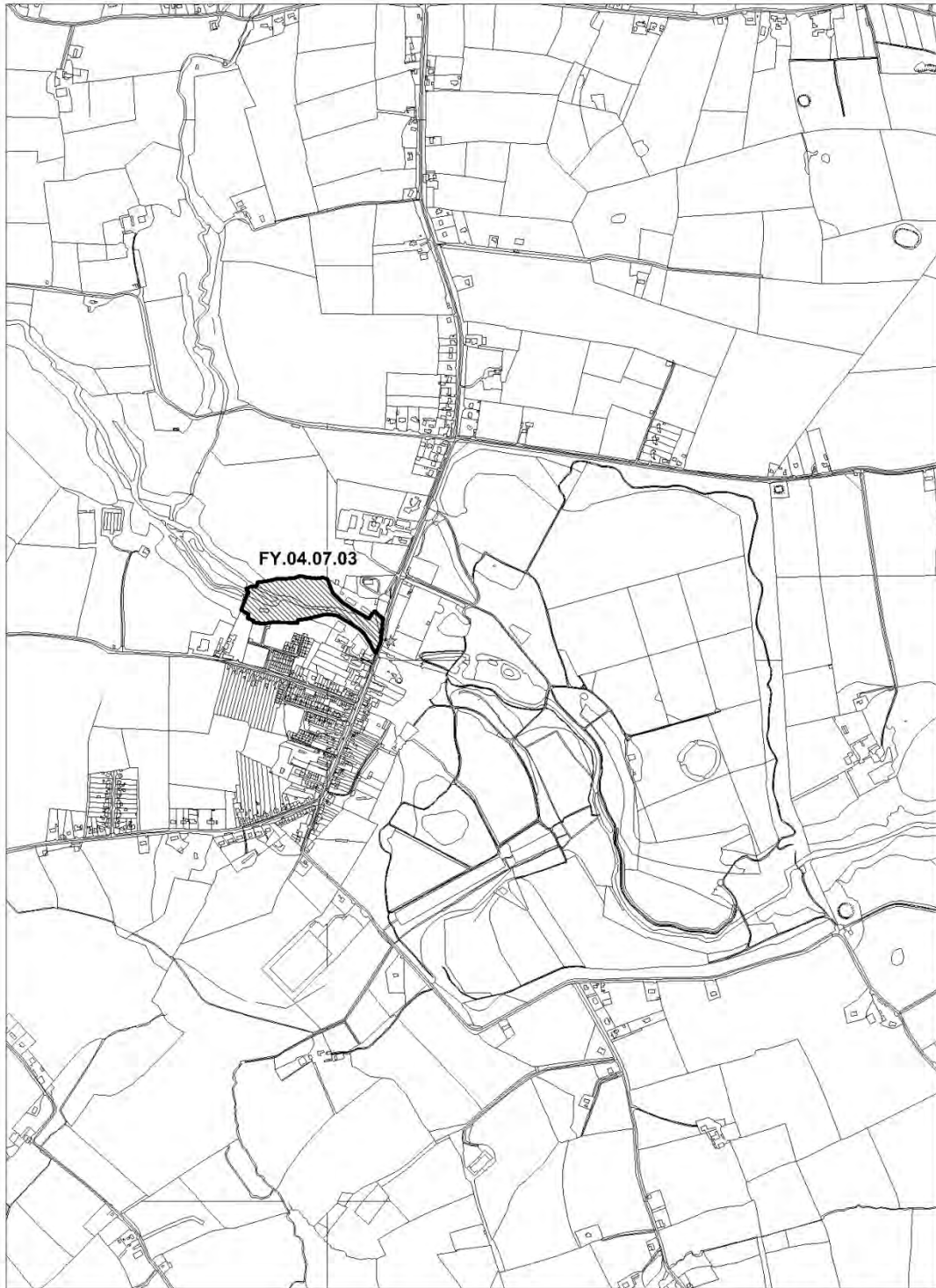
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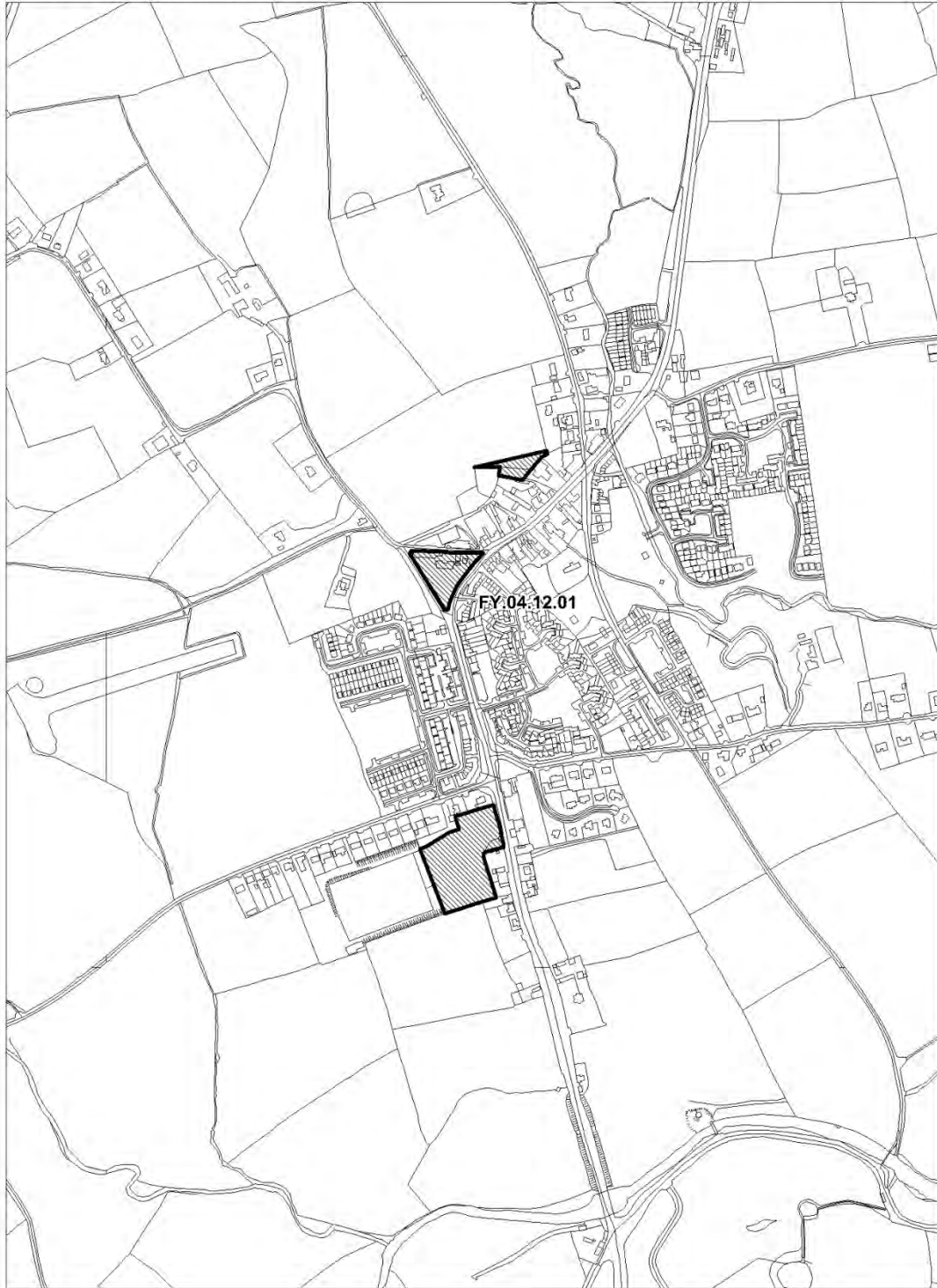
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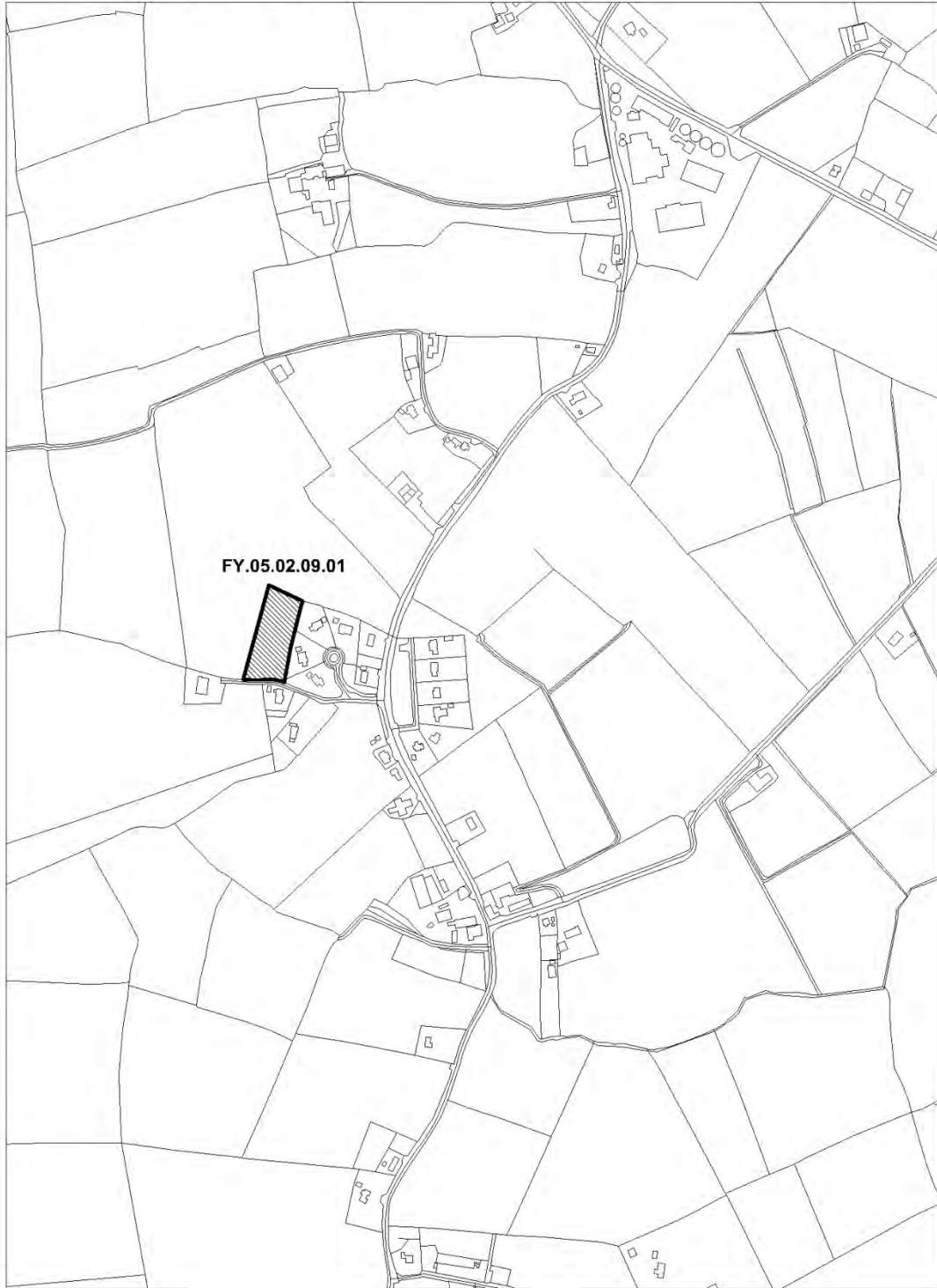
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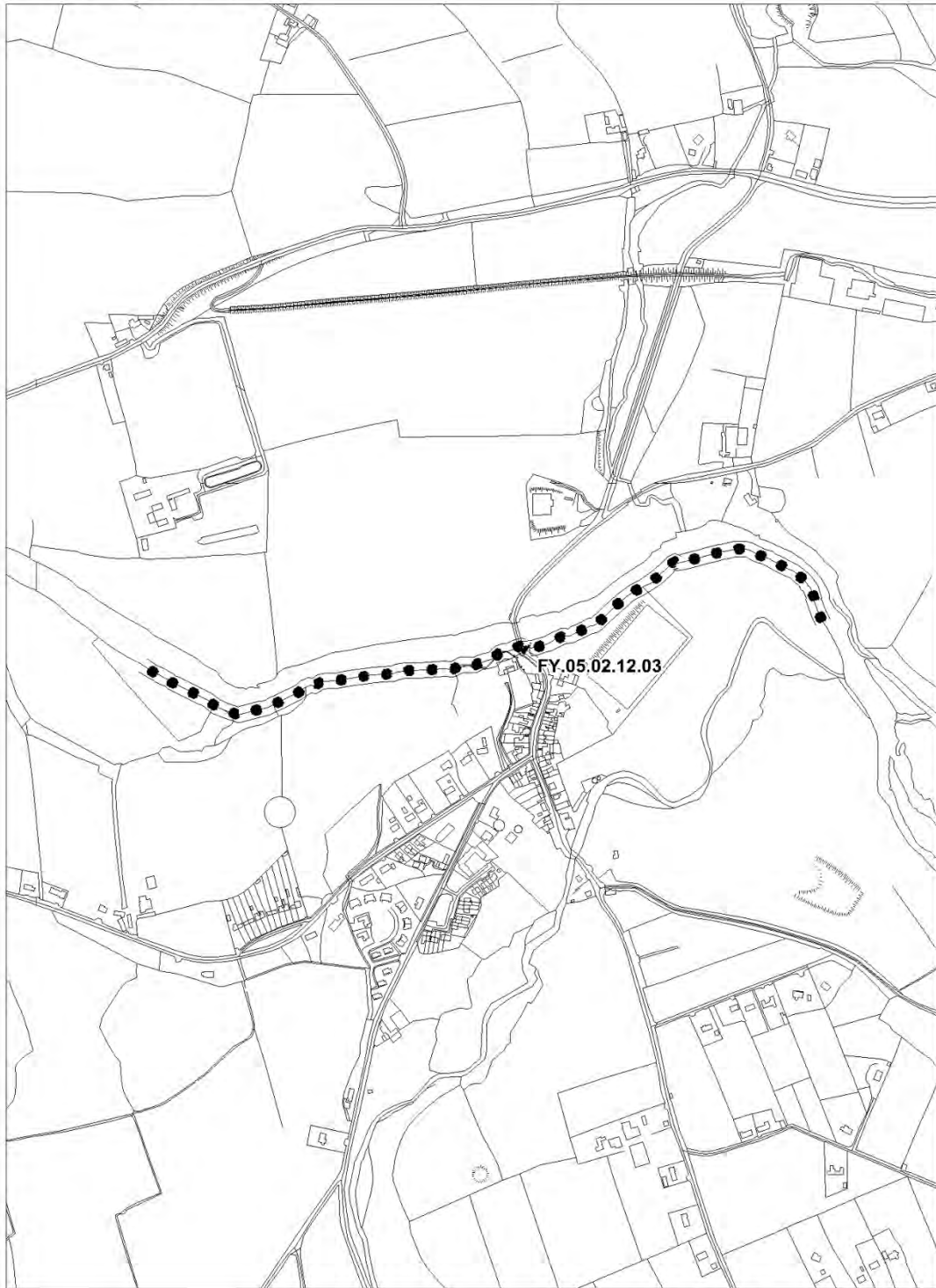
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Amendment Ref: FY.04.12.01



Amendment Ref: FY.05.02.09.01

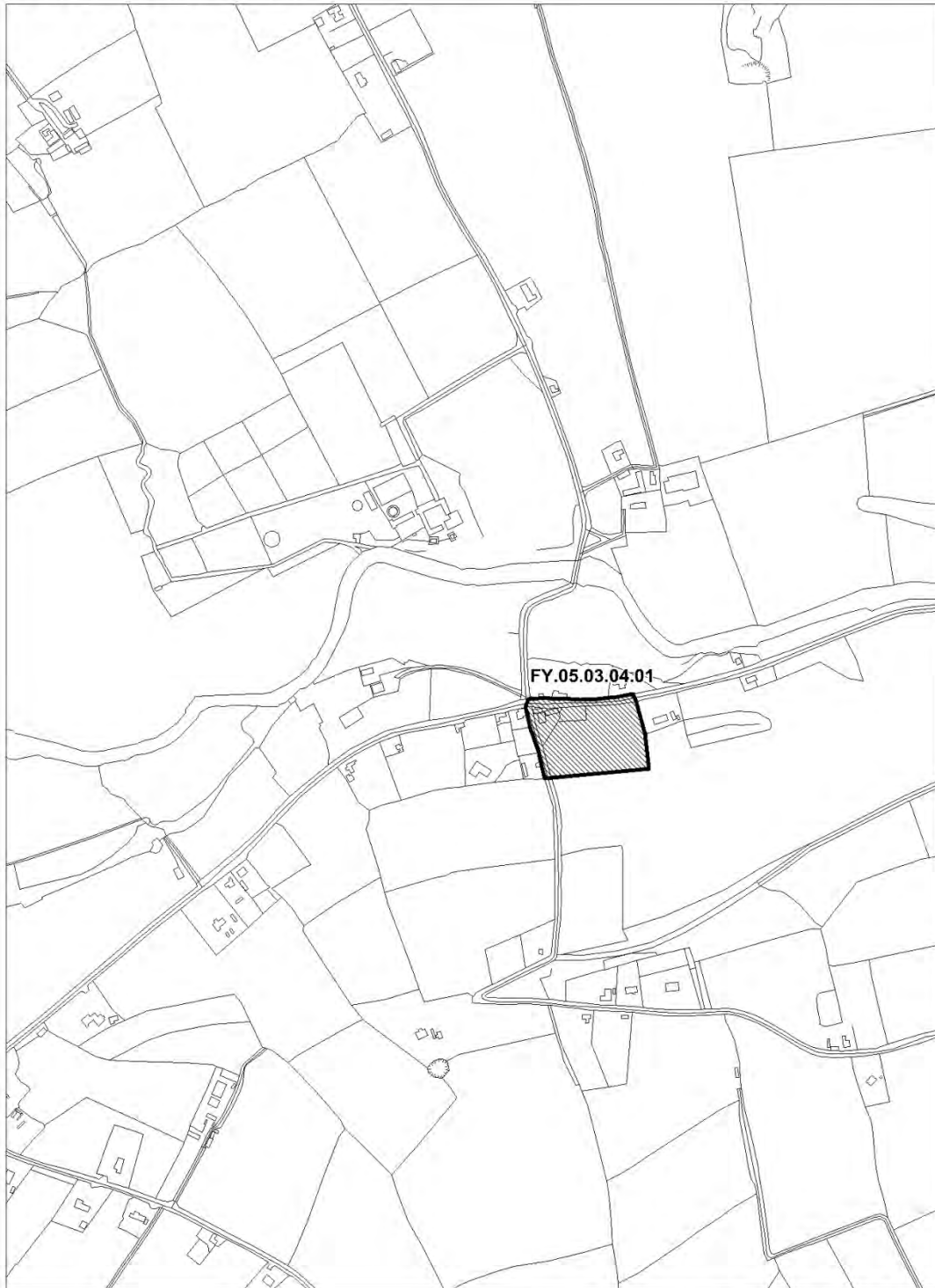


Amendment Ref: FY.05.02.12.03





Amendment Ref: FY.05.03.02



**Amendment Ref: FY.05.03.04.01**

## Appendix A1

### Proposed Amendment ref. FY 03.02.01 Revised section 3.2 Fermoy Environs

#### 3.2 Fermoy Environs

##### Vision

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

##### Context

3.2.2 **This plan applies to the Environs surrounding the former Town Council administrative area of Fermoy. Policies and objectives relating to the former town council area are contained in the Fermoy Town Development Plan 2009 (as amended).** Fermoy, a market town which evolved at a historic bridging point over the River Blackwater, is a moderately sized town of 6,489 persons, located 37 Km north of Cork City. The M8 motorway defines the limits of the town to the east while the N72 national route traverses the town from east to west and provides good road links to counties Kerry and Waterford.

3.2.3 Over the last decade or so Fermoy has benefitted from new residential developments and the population has grown 35% since 2002. Despite strong residential growth, commercial/retail /employment related growth has not proceeded at a rate that may have been expected. Key challenges for the future include securing new employment and commercial development within the town as a platform for population growth and to increase the daytime working population of the town to support additional retail and service development in the town centre. Achieving a reduction in the proportion of commuting is also a challenge in this context. The town has excellent access to the national road network, particularly through its proximity to the M8, which coupled with a good range of schools, community facilities and amenities makes it both a convenient and attractive employment and residential location.

3.2.4 Development in the town will require additional investment in upgrading the water services infrastructure and pedestrian and cycle facilities to achieve good connectivity with the rest of the town and existing social and community services. Additional housing development will also need to be matched with the delivery of additional community facilities.

3.2.5 The River Blackwater which flows through the town fulfils a significant ecological function and its banks form an area of floodplain within the town. The River Blackwater is also the receiving water for the town's waste water. Balancing these functions is critical for the future.

3.2.6 The sloping valley sides contribute to the setting of the town and form part of an area designated as a high value landscape in the County Development Plan 2014. The principal roads approaching the town from the north, west and east are part of the county's network of scenic routes designated in the County Development 2014.

3.2.7 In this draft plan the outer extent of the development boundary of the town remains unchanged from that of the 2011 Local Area Plan and the former town council administrative area is now contained within it.

## Planning Considerations and Proposals

### Population and Housing

3.2.8 Cork County Development Plan 2014 provides for the town of Fermoy to grow to 7,589 persons representing growth of 1,100 people (17%) on Census 2011 figures (6,489). In order to accommodate this level of population growth, an additional 938 housing units will be required. The County Development Plan has identified a net housing land requirement of 47ha to cater for this level of housing provision.

3.2.9 This draft plan makes provision of 90.66ha of zoned residential land, **including land zoned in the Fermoy Town Development Plan 2009 (as amended)** with the capacity to provide 1,601 units, providing headroom of 70% in dwelling unit terms. New residential development can also be accommodated through development of infill sites within the town centre area or the existing built up area, subject to normal planning considerations and avoiding areas at risk of flooding. New residential uses on brownfield sites in the town centres are highly desirable in terms of supporting existing communities and maintaining the vitality of the town centre area. Such development can usually also benefit from proximity to existing services and community facilities.

3.2.10 The availability of headroom / surplus capacity within the town offers a choice of development options within the town. In addition, the availability of headroom allows the possibility of additional growth in the towns, in the event that servicing constraints delays development in the villages.

3.2.11 The plan makes provision for a range of houses types. There is strong demand for one off rural dwellings throughout the hinterland of the town, and in order to provide a more sustainable alternative to this form of development and attract this development into the town instead, where additional population can best support an enhanced level of services, provision has been made for low density, serviced site developments on peripheral sites north and east of the town centre.

<b>Table 3.2 Fermoy Population, Households and Residential Land Area</b>							
	<b>Housing Requirement</b>					<b>Housing Supply</b>	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (this draft plan) (ha)	Estimated Housing Yield (this draft plan) (Units)
Fermoy	6,489	7,589	831	938	47	<b>93.46*</b>	1,601
Source: Cork County Development Plan 2014- Appendix B, Table B 11 *Figure reflects changes proposed in this draft plan <b>includes land (9ha) zoned in the Fermoy Town Development Plan 2009 and additional land included in proposed amendment (1.917ha). Net housing areas revised relative to those included in Core Strategy. These revisions include an adjustment to R-07(-2ha) to account for the construction of a new school on the site and reduction to net housing areas of R-03 and R-04 (-c1.1ha) to allow provision of buffer for legacy landfill.</b>							

### Employment and Economic Activity

3.2.12 Fermoy functions as an important local service centre for its inhabitants and the wider Municipal District. In 2011 the daytime working population of Fermoy town was 2,324 with commerce and trade being the largest employment sector at 35%, followed by professional services at 24% and manufacturing at 18%.

3.2.13 The primary focus of its economic activity is retail and service sectors and a number of industries. Retail and service sector employment is largely based in the town centre – this includes three supermarket/discount stores as well as a varied selection of commercial enterprises including banking, car sales, clothing, niche convenience retail and a hotel. Other employment uses are mainly concentrated in the north western quadrant of the town including Silverpail, Micro Bio and the Faber Castell Business Campus, with additional significant employment at SCI, east of the M8 **and at Abec to the south of the town**. The Teagasc Dairy Products Research Centre is located at Moorepark over 2km north east of Fermoy.

3.2.14 In common with many other towns, a significant feature of the local economy in Fermoy is the extent to which people living in the town commute outside the area for work and travel to work by driving a car. Census 2011 identifies, in its Town Area Profiles, 2,360 residents of Fermoy as being at work, equivalent to 36% of the population, and more than half of them commute outside the area for work. At a wider DED level, including Fermoy town and its hinterland, census data shows that 53.9% of 2,563 employees residing in the area commute to a place of work outside of that area. This includes 11.4% of employees who work in Cork City. This data also shows that 66.3% of employees residing in the Fermoy area drive to work.

3.2.15 Similarly for the 2,657 employees travelling to a place of work in the DEDs containing Fermoy town (including home workers), the analysis shows that 64.2% of these employees are travelling from outside the study area and 75.5% of employees travel to a place of work in that DED by driving a car.

3.2.16 The Cork County Development Plan 2014 identifies, in the context of a countywide employment hierarchy, that the employment strategy for Fermoy should focus on local catchment employment. This would give more people the opportunity to work locally, rather than commute long distances to Metropolitan Cork for work. Expansion of the economic base of the town in terms of employment, retail and other services is required to underpin the sustainable growth of Fermoy and to maintain the quality of life offer necessary for Fermoy to compete with other locations.

3.2.17 Fermoy's location on the M8 corridor means it is well positioned to attract employment investment and is well suited to distribution type uses. This plan makes provision of a strong supply of employment land, with good access to the M8, within the town, zoning approximately 61 hectares of land for employment uses. Land has been zoned for business use to the north of the town, while to the south of the town lands are available for industrial use. Land is also zoned to the east of the M8 to facilitate expansion of an existing enterprise. The expansion of distribution uses at appropriate locations is encouraged and is facilitated in particular within I-03, on the edge of the town. Lands have also been zoned to facilitate the expansion of the town centre.

3.2.18 Further investment in water services infrastructure is needed to facilitate development of some of the employment land, notably site 1-03 to the south of the town.

3.2.19 Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include **farm related business such as ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors**.

## Tourism

3.2.20 The historic fabric and setting of the town combined with its location on the River Blackwater, an internationally renowned angling destination, offers significant tourism potential which should be promoted further as part of a wider North Cork tourism package.

3.2.21 The Grand Hotel is the only hotel in Fermoy and offers 12 bedrooms. The town would benefit substantially from the development of additional hotel / accommodation facilities. These should ideally be located within the town but outside the area at risk of flooding. Potential locations in the town environs includes part of the lands owned by the IDA on the old Dublin Road to the north of the town centre (B-01). Other potential sites may also be available including sites within the former town council area.

## Town Centre and Retail Development

3.2.22 **Fermoy Town Centre is located in the former town council administrative area for which the current plan is the Fermoy Town Development Plan 2009. The town centre** has an important role to play as a focus for the wider community and should be an attractive, inviting, safe and secure environment for visitors, business, shoppers and residents. The existing town centre area is very compact and its character has been established by its historical layout and rich architectural heritage which remains largely unchanged as there has been little in the way of modern retail development in the core of the town to date. **As emphasised in Fermoy Town Development Plan 2009** it is important that the design of future development builds on its existing character and enhances its appearance and attractiveness.

3.2.23 The town has a good supply of retail floor space. Convenience shopping is catered for by Supervalu, Aldi, Lidl, Centra and Spar and there is a good range of comparison shops.

~~3.2.24 This plan promotes careful management of development in the environs of the town in order to support the consolidation and strengthening of the existing town centre and reinforces the principal retail area in Fermoy south of the river. Where possible the Council will support creative approaches to the rehabilitation/ extension/merger of historic buildings within the town centre for retail and mixed uses subject to applying best practice conservation methods and respecting the special character of the relevant Architectural Conservation Area. The retention of residential uses in the town centre is also desirable.~~

3.2.25 Land has been identified in the **Fermoy Town Development Plan 2009**, south of the river and to the east of and adjoining the existing town centre, to facilitate expansion of the town centre over time. This land, ~~which has been zoned previously~~, includes a number of brownfield sites suitable for redevelopment. The land is within a Flood Zone A but benefits from the provision of a flood defence.

~~3.2.26 The Town Centre expansion area comprises two sites – FY T 02 and FY T 03. FY T 02 has frontage onto O’Rahilly Row (Courthouse Road) and is closest to the existing retail core and FY T 03 also has frontage onto O’Rahilly Row. It is considered that FY T 02 and FY T 03 provide ample land for expansion of the town centre within the lifetime of this plan and sequentially, represent the best opportunities for development. Site FY T04, adjoining and north of FY T 03, has been identified as having potential for car parking, or other flood compatible uses, ancillary to the development of FY T 02 and FY T 03. In the longer term consideration may be given to other forms of development on FY T 04 when FY T 02 and FY T 03 have been developed. FY T 02 and FY T 03 have also been identified as regeneration areas.~~

~~3.2.27 It is important that town centre development respects the architecture and setting of the existing town centre fabric and a high standard of design will be required for any new town centre development. Such development is to enhance the public realm through provision of active frontage to all public spaces and routes, creating attractive vistas where possible, and other appropriate measures. Design is to include adequate permeability and linkages within developments and to the existing town centre.~~

3.2.28 Chapter 7 of the Cork County Development Plan 2014 sets out a number of important objectives in relation to Town Centre Development **which may serve as an information resource of relevance to any development in Fermoy town centre.** ~~which will be applicable to any future developments in Fermoy.~~

3.2.29 Parts of the town centre are at risk of flooding. The approach to Flood Risk Management is set out in Section One of this document.

3.2.30 The Town Centre strategy in this Local Area Plan **supports the Fermoy Town Development Plan 2009 through its** aims to:

- Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations;
- Make Fermoy town centre a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement

of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;

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

### **Core Retail Area**

~~3.2.31 This Local Area Plan has rationalised the town centre zonings, identified the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. There may be secondary shopping areas outside of the prime area. The Core Retail area for Fermoy is identified on the map. It is located to the south of the river and extends along McCurtain St. and St. Patrick St. to O'Rahilly Row.~~

~~3.2.32 This plan supports the sequential development of the town centre by ensuring that the main focus for further retail development should be in Fermoy town centre. The extensive catchment of Fermoy requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.~~

### **Urban Design**

~~3.2.33 The planned expansion of Fermoy Town Centre will require a new structure of streets and spaces to connect successfully with the existing streets. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Fermoy, but instead sets out guiding principles that the Council wish to see embodied in new development.~~

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

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

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

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

3.2.37 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area **in the Fermoy Town Development Plan 2009**. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

#### **Public Realm**

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

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

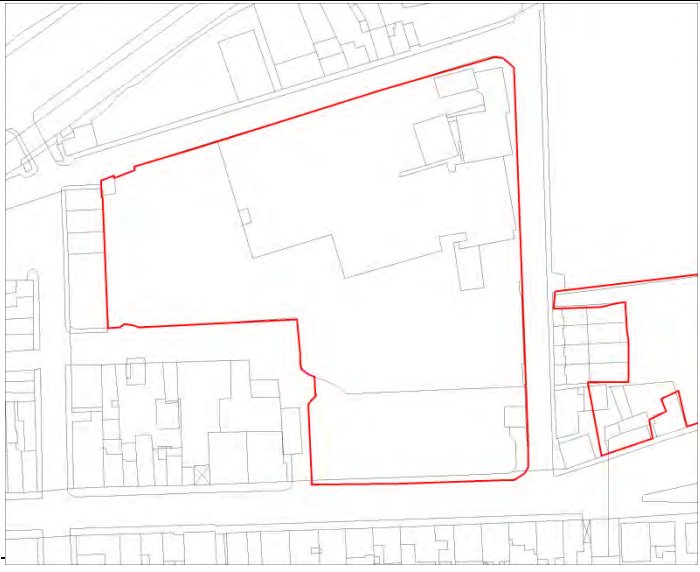

#### **Existing Built Up Area**

3.2.40 Within the existing built up area of the town is a greenfield site adjoining the town park, which was previously zoned in the Fermoy Town Development Plan 2009 for a hotel and residential development. In this Plan the site has been identified as 'existing built up area' as it is within the area at risk of flooding, while benefiting from flood defences. This site comprises the western half of the grounds of the former Fermoy House which was demolished in the 1960s. The ruins of a more modern fire damaged house are on the site. A walled garden area occupies the northern half of the site. The development potential of this site is limited by its location within flood zone A. The site is defended by an earth embankment which provides protection from the 1/100-year flood event but the site remains at risk of flooding. In light of the flood risk, the largely undeveloped character of the site and the availability of alternative sites within the town which are not at risk of flooding, the site is not suitable for significant redevelopment. Subject to a detailed flood risk assessment consideration could be given to the provision of a replacement dwelling of similar scale. These lands would be ideal for public use as an expansion of the town park facility.

#### **Regeneration Areas**

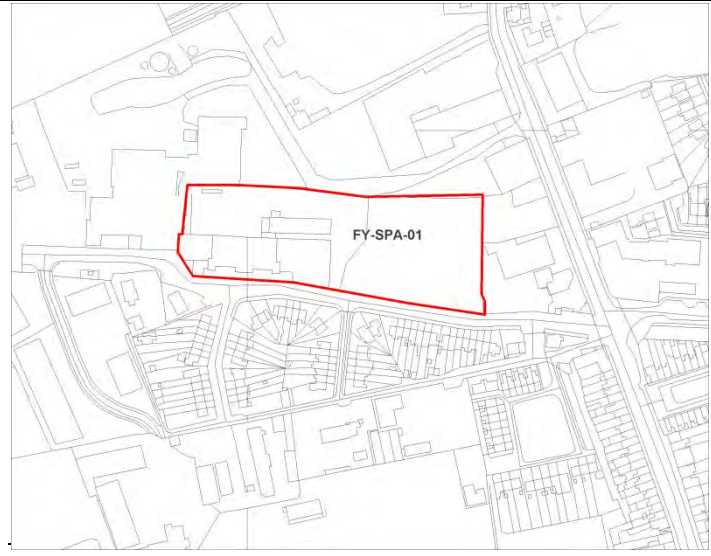
3.2.41 Two regeneration areas are identified in Fermoy town – these are the former Mart site and nearby land fronting onto O'Rahilly Row/Courthouse Rd. both of which have town centre zonings to cater for sequential town centre expansion.



<b>Table 3.3: Regeneration Areas in Fermoy</b>	
<b>Map of Regeneration Area</b>	<b>Number and Description</b>
 <p>A detailed site plan map showing a large, irregularly shaped area outlined in red. The area is situated in an urban environment with various building footprints and street layouts. The red outline follows the perimeter of the site, which is adjacent to a river on the right side.</p>	<p><b>FY-RA-01</b></p> <p>Former mart site located close to the river in a flood risk area. Adjoins existing town centre. Adjoins a number of protected structures (including NIAH structures) and an Architectural Conservation Area. See zoning objective FY-T-02 regarding objectives for this site.</p>
 <p>A detailed site plan map showing a rectangular area outlined in red. The area is situated in an urban environment with various building footprints and street layouts. The red outline follows the perimeter of the site, which is adjacent to a road on the right side. The label 'FY-RA-02' is visible on the map.</p>	<p><b>FY-RA-02</b></p> <p>Brownfield site located in flood risk area, fronting onto courthouse road. Adjoins a number of protected structures (including NIAH structures) and an Architectural Conservation Area. See zoning objective FY-T-03 regarding objectives for this site.</p>

#### Opportunity Site

3.2.42 A site comprising the former Fermoy railway station and railway yard has been identified as an Opportunity Site within the existing built up area. The Railway Station building, railway goods shed and limestone boundary wall are protected structures and the site is within an Architectural Conservation Area. There is an existing funeral home business in the railway station building and the eastern portion of the site is currently grassed. The site has the potential for sensitive redevelopment in a manner that respects its ACA status and the protected structures on site. If combined with the Topaz Petrol Station and Fermoy Nissan site fronting the Dublin Road to the east, the site could be suitable for redevelopment for a hotel with frontage on to the Dublin Road.

<b>Table 3.4: Special Policy Area in Fermoy</b>	
<b>Map of Opportunity Site</b>	<b>Number and Description</b>
	<p><del>FY-SPA-01</del></p> <p>Site, comprising former railway buildings, with potential for sensitive redevelopment in a manner that respects its ACA status and the protected structures on site.</p>

### Education

3.2.43 There are five primary schools and three secondary schools in the town. A new 24 class primary school is currently under construction to the south of the town at Dun Eala, Duntahane for a 24 classroom primary school which will facilitate relocation of the existing Gaelscoil from its constrained town centre site.

3.2.44 In line with population growth, it will also be necessary to prepare for an increase in demand for social infrastructure with specific regard to schools. This will require facilitating the expansion of existing education facilities at both primary and post-primary level. The Department of Education has identified that implementation of the population growth target for Fermoy will give rise to a potential primary classroom requirement of 5 classes (which would require the delivery of an 8 class primary school on c1.14ha).

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

### Open Space, Sporting and Cultural Facilities

3.2.46 The existing population of the town is relatively well provided for in terms of sports facilities and recreational areas – particularly for formal recreation. The town has a good supply of private sports and recreational facilities including Rugby, Soccer and GAA facilities, a golf club and a sports hall. An attractive town park contains a municipal swimming pool and a network of defined pathways including a riverside walk. A public library, a town hall and a private nursing home are located in the town. There is a community hospital located near the town.

3.2.47 A number of areas were designated for various open space functions in the previous two plans and these are being retained in this plan.

3.2.48 In addition to zoned land, there may be potential for other recreational activity associated with the River Blackwater, including the possibility of riverside walks. However, development of amenity walkways could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and would require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives. Such walkways may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of

Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.

### Other Services

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

### Infrastructure

3.2.50 The M8 offers the potential to minimise volumes of heavy goods vehicles through the centre of Fermoy. At present however there remains a considerable level of HGV traffic in the town centre, reduction of which is necessary to improve the environment of the town. Additional measures to improve the urban environment have been recommended in a traffic study prepared in (2008) and in Walking and Cycling Strategies for Cork Active Travel Towns prepared for the Council in 2013.

3.2.51 Proposed measures include extension of speed limits in the town, implementation of traffic calming measures, provision of junction improvements, revision to parking supply and management regime, enhanced facilities for pedestrians and cyclists (to include the provision of cycle lanes, footpath provision/upgrade and pedestrian crossing) and improved facilities for delivery vehicles. It is required that new development in the town seeks to achieve enhanced, safe permeability and linkages for pedestrians and cyclists to the town centre and wider area.

3.2.52 Road widening and junction improvement works will be required to overcome road safety issues on some roads serving zoned lands.

3.2.53 Public transport consists of a bus service with approximate to an hourly frequency.

### Water Supply

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

### Waste Water Services

3.2.55 The waste water treatment plant serving the town has a 20,000PE design capacity it is understood that there is sufficient capacity to cater for the additional planned level of growth to 2022. **There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.** Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with EU Urban Wastewater Treatment Directives.

3.2.56 Topography is an issue for servicing certain sites and pumping will be required to overcome this issue. Furthermore, some residentially zoned lands are remote from existing water, sewer and surface water networks. There is a significant issue in relation to the collection of wastewater from proposed development in the northern parts and some locations in the southern parts of the town as the existing sewer network does not have the capacity to cater for the proposed development. This particularly affects Parcels FY-R-03, Parcel FY-R-09 and FY-R-08.

3.2.57 Fermoy Waste Water Collection Network and Treatment Plant Study is currently underway. Preliminary investigation contracts are underway. Drainage Area Plan for the schemes will be finalised Q2 2017.

### **Storm Water and Flooding**

3.2.58 Flooding is a significant issue in Fermoy and parts of the town, following the path of the River Blackwater through the town, have been identified as being at risk of flooding. Flood defences comprising embankments, permanent walls, millrace gates and demountable flood barriers have been provided to protect the town centre area against a 100 year flood event. In line with Government Guidelines on Flood Risk Management defended areas are considered to remain at risk of flooding as the defences may fail and there is guarantee that they will be maintained in the long term. The approach to Flood Risk Management is set out in Section One of this Plan.

**3.2.59 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.**

### **Broadband**

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

### **Waste Management**

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

### **Environment and Heritage**

3.2.62 Fermoy is located entirely within an area determined as being of very high landscape value in the County Development Plan 2014. This includes a large section of the Blackwater Valley. The principal roads approaching the town from the north, west and east are part of the county's network of scenic routes designated in the County Development 2014. Scenic route S3, National Primary Route between Moorepark and Mitchelstown represents the Northern approach to the town and has views of the surrounding hills, Blackwater River Valley and pastoral rural landscape. Other scenic routes are S4, (between Fermoy & Kilworth); scenic route S9 (Castlehyde to Fermoy Bridge); scenic route S7 (road between Bellvue Cross and Kilbarry over looking Blackwater Valley); and scenic route S8 (Road over Hollymount).

### **Built Heritage and Protected Structures**

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

## Archaeology

3.2.64 The Record of Monuments and Places of County Cork which identifies archaeological sites throughout the county classifies Fermoy as a historic town. There are 31 national monuments and archaeological sites within the development boundary of Fermoy which reflect the historic significance of the area, in addition to a number of monuments which are scheduled for inclusion in the next revision of the Records of Monuments and Places. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. **Fermoy is a planned 18th/19th century town which was developed by John Anderson. It had an earlier settlement associated with the medieval Cistercian abbey on the south bank of the river. It is identified as a historic town. Its Zone of Archaeological Potential is identified in the Urban Archaeological Survey. There are 31 Recorded archaeological monuments and a number of new sites identified since the issuing of the RMP. Archaeological sites within the town are afforded protection under national legislation and policies contained in the County Development Plan 2014.**

## Natural Heritage

3.2.65 The town is located close to a number of important sites of environmental interest and importance. The River Blackwater which dissects the town is designated as a Special Area of Conservation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which affords it protection under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the legislative framework.

3.2.66 Recently, the Department of Arts, Heritage and the Gaeltacht has indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel in the Allow tributaries of the Blackwater, which are included in the SAC. Publication of a revised Conservation Objective for the site, to give effect to this intention, is awaited.

**3.2.67 Some of the land that is depicted as being within the existing built up area is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. In addition, in all areas along the river side, particular regard needs to be paid to the protection of otters and otter breeding and resting sites.**

3.2.68 Future development within the town needs to avoid adverse effects on water quality and in this context there is a need to ensure that adequate treatment capacity exists in the waste water treatment plant serving the town to accommodate such development.

## General Objectives

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

Local Area Plan Objective General Objective for Fermoy	
Objective No.	Objective
FY-GO-01	Plan for development to enable Fermoy to achieve its target population of 7,589 persons. Provide a balance between the provision of housing and employment

<b>Local Area Plan Objective</b>	
<b>General Objective for Fermoy</b>	
	uses in the town, to support Fermoy's development as an integrated live/ work destination.
FY-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels. <del>All new development shall make adequate provision for storm water disposal.</del>
FY-GO-03	The boundary of Fermoy <del>Town</del> <b>environs</b> overlaps with the River Blackwater Special Area of Conservation and is proximate to the Blackwater Callows Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
FY-GO-04	<del>Support and promote Fermoy town centre as the primary and most appropriate location for the expansion of retail development.</del>
FY-GO-05	<del>All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and routes. Town centre development shall deliver a good mix of uses and adaptability of buildings.</del>
FY-GO-06	All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
FY-GO-07	Support implementation of the Fermoy Traffic Management Study and the Fermoy Walking and Cycling Strategy set out for in Active Travel Towns.
FY-GO-08	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
FY-GO-09	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
FY – GO -10	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1of this Plan. <b>In planning development located upstream of the defended area in Fermoy, due regard must also be had to the potential downstream flood impacts of development, and its potential impact on the defended area in particular.</b>
FY-GO-11	<b>In accordance with Objective WS 5--1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</b>

<b>Local Area Plan Objective</b> <b>General Objective for Fermoy</b>	
<b>FY-GO-12</b>	<b>Support the expansion of primary and post primary education facilities in the town.</b>

**Specific Objectives**

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

<b>Local Area Plan Objective</b> <b>Specific Development Objectives for Fermoy</b>		
<b>* Flood Risk. See Objective IN-01 in Section One.</b>		<b>^TIA and RSA Required</b>
<b>Objective No.</b>		<b>Approx. Area (Ha)</b>
<b>Residential</b>		
FY-R-01	Medium B density residential development to include provision for a mix of serviced sites and self-build options.	3.73
FY-R-02	Medium A density residential development. Part of this site is an old quarry and that section of the site may be unsuitable for development.	1.73
FY-R-03	Medium A density residential development to include a tree buffer of 20m minimum along the eastern site boundary. Lands to include provision of a nursing home. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements. A buffer of 50 metres from the southern boundary of the site is to be provided due to the presence of a legacy landfill. Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.	24.99
FY-R-04	Medium A density residential development and the option of provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary. A buffer of 50 metres from the northern boundary of the site is to be provided due to the presence of a legacy landfill. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	6.20
FY-R-05	Medium B density residential development.	2.57
FY-R-06	Medium A density residential development.	8.96
FY-R-07	Medium A density residential development.	1.91
FY-R-08	Medium A density residential development. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.	11.16

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
FY-R-09	Medium B density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements. Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge.	22.78
FY-R-10	Medium B density residential development/serviced sites subject to a landscaping scheme with detailed provision for retaining existing trees and hedgerows.	6.31
<b>FY-R-11</b>	<b>Medium B density residential development. Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen the development from the M8.</b> <b>A separate agricultural access, directly from the public road, shall be maintained to serve the agricultural lands to the rear.</b>	<b>1.92</b>
<del>FY-R-11</del>	<del>Medium A density residential development.</del>	<del>1.24</del>
<del>FY-R-12</del>	<del>Medium A density residential development including the option to provide a hotel at the western side of the site with frontage onto Richmond Hill. Development shall be sited and designed to minimise impacts on visual amenity. Provision for pedestrian link between the lands to the east and the public road to be provided.</del>	<del>6.8</del>
<del>FY-R-13</del>	<del>Medium B density single storey residential development respecting and complementing the adjacent private open spaces. Screening to be provided as required. Visual amenity considerations to be respected.</del>	<del>0.026</del>
<b>Business</b>		
FY-B-01	This site is suitable for small to medium sized industrial uses, light industrial uses and, subject to a sequential test, non retail general offices. The provision of a hotel at the eastern end of the site with frontage onto the Dublin Road, would also be acceptable in principle.	19.86
FY-B-02	This site is suitable for light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing.	3.52
FY-B-03	This site is suitable for wholesaling trade showrooms, retail showrooms and retail warehousing.	2.25
FY-B-04	Business use to accommodate light industry, wholesaling trade showrooms, incubator units.	1.48
<b>FY-B-05</b>	<b>Business use. Development proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8.</b> <b>^</b>	<b>1.4</b>
<b>Industry</b>		



<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Fermoy</b>		
<b>* Flood Risk. See Objective IN-01 in Section One.</b>		<b>^TIA and RSA Required</b>
<b>Objective No.</b>		<b>Approx. Area (Ha)</b>
FY-I-01	To facilitate expansion of existing industrial use. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	5.50
FY-I-02	Industrial uses suitable for stand alone industry or light industrial and warehousing use.	5.20
FY-I-03	Industrial uses including warehousing and distribution. A Traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site. ^	22.8
<b>Town Centre</b>		
FY-T-01	Existing Town Centre, the primary location for retail and other mixed uses that provide goods and services to the public. Preferred location for new retail development. *	
FY-T-02	To cater for the sequential expansion of the town centre. Development to comprise a balanced and appropriate mix of town centre uses. * Δ	3.4
FY-T-03	To facilitate expansion of existing town centre. Development to comprise a balanced and appropriate mix of town centre uses. * Δ	1.02
FY-T-04	This site is suitable for car parking or other flood compatible uses. It may also have potential for open space / recreation uses. In the longer term consideration may be given to other forms of development on this site when TC-02 and TC-03 have been developed. *	1.85
<b>Community Objective</b>		
FY-C-01	Existing recreation open space to be retained.	2.22
<b>Open Space Objectives</b>		
FY-O-01	Open space. Parts of this zone are within the River Blackwater Special Area of Conservation and these areas are not suitable for development. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	13.22
FY-O-02	This gateway site makes a significant contribution to the setting of Fermoy. The land is within the Blackwater River Special Area of Conservation area and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. *	<del>3.09</del> 0.6
FY-O-03	This gateway site makes a significant contribution to the setting of Fermoy. Part of this land is within the Blackwater River Special Area of Conservation and there is a general presumption against the development of the site. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side.	<del>7.86</del> 6.98

Local Area Plan Objective Specific Development Objectives for Fermoy		
* Flood Risk. See Objective IN-01 in Section One.		^TIA and RSA Required
Objective No.		Approx. Area (Ha)
	*	
FY-O-04	Open space for informal public recreation. Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development. Regard is to be had to the protection of otters and otter breeding sites and resting places along the riverside. *	39.85
FY-O-05	Open space and amenity area including provision for playing pitches.	4.10
FY-O-06	Agriculture. *	40.80
FY-O-07	Open space containing an existing sporting amenity.	1.71
FY-O-08	Open space.	5.04
FY-O-09	Playing pitches and park for leisure use and having regard to the protected structures on or bordering the site and the site's status as an Architectural Conservation Area.	2.32
FY-O-10	Playing pitches and park for leisure use and having regard to the protected structures on or bordering the site and the site's status as an Architectural Conservation Area.	3.00
FY-O-11	Playing pitches and park for leisure use and having regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area, having due regard to existing uses on site.	6.13
<del>FY-O-12</del>	<del>Town park and amenity area.*</del>	<del>3.24</del>
<del>FY-O-13</del>	<del>Open Space amenity area and flood protection. This site contributes to the visual amenities of the setting of the town.</del> *	<del>2.65</del>
<del>FY-O-14</del>	<del>Open Space and flood protection. This site contributes to the visual amenities of the setting of the town.</del>	<del>0.37</del>
<b>Utility Objective</b>		
<b>U-01</b>	<b>U-01 Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area and will need to be designed carefully to ensure that impacts on these sites will be avoided. FY GO-03 applies.</b>	-

