



Draft Cork County Development Plan 2013
Volume One: Main Policy Material

9th December 2013

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Chapter 1

Introduction

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This Draft County Development Plan has been prepared in accordance with the steps set out in the Planning and Development Acts. It was presented to the Members of Cork County Council on 22nd Oct 2013 and approved for public consultation starting on the 9th of December 2013.

The Draft Plan has now been made available to the public and to various statutory bodies for consideration. Submissions and observations on the draft plan can be made during the public consultation period ending on 26th of February 2014. This is the next step in a two-year long process that will see the final development plan adopted before the 8th January 2015.

The Draft Plan attempts to set out, as concisely as possible, Cork County Council's current thinking on planning policy looking towards the horizon year of 2022. It should also bring into clear focus all of the important planning issues that will be subject to discussion during the remaining steps of the process. The plan will also set out the overall planning and sustainable development strategy for the county which must be consistent with the National Spatial Strategy 2002-2020 and the South West Regional Planning Guidelines 2010-2022.

1.1 Introduction

- 1.1.1 This Plan sets out an overall strategy for the proper planning and sustainable development of Cork County over a 6 year period.
- 1.1.2 The plan governs the functional area of Cork County Council excluding the areas governed by the City Council. Due to proposed legislation it is envisaged that it will also govern the 9 Town Councils. Once adopted, it will replace the Cork County Development Plan 2009 and it will become the seventh County Development Plan since the introduction of the requirement for development plans in the 1963 Planning Act.

1.2 Preparation of the Draft Plan

- 1.2.1 On the 7th of January 2013 and within the 4 year time period as required by the Planning and Development Act, 2000 (as amended), the Council commenced a review of the existing Cork County Development Plan 2009 and the preparation of a new County Development Plan. The process commenced with notices in the local newspapers and the subsequent commencement of 8 weeks of public consultation.
- 1.2.2 In order to stimulate some debate on the future growth and development of the county an Issues Paper was prepared with the Elected Members under Section 11 of the Act entitled 'Planning Cork County's Future' and in addition a number of Background Documents were published covering the following topics:
- Population,
 - Rural housing,
 - Retail,
 - Energy and
 - Draft Joint Housing Strategy.
- 1.2.3 Written submissions or observations were invited on all of the consultation documents both by post and also online through the

County Council's online submissions system. In addition, during the pre-draft public consultation period, a number of stakeholder events were held and the discussions at these events all contributed to the preparation of this plan.

- 1.2.4 In accordance with the requirements of Section 11 of the Planning and Development Acts 2000-2010, the Manager prepared a report on the outcome of the statutory consultation process which included his response to the submissions received. This report was submitted to the Elected Members on the 29th April, 2013 for their consideration. This report listed the persons or bodies who made submissions or observations and summarised the issues raised in both the submissions and observations during the consultation process. The Manager's Report also set out the County Manager's recommendations on the policies to be included in the Draft County Development Plan and this can be viewed on the County Council's web-site www.corkcoco.ie.
- 1.2.5 After considering this report the Elected Members issued directions to the Manager with regard to the preparation of the Development Plan. This process continued until the 8th of July, 2013 pursuant to Section 11 (4) (c) of the Planning and Development Act, 2000 (as amended).

Development Plan Principles

- 1.2.6 This Draft County Development Plan provides a blueprint for the development of County Cork for the latter part of this decade and the early years of the next. The Development Plan vision and main aims for the County will be underpinned by the core principles of sustainability, social inclusion, quality of design and climate change adaptation and a brief description of these areas is set out as follows:

Sustainability - the concept of sustainable development can be defined as "development



which meets the needs of today without compromising the ability of future generations to meet their own needs". Sustainable development is one of the major challenges facing society. How and where we live, work and take recreation makes demands on the earth's resources. This plan adopts the principle of sustainability by promoting and encouraging the integration of economic, environmental, social and cultural issues into policies and objectives to ensure the needs of urban and rural communities are met. **Any reference to development in this plan should be considered to refer to sustainable development.**

Social Inclusion - Social inclusion affects the wellbeing of individuals, families, social groups and communities. Creating a more socially inclusive society by alleviating social exclusion, poverty and deprivation is a major challenge. Steps towards achieving a more socially inclusive society include the provision of good quality affordable housing, community infrastructure and improving access to information and resources.

High Quality Design - Good design adds quality to the places we live, work and enjoy. Ensuring high quality design adds value to our towns, villages and countryside and improves our quality of life. This plan promotes high quality design by encouraging its integration into every aspect of the plan.

Climate Change Adaptation - While we do not have a complete understanding of how climate change in Ireland will unfold, it is clear that human activity is influencing climate, and that this in turn will lead to a range of current and future impacts. The climate change impacts include rising sea levels, more intense rainfall events and flooding. Adaptation to the adverse effects of climate change is vital in order to

reduce the impacts of climate change that are happening now and increase resilience to future impacts. The National Climate Change Strategy 2007-2012 has set a target to cut emissions by at least 20% by 2020. The plan addresses the main areas where this can be achieved in the sections dealing with energy, land use planning, transport, waste management and biodiversity.

1.3 National and Regional Planning Policy

- 1.3.1 There are two main documents which underpin the direction of spatial development in the county. Firstly, at a National level the National Spatial Strategy and secondly at a Regional level, the South West Regional Planning Guidelines.

The National Spatial Strategy

- 1.3.2 The National Spatial Strategy 2002-2020 (NSS) generally proposes a more balanced pattern of spatial development for the state as a whole, based on continued growth in Greater Dublin but with a significant improvement in the rate of development in nine 'Gateway' cities and nine 'Hub' towns. The strategy emphasises the critical role of 'Gateways' and 'Hubs' in delivering future economic growth and designates Metropolitan Cork as a 'Gateway' and Mallow as a 'Hub' town.
- 1.3.3 The Government have recently announced their intention to draw up proposals for a successor National Spatial Strategy which will take account of both the need to acknowledge changed national and international circumstances and continue to set long term national planning and development aims. It is estimated that the scoping work will be undertaken in 2014 to inform a substantive review in 2014 and that the NSS will be in place by 2015.



South West Regional Planning Guidelines 2010

1.3.4 (SWRPG) prepared by the South West Regional Authority provides a broad canvas to steer the sustainable growth and prosperity of the region in line with the key principles of the national strategy. The Regional Planning Guidelines adopted in July 2010, set out the agreed population targets for growth to 2022 and for the first time, planning authorities now have to ensure that their development plans are consistent with them. The population targets in this core strategy are consistent with the 2022 population targets set out in the Regional Planning Guidelines.

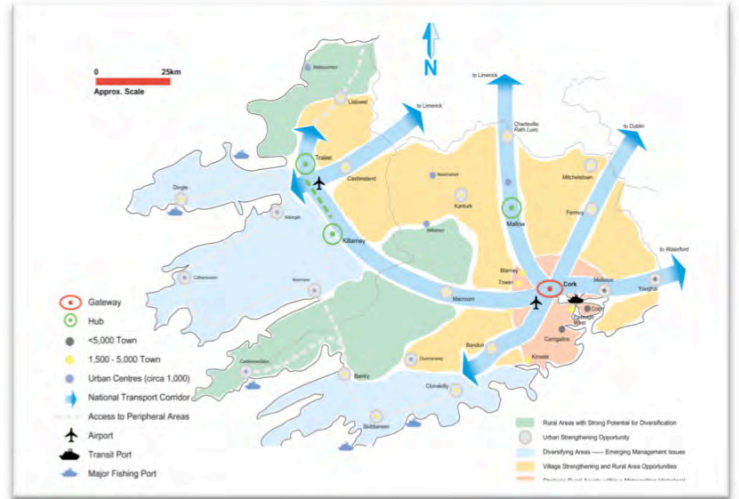


Figure 1-1: Extract from the National Spatial Strategy (2002):

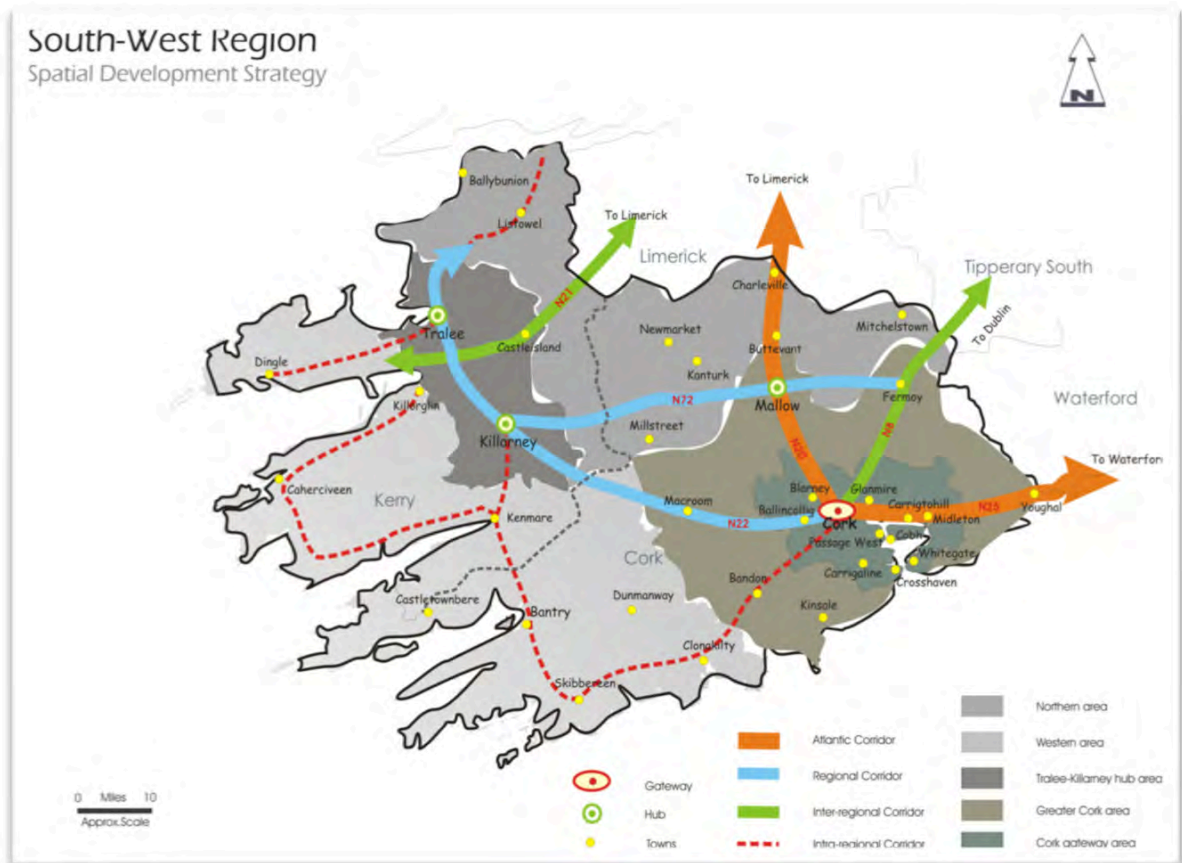


Figure 1-2: Extract from the South Western Regional Planning Guidelines (2010)

County Development Plan and Strategic Planning Areas

- 1.3.5 The scale and diversity of County Cork requires a strategy to carefully match the individual potential of the main areas that make up the County. Based on the approach taken in national, regional and local strategic plans, this plan sets out the County strategy in relation to four 'Strategic Sub Areas' that best reflect the differing mix of socio-economic, cultural and environmental issues that define the main areas within the County. These are as follows:
- 1.3.6 **County Metropolitan' Strategic Planning Area:** includes the parts of Metropolitan Cork that fall within the County Council's administrative area. It consists of the suburban areas that adjoin the City administrative area to both the north and the south ('Cork City North Environs' and 'Cork City South Environs'), the 'Metropolitan Towns' (formerly called 'satellite towns') of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Midleton, Passage West and Tower and the surrounding villages and rural areas.
- 1.3.7 **Greater Cork Ring Strategic Planning Area:** is the area previously referred to as the 'CASP Ring'. It lies outside Metropolitan Cork and includes the town of Mallow, which was designated as a 'Hub' town by the National Spatial Strategy, and the 'Ring' towns of Bandon, Fermoy, Kinsale, Macroom and Youghal. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.
- 1.3.8 **North Strategic Planning Area:** includes the northern part of the area of the North & West Cork Strategic Plan including the towns of Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown and Newmarket. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.
- 1.3.9 **West Strategic Planning Area:** includes the western part of the area of the North & West Cork Strategic Plan including the towns of Bantry, Castletownbere, Clonakilty, Dunmanway, Schull, and Skibbereen. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.
- 1.3.10 These areas are discussed further in the next chapter.

1.4 Legislative Background

- 1.4.1 The Planning and Development Act 2000 (as amended) sets out mandatory objectives which must be included in a Development Plan. These include, inter alia, objectives for the zoning of land, the provision of infrastructure, the conservation and protection of the environment, and the integration of the planning and sustainable development with the social, community and cultural requirements of the area and its population. Other non-mandatory objectives are also referred to in the Planning and Development Acts.
- 1.4.2 In addition, the Planning and Development (Amendment) Act 2010 places an obligation on the planning authority to prepare a 'core strategy' consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines.
- 1.4.3 In addition to the compliance with the Planning and Development Act, 2000 (as amended), the County Development Plan is informed by other legislation, in particular the requirement for Strategic Environmental Assessment and Habitats Directive Assessment.



Strategic Environmental Assessment (SEA)

1.4.4 Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. It should be noted that results from the SEA process were fully considered and integrated into the preparation and making of the Draft County Development Plan. The Environmental Report is contained in Volume 3 of this plan which is available on the appended CD Rom and online at www.corkcoco.ie.

Habitats Directive Assessment (HDA)

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

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

is significant when considered in combination with impacts arising from the implementation of other plans or projects.

1.4.7 The assessment process may result in the development of new policy areas and/or the modification or removal of certain policies to be presented in the final plan. The results of this analysis and review are presented alongside each iteration of the plan as it is published. At the end of the plan making process, a final report will be produced which will summarise the assessments completed at each stage of the planning process. The report will also contain a summary of how ecological consideration have been integrated into the plan, and a conclusion statement as to whether the plan could affect the integrity of any European site

1.4.8 The Natura Impact Report on the Habitats Directive Assessment of this plan is contained Volume 3, which is available on the appended CD Rom and online at www.corkcoco.ie.

Strategic Flood Risk Assessment (SFRA)

1.4.9 In order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, 'The Planning System and Flood Risk Management' (2009), Cork County Council carried out a county wide Strategic Flood Risk Assessment of the policies and objectives contained in this plan. This provides a broad assessment of flood risk within the county and will inform strategic land-use planning decisions in this and other plans. This assessment is contained in Volume 3 SEA Environmental Report Appendix A which is available on the appended CD Rom and online at www.corkcoco.ie.



1.5 Ministerial Guidelines

1.5.1 In accordance with Section 28 of the Planning and Development Act 2000 as amended, the policies and objectives of the Minister contained in guidelines issued to the planning authority regarding their functions under the planning acts were considered in the preparation and making of this plan, and have been implemented as identified clearly in the various chapters of the Plan. The required statement under section 28 of the Planning and Development Acts pertaining to this plan is set out in Appendix F.

1.6 Form and Content of the Draft Plan

1.6.1 This draft development plan is a document which details the overall strategy of the planning authority for the proper planning and sustainable development of County Cork taking into account national and regional planning guidelines, strategies and policy documents. It is also informed by particular national and global environmental issues as set out in the key principles which underpin the document. It also takes into account and has regard to other relevant local policy documents in County Cork and the aims and objectives contained in this plan complement and further develop these other policy documents, including the County Development Board Strategy, the Corporate Plan, Disability Strategy and a Traveller Accommodation Strategy.

1.6.2 The draft plan is a four volume document set out as follows:

Volume 1: Main Policy Material

Volume 2: Heritage and Amenity

Volume 3: Environment and Natural Impact Reports

Volume 4: Maps

1.6.3 It should be noted that Volume 1: Main Policy Material is the only published printed volume, with Volumes 2, 3 and other supporting documentation relating to the draft County Development Plan appearing on an accompanying CD. All four volumes are available on the County Council's web-site www.corkcoco.ie.

1.6.4 In addition, for the first time, it is possible to read the Draft County Development Plan maps (Volume 4 Maps) online through the Draft County Development Plan Map Browser. This is only available through the County Council's web-site www.corkcoco.ie.



1.7 Next Steps

Preparing the Draft Plan

1.7.1 The Members have considered the draft plan and passed a resolution to make it the formal draft plan. The Draft Development Plan is now on public display for a minimum period of ten weeks from the 9th of December 2013 to the 26th of February 2014 and once again submissions and observations on the draft plan will be invited. The written statement together with the appended CD of Volumes 2 and 3 of the plan and other supporting documentation will also be available for purchase during this period.

- 1.7.2 Issues raised by the submissions received on the Draft Plan will again be examined in the Manager's Section 12(4) Report to Members. The Council will then consider the report with a view to amending the Draft Plan if required.

Amending the Draft Plan

- 1.7.3 If there are any material alterations to the Draft Plan resulting from the consideration of the Manager's Section 12(4) Report to Members, the Council are obliged to seek further public comment on the proposed Amendment. In addition, the planning authority also determines whether the proposed amendments require further strategic environmental assessment or appropriate assessment.
- 1.7.4 The issues raised by the submissions will be compiled and included in the Manager's Section 12(8) Report to Members.
- 1.7.5 The final stage involves consideration of whether to modify the proposed amendment. This decision leads to the formal making of the new plan by the Council not later than the 8th of January 2015.

Consequential Changes to Local Area Plans

- 1.7.6 It will be necessary to amend the Local Area Plans so that the wording of the residential zoning objectives in these plans is consistent with the new approach to housing density set out in Chapter 3 Housing of this plan.
- 1.7.7 Therefore, it is important that issues or comments specific to the proposed new approach to housing densities for individual residential sites (listed in Appendix G of this plan) are submitted for consideration at this stage of the County Development Plan review process.

1.8 How do I make a submission?

- 1.8.1 You can become involved by making a submission or observation on any aspect of the draft plan. Submissions can be made from the 9th of December 2013, to 4pm on the 26th of February 2014. Submissions can be lodged with the council in a number of ways as detailed in the next paragraph.

- 1.8.2 Please make your submission by one medium only either electronic or hard copy.

1. **By making an on-line submission**, just log onto our website www.corkcoco.ie and follow the instructions provided:

OR

2. **By making a written submission** and addressing it to:

Senior Planner
 Planning Policy Unit
 Floor 13
 County Hall
 Cork

- 1.8.3 The deadline for receipt of all submissions is **4pm on Wednesday the 26th of February 2014**. For legal reasons we cannot accept submissions for this stage outside these dates and times. It is important that you include your name and address when you send us your views.



Notice of intention of Planning Authority to review County Development Plan and to prepare a new Plan and invite written submissions and observations
7th January 2013 to 4th March 2013 (8 weeks)



Draft Development Plan and SEA Environment Report on display for inspection and receipt of written submissions and observations.

9th Dec 2013 to 26th Feb 2014



Amendments to Draft Plan on display for inspection and receipt of written submissions or observations.
4th Sept 2014 to 2nd October 2014 (4 weeks)



Adopt Development Plan with or without amendments

Adopt Plan on the 8th December 2014
It shall then come into force 4 weeks later
on the 15th Jan, 2015



Chapter 2

Core Strategy

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Vision for this Plan

Through the application of the planning principles set out in this document, to provide for the development of County Cork as an attractive, competitive and sustainable place to live, visit and do business, where the quality of its economy, natural and built environment, culture and the strength and viability of its communities are to the highest standards.

2.1 Introduction

2.1.1 This chapter sets out the Core Strategy for the County in line with guidance, strategies and policies at national and regional level. Development Plans are now required by the Planning and Development Acts to be consistent with both Government/Ministerial Guidelines and the South West Regional Planning Guidelines 2010-2022. In particular, the National Spatial Strategy 2002- 2020, Smarter Travel – A Sustainable Transport Future, the National Climate Change Strategy 2007-2012, all guide and direct the national and regional policy framework for housing, settlement, retail, employment and transport strategies, which in turn have influenced the policies of this plan.

2.1.2 All of the detailed policies and objectives of this plan are intended to contribute to the delivery of a number of key aims for the county as a whole. They are as follows:

a) **Enhanced quality of life for all**, based on high quality residential, working and recreational environments and sustainable transportation patterns;

b) **Sustainable patterns of growth in urban and rural areas**, that are well balanced throughout the county reflecting the need to reduce energy consumption and green house gas emissions, reduce use of non-renewable resources while taking account of the need to plan for the effects of climate change;

c) **Sustainable and balanced economic investment**, in jobs and services, to sustain the future population of the County together with wise management of the County's environmental, heritage and cultural assets;

d) **An effective physical and community infrastructure** supporting living, economic recovery, enterprise and social integration;

e) **A quality built environment** integrating the conservation of County Cork's built heritage with best practice modern architecture and urban design;

f) **A network of enhanced natural resources** of clean water, biodiversity, nature conservation areas, landscape, coastline, greenbelts, parks and open spaces, and agricultural land;

g) **Responsible guardianship of the County** so that it can be handed on to future generations in a healthy state.

National and Regional Policy

2.1.3 The main issues which face the County in the preparation of this Core Strategy include the following:

- **Overall Planning Strategy** - Issues arising from the National Spatial Strategy (NSS) and the South West Regional Planning Guidelines 2010 (SWRPG);
- **Population** – Issues arising from recent patterns of population change and the need to consider adjustments to current polices so that the next County Development Plan is properly aligned with the SWRPG;
- **Housing** – The need for policy changes to reflect the SWRPG, Ministerial Policy changes and the dramatic changes to



market conditions since the current County Development Plan was prepared;

- **Rural Housing** – The need to develop policies that are consistent with Ministerial policy and effective in delivering a future pattern of population growth that focuses on the needs of rural communities and is consistent with the SWRPG;
- **Retail Development & Town Centres** – The need for policy changes so that the next County Development Plan is properly aligned with Ministerial policies and reflects the economic circumstances prevailing in the County;
- **Transport & Infrastructure** – The need to combine the emerging spatial patterns for the Cork Region, arising from implementation of Government Policy, with the key requirements of the other infrastructure providers (Irish Water, National Transport Authority, National Roads Authority) to create a plan that is capable of delivering sustainable growth; and
- **Employment** – The need to protect and consolidate existing critical employment locations that have underpinned Cork's economic successes to date, while developing new employment locations and opportunities to serve current and future generations. This is in accordance with Government objectives set out in such documents as *Jobs and Growth 2010* and *Building Ireland's Smart Economy 2010*.

2.1.4 The background to many of these topics is set out in a series of 'Background Documents' published by the County Council in early 2013. They can be found on the County Council's Web-site www.corkcoco.ie.

Strategic Planning Areas

2.1.5 As set out in Chapter one, there are four main strategic planning areas in the county. They are as follows:

- **County Metropolitan Strategic Planning Area;**
- **Greater Cork Ring Strategic Planning Area;**
- **North Cork Strategic Planning Area and**
- **West Cork Strategic Planning Area.**

Key Challenges

2.1.6 This plan seeks to set out a vision and supporting strategy that directs significant future growth into the Metropolitan Cork Area, while protecting the critical mass that allows other settlement areas to continue to provide essential local services and quality of life.

2.1.7 This strategy facilitates a number of key regional objectives as set out in CASP and national planning guidance, including:

- Protection of existing regional assets
- Facilitating the orderly provision of supporting infrastructure
- Maximising benefits arising from infrastructure investment
- Supporting the regions socio-economic goals
- Creating places capable of providing high quality of life

2.1.8 However, Cork County Council cannot deliver this vision in isolation. Public transport, national roads, water services and funding mechanisms are largely outside of the control of local

authorities. Hence, the implementation of this plan will be a combined effort shared by a number of key stakeholders.

Population Overview

The 2011 Census & Meeting the SWRPG Targets

- 2.1.9 In common with much of Ireland, for Cork, the last decade was characterised by generally strong population growth. The delivery of the results of the Census 2011 provide an opportunity to measure progress towards the 2022 population targets in the SWRPG. For the Strategic Planning Areas that make up the County, Table 2.1 sets out the 2011 Census population results and compares this to the SWRPG 'target' for 2022 and an 'Interim 2011 Target' figure that has been calculated to help measure progress towards the 2022 target.
- 2.1.10 Table 2.1 also compares the population change recorded in the Census for the years 2006 and 2011 with the amount of growth that would be expected (based in the 'Interim 2011' target column) for that period in order to achieve the SWRPG Target for 2022. In overall terms, the County has performed well, achieving population growth of just less than 38,000 persons. However, there were significant variations in the local patterns of population growth in the four Strategic Planning Areas that make up the County.
- 2.1.11 The Metropolitan area (including Cork City) did not perform as well (-16,852 persons or -49%) relative to the rate of growth required to reach the SWRPG target by 2022. At the same time, the Greater Cork Ring area recorded an increase of 10,724 persons or 406% over target. This means that the Metropolitan area is growing at about half the rate intended by the SWRPG and at the same time the Greater Cork Ring area is growing at over four times the rate intended by the SWRPG.
- 2.1.12 Although the County Metropolitan area recorded strong population growth of over 17,000 persons, by 2011, (it had still not achieved the full growth intended by the SWRPG by just over 16,000 persons or 49%.
- 2.1.13 In North Cork the rate of population growth exceeded the SWRPG expected rate but by a more modest extent when compared to the Greater Cork Ring.
- 2.1.14 In West Cork the rate of population growth did not reach the SWRPG expected rate however similarly, this was only by a modest extent.
- 2.1.15 The population recorded in Cork City (which excludes some of the rapidly growing suburbs in adjoining County areas) was expected (by the SWRPG) to grow by over 9,000 persons but, by 2011, its population had remained broadly static.



Table 2.1: Population change (Census) relative to SWRPG expected population change								
	Census		SWRPG Targets		2006-2011		Over/Under Interim Target	
	2006	2011	Interim 2011 **	2022 ***	Pop change	SWRPG Projected	Persons	% Projected Growth
Metro*	272,541	289,739	306,591	363,891	17,198	34,050	-16,852	-49%
Greater Cork Ring	105,055	118,418	107,694	131,882	13,363	2,639	+10,724	+406%
North	46,248	50,498	49,526	56,012	4,070	3,155	+1,095	+34%
West	57,271	60,377	61,012	68,837	3,106	3,741	-635	-16%
Total Cork County	361,877	399,802	395,848	470,622	37,925	43,585	-5,660	-13%
Total Cork City and County	481,295	519,032	524,835	620,622				

* Including Cork City

** Estimated

*** SWRPG 2010

Age-structure

2.1.16 The following population pyramid shows how the population of County Cork is structured in terms of males and females and the proportion of younger and older people and at each age in between. At present the State ODR (Old Dependency Ratio i.e. the number of older people as a percentage of the working age population) is 17.4% while Cork County is 16.9% (Cork City and County is 17.9%). When comparing population growth the 65+ age group is one of the age groups which experienced the greatest growth over the 2006 to 2011 period. It is anticipated that the percentage of older people relative to the working age population will continue to grow during the life of this County Development Plan.

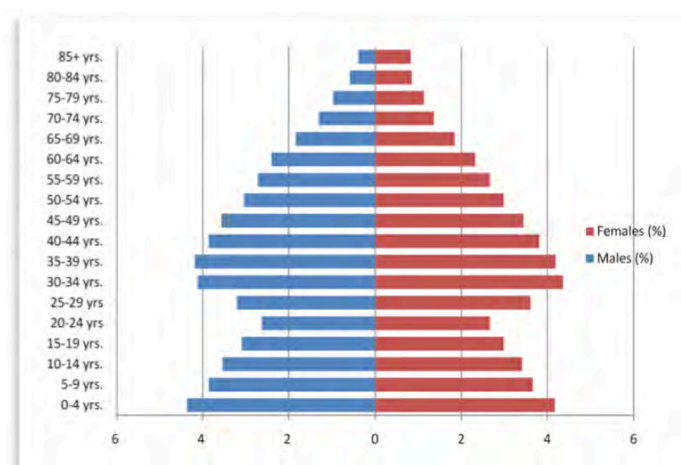


Figure 2-1: Population Pyramid for Cork County (Census 2011)

2.2 Core Strategy

2.2.1 As stated in previous sections of the plan, a key requirement for this CDP is to demonstrate how its policies and objectives are consistent with national and regional population targets. This further strengthens the role of the Cork County Development Plan as the fundamental link between national, regional, and local policy. This section of the plan sets out the population and housing requirements of each Strategic Planning Area within Cork County and when combined, how they seek to comply with the National and Regional targets.

Adjusting Population Targets and Housing Requirements

2.2.2 The need to adjust the County's population targets¹ has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the last decade. The new 2022 population target proposed for the Greater Cork Ring area of 131,882 although in excess of the target proposed in the 2010 RPG, is broadly accepted as a reasonable approach to the issues that the area faces.

2.2.3 All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: changes to the residential density standards, encouraging better housing mix (See Chapter 3 Housing) and the prioritising of Infrastructure provision (See Chapter 15 Putting this Plan into Practice).

2.2.4 Also, the rate of rural housing development in some locations threatens to undermine the settlement network and this plan sets out to provide improved controls for this type of development focussing on the needs of rural communities.

2.2.5 Table 2.2 sets out a summary of the adjusted population and household targets and compares these with the potential for the supply of new housing for County Cork to 2022. A set of more detailed tables in Appendix A of this plan provides specific reference to the main settlements, villages and rural areas.

¹ It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'.



Table 2.2: Summary of Population, Households and Net New Houses for County Cork 2022

Strategic Planning Area	Housing Requirement				Housing Supply	
	Census 2011	Adjusted Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Residential area zoned in CDP / LAP / TC	Total Units
Total County Metropolitan	170,509	213,891	27,856	31,038	1241.94 ha	36,620
Total Greater Cork Ring	118,418	131,882	12,431	13,406	705.63 ha	19,984
Total North	50,498	56,012	5,206	5,689	261.50 ha	7,142
Total West	60,377	68,837	7,000	7,872	360.90 ha	9,716
Total Cork County	399,802	470,622	52,493	58,005	2,569.97ha	73,462

[Please see Appendix A for the detailed breakdown of these figures for each main settlements, villages and rural areas]

Serviced/Available Land Supply Transport and Water Services Strategic Policy

- 2.2.6 It is a key role of the CDP to regulate the supply of land for housing so that it is closely aligned to the population targets. In Cork, land is identified in the Local Area Plans so this plan's framework will be used to regulate their review in coming years. There is a sufficient supply of development land already identified in Local Area Plans capable of delivering the housing that would be required by the target population and further provision in any LAP review after the adoption of this plan is unlikely to be necessary.
- 2.2.7 The critical issue in securing this level of development in the coming decade concerns the delivery of essential transport and water services infrastructure and attention should, in the first instance, be on the delivery of infrastructure to service the existing zoned land supply. Chapter 11 Water Services and Waste sets out detailed policies and objectives to address this issue.
- 2.2.8 The priorities and phasing proposals for the delivery of the Core Strategy are set out in Chapter 15 Putting this plan into Practice. Table 15.1 identifies the major development projects within the Cork 'Gateway' area and prioritises the delivery of these according to likely progress in the delivery of critical infrastructure. The prioritisation of planned development for the settlements elsewhere in the County will be determined in Local Area Plans.

2.3 The Network of Settlements

- 2.3.1 The network of settlements in County Cork has been strengthened over the years by active development plan policies to direct development and services to appropriate locations and to promote economic investment

by protecting the character and amenity of the various towns and villages.

- 2.3.2 The objectives set out in this section, mindful of these circumstances are a further refinement of the current development plan provisions, taking into account the recommendations at a national level, of the National Spatial Strategy and The Atlantic Gateway Initiative, at a regional level, the Regional Planning Guidelines for the South West Region and at a sub-county level both the Cork Area Strategic Plan (CASP) and the North and West Cork Strategic Plan (NWCSP).
- 2.3.3 This plan seeks to avoid spreading growth over too large a geographic area, thereby neutralising the potential gains from infrastructure investment. Rather, significant housing and employment growth is targeted at Metropolitan Cork, with appropriate growth allocations identified for other existing settlements in order to sustain their socio-economic development.
- 2.3.4 However, it is recognised in this plan that Cork has a vibrant mix of settlements that contribute to its attractiveness as a place to live and work. The maintenance of this settlement spectrum – Cork City, urban towns, rural villages, coastal and other locations is critical to protecting one of Cork's unique selling points and its attractiveness for investment.
- 2.3.5 In this regard, housing densities will play an important role in the provision of a regionally balanced residential offering. This plan recognises that Cork City will play a central in the provision of increased housing densities within the region, where services, particularly public transport services, can be targeted.
- 2.3.6 Outside of Cork City and within the Metropolitan Cork Area some higher density locations exist close to Cork City and on existing public transport routes and these opportunity



locations should be exploited. However, in the absence of public transport investment at outer Metropolitan Areas higher densities may be less attractive to future residents.

2.3.7 The following objectives CS 3-1 and CS 3-2 set out a broad strategic aim for each group of settlements in the network.

County Development Plan Objective			
CS 3-1: Network of Settlements: Higher Order Settlements Gateway, Hub and Main Settlements			
	Settlements	Strategic Aim	Retail
Cork Gateway	City Environs (North and South),	Growth in population and employment so that the Cork Gateway can compete effectively for investment and jobs. Develop to complement & consolidate the development of the city as a whole and providing enhanced potential to rebalance the City through new development in the north.	Support the vitality and viability of District Centres to ensure that such centres provide an appropriate range of retail and non- retail functions to serve the needs of the community and respective catchment areas, with an emphasis on convenience and appropriate comparison shopping, in order to protect the primacy of Cork City Centre
	City Environs (East and West),	Consolidate employment at existing employment locations and planned for employment locations (Cork Science and Innovation Park) with improved supporting infrastructure, and in particular public transport improvements to provide linkages to local residential populations and Cork City.	Large Metropolitan Towns: Support the vitality and viability of the larger metropolitan towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
	Metropolitan Towns (Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Passage West, Monard, and Midleton.)	Critical population growth, service and employment centres within the Cork "Gateway", providing high levels of community facilities and amenities with infrastructure capacity high quality and integrated public transport connections should be the location of choice for most people especially those with an urban employment focus.	Smaller Metropolitan Towns: Strengthen and consolidate the retail role and function of the smaller metropolitan towns and to provide retail development in accordance with their planned population growth to serve their local catchments.



County Development Plan Objective continued

CS 3-1: Network of Settlements: Higher Order Settlements Gateway, Hub and Main Settlements continued

	Settlements	Strategic Aim	Retail
Hub Town	Mallow	To grow its population to 20,000 as envisaged by the NSS. Develop as a major integrated employment centre so that it fulfills its role at regional and county level and should be location of choice for most people especially those with an urban employment focus.	Support and develop the role of Mallow as an important retail centre in the North of the County while ensuring the vitality and vibrancy of its town centre is retained and enhanced.
Ring Towns	Bandon, Fermoy, Kinsale, Macroom, Youghal	To provide a better balance of development throughout the Greater Cork Ring Area, and fulfill their economic potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland so that they can become the location of choice for most people especially those with an urban employment focus.	Support the vitality and viability of the Ring towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
County Towns	North (Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown, Newmarket) West (Bantry, Castletownbere, Clonakilty, Dunmanway, Schull, Skibbereen).	To provide a better balance of development between each town and its rural hinterland and fulfil their role as economic and employment centres providing for the needs of their extensive rural hinterlands, so that they can become the location of choice for most people especially those with an urban employment focus.	Support the vitality and viability of the Larger and Smaller Towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. Support and develop the role of Clonakilty as an important retail centre in the West of the County while ensuring the vitality and vibrancy of the other town centres are retained and enhanced.



County Development Plan Objective		
CS 3-2: Network of Settlements: Lower Order Settlements		
	Settlements	Strategic Objectives
Key Villages	To be identified in the Local Area Plans	Establish key villages as the primary focus for development in rural areas in the lower order settlement network and allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available. Supporting the retention and improvement of key social and community facilities, and inter urban public transport.
West Cork Island Communities	To be identified in the Local Area Plans	Support island communities in their sustainable economic, social and cultural development, to preserve and enhance their unique cultural, linguistic, built and natural heritage and support viable socio-economic island communities in order that the permanent population will be maintained and where possible further increased in a sustainable manner.
Villages	To be identified in the Local Area Plans	Encourage and facilitate development at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available and support the retention and improvement of key social and community facilities within villages, including the improved provision of interurban public transport.
Village Nuclei	To be identified in the Local Area Plans	Preserve the rural character of village nuclei and encourage small scale expansion at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available generally through low-density individual housing, in tandem with the provision of services.
Other Locations	To be identified in the Local Area Plans	Recognize other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.

2.4 Settlement Strategy

2.4.1 The policies and objectives for the main towns, villages and rural areas in each of the 4 Strategic Planning Areas are set out in this section.

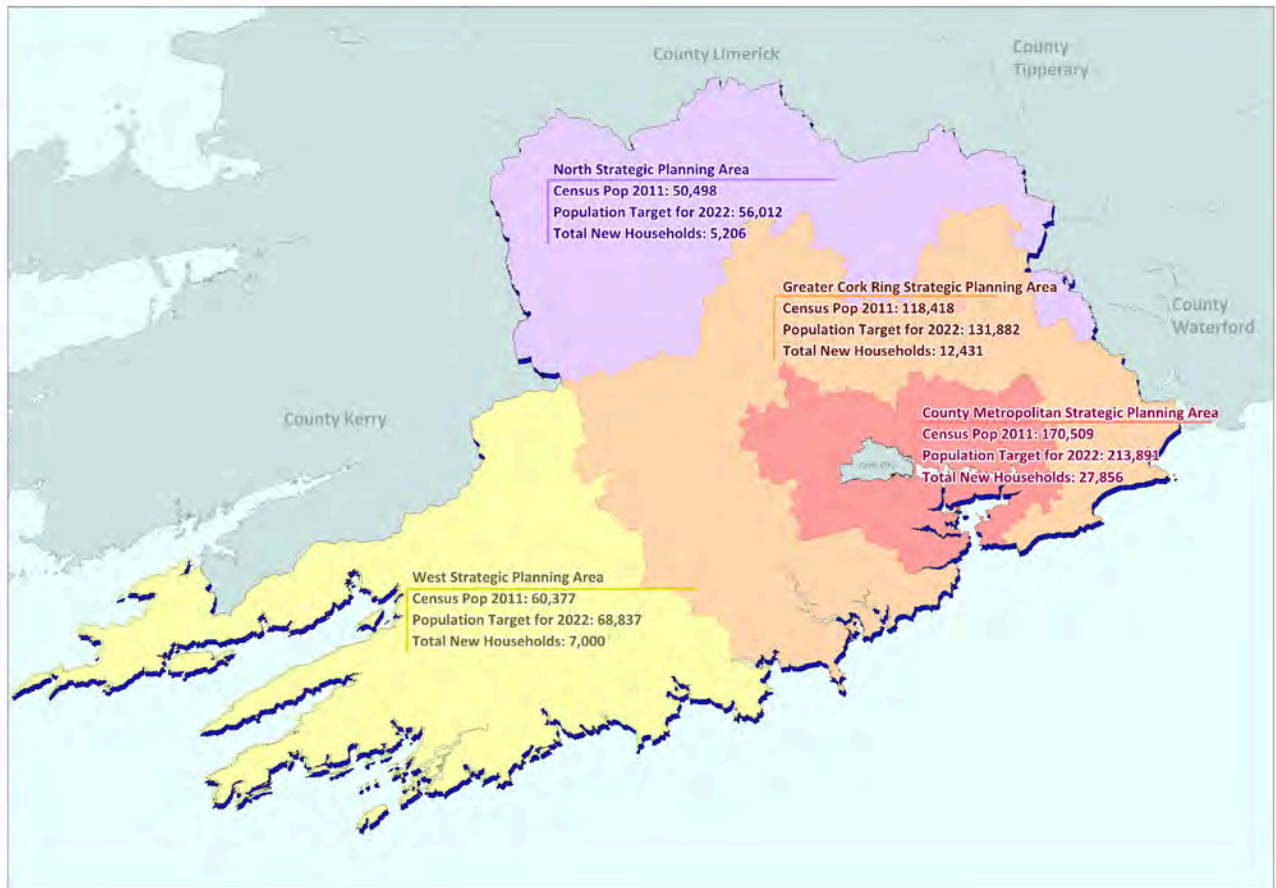


Figure 2-2: Cork Strategic Planning Areas

**County Development Plan Objective
CS 4-1: Metropolitan Cork Strategic Planning Area**

- a.** Recognise the importance of the role to be played by Metropolitan Cork in the development of the Cork 'Gateway' as a key part of the Atlantic Gateways Initiative and, in tandem with the development of Cork City, to promote its development as an integrated planning unit to function as a single market area for homes and jobs where there is equality of access for all, through an integrated transport system, to the educational and cultural facilities worthy of a modern and vibrant European City;
- b.** Maintain the principles of the Metropolitan Cork Greenbelt to protect the setting of the City and the Metropolitan Towns and to provide easy access to the countryside and facilities for sports and recreation;
- c.** Assist in the development in the longer term, of the designated Strategic Development Zone (SDZ) at Monard;
- d.** In the Cork Harbour area generally, to protect and enhance the area's natural and built heritage and establish an appropriate balance between competing land-uses to maximise the areas overall contribution to Metropolitan Cork;
- e.** Assist in the redevelopment of the Cork City Docklands by providing for the relocation and development of industrial uses and major port facilities, primarily at Ringaskiddy, to where deep-water berths are viable and appropriate infrastructure is planned to facilitate freight transport;
- f.** Recognise the long-term importance of Cork International Airport and to maintain and enhance the infrastructure and other resources likely to be required for its future development;
- g.** Develop the Cork City Environs so that they complement the City as a whole. In the south, priority should be given to consolidating the rapid growth that has occurred in recent years by the provision of services, social infrastructure and recreation facilities to meet the needs of the population. The North Environs will play a major role in the rebalancing of the City in terms of future population and employment growth;
- h.** Support the existing strategic employment locations as important economic assets, particularly in terms of public transport provision and linkages to local residential populations;
- i.** Support the planned for Cork Science and Innovation Park as a critical element in Cork's future employment strategy and in particular the provision of public transport infrastructure;
- j.** Maximise new development, for both jobs and housing, in the Metropolitan Towns served by the Blarney – Midleton/Cobh rail route (including the proposed new settlement at Monard) and to enhance the capacity of these towns to provide services and facilities to meet the needs of their population;
- k.** Provide an enhanced public transport network linking the City, its' environs, the Metropolitan towns and the major centres of employment ; and
- l.** Facilitate the development of the villages as set out in the local area plans so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.

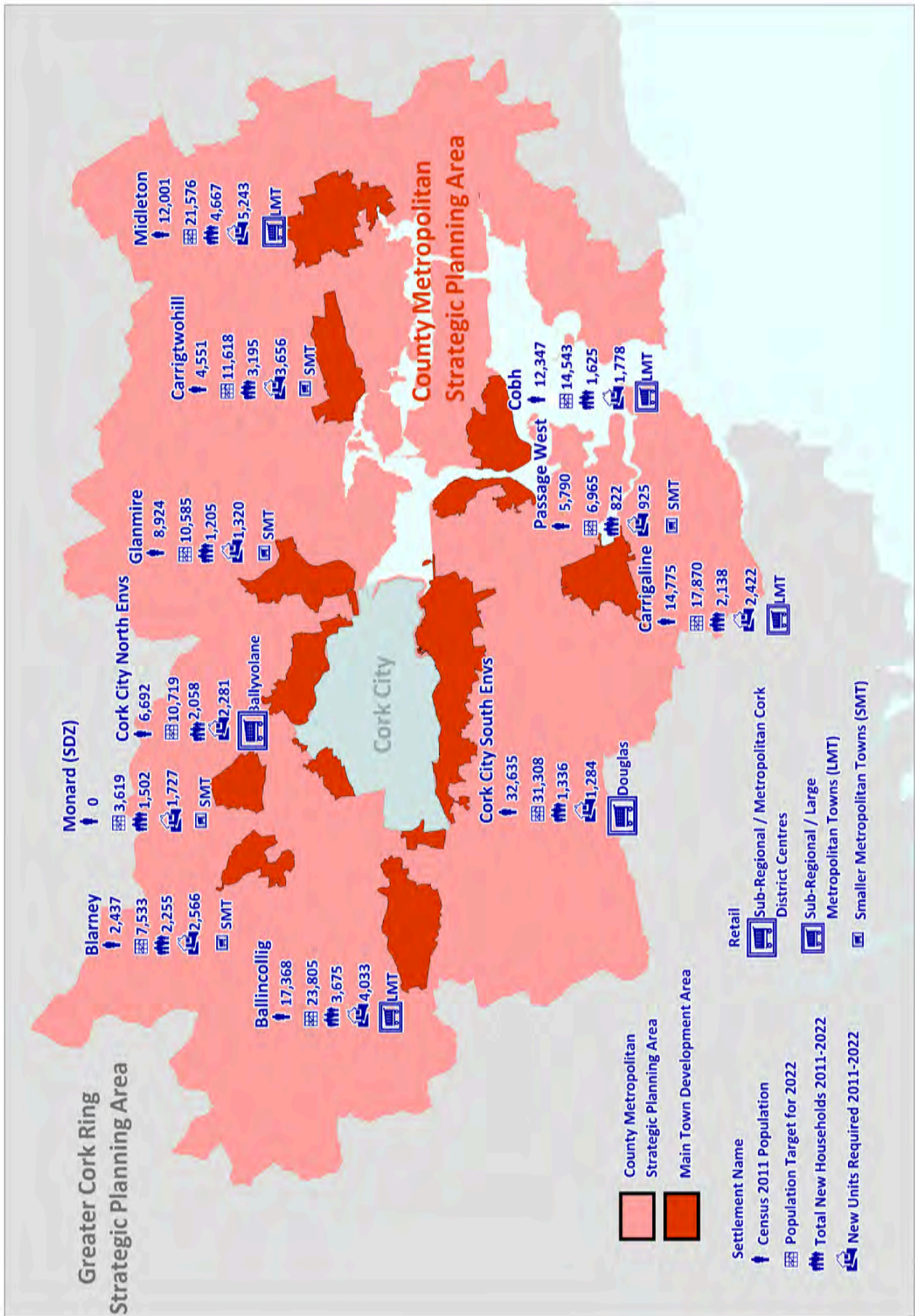


Figure 2-3: County Metropolitan Strategic Planning Area

**County Development Plan Objective
CS 4-2: Greater Cork Ring Strategic Planning Area**

- a.** Recognise the importance of the role to be played by Mallow as a 'Hub' town in the implementation of the National Spatial Strategy and the Atlantic Gateways Initiative focus growth in North Cork and; to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities;
- b.** Establish an appropriate balance in the spatial distribution of future population growth, in line with this Core Strategy, so that Bandon, Fermoy, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
- c.** Protect and enhance the natural and built heritage assets of Kinsale to facilitate the development of the town as a Principal Tourist Attraction;
- d.** Facilitate the development of the villages as set out in the local area plans so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
- e.** Strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity so that agriculture remains the principal rural land use and focusing other employment development in the main towns and key villages;
- f.** Secure the long term strategic aim of reopening the rail route linking Cork and Midleton to Youghal;
- g.** Recognise the importance of the Strategic Transport Improvement Corridor to the overall economic potential of the south-western part of the area and the facilitation of a balanced economic strategy for the County as a whole;
- h.** Protect and enhance the natural heritage of the Blackwater Catchment; and
- i.** Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment.

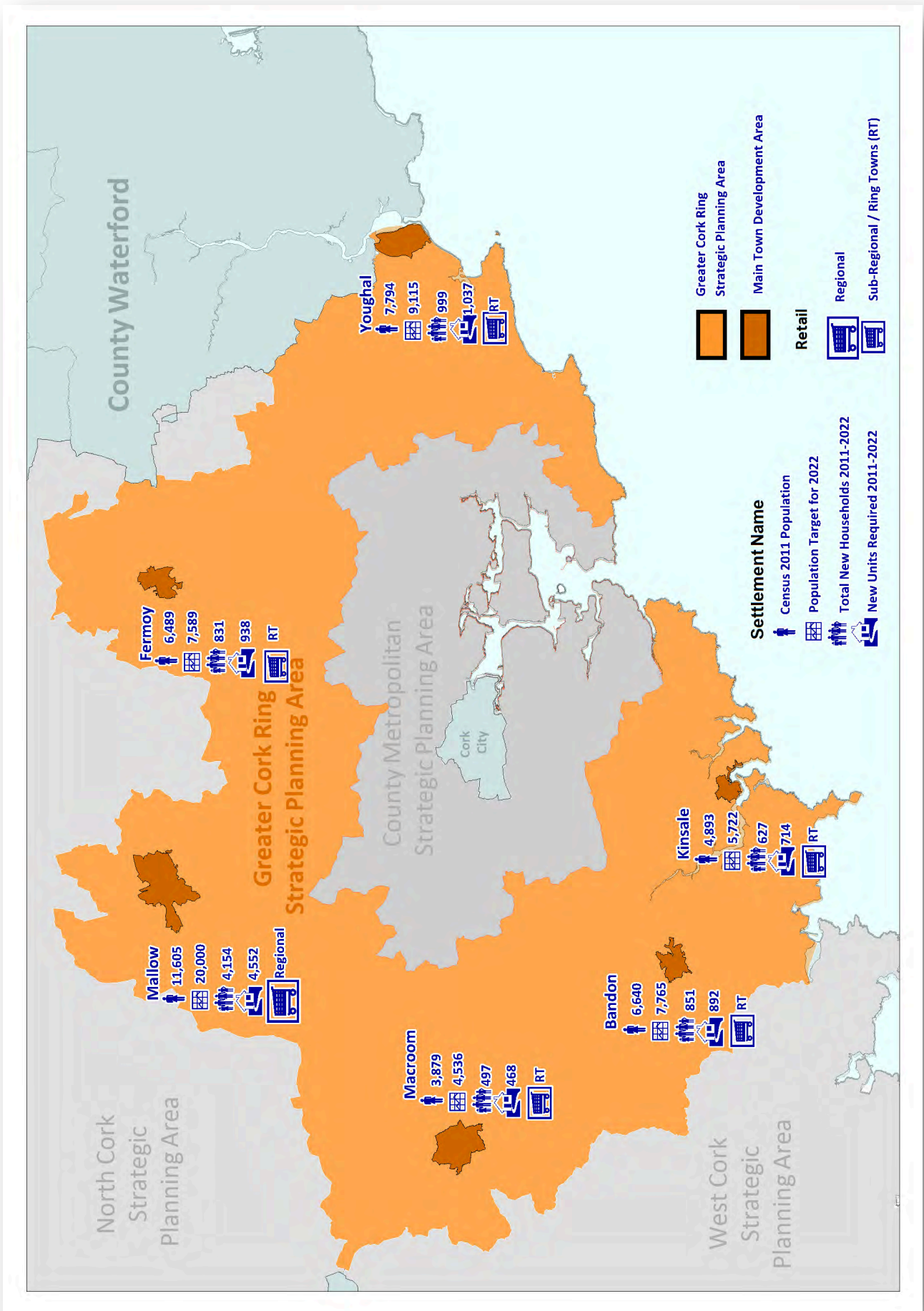


Figure 2-4: Greater Cork Ring Strategic Planning Area

**County Development Plan Objective
CS 4-3: North Cork Strategic Planning Area**

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

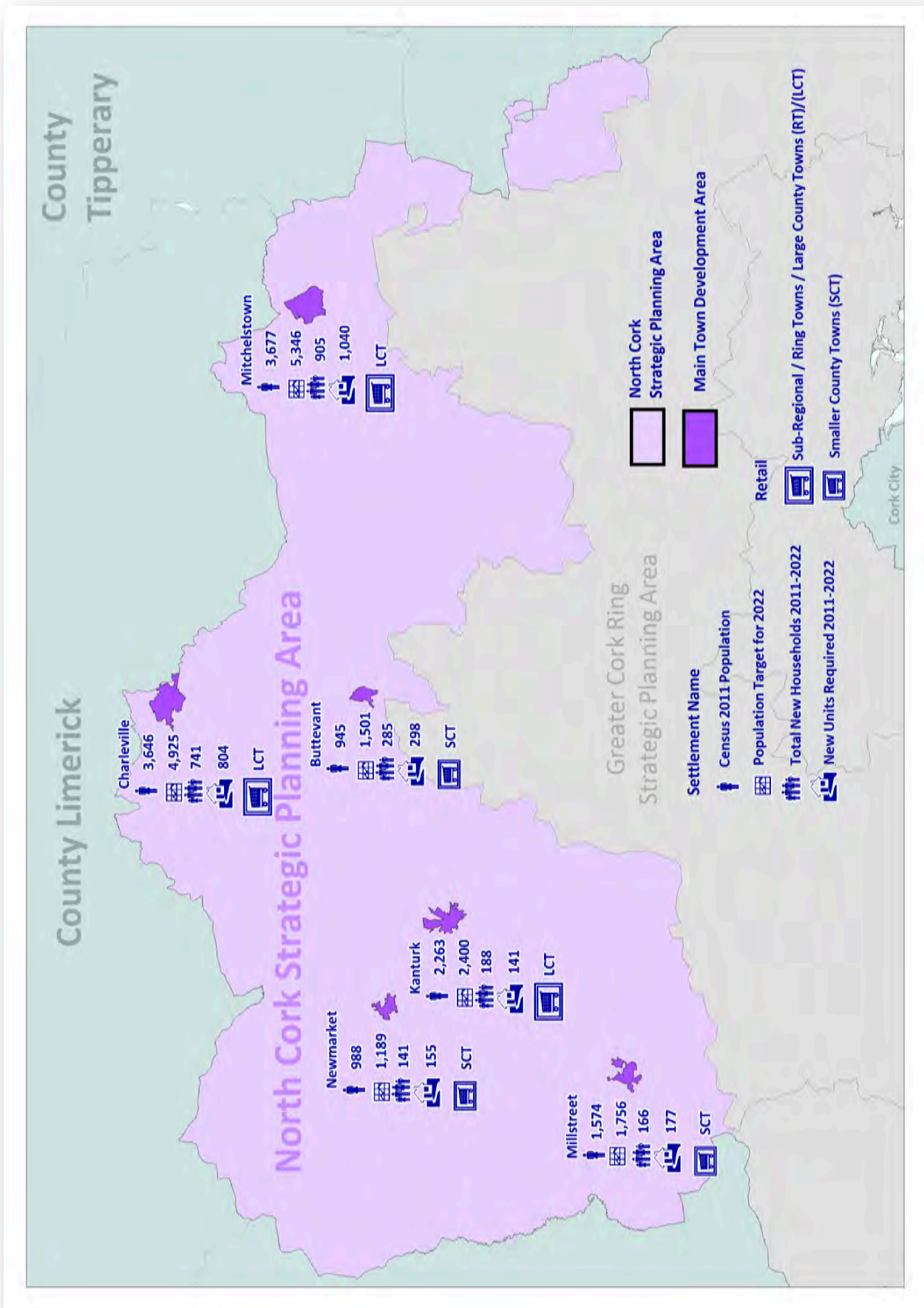


Figure 2-5: North Cork Strategic Planning Area

**County Development Plan Objective
CS 4-4: The West Cork Strategic Planning Area**

- a.** Recognise the importance of the role to be played by Clonakilty as a 'West Cork Strategic Employment Centre'; to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities;
- b.** Recognise the importance of the Strategic Transport Improvement Corridor to the development of Clonakilty, the overall economic potential of the West Strategic Planning Area and the facilitation of a balanced economic strategy for the County as a whole;
- c.** Establish an appropriate balance in the spatial distribution of future population growth so that Bantry, Castletownbere, Dunmanway and Skibbereen, can accelerate their rate of growth, in line with this Core Strategy and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
- d.** Recognise the international importance and the importance to the region's tourism economy, of the scenic and landscape qualities of the coastal and upland areas, particularly along the peninsulas in the southwest and to protect these landscapes from inappropriate development;
- e.** Facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
- f.** Encourage a vibrant and well populated countryside, recognising the need to strengthen and protect the rural communities of the area by encouraging sustainable and balanced growth in both urban and rural populations, maintain traditional rural settlement patterns in rural areas and the islands, protecting agricultural and fishery infrastructure and productivity and focusing other employment development in the main towns and key villages;
- g.** Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy both through the protection of the area's natural and built heritage and by encouraging appropriate new forms of employment development;
- a.** Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment;
- b.** Protect and enhance the natural heritage of the areas coast including the West Cork Islands;
- c.** Protect and enhance the natural and built heritage assets of the towns and villages from inappropriate development and
- d.** Recognise the role to be played by Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities.

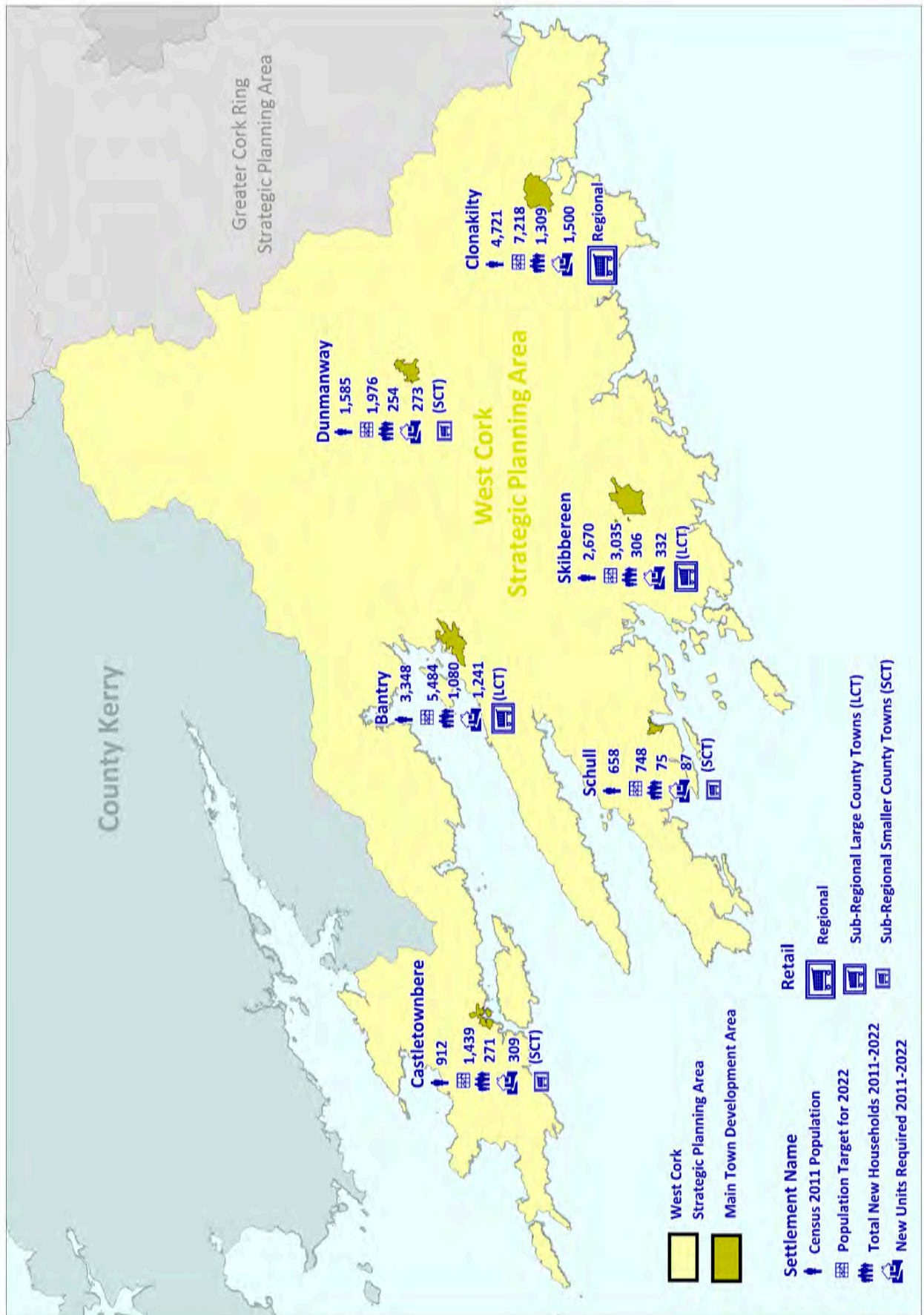


Figure 2-6: West Cork Strategic Planning Area

2.5 Further Policy Considerations

Housing Strategy

- 2.5.1 The Planning and Development Acts require all planning authorities to include a housing strategy in any Development Plan and this plan includes an objective to give effect to the policies contained in the Revised Draft Cork Planning Authorities Joint Housing Strategy which was agreed by the members of the 11 Planning Authorities in Cork during the Summer and Autumn of 2013.
- 2.5.2 While the Review of those parts of the Act concerned with the provision of social and affordable housing ('Part V') is ongoing at a National level, it is intended to proceed with this strategy until the process has concluded and any required legislative amendments have been put in place.
- 2.5.3 This plan requires that 14% of units on all land for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social housing and specialised housing needs. (See Chapter 3 Housing)

Retail Strategy

- 2.5.4 This plan aims to bring the retail policies for the County up to date with the recent Retail Planning Guidelines taking account of likely future market conditions. In Metropolitan Cork, the County and City Councils have prepared a Joint Retail Study, which has informed the preparation of this draft plan.
- 2.5.5 The County Council have also engaged a more detailed retail study of the town centres outside Metropolitan Cork and this work has also informed the policies of this plan.
- 2.5.6 Chapter 7 "Town Centres and Retail" sets out details of policies and objectives for the main centres of retail activity in the County and gives

guidance on the broad quantum of new floorspace that may be required.

Rural Housing Strategic Policy

- 2.5.7 During the preparation of this plan a background paper was prepared following the approach set out in the Ministerial Guidelines for Sustainable Rural Housing (2005).
- 2.5.8 This exercise identified the main types of rural areas in the County and these are shown on a map. This plan sets out a policy framework for each of the areas identified aiming to focus rural housing development on the needs of rural communities. Chapter 4 "Rural Coastal and Islands" sets out the policies and objectives relating to the future management of rural housing.
- 2.5.9 This Core Strategy also influences the direction and implementation of policies in all of the other main policy areas of this plan including:
- o Energy and Digital Economy; (Chapter 9 Energy and Digital Economy)
 - o Economy and Employment Strategic Policy; (Chapter 6 Economy and Employment)
 - o Heritage Strategic Policy; (Chapter 12 Heritage)
 - o Green Infrastructure & Environmental Strategic Policy (Chapter 13 Green Infrastructure and Environment) and
 - o Social and Community Infrastructure Strategic Policy (Chapter 5 Social and Community).

Economic Strategy

- 2.5.10 This plan also includes a strategy for the economic development of the county. It allows for a concentration of new economic and employment development primarily within the main towns to bring balance across the County and improve the level of employment choice. In order to implement this employment strategy a hierarchy of employment centres has been identified across the County that will ensure a sustainable pattern of economic development, both in urban and rural areas.

2.5.11 In addition, it is important to ensure new economic and employment opportunities are developed in tandem with the provision of transport and water services infrastructure and new housing developments. This strategy will provide people with the opportunity to live closer to work and reduce the need for commuting. (See Chapter 6 Economy and Employment for a more detailed explanation of this strategy.)

Environmental Considerations

2.5.12 This Core Strategy has also been informed by the Strategic Environmental Assessment (SEA), and Habitats Directive Assessment (HDA), undertaken as parallel processes in tandem with each stage of the Development Plan where necessary detailed policies and objectives have been revised in order to reduce impacts on the environment and natural heritage (See Chapter 1 Introduction).

2.5.13 In addition, the implications and requirements of the Water Framework Directive as regards protecting and enhancing water quality, particularly with regard to securing the objectives of the River Basin Management Plans, have been incorporated into the Plan thereby ensuring full integration and consideration of environmental issues throughout the plan making process. (See Chapter 11 Water Services and Waste).

Core Strategy and Climate Change Adaptation

2.5.14 The Planning and Development Acts require development plans to contain a mandatory objective addressing 'Climate Change Adaptation.'

2.5.15 This core strategy sets out how the plan will promote sustainable settlement and transportation strategies in urban and rural areas which will address the issues outlined in the mandatory objective above. The remaining

chapters outline the policies and objectives that need to be implemented to achieve the targets set down in the Core Strategy including the essential transition towards a competitive, low carbon climate resilient future.

County Development Plan Objective CS 5-1: Climate Change Adaptation

The County Council will promote sustainable settlement and transportation strategies in urban and rural areas, including the promotion of measures to;

- a) reduce energy demand in response to the likelihood of increases in energy and other costs due to long term decline in non-renewable resources,
- b) reduce anthropogenic greenhouse gas emissions, and
- c) address the necessity for adaptation to climate change, in particular, having regard to location, layout and design of new development.

The Core Strategy Diagrammatic Map

2.5.16 The following Figure 2.7 sets out the key elements of the Core Strategy and presents them on one diagrammatic map. It draws together the strategic infrastructural assets of the County with its Settlement Hierarchy and also presents the rural area types which are also set out in this plan.



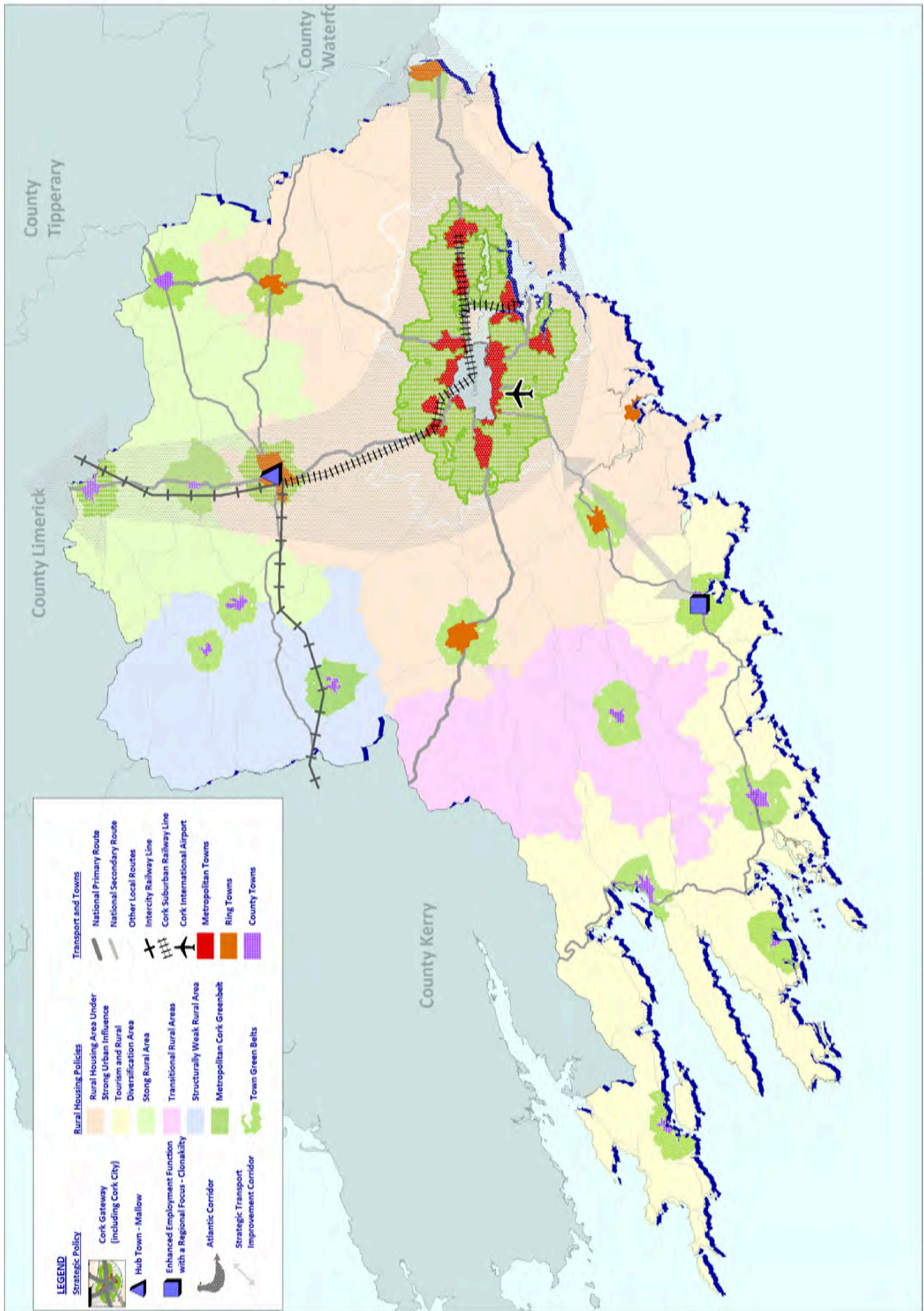


Figure 2-7: Core Strategy Diagrammatic Map for County Cork

Chapter 3 Housing

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Aim of the Chapter

To show how the plan intends to accommodate the full range of current and future housing needs of all members of society throughout the county while giving clear guidance on appropriate housing densities and housing mix, making provision for specialised housing requirements, providing for the needs of communities in order to deliver sustainable residential communities across the county.

3.1 Housing

Introduction

3.1.1 This chapter sets out the general planning policies and principles for the provision of housing in County Cork. The overall requirement for housing is set out in Table 2-2 in the Core Strategy of this plan and the corresponding Appendix A also provides more detail at the individual main towns, villages and rural level.

3.1.2 In addition, this chapter sets out guidance on the approach to housing development including housing density and consideration of important issues such as housing mix and the 'Delivering Sustainable Communities' guidance issued by the Government.

3.1.3 Finally, it sets out the requirement for specialised housing including the requirement for Part V and also highlights some specialised housing requirements which are required under the Planning and Development Acts or require a specific objective over and above that contained in the Joint Housing Strategy.

Housing Strategy

3.1.4 To guide the preparation of this County Development Plan, a Joint Housing Strategy has been developed by the eleven Planning Authorities in County Cork: Cork County Council, Cork City Council, and the Town Councils of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal in order to address the existing and future housing needs of the county. The draft Joint Housing Strategy was published with the Section 11 Consultation Document. Following this public consultation a Revised Draft Joint Housing Strategy has been prepared, key elements of which have been incorporated into this plan. It is envisaged that the final revision of the strategy will be adopted in parallel with the final version of this plan.

3.1.5 The key housing strategy principles and policies contained in the latest revised draft of this document are contained in Appendix B. The revised draft will be made available in conjunction with the publication of the Draft County Development Plan.

County Development Plan Objective

HOU 1-1: Housing Strategy

Implement and if required, to update / review the Joint Housing Strategy prepared by the Cork Local Authorities.

3.2 Overall Demand for Housing

3.2.1 On average, since 2006 there has been a dramatic fall in construction rates in County Cork. The graph below shows the pattern of new house completions in Cork County from the mid 90's up to 2012.

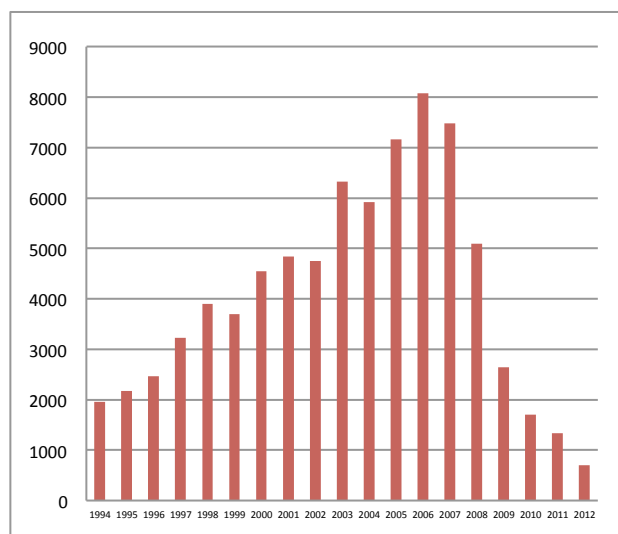


Figure 3-1: Completed Units in Cork County Council 1994-2012

Source: Department of Environment, Community, and Local Government, July 2013 www.environ.ie

3.2.2 This graph which is based on the DoECLG house completion figures, illustrates the peak in house completion rates in 2006, where a total of 8,076 units were built in the County. By stark contrast, a total of 705 new houses were built in 2012, with a potential further fall in 2013. This represents a housing construction drop of about 91% from the 2006 peak. The Core

Strategy of this plan indicates that about 7,094 units will need to be constructed per annum if the full SWRPG population target for the city and county is to be achieved.

3.2.3 These figures are echoed at a National level where a total of 8,488 houses were built in Ireland during 2012. The Economic and Social Research Institute (ESRI) also estimates that the country as a whole requires between 15,000 – 20,000 new homes to be built each year.

3.2.4 The Council's main responsibility will be to support the construction industry by prioritising the provision of critical infrastructure so that a sufficient amount of land is zoned and adequately serviced in order to meet future housing demand particularly in the Cork Gateway and the Mallow 'Hub' Town. See Chapter 15 Putting this Plan into Practice.

3.2.5 It is clear that in order to accommodate the targets contained in the Core Strategy of this plan, the county is going to need a substantial supply of new housing, both general open market housing and specialised housing. The following section sets out some of the general requirements regarding the provision of housing.

Population, Household Trends and Housing Supply

3.2.6 The Revised Draft Joint Housing Strategy sets out the housing land supply in the Cork Local Authorities in 2012 based on the returns to the DoECLG.

3.2.7 It is estimated that there is sufficient land supply to accommodate 73,462 units in Cork, however significant infrastructural investment is required in order to deliver this supply. The Core Strategy contained in Chapter 2 of this plan together with Appendix A outlines in greater detail the housing supply figures (units and hectares) for each of the main settlements in the four Strategic Planning Areas.

3.2.8 Providing infrastructure investment occurs in the right places there is an adequate supply of land identified which is sufficient to allow a degree of choice.

3.3 Delivering Sustainable Residential Communities

Background

3.3.1 It is recognised that the creation of sustainable communities requires more than the provision of housing. While the overall quality of the housing environment is critical, sustainability must also extend beyond the physical environment to embrace the concept of stable, integrated communities and issues such as the timely provision of community infrastructure and less tangible issues such as people's perception of what constitutes an attractive and secure environment. The Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG in May 2009, identify sustainable neighbourhoods as areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure combine to create places people want to live in. In addition, the Department's guidelines on the Design Standards for New Apartments should also be consulted. See Chapter 5 Social and Community and Chapter 10 Transport and Mobility.

3.3.2 In planning for future development through the Local Area Plan process and in assessing future development proposals the Council will seek to implement and promote the series of aims, outlined in the Guidelines, which seek to create high quality places which:

- Prioritise walking, cycling and public transport, and minimise the need to use cars;

- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;
- Provide a good range of community and support facilities, where and when they are needed;
- Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm;
- Are easy to access and to find one's way around;
- Promote the efficient use of land and energy and minimise greenhouse gas emissions;
- Provide a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- Enhance and protect the built and natural heritage.

3.3.3 Details of the scale, location and nature of development, including residential development, are set out in the Local Area Plans and Special Local Area Plans.

County Development Plan Objective HOU 3-1: Sustainable Residential Communities

a) Ensure that all new development within the County supports the achievement of sustainable residential communities. The Council will have regard to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, in development plan preparation and in assessing applications for development through the development management process.

b) Promote development which prioritises and facilitates walking, cycling and public transport use, both within individual developments and in the wider context of linking developments together and providing connections to the wider area, existing facilities and public transport nodes such as bus and rail stops.

c) Ensure that footpaths and public lighting are provided connecting all new residential developments to the existing network of footpaths in an area and that the works required to give effect to this objective are identified early in the planning process to ensure such infrastructure is delivered in a timely manner and in tandem with the occupation.

Urban Design

3.3.4 In accordance with National, Regional and Local policies the majority of future population growth will need to be accommodated in urban areas. It is critical that Metropolitan Cork, Mallow 'Hub' Town and the other main towns of the county are in a position to sustain balanced regional development by attracting both people and investment. The quality of the urban environment on offer in these areas is critical in this regard and urban design has a key role to play in creating and maintaining successful places. The defining qualities of successful urban places include a sense of place, ease of movement, legibility, quality of the public realm, variety, efficiency, inclusivity and adaptability.

3.3.5 As highlighted by the Guidelines, the ability to live with a feeling of comfort and safety in a



residential area is an essential component of sustainable communities and the design of the public realm has a significant role to play in the quality of life in urban areas. Well designed public realm can contribute to a sense of security, enjoyment and ownership of the built environment. There are a number of recognised positive indicators of successful public realm including:

- All public open space is overlooked by surrounding homes,
- The public realm is considered as a usable integrated element in the design of the development,
- Children’s play areas are sited where they will be overlooked but not a nuisance,
- There is a clear definition between public, semi private, and private space, and
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

See Chapter 13 Green Infrastructure and the Environment

3.3.6 In seeking to implement the aims of the Guidelines the Planning Authority will assess relevant planning applications against these criteria.

3.3.7 At the level of the individual house, the Guidelines outline design considerations regarding the home and its setting, including daylight, sunlight and energy efficiency; privacy and security; car and bicycle parking; private and communal open space; residential density; access for all and communal services. Developers and designs will be expected to have due regard to these issues in formulating their development proposals.

3.3.8 At Local Area Plan stage, further guidance will be given on urban design principles and policies specific to the local circumstances and the need for design briefs for particularly important, sensitive or large scale sites will be considered.

3.3.9 The Council has also prepared a Design Guide for Residential Estate Development which provides developers and designers with further guidance on good estate layout and design. The Council will have regard to this guide in assessing planning applications and developers /designers are required to have regard to it when designing their developments.

3.3.10 Consideration may also be given to the preparation of village design statements which would include consideration of the public realm. See Chapter 12 Heritage

3.3.11 In order to assist in the evaluation of development proposals relative to the various provisions of the Guidelines and the Urban Design Manual and to provide developers with an opportunity to explain their proposal and the design solutions adopted, Design Statements will be required with all housing applications. The design statement will be a relatively short document comprising text and graphics and should be tailored to reflect the complexity and importance of the site. As a general guide, design statements should include a character appraisal of the local area; consideration of all relevant development plan policies and objectives (and specifically those in relation to house types and mix and public realm safety issues), and relevant government guidance, relating them to the site; consideration of the requirements of any design brief prepared for the site; explanation of the design approach adopted and why it is appropriate to the site etc.



County Development Plan Objective

HOU 3-2: Urban Design

a) Ensure that all new urban development is of a high design quality and supports the achievement of successful urban spaces and sustainable communities. The Council will have regard to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas, the accompanying Urban Design Manual and the Council's Design Guide for Residential Estate Development in development plan preparation and in assessing applications for development through the development management process.

b) Provide additional guidance, including principles and policies, on urban design issues at a local level, responding to local circumstances and issues. Where appropriate Local Area Plans will consider the need for the provision of additional guidance in the form of design briefs for important, sensitive or large scale development sites.

c) Require the submission of design statements with all applications for residential development in order to facilitate the proper evaluation of the proposal relative to key objectives of the Development Plan with regard to the creation of sustainable residential communities.

Housing Mix

3.3.12 The impact of population growth and social changes including more people living alone or in smaller households means that average household sizes are continuing to fall.

3.3.13 Whilst the greatest proportion of new households are likely to form in the Metropolitan area, it is nevertheless important to improve the range of choice available throughout the County as a whole.

3.3.14 The mix of house types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups

and persons at different stages of the life cycle; the existing social mix in the area; the need to cater for special needs groups such as the elderly or disabled and the saleability of different types of housing. A neighbourhood with a good mix of unit types should include houses and apartments of different sizes.

3.3.15 Housing variety and mix will be assessed as a material consideration when considering planning applications for multi-unit residential development. A Statement of Housing Mix should detail the proposed housing mix and why it is considered appropriate, having regard to the types of issues outlined in the paragraph above.

County Development Plan Objective

HOU 3-3: Housing Mix

a) Secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.

b) Require the submission of a Statement of Housing Mix with all applications for multi-unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective.



3.4 Housing Density

Background

3.4.1 The general thrust of Government Policy in recent years has been towards the application of higher densities in order to encourage more efficient land use and infrastructure investment patterns and particularly to create conditions more favourable to the increased use of public transport.

Approach to Housing Density in County Cork

3.4.2 In County Cork there has been important public investment in transport infrastructure particularly the delivery of the Cork Suburban Rail Network, which currently links Cork with the Metropolitan Towns of Cobh, Carrigtwohill and Midleton, and, in future, it is intended to serve Blarney and Monard. Also, there have been significant improvements to the bus service in Douglas and other parts of the Cork South Environs. Preliminary proposals for a rapid bus network linking Ballincollig with the City Centre and Mahon have also been developed although there is no current commitment to the implementation of these. See also Chapter 10 Transport and Mobility.

3.4.3 Also, in recent years, there has been rapid growth in the number of individual rural houses constructed, especially in the Greater Cork Ring area with families often reliant on car based commuting to Cork City for employment, education and shopping. There is some evidence to suggest that many of these newly constructed rural houses are larger in floor area than a typical modern house in a more urban setting.

3.4.4 Previous County Development Plans have sought to achieve higher densities where practical, however concerns have been expressed that the generalised application of higher density policies to the supply of zoned

development land were restricting the range of house types available and encouraging a significant number of households to locate in rural areas outside Metropolitan Cork in order to secure their desired dwelling type.

3.4.5 This County Development Plan, therefore includes policies for housing density that respects the Governments wish to deliver a sound return on infrastructure investment, particularly in relation to public transport, but provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Area.

3.4.6 The Ministerial Guidelines issued under S28 of the Act indicate that higher densities are potentially applicable in three categories of location found within County Cork:

- Town Centres;
- Public Transport Corridors and
- Outer Suburban/'Greenfield' Sites.

3.4.7 Where **Town Centres** are concerned, the Government's advice is that there should be no upper limit on the number of dwellings that may be provided on town centre sites, subject to certain safeguards and that position is reflected in this plan.

3.4.8 With regard to **Public Transport Corridors**, the criteria set out in the Ministerial Guidelines issued under S28 of the Act suggest that a number of locations within the Metropolitan area of County Cork have the potential to accommodate higher densities on the basis of their proximity to public transport services. The main locations where higher densities could be considered on public transport grounds are those parts of the Cork South Environs where bus services achieve a 15 minute frequency in



peak hours (e.g. Douglas Village and some adjoining areas). However, it is considered that, in many other locations, the frequency of services, particularly during peak hours, is currently below the level appropriate to the general application of higher densities.

3.4.9 Although there has been significant public investment in rail infrastructure in the corridor between Cork and Midleton/Cobh (including Carrigtwohill) the current peak hour service frequency on many parts of this route is only 30mins, with an hourly service outside peak hours. Also, all the public transport serving these locations is inter urban in its nature and none of these locations currently benefit from any significant public transport services within their own urban area.

3.4.10 It is considered, therefore, that at present and in the absence of proposals to enhance the frequency of service, these locations do not currently meet the requirements identified in the Guidelines as Public Transport Corridor locations generally suitable for higher densities. Indeed, the best location for high densities in the Cork Region is within the Cork City area.

3.4.11 In addition, the need to encourage a greater mix of house types on zoned land in the County Metropolitan Area in order to help moderate the future rate of population growth in the rural parts of the Greater Cork Ring area suggests that it could be more appropriate to provide more flexibility in the density of future development to facilitate some lower density development in these locations.

3.4.12 The **Outer Suburban/'Greenfield' Sites** category includes relatively large scale development proposals on the edge of large towns (where the County Council's practice has been to prepare masterplans or other site specific plans to address detailed site planning and density issues) and where significant new infrastructure is required. The

main locations with the potential to fall within this category are:

- Ballincollig
- Blarney (Stoneview)
- Carrigaline (Shannon Park)
- Carrigtwohill (Land North of the Railway)
- Cobh
- Glanmire (Dunkettle)
- Mallow
- Midleton (Waterrock)

3.4.13 The Ministerial Guidelines suggest that average net densities in the general range of 35 50 dwellings/ha should be encouraged and net densities of less than 30 dwellings/ha should be discouraged and that these densities can be achieved whilst also achieving the construction of a variety of house types.

3.4.14 A number of submissions received in response to the S11 Consultation Document suggested that unless these locations can secure the construction of a wider range of dwelling types, then the tendency for those seeking larger/lower density dwellings will be to resort to more rural locations where the provision of essential services is more difficult and costly and the opportunities to use public transport are more limited.

3.4.15 Therefore, while the aim to achieve more efficient land utilization through higher densities is recognized, the need to broaden the range of house types needs to be given equal weight in the detailed planning of these areas. In order to address these issues the following broad approach is proposed.

High Density Development

3.4.16 Higher density development is generally considered to involve the construction of duplex dwellings or apartments. The previous



2009 CDP definition of high density commenced at 50 dwellings/ha with no upper limit and medium density development was defined as development in the range of 20 50 dwellings/ha.

3.4.17 In practice, apartment or duplex development is usually necessary to achieve net densities in excess of 35 dwellings/ha which means that apartment or duplex development is often being sought or required on land zoned for medium density development. Therefore, to remove this anomaly the definition of high density development has been extended down to 35 dwellings/ha.

Medium Density 'A' Development

3.4.18 No changes are proposed to the definition of medium density development but it is proposed to rename the category Medium Density 'A'. The new category includes a statement indicating that whilst apartment development is permissible on land zoned for medium density development there will be **no requirement** for this form as part of the mix of units on a particular site.

3.4.19 Under these proposals, there will be an overlap in the definitions between the upper end of the medium density scale and the lower end of the high density scale. Also in order to encourage a broader mix of dwelling types a reduction in the public open space requirement where larger private gardens are provided will be considered. See Chapter 4 Social and Community.

Medium Density 'B' (Low Density Development)

3.4.20 With regard to low density development, it is proposed to merge this existing category with the existing Medium Density category, to create a new, more flexible category to be referred to as Medium Density 'B' to encourage a broader range of house types. This category would

replace the current 'Low Density' category and could be applied to some sites currently zoned for medium density where there was a requirement to broaden the range of house types constructed.

3.4.21 The upper limit for this category is proposed at 25 dwellings/ha (35 in smaller towns outside Metropolitan Cork) allowing a wide range of densities to be constructed and creating an overlap between the upper limit of this category and the lower limit to the Medium Density 'A' category. There is no lower limit suggested for this category but proposals for densities of less than 12 dwellings/ha will need to be supported by a justification of the market demand for the finished units. Also in order to encourage a broader mix of dwelling types a reduction in the public open space requirement where larger private gardens are provided is proposed. See Chapter 5 Social and Community.

3.4.22 All development on zoned land should normally connect to public water and waste water services.

3.4.23 Although these proposals are likely to result in some amendments to the current LAP's in order to effect a re distribution of zoned land, particularly between the 'Medium A' and 'Medium B' density categories, at this stage, it is not envisaged that these proposals will result in any decrease in the overall yield of zoned land. See Appendix G Residential Density Proposed Changes to Electoral Area Local Area Plan Zoning Objectives



County Development Plan Objective			
HOU 4-1: Housing Density on Zoned Land			
	Min Net Density	Max Net Density	Comment
High	35	No Limit	<ul style="list-style-type: none"> • Applicable in town centres throughout the county and in other areas identified in LAP's normally in close proximity to existing or proposed high quality public transport corridors. • Normally requires/involves apartment development. • Subject to compliance with appropriate design/amenity standards and protecting the residential amenity of adjoining property and the heritage assets of town centres.
Medium 'A'	20	50	<ul style="list-style-type: none"> • Applicable in city suburbs, larger towns over 5,000 population and rail corridor locations (example Carrigtwohill). • Apartment development is permissible where appropriate but there is no requirement to include an apartment element in development proposals. • Consider a lower standard of public open space provision where larger private gardens are provided. • Must connect to public water and waste-water services. • Broad housing mix normally required including detached/serviced sites unless otherwise specified in relevant Local Area Plan.
Medium 'B'	12	25	<ul style="list-style-type: none"> • Max Net Density extended to 35 dwellings/ha in smaller towns <u>outside</u> Metropolitan Cork. • Normally applicable in smaller towns (less the 5,000 population). • Can be applied in larger towns through LAP's where there is a requirement to broaden the range of house types. • Densities less than 12 dwellings/ha will be considered where an exceptional market requirement has been identified. • Densities between 25 and 35 dwellings/ha will be considered where an exceptional market requirement has been identified. • Consider a lower standard of public open space provision where larger private gardens are provided. • Must connect to public water and waste-water services. • Broad housing mix normally required including detached/serviced sites unless otherwise specified in relevant Local Area Plan.

3.4.25 The following table is a guide to the densities which are applied to zoned land in the Local Area Plans.

Table 3.1: Settlement Density Guide				
Settlement Type	Settlement / Location	High	Medium 'A'	Medium 'B'
All Towns	Town Centre Locations	Applicable in town centre locations	--	--
Towns with Public Transport Corridor Potential	Ballincollig Blarney Carrigtwohill Carrigaline Cobh Cork South Environs Cork North Environs Glanmire Midleton	Applicable in locations close to future high quality public transport proposals	Generally applicable for future development	Applicable in a limited number of peripheral locations identified in the Local Area Plans
Other Large Towns	Bandon Fermoy Mallow Passage West Youghal	--	Generally applicable for future development	Applicable in a limited number of peripheral locations identified in the Local Area Plans
Smaller Towns	All Other Towns	--	--	Generally applicable for future development



3.5 Specialised Housing Requirements

Social Housing

3.5.1 In order to help to meet the need of these new households identified in the Housing Strategy, there are a number of options available to Local Authorities to promote social housing. These options are listed as follows:

- Provision of Social Housing Provided Under Part V of the Planning and Development Acts 2000-2011
- Rental Accommodation Scheme (RAS), Leasing Initiatives and Housing Assistance Payment
- Provision of Social Housing in partnership with Voluntary Housing Associations (including Housing Co-operatives)
- Re-letting of Casual Vacancies
- Purchase of New or Second Hand Dwellings
- Construction of New Accommodation

3.5.2 The participating Cork Local Authorities intend to meet their social housing requirement from a combination of all of the options set out above having regard to the national guidance on this issue as it emerges over the life time of the plan. It is likely that the various social leasing schemes will become increasingly more attractive in the immediate future. It is clear that the authorities will have to look at all sources of supply from vacant and unfinished estates, unsold affordable units, the occupation of remaining own-build units and the turnaround on casual vacancies and long-term voids as key areas to focus on, in the absence of new build or unit acquisition.

The Review of Part V

3.5.3 The Government's Housing Policy Statement (16 June, 2011) announced the standing down of all existing affordable housing programmes

to reflect current affordability conditions. The Statement also confirmed that Part V of the Planning and Development Act, 2000 is to be reviewed, and the Minister published a consultation document outlining 6 different options on the 30th of July, 2013.

3.5.4 It is intended that following this consultation, the required legislative and/or other mechanisms will be put in place and this plan and the associated Joint Housing Strategy will be updated to reflect these changes, if required.

Affordability Model

3.5.5 In order to provide an indication of future affordability, the Joint Housing Strategy uses the best available data and experiences of other previous property stabilisations or 'corrections' to try and estimate average house prices for the period of the strategy proposing a 58% peak to trough drop over 8 years with an overall average new house price figure for the period of the strategy at €164,415.

3.5.6 In the same period, incomes are expected to increase by 18% and 5% respectively. Due to this large range, a mean of these two Central Bank projections was calculated at 11.5%. The mortgage repayments were calculated using a loan to value ratio of 0:9 for a period of 25 years and an interest rate of 5%.

3.5.7 The Joint Housing Strategy concludes that 14% of new households across the County as a whole will experience difficulties in buying a home on the open market over the Strategy period.



County Development Plan Objective
HOU 5-1: Reserved Land for Social Housing

Lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, will require 14% of all new residential developments to be reserved for social housing in accordance with the principles, policies and programmes for action set out in the Joint Housing Strategy.

Accommodation for Travellers

3.5.8 Under the Housing Acts 1966-1997, Local Authorities are responsible for the provision of accommodation, including serviced caravan sites, for travellers. Since the enactment of the Housing (Traveller Accommodation) Act 1998, Cork County Council has adopted three Traveller Accommodation programmes for its functional area which specifically addresses the accommodation needs of the travelling community. The current programme runs from 2009 to 2013 and puts forward programmes for the provision of permanent accommodation for the indigenous Traveller Community.

3.5.9 A Traveller Accommodation Consultative Committee was established in the City and County (with sub-committees at divisional level in North, South and West Cork). Among its purposes is to advise in relation to the preparation and implementation of the Traveller Programme and also to advise during the review of progress in implementing the programme.

3.5.10 The County's Traveller Accommodation Programme 2009-2013 estimates that a total of 122 families (60 in South, 22 in West and 40 in North) will require permanent accommodation over the programme period. Again, the preference is largely for standard housing options rather than for traveller specific accommodation.

County Development Plan Objective
HOU 5-2: Accommodation for Travellers

a) Encourage the provision of permanent accommodation for Travellers subject to proper planning considerations and the principles of sustainable development, having regard to the provisions of the Traveller Accommodation Programme for County Cork 2009-2013.

b) Provide permanent accommodation for the County's indigenous Traveller Community and the natural increase of that community through the provision of standard houses within Cork County Council (in conjunction with the nine housing authority Town Councils in the County).

c) Provide transient accommodation through the provision of sites to address the accommodation needs of Travellers other than at their normal place of residence, having regard to annual patterns of movement.

Student Accommodation

3.5.11 There are currently approximately 24,820 full time students attending the two largest third level educational institutions in Cork City - 18,820 in University College Cork (UCC) and 6,000 in Cork Institute of Technology (CIT).

3.5.12 These student numbers are growing and are likely to continue to grow in the future, fuelled by an increasing policy focus on attracting international students to Ireland. The demand for student accommodation is therefore likely to continue in the future and may even increase creating extra demand for reasonably priced accommodation especially in close proximity to institutional sites.

3.5.13 Student bodies have identified student accommodation as an on-going concern for students in terms of supply, cost and quality. However, available research indicates that places for students in specialist accommodation

have increased, mainly due to the Section 50 tax breaks as part of the Finance Act 1999.

- 3.5.14 It is important to protect the stock of purpose built student accommodation, as it is exempt from the Part V policy, so allowing a change of use to standard residential apartments would see the Council's lose out on Part V obligations.

County Development Plan Objective

HOU 5-3: Student Accommodation

In general, proposals to change the use of student accommodation to any other type of accommodation will be discouraged unless it can be shown that an overprovision of student accommodation exists in the whole county. Where such applications are given favourable consideration, obligations under Part V of the Planning Act 2000 (as amended) will apply.

Other Specialised Housing Requirements

- 3.5.15 The Joint Housing Strategy's principles and policies are set out in Appendix B. The Strategy also contains details of the other specialised housing requirements in Cork County including accommodation for:

- Older Persons;
- The Homeless;
- People with Disabilities;
- The West Cork Islands and
- People of Diverse Cultures.

- 3.5.16 Additional policies and objectives relating to the Provision for Older Persons are set out in Chapter 5 Social and Community.





Chapter 4

Rural, Coastal and Islands

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Aim of Chapter

Ensure that the housing needs of all rural communities including island communities, which have many separate but distinctive needs from those in urban areas are identified, and that policies are put in place to ensure that the type and scale of development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated. To adopt an integrated approach to the protection and management of our coastal areas, to maintain their sustainable contribution to the economic, social and cultural life of the County.

4.1 Introduction

4.1.1 This Chapter sets out the policies required for the sustainable development of Rural, Coastal and Island areas of the County in a manner that is consistent with the guidance, strategies and policies at national and regional level.

4.1.2 This Chapter is based on the following important principles:

- Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy. The special land use requirements of agricultural areas and the open countryside should also be accommodated;
- Large numbers of dispersed, “urban-generated houses” in rural areas can have a detrimental effect on the long-term viability of individual towns and villages. They can also be difficult and expensive to sustain in terms of transport patterns and the provision of services and infrastructure;
- Population loss and economic decline are key issues for some rural, coastal and island areas, and planning policy should be directed at reversing these trends;
- Island communities need particular support in their economic, social and cultural development to ensure equality of opportunity with the mainland;
- Many coastal areas are an important tourism asset and have limited capacity to accommodate large-scale development and their environmental assets should be protected. Other coastal areas are more robust but they can still be threatened by inappropriate development.

County Development Plan Objective RCI 1-1: Rural Communities

Strengthen rural communities and counteract declining trends within the settlement policy framework provided for by the Regional Planning Guidelines and Core Strategy, while ensuring that key assets in rural areas are protected to support quality of life and rural economic vitality.

4.2 National Policy

National Spatial Strategy

4.2.1 The National Spatial Strategy (NSS) recognises the long tradition of people living in rural parts of Ireland and promotes sustainable rural settlement as a key component of delivering more balanced regional development.

4.2.2 The NSS outlines four broad objectives for a sustainable rural settlement policy:

a) To sustain and renew established rural communities and the existing stock of investment in a way that responds to the various spatial, structural and economic changes taking place, while protecting the important assets rural areas possess.

b) To strengthen the established structure of villages and smaller settlements both to support local communities and to accommodate additional population in a way that supports the viability of public transport and local infrastructure and services such as schools and water services.

c) To ensure that key assets in rural areas such as water quality and the natural and cultural heritage are protected to support quality of life and economic vitality.

d) To ensure that rural settlement policies take account of, and are appropriate to, local circumstances.

4.2.3 An important element of the strategy is the differentiation between “urban” and “rural”

generated housing needs. Rural generated housing is defined by the NSS as housing needed in rural areas within the established rural community by people working in rural areas or in nearby urban areas. Rural generated housing needs arise for people who are an intrinsic part of the rural community by way of background or the fact that they work full-time or part-time in rural areas and as a general principle, subject to good planning practice in matters of location, siting, design and the protection of environmentally sensitive areas and areas of high landscape value, the NSS states that rural generated housing needs should be accommodated in the areas where they arise.

4.2.4 Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. The NSS states that urban generated housing should take place, as a general principle, within the built up areas and on lands identified, through the development plan process, for integrated, serviced and sustainable development. The strategy states that towns and villages have a key role in catering for these types of housing demand in a sustainable manner.

4.2.5 The challenge is to ensure that the towns and villages of the County offer attractive and affordable housing options to meet the housing needs of urban communities. This will assist in mitigating excessive levels of pressure for urban generated development in rural areas, especially those closest to the environs of cities and towns. It will also enhance the availability and affordability of sites and housing in rural areas to meet the housing needs of the established rural community and accommodate sustainable population growth in a way that supports the viability of rural services provision.

Sustainable Rural Housing Guidelines

4.2.6 The Minister for the Environment, Heritage and Local Government published the 'Sustainable Rural Housing Guidelines for Planning Authorities' in April, 2005. The Guidelines state that, in supporting housing development patterns in rural areas that are sustainable, policies and practices of Planning Authorities should seek to:

- Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated, and
- Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

4.2.7 The guidelines state that an important task in addressing these aims is identifying the future needs of rural communities and setting out policies for acceptable development in the development plan. The guidelines require Planning Authorities to support the following overarching policy objectives:

- Support development needed to sustain and renew established rural communities;
- Ensure that the planning system guides development to the right locations in rural areas thereby protecting natural and man-made assets in those areas, and;
- Analyse the different types of economic, social and physical circumstances of different types of rural areas and to tailor



planning policies to respond to these differing local circumstances.

- 4.2.8 The Guidelines state that Planning Authorities should closely monitor development, population, economic and other trends in rural area and that the planning system must take a more analytically based and plan led approach in order to respond to these issues.
- 4.2.9 During the period of this Plan, the Council will continue to monitor population and development trends in rural areas in order to identify areas at risk from population decline and areas where significant individual housing activity may be occurring. Where necessary, the Council will introduce policy measures to address these issues.

**County Development Plan Objective
RCI 2-1: Urban Generated Housing**

Discourage urban-generated housing in rural areas, which should normally take place in the larger urban centres or the towns, villages and other settlements identified in the Settlement Network.

**County Development Plan Objective
RCI 2-2: Rural Generated Housing**

Sustain and renew established rural communities, by facilitating those with a rural generated housing need to live within their rural community.

4.3 Identifying Rural Area Types

- 4.3.1 The Sustainable Rural Housing Guidelines 2005, state that before planning authorities initiate the process of drafting the written statement of the development plan, it is important that a process of research and analysis be carried out into population and development trends in rural areas. This analysis should include the identification of the location and extent of rural area types in the County.
- 4.3.2 For this plan, the Planning Authority prepared a background study document on rural housing which is available to view online on the County

Council's website www.corkcoco.ie. This document followed the approach outlined in the Guidelines and identified the distinct rural area types in the County, based on a detailed analysis of set criteria which included:

- Analysis of Geo-Directory databases from 2007-2011 to ascertain the amount of new housing development in rural areas.
- Analysis of Census Data to examine trends in relation to rural areas experiencing significant population growth, persistent population decline, housing vacancy and economic activity.
- Mapping and analysis of peak journey commuting times to Cork City.
- Mapping and analysis of environmental sensitivity and rural housing pressure.

Rural Area Types in County Cork

4.3.3 Following a detailed analysis based on criteria outlined in paragraph 4.3.2, it was concluded that there are six distinct rural area types in the County. The Council have developed a set of rural housing policies for each of these rural area types.

4.3.4 The six types of rural housing policy area types identified in the County are detailed in Figure 4-1 (the detailed mapping is available in Volume 4 on the Draft CDP Map Browser which is accessible through www.corkcoco.ie) and paragraphs 4.3.5 to 4.3.10.

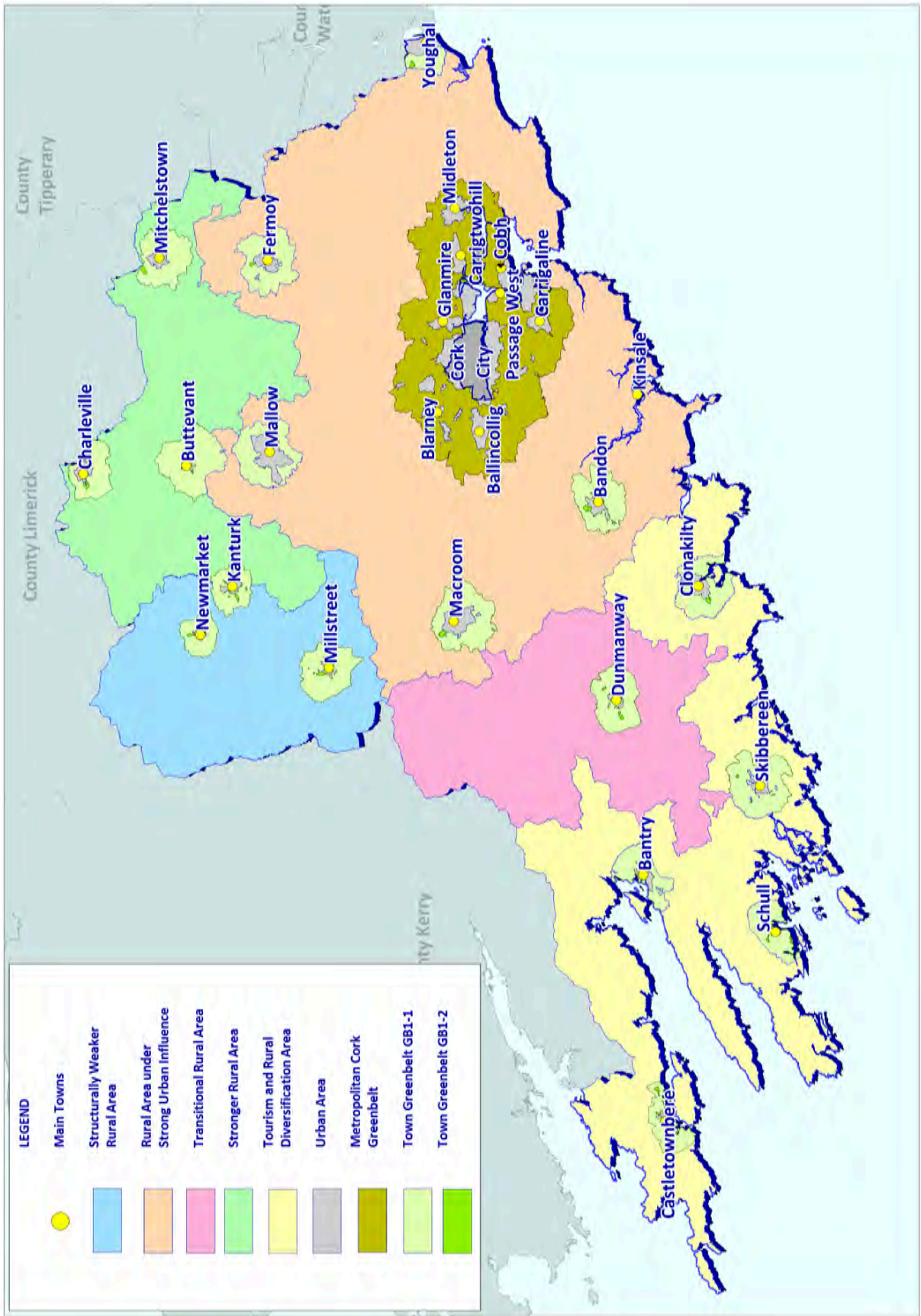


Figure 4-1 Rural Housing Policy Area Types

Metropolitan Greenbelt

- 4.3.5 This rural area under strong urban influence forms part of the Cork Gateway and is within close commuting distance of Cork City and Environs. There is evidence of considerable pressure from the development of (urban generated) housing in the open countryside and pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity.

Rural Area under Strong Urban Influence and Town Greenbelts

- 4.3.6 The rural areas of the Greater Cork Area outside the Metropolitan Greenbelt are now within easy commuting distance of Cork City and Environs as a result of road and infrastructural improvements. These areas exhibit characteristics such as rapidly rising population, evidence of considerable pressure from the development of (urban generated) housing in the open countryside due to proximity to such urban areas / major transport corridors, pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity. The Town Greenbelts define the visual setting around the main towns and have been established to prevent sprawl and control linear roadside development.

Tourism and Rural Diversification Area

- 4.3.7 These parts of rural and coastal County Cork exhibit characteristics such as evidence of considerable pressure for rural housing in particular higher demand for holiday and second home development. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. These areas also have higher housing vacancy rates and evidence of a relatively stable population compared to weaker parts of the County. These areas have

higher levels of environmental and landscape sensitivity and a weaker economic structure with significant opportunities for tourism and rural diversification.

Stronger Rural Area

- 4.3.8 These rural areas to the north of the County have traditionally had a strong agricultural base. Population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base, that is restructuring to cope with changes in the agricultural sector and the level of individual housing development activity in these areas tends to be lower and confined to certain areas as pressure for urban generated housing is less.

Transitional Rural Area

- 4.3.9 These rural and inland parts of Western County Cork are more distant from the major urban areas and the associated pressure from urban generated housing. Although population concentrations are lower, there is a more stable population base and less evidence of population decline than other parts of the County. These areas also exhibit characteristics of a weaker economic structure and have higher levels of environmental sensitivity.

Structurally Weaker Rural Area

- 4.3.10 These less populated rural parts of the North-West of the County exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure and generally lower levels of environmental sensitivity. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing.



4.4 Categories of Rural Generated Housing Need

4.4.1 This section sets out the policies for rural housing in the six different rural area types in County Cork. These areas are identified in Figure 4-1 and can also be viewed in detail on the Council’s Draft County Development Plan Map browser www.corkcoco.ie where applicant’s can determine which rural housing policy area is applicable to an individual site, if that is not clear from Figure 4.1.

4.4.2 This plan recognises the positive benefits for rural areas to sustain rural communities by allowing persons (who have not previously owned a dwelling) to build their first owner-occupied home in their ‘local rural areas’ on suitable sites. The meaning of ‘local rural area’ is generally defined by reference to the townland, parish or catchment of the local rural school to which the applicant has a strong social and / or economic link.

4.4.3 However where a ‘local rural area’ includes more than one rural housing policy area applicants will generally not be permitted to move from an area under less urban pressure for rural housing to an area under more urban pressure for rural housing. This will only apply where moving into the Metropolitan Cork Greenbelt or into a Town Green Belt area from the surrounding area.

Rural Housing Policy Area Types

County Development Plan Objective RCI 4-1: Metropolitan Cork Greenbelt

The Metropolitan Cork Greenbelt is the area under strongest urban pressure for rural housing. Therefore, applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

(a) Farmers, including their sons and daughters who wish to build their first owner-occupied home for

their own use on the family farm.

(b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a home on the farm for their own use, where no existing dwelling is available. The proposed dwelling must be associated with the working and active management of the farm.

(c) Other persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build their first owner-occupied home.

(d) Landowners including their sons and daughters who wish to build their first owner-occupied home on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.

In exceptional circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 8-1 and other policies and objectives in the plan (See Chapter 13 – Green Infrastructure and Environment Section 13.8).

The total number of houses within the Metropolitan Greenbelt, for which planning permission has been granted on a family farm or any single landholding within the rural area, will not normally exceed two.

County Development Plan Objective RCI 4-2: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1)

The rural areas of the Greater Cork Area (outside Metropolitan Cork) and the Town Greenbelt areas are under significant urban pressure for rural housing. Therefore, applicants must satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

(a) Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use on the family farm.

(b) Other persons working full-time in farming, forestry, inland waterway or marine related

occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build their first owner-occupied home.

- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build their first owner-occupied home.
- (d) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a permanent owner-occupied home, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

County Development Plan Objective RCI 4-3: Tourism and Rural Diversification Area

This rural area has experienced high housing construction rates and above average housing vacancy rates which has led to concerns that a higher demand for holiday and second homes is depriving genuine rural communities the opportunity to meet their own rural generated housing needs. Therefore, in order to make provision for the genuine rural generated housing needs of persons from the local community based on their social and / or economic links to a particular local rural area and to recognise the significant opportunities for tourism and rural diversification that exist in this rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

- (a) Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use on the family farm.
- (b) Other persons working full time in farming, forestry, inland waterway, marine related occupations or rural based sustainable tourism, for a period of over three years, in the local rural area where they work and in which they propose to build their first owner-occupied home.
- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build their first owner-occupied home.

- (d) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build their first owner-occupied home.
- (e) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a permanent owner-occupied home, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

County Development Plan Objective RCI 4-4: Stronger Rural Area

These rural areas generally have stable population levels based on a traditionally strong agricultural base. Therefore, in order to recognise these characteristics and to consolidate and sustain the stability of the rural population, it is an objective that applicants shall satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use on the family farm.
- (b) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build their first owner-occupied home.
- (c) Persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build their first owner-occupied home.
- (d) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build their first owner-occupied home.
- (e) Persons whose permanent employment is essential

to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build their first owner-occupied home.

- (f) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a permanent owner-occupied home, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

years, in the local rural area where they work and in which they propose to build their first owner-occupied home.

- (e) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build their first owner-occupied home.

- (f) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a permanent owner-occupied home, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire.

**County Development Plan Objective
RCI 4-5: Transitional Rural Area**

These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing and exhibit characteristics of a weaker economic structure. Although, there are lower concentrations of population, there is a more stable population base and less evidence of persistent population decline than other parts of the County. Therefore, in order to adopt a positive approach to facilitating the genuine rural generated housing needs of the local community based on their social and / or economic links to a particular local rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

- (a) Farmers, their sons and daughters and/or any persons taking over the ownership and running of a farm, who wish to build their first owner-occupied home for their own use on the family farm.
- (b) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build their first owner-occupied home.
- (c) Persons working full-time in farming, forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build their first owner-occupied home.
- (d) Persons whose predominant occupation is farming / natural resource related, for a period of over three

**County Development Plan Objective
RCI 4-6: Structurally Weaker Rural Area**

These less populated areas are more distant from urban areas and suffer from persistent population decline with lower demand for rural housing. Therefore, it is an objective to accommodate permanent residential development as it arises in Structurally Weak Rural Areas subject to good planning practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.



Rural Business

County Development Plan Objective RCI 4-7: Full-Time Home-Based Business in a Rural Area

Facilitate the housing needs of persons who can satisfy the Planning Authority of their long term commitment to operate a “bona fide” full time business from their proposed home in the rural area.

- Applicants must satisfy the Planning Authority that the business will contribute to and enhance the rural community and that the nature of their employment or business is dependent on its location within the rural area.
- The applicant must demonstrate their commitment to the proposed business through the submission of a comprehensive and professional Business Plan, and through submission of legal documentation that they have sufficient funding committed to start and operate the business.

The Planning Authority will normally regulate the programme of development, occupancy and use of the full-time home-based business by either an appropriate planning condition and/or enforceable legal agreement.

This objective applies to all rural housing policy area types.

Health Circumstances

County Development Plan Objective RCI 4-8: Exceptional Health Circumstances

Facilitate the housing needs of persons who are considered to have exceptional health circumstances that require them to live in a particular environment or close to family support in the rural area. The application for a rural dwelling must be supported by relevant documentation from a registered medical practitioner and a qualified representative of an organisation which represents or supports persons with a medical condition or a disability.

This objective applies to all rural housing policy area types.



4.5 Greenbelts

4.5.1 As detailed in objectives RCI 5-1 and RCI 5-2 greenbelts exist around Metropolitan Cork and around the main towns of the County.

Policy Context

4.5.2 The National Spatial Strategy for Ireland 2002-2020 recognises that, the prime consideration from an environmental viewpoint in trying to consolidate and strengthen the larger settlements of the country and the areas under strong urban pressure, is to maintain the distinction between the cities, the towns and the countryside in order to prevent the further erosion of the respective advantages of both rural and urban areas. The NSS saw this being expressed through the establishment of a “Green Structure”.

4.5.3 The Regional Planning Guidelines (RPG) and the Cork Area Strategic Plan (CASP) similarly support implementation of Greenbelt policies to help conserve the unique environmental qualities of the region. The South West Regional Planning Guidelines 2010-2022 state that a strong green belt policy is required for the Greater Cork Rural Area in order to ensure delivery of population growth in line with the growth strategy and strengthen the urban structure of the towns. The Government guidelines on Sustainable Rural Housing recognise the need to manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

Planning Principles for a Greenbelt

4.5.4 For the purposes of this plan the following principles underlie the designation of the greenbelts in Metropolitan Cork and around the county towns:

- Maintenance of distinction in character between the town or city urban and rural areas by the prevention of unrestricted sprawl of urban areas into the countryside;
- Prevention of individual settlements merging into one another;
- Strategic protection of land that may be required for development in the future;
- To focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of areas;
- Provision of a source of recreation and amenity and to allow for open countryside to be within easy reach of most built up areas; and
- Retention of land in agriculture, forestry or other uses which would otherwise be susceptible to inappropriate development.

The Metropolitan Cork Greenbelt

4.5.5 A Greenbelt policy has been in operation around the hinterland of Cork City since 1996, and has helped in preserving the identity of the City itself within a ring of distinctive and largely unspoilt hillsides and ridges. It has also ensured that there is a clear separation between the city suburbs and the Metropolitan Towns which in turn adds to the distinctiveness of those towns. Although each generation has experienced consistent development pressures on Greenbelt land, it is recognised that the Greenbelt has largely been successful in preventing a sprawling metropolis occurring in the Cork area.

4.5.6 The Metropolitan Greenbelt around the hinterland of Cork City is the area of the County under strongest urban pressure for rural housing. It is estimated that there are almost 8,200 dwellings currently in the Greenbelt

outside of any town or village, representing a population of approximately 20,000 people. Therefore, retaining the Greenbelt into the future with these exceptional housing demands and urban pressures represents a serious planning challenge and any incremental erosion of Greenbelt lands over time needs to be carefully monitored. The overall zoning objective for Greenbelt lands is for agriculture, recreation or open space uses.

4.5.7 The former A1 Areas require a high degree of protection because they are made up of the prominent open hilltops, valley sides and ridges that give Cork its distinctive character and the strategic, largely undeveloped gaps between the main Greenbelt settlements. The detailed policies and objectives relating to the protection of these areas are outlined in Chapter 13 Green Infrastructure and Environment, Section 13.8 and Figure 13-3 (the detailed mapping is available in Volume 4 on the Draft CDP Map Browser which is accessible through www.corkcoco.ie)

4.5.8 While the overall objective for Greenbelt lands is to reserve them generally for use as agriculture, open space and recreation (Objective RCI 5-3), it is important to recognise that there are a certain number of long-established commercial or institutional uses lying entirely within the Greenbelt. Examples of this would include garden centres, hotels, care institutions, and tourism enterprises such as Fota Island. It is not the intention of this plan to restrict their continued operation or (subject to maintaining the specific function and character of the Greenbelt in the area) to prevent appropriate proposals for expansion / intensification of the existing uses. This of course would only apply to authorised uses and also be subject to normal proper planning considerations as set out in Section 4.6.

County Development Plan Objective RCI 5-1: Metropolitan Cork Greenbelt

Maintain the Metropolitan Cork Greenbelt (as shown on Figure 4-1 in this Plan) which encompasses the City and its suburbs together with the satellite towns, villages and countryside of Metropolitan Cork.

County Development Plan Objective RCI 5-2: Purpose of Greenbelt

- (a) Maintain a Green Belt for Metropolitan Cork with the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus attention on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area.
- (b) Recognise that in order to strengthen existing rural communities provision can be made within the objectives of this plan to meet exceptional individual housing needs within areas where controls on rural housing apply.

County Development Plan Objective RCI 5-3: Land Uses within Metropolitan Greenbelt

Preserve the character of the Metropolitan Greenbelt as established in this Plan and to reserve generally for use as agriculture, open space, recreation uses and protection / enhancement of biodiversity of those lands that lie within it.

County Development Plan Objective RCI 5-4: Sustainability of Exceptions to Greenbelt Policies

Recognise that by reason of the number of people currently living within Greenbelt areas, the granting of regular exceptions to overall policy is likely to give rise over the years to incremental erosion of much of the Greenbelt.

County Development Plan Objective RCI 5-5: Active Uses of Greenbelt Lands

Facilitate active uses of the Metropolitan Greenbelt generally and to encourage proposals which would involve the development of parks, countryside walks or other recreational uses within the Greenbelt. Any built development associated with such uses should not compromise the specific function and character of the greenbelt in the particular area.

County Development Plan Objective

RCI 5-6: Long Established Uses

Recognise the requirements of long established commercial or institutional uses located entirely within the Greenbelt which may make proposals for expansion / intensification of existing uses. Such expansion proposals of an appropriate scale would only be considered in special circumstances, having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations.

County Development Plan Objective

RCI 5-7: Strategic and Exceptional Development

Recognise that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.

Greenbelts around Other Towns

4.5.9 For the smaller towns it has also been beneficial to have reasonably strict controls in their immediate hinterland. It has helped to maintain the identity of the towns and has encouraged more development activity within the development boundaries. The character of all settlements can also be undermined by linear roadside frontage on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built up area and open countryside. Such development also raises important sustainability issues.

4.5.10 In the ring towns / county towns and smaller settlements the plan recognises that development should be discouraged in the immediate surroundings of the settlements in order to prevent sprawl near towns and to control linear roadside development.

4.5.11 The Local Area Plans define the extent of individual Greenbelts around the Ring and

County towns and any of the larger villages where this approach is considered appropriate. The boundaries of these Greenbelts will generally follow readily identifiable physical features and the definition of their physical extent should reflect:

- The visual setting of the town;
- The main approach routes;
- The need to maintain strategic gaps with other settlements;
- Areas of designated landscape importance; and
- Areas of known nature conservation value.

4.5.12 Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this (as stated in objective GB 1-1 of the Local Area Plans) will only be allowed in the case of an individual who can demonstrate a genuine rural generated housing need based on their social and / or economic links to a particular local rural area in accordance with objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around Settlements.

4.5.13 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. The Local Area Plans have identified and provided guidance on these areas designated under zoning objective GB 1-2. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual



houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements. It is inappropriate to adopt this more flexible approach within the Metropolitan Cork Greenbelt, because of the exceptional pressure for development in Metropolitan Cork.

County Development Plan Objective RCI 5-8: Greenbelts around Settlements

- (a) Retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.
- (b) Reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within Greenbelts, these shall be reserved for uses compatible with their nature conservation designation.
- (c) Prevent linear roadside frontage development on the roads leading out of towns and villages.
- (d) The local area plans will define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the Greenbelts generally reserving land for agriculture, open space or recreation uses.

4.6 General Planning Considerations

4.6.1 This section provides guidance on the general planning and sustainable development criteria, considered by the planning authority in the assessment of a planning application. It is important to note that the policies in themselves cannot establish whether an individual site is suitable for development. In all cases, the site itself must be suitable for development before permission can be granted.

4.6.2 All planning applications for houses in rural areas, regardless of the personal circumstances

of the applicant or whether they qualify under specific social and economic criteria, have to be tested against a range of site specific planning and sustainable development criteria. Normally, the planning and sustainable development criteria, against which an application is assessed, would include the following:

- How the proposal relates to the overall strategy, policies and objectives of the County Development Plan and any relevant Local Area Plan;
- The settlement pattern of the area and whether the proposal would give rise to a ribbon of linear roadside frontage development;
- Whether the siting, design and scale of the proposal is appropriate to the surroundings;
- Whether the site is in an exposed or visually sensitive location;
- Whether the proposal is on a dangerous or high speed stretch of road;
- Involves access onto a National Primary or Secondary Route;
- Whether any proposed vehicular entrance would endanger public safety or give rise to a traffic hazard;
- Whether an excessive length of roadside hedgerow or trees need to be removed to provide an entrance;
- Whether the proposal would threaten drinking water supplies because there is an over-concentration of septic tanks / treatment plants and private wells in the area;

- Whether there are any sewage disposal, drainage, water supply or other environmental concerns;
- Whether there is a risk of flooding;
- Whether there are any pollution or public safety concerns;
- Whether the proposal would unduly affect other properties in the area;
- Whether there are any archaeological or other natural or cultural heritage factors involved; and
- Whether it is in an important landscape or nature conservation area.

4.6.3 The list of criteria given above is not an exhaustive one. Information and advice on planning applications can be obtained from the County Council and various guidance material (such as design guidance and development management standards) will be issued from time to time (See Chapter 12 Heritage).

4.6.4 In particular those intending to build houses in rural areas are advised to consult the Cork Rural Design Guide for advice on site choice, design and landscaping at an early stage in their preparations.

**County Development Plan Objective
RCI 6-1: Design and Landscaping of New Dwelling Houses in Rural Areas**

- (a) Encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- (b) Promote sustainable approaches to dwelling house design by encouraging proposals to be energy efficient in their design, layout and siting.
- (c) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings.

Servicing Individual Houses in Rural Areas

4.6.5 All rural houses in unserviced areas rely on individual on-site waste water treatment facilities and water supplies. It is essential, in terms of public health and protecting groundwater and overall environmental quality, that the original site selection process verifies that the site is suitable for such development in the first instance and that the waste water treatment systems are correctly designed, installed and maintained over its lifetime.

4.6.6 In this regard, the Planning Authority will ensure that proposals for septic tanks and proprietary treatment systems comply with relevant approved standards. The EPA has published a Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10) which establishes an overall framework of best practice in relation to the development of wastewater treatment and disposal systems, in unsewered rural areas, for protection of our environment and specifically water quality. The detailed policies and objectives relating to the protection of our water resources are outlined in Chapter 13 Green Infrastructure and Environment, Section 13.10.



**County Development Plan Objective
RCI 6-2: Servicing Individual Houses in Rural Areas**

Ensure that proposals for development incorporating septic tanks or proprietary treatment systems comply with the EPA Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (p.e. < 10) or any requirements as may be amended by future national legislation, guidance, or Codes of Practice.

Ribbon Development

4.6.7 “Ribbon development” is formed by the development of a row of houses along a country road in rural areas outside of settlement boundaries. The Sustainable Rural Housing Guidelines recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Therefore, it is the policy of the Council to discourage development which would contribute to or exacerbate ribbon development (defined by Cork County Council as five or more houses on any one side of a given 250 metres of road frontage). Intending applicants are advised to consult with the Cork Rural Design Guide in relation to site selection.

4.6.8 The Planning Authority will assess whether a given proposal will exacerbate such ribbon development, having regard to the following:

- The type of rural area and circumstances of the applicant;
- The degree to which the proposal for a single dwelling might be considered an infill development;
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development;
- Local circumstances, including the planning history of the area and development pressures; and
- Normal Proper Planning and Sustainable Development Considerations.

**County Development Plan Objective
RCI 6-3: Ribbon Development**

Presumption against development which would contribute to or exacerbate ribbon development.

**County Development Plan Objective
RCI 6-4: Occupancy Conditions**

In order to take a positive approach to facilitating the housing needs of the rural community, where permission has been granted for a rural housing proposal, an occupancy condition shall normally be imposed under Section 47 of the Planning & Development Act 2000.

Use of Occupancy Conditions and Sterilisation Agreements

4.6.9 It is important that in order to have overall confidence in the planning process and the policies contained in this plan that, where exceptions to the general policy are made to cater for the genuine rural housing needs of local persons, that the houses subsequently built are occupied by the persons for whom they are intended. Therefore, it is the policy of the Council, normally, to attach occupancy conditions to such permissions requiring the house to be occupied by the intended person for a seven year period.

4.6.10 Section 47 of the Planning and Development Act, provides that a planning authority may enter into an agreement with any person for the purposes of restricting or regulating the development and use of land permanently or for a specified period.

4.6.11 Certain agreements under this section known more commonly as “sterilisation” agreements have been used on occasion by the planning authority to regulate development in rural areas. In areas where very significant levels of rural housing development have taken place on the edges of cities and towns and where such areas may be tending to become overdeveloped, such agreements have provided a useful tool in enabling planning authorities to support rural generated development on the one hand while avoiding over development of an area on the other.

4.6.12 In general, the planning authority will avoid the use of sterilisation agreements, only using them



in exceptional circumstances, and will focus instead on deciding the merits of the individual proposal in terms of the proper planning and sustainable development of the area.

4.7 Holiday Home and Second Home Development

4.7.1 The Sustainable Rural Housing Guidelines state that it is the function of the development plan to strike an appropriate balance between demand for holiday and second home development and the need to channel such development to the most appropriate locations.

4.7.2 The background study on rural housing carried out to inform the preparation of this plan revealed above average rural housing growth in large parts of the West Cork Strategic Planning Area, in particular the coastal areas which have higher levels of environmental and landscape sensitivity. The Census results indicated that this area also experienced lower levels of population growth and has recorded the highest percentage of vacant dwellings in the County, suggesting that demand for second homes or holiday homes is a significant factor affecting the overall demand for rural housing.

4.7.3 This plan recognises that sensitive and coastal parts of the County have relatively limited capacity (both environmentally and in terms of scenic amenity) to accommodate individual houses in significant numbers. In these areas, where there are high levels of development pressure for development of this kind, it is considered that priority must be given to the genuine rural generated housing needs of rural communities. This approach also allows local people to have access to sites which otherwise might be prohibitively expensive.

4.7.4 In order to provide an alternative to the development of second and holiday homes in rural areas, this plan will encourage the utilisation of disused and derelict housing stock

in these rural parts of the County. This positive approach to the refurbishment of derelict dwellings will help satisfy market demand in areas experiencing significant pressure for holiday and second home development, in particular in the 'Tourism and Rural Diversification Areas' of the County. In addition, this plan recognises the importance of providing stimulus to the rural economy and therefore will seek to encourage the renovation of barns, outhouses and other structures for small-scale rural business / tourism initiatives.

**County Development Plan Objective
RCI 7-1: Demand for Holiday and Second Home Development**

Recognise that sensitive scenic areas such as coasts, lakeside areas and uplands are limited in their capacity to carry very substantial levels of development and that such capacity as exists needs to be carefully managed to prioritise the needs of rural communities rather than for holiday and second home development.

**County Development Plan Objective
RCI 7-2: Holiday Home Accommodation**

Encourage appropriately scaled holiday home development to locate within existing settlements, where there is appropriate infrastructure provision, where they can contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline.

**County Development Plan Objective
RCI 7-3: Small Scale Rural Business / Tourism Initiatives**

Encourage small-scale rural business / tourism initiatives, such as the renovation of barns, outhouses or other existing structures for owner run agri-tourism / rural business use as short-term holiday home accommodation, subject to normal planning considerations, in particular site suitability with regard to waste water disposal, safe access, design and provided other specific objectives of the Plan are not compromised.



**County Development Plan Objective
RCI 7-4: Refurbishment of a Derelict Dwelling**

Encourage proposals for the sensitive renovation and conservation of existing disused or derelict dwellings subject to normal proper planning and sustainable development considerations as well as the requirements of other objectives in this plan and provided that it satisfies the following criteria:

- The original walls must be substantially intact.
- The structure must have previously been in use as a dwelling.
- The dwelling must be physically capable of undergoing renovation / conversion without demolition.
- Where the building is derelict, a structural survey by a qualified engineer must be submitted as part of any planning application to include measures to protect the building from collapse prior to, and during, the construction works.
- The design, scale and materials used in any renovation / and or extension should be sympathetic to the character and setting of the existing dwelling.
- Mature landscape features are retained and enhanced, as appropriate.

In the interests of clarity, the provisions of Objective RCI 2-2 (i.e. the 'Rural Generated Housing Need' requirement) and Objective RCI 6-4 (i.e. Occupancy Clause) will not apply except where the total or substantial demolition of the existing structure and a new dwelling is proposed.

4.8 Coastal Areas

4.8.1 The Cork coastline extends for some 1100 km, approximately one fifth of the national coastline. It is home to approximately 65% of the County's population who live on or adjacent to the coast, including seven inhabited West Cork islands. It contains areas of intense activity and some of our most important economic activities are located here. The Port of Cork, Whitegate Oil Refinery, Whiddy Island Oil Trans-shipment Terminal and Castletownbere fisheries port for example are of national importance.

4.8.2 The natural assets of the Coastline including its harbours and numerous beaches enable the County to offer tourism as an important economic activity. The Coast also contains some of our most stunning scenery and supports habitats and species of international importance. Cork Harbour is the most significant port in the state, outside Dublin, and has an important role in the continuing success of the marine – leisure, recreation and tourism sectors in the South West Region. The Council recognises that areas of the Coastline are a valuable amenity resource with significant recreation potential. The detailed policies and objectives relating to sustainable tourism development are outlined in Chapter 8 Tourism.

4.8.3 The coast also contains some of our most stunning scenery and internationally important habitats. There are significant stretches which are undeveloped, remote and peaceful. A common characteristic of our entire coastline is its complexity.

4.8.4 Some of the key issues facing the coastal zone of Cork are:

- Lack of integration between regulatory bodies that control activities in the Coastal Zone;
- Greater public awareness of and involvement in environmental issues;
- Adaptation of the fishing industry to changes in the Common Fisheries Policy;
- Expansion of industries such as aquaculture which require an integrated response between land and sea;
- Adaptation and mitigation of the impacts of climate change in particular sea level rises, flooding and coastal erosion;
- Need to provide coastal protection for key social and economic assets;

- Economic decline in peripheral areas;
- Need for ongoing maintenance and upgrading of ports and facilities;
- Increased pressure for development. The results of the Rural Housing Study 2012, indicate that substantial rural housing growth has taken place in coastal parts of the County in recent years;
- Development of sustainable marine tourism opportunities;
- Exploitation of natural energy resources (i.e. Oil and Gas);
- Developing the potential of renewable energy resources in particular off shore wind and ocean energy;
- Increased pressure for development of recreational / amenity uses in coastal and marine areas.

Coastal Management

4.8.5 The Coastal Zone is a very special place with unique interactions between people and their environment. Historically, different parts of the coastal zone have been managed by a number of Government Departments and agencies. This has sometimes resulted in a lack of co-ordination, leading to difficulties for the people and environments of these areas. The inter-relations between people and their natural environment is not confined within administrative boundaries and so there is a clear need for regulatory bodies to work together to best manage the coastal zone.

4.8.6 The Council is the primary regulatory body on the landward side but its remit extends only as far as the High Water Mark. The foreshore, under Irish legislation, extends from the High Water Mark to a point of 23 kilometres from the Low Water Mark. The Department of the

Environment, Community and Local Government currently have responsibility for a range of foreshore functions, including management and the granting of development consent. The Minister for Agriculture, Food and the Marine has responsibility for consenting to developments relating to aquaculture, sea fishing activities and developments within Fishery Harbour Centres. The foreshore consents regime is currently under review with proposals under consideration to integrate the process within the existing consent system under the Planning Acts. The Environmental Protection Agency is responsible for licensing of waste discharges at sea.

4.8.7 The Government have initiated the first steps in developing an Integrated Marine Plan for Ireland through the publication of 'Harnessing Our Ocean Wealth' in 2012, which sets the policy context to ensure the right conditions exist to drive the potential of the marine economy, in a way that contributes both to environmental protection and to sustainable growth and development. The EU Marine Strategy Framework Directive (MSFD) requires Member States to prepare marine strategies for their marine waters and preliminary work on Ireland's implementation of the MSFD is underway.

County Development Plan Objective RCI 8-1: Development in Coastal Areas

- (a) Encourage development generally to be located in accordance with the settlement policies of this plan and in particular to recognise the limited capacity of many coastal areas for accommodating development on a large scale.
- (b) Reserve sufficient land in the various settlements to accommodate the particular requirements of coastal industry, ports and harbour development and other coastal infrastructure.

EU Integrated Coastal Zone Management (ICZM) Projects

- 4.8.8 Cork County Council has taken a lead in this field through its participation in the EU Demonstration Programme on ICZM with the development of the Bantry Bay Coastal Zone Charter. This Charter was the first Integrated Coastal Management Plan in Ireland and was developed on the basis of consensus amongst all local stakeholders and regulatory bodies on how the coastal zone should be managed. The Charter pioneered innovative, ground-breaking techniques in public participation, stakeholder involvement and coastal zone management. The lessons learned and experienced gained from the Charter have helped to define the way ahead for coastal management in County Cork.
- 4.8.9 The Council was further involved in European Projects relating to 'Integrated Coastal Zone Management', namely the COREPOINT and IMCORE EU INTERREG Projects which used Cork Harbour as a case study area.
- 4.8.10 Under the COREPOINT Project the Cork Harbour Integrated Management Strategy was published in 2008. The implementation of this strategy has been supported through the Cork Harbour Management Focus Group, set up under the Project, which comprises key stakeholders with responsibilities for the day to day management of Cork Harbour. The objectives and actions in that strategy are currently being updated and after public consultation it is intended to publish a revised updated strategy.
- 4.8.11 The primary aim of IMCORE Project which ran from 2008 to 2011 was to promote a transnational, innovative and sustainable approach to reducing the full range of climate change impacts on the coastal resources of the North West Europe region. Key to achieving this aim was a focus on building capacity within local authorities, in order to tackle the current and future impacts of climate change, and to meet these challenges through an adaptation-based response.
- One of the primary outputs from the IMCORE Project was the www.coastaladaptation.eu web site which allows for the sharing of lessons learned from the experience of preparing adaptation strategies. The preparation of a "Draft Cork Harbour Climate Change Adaptation Strategy for Flood Management" focusing on adapting to the impacts of flooding in the harbour is an important local output and this document is currently been finalised.
- ### Cork Harbour Study
- 4.8.12 The Cork County Development Plans 2003 and 2009 included proposals for the carrying out of a Study of Cork Harbour and a Draft Study was published in 2011. This reflected the broad aims of the COREPOINT Integrated Management Strategy for Cork Harbour (2008). The Draft Study is currently being updated in the light of submissions received and changes of circumstance since its publication.
- 4.8.13 The Study seeks to promote a more integrated approach to development of the Harbour, using a coastal zone management (CZM) approach. It examines how various needs and demands for space close to the shoreline interact with each other, and with the inherited physical form of the Harbour. Some recurrent themes common to different parts of the Harbour were evident from surveys:
- a) **Steep linear coastal settlements**, e.g. Cobh, Passage, Rochestown, Crosshaven,
 - b) **Major coastal transport corridors** running along the (original) Harbour shoreline,
 - c) **Port related industrial areas** on the seaward side of coastal transport corridors,
 - d) **Competition for space and access** in narrow level waterfront areas, primarily due to (a) - (c).

4.8.14 The Study emphasised that harbour side land is a finite resource. Of the 72km² within 0.5 km of the Harbour shoreline, 1/9th was developed in 1934 and 1/3rd in 2005. On a trend basis 2/3rds could be developed by 2055. The balance between developed and natural/recreational areas around the Harbour could easily be lost. Conventional suburban housing is the largest single user of harbour side land. Apart from loss of amenities, it could exhaust the limited supply of level harbour-side land.

4.8.15 Up till now, land beside the Harbour has been zoned – or not zoned - on much the same criteria as in other parts of County Cork. A more selective approach is needed, so as to:

- Minimise development for uses without any particular need to be beside the Harbour, or substantial community benefit from being there (relative to an alternative location inland). See Chapter 6 - Economy and Employment, Section 6.6.
- Maintain availability of land which is or could become a source of competitive advantage for sectors such as energy, marine transport, tourism and the pharmachem / biopharm cluster.

4.8.16 The Study puts forward a variety of ideas and options which involve synergy between different uses in constrained coastal areas, so development within them can meet a wider range of needs in a mutually compatible way. This does not imply that projects involving a high level of synergy in such areas are always preferable to alternatives involving lower levels, but does imply they should be considered. The non-statutory nature of the Study allows it reinforce the broad CZM perspective through more specific practical suggestions and options, without giving them mandatory status. Its long term horizon (to 2050) allows inclusion of suggestions which are not realisable within the time period of a statutory plan, but may

become so in the longer term, or due to changed circumstances.

4.8.17 The balance between development and agricultural/forestry/amenity uses is one of the attractions of Cork Harbour, but realistically, it will only be maintained if the public supports it because they benefit from its recreational amenities. The Study proposes a number of ways of increasing public access to amenities such as coastal fortifications, shoreline cycle and pedestrian routes, marinas and other forms of access to water. There has been significant progress in all these areas in the last few years, but much remains to be done.

County Development Plan Objective

RCI 8-2: Integrated Coastal Zone Management

- (a) Support the development of an integrated approach to coastal zone management in Ireland generally and in particular to foster the application of this concept in appropriate coastal zones throughout the County.
- (b) Where the sensible identification of coastal zone units involves crossing local administration boundaries, to co-operate with adjoining local / planning authorities in promoting integrated coastal zone management in a particular area.
- (c) Continue to work with the relevant Government Departments and other relevant stakeholders in the promotion of integrated coastal zone management.
- (d) Within Local Area Plans to identify those coastal areas that may have particular coastal zone management requirements and, where appropriate set out any requirement that may exist for special coastal management plans.

Coastal Protection

4.8.18 The coast is an ever changing dynamic environment, subject to the continuous natural processes of erosion and deposition. While erosion is a normal occurrence in coastal areas, rates of erosion may be accelerated due to storm action, inappropriate development or the presence of man-made protection works. In

addition, the impacts of predicted sea level rise due to climate change need to be considered. The predicted increase in the frequency of storm surges and high tides will increase the extent, severity and recurrence of coastal flooding and may also lead to increased rates of coastal erosion.

- 4.8.19 There are two approaches to coastal protection; Soft engineering which uses ecological principles / practices which support the natural processes and Hard engineering which is defined as controlled disruption of natural processes by using manmade structures. The cost of hard engineering structures and maintenance is high and therefore is generally only used to protect high value assets. Therefore, the role that retaining and enhancing coastal habitats such as beaches, sand dunes and wetlands can play as a sustainable and cost effective alternative, needs to be recognised as a key component of coastal protection and flood management See Chapter 13 - Green Infrastructure and Environment.

Coastal Recreation

- 4.8.1 Cork's coastal and inland waters are a major asset in terms of tourism and marine leisure activities. Cork County Council published Marine Leisure Infrastructure Strategies for the Western and Southern Division's of the Council in 2008 and 2010, respectively. These strategies have a vision that marine leisure is developed in a coherent and sustainable manner, making the best use of existing and planned infrastructure and resources.
- 4.8.2 Marine leisure facilities should be sited, designed and managed to avoid the visual intrusion, pollution, and conflicts with other uses with which they can otherwise be associated.
- 4.8.3 It is the policy of Council to maintain its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities. Designated bathing areas, Blue Flag beaches and other high quality beaches within the County, are significant local amenities and are also important from a tourism and economic development perspective.

County Development Plan Objective RCI 8-3: Coastal Protection

- (a) Ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or development.
- (b) Employ soft engineering techniques as an alternative to hard coastal defence works, wherever possible.
- (c) Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.

County Development Plan Objective RCI 8-4: Marine Leisure

- (a) Support the development of rural Cork's inland and coastal marine leisure facilities, where they are compatible with other objectives and policies in this plan and any Natura 2000 designations.
- (b) Proposals for development which would be likely to have a significant effect on nature conservation sites and / or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

**County Development Plan Objective
RCI 8-5: Coastal Amenities**

- (a)** Maintain and improve County Cork’s beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities, in accordance with the principles of proper planning and sustainable development.
- (b)** Proposals for development which would be likely to have a significant effect on nature conservation sites and / or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

**County Development Plan Objective
RCI 8-6: Designated Bathing Areas**

Support and protect Designated Bathing Areas as valuable local amenities and a tourism resource and encourage the provision of the water services infrastructure required to maintain and improve water quality in these areas.

4.9 Islands

Rural Islands

- 4.9.1 The unique group of islands off the West coast of County Cork have, for decades, experienced the forces of decline that, only more recently, have been experienced in some rural areas. Of course, the added isolation of an island location has exacerbated the effects of these forces of decline. The island communities, however, have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and have retained, and even developed, their unique culture and identity. The islands are an important part of the culture, heritage, ecology, economy and tourism appeal of the County.
- 4.9.2 Within West Cork there are seven islands with permanent populations, and these are identified in the Skibbereen and Bantry Electoral Area Local Area Plans, respectively. Numerous political policy initiatives, both nationally and locally have over many years

done much to help alleviate the impact of these economic and social forces on these isolated communities. In recognition of the economic, social and cultural importance of these Islands to the region, these Islands were designated as “West Cork Island Communities” in the settlement network set out in the Local Area Plans, which is equivalent to key village status.

- 4.9.3 The three islands with the most significant populations are Bere Island, Oileán Chléire and Sherkin Island. According to 2011 Census results, the populations of Bere Island, Oileán Chléire and Sherkin Island were 216, 124, and 114 persons respectively. Bere Island experienced an increase in population of 29 persons during the Census period 2006 to 2011. The results of the Rural Housing Study 2012 undertaken to inform the County Development Plan review, indicates that substantial rural housing growth has taken place on Bere Island in recent years. The Bere Island Conservation Plan (2003) is considered to be an innovative example of stakeholder consultation and ownership for the local community and where appropriate, this plan will support its implementation.
- 4.9.4 The population of Oileán Chléire has remained stable while Sherkin Island experienced modest growth during the last Census period. Dursey Island is now close to complete depopulation with a population in 2011 of 3 persons. In the longer term this situation could also arise on Long, Heir and Whiddy Islands, although recent population levels on these Islands have remained stable. There are also 9 uninhabited islands in West Cork with an area in excess of 50 acres each.
- 4.9.5 In many ways, the isolation of the islands, that has caused this long period of decline, is also one of their most attractive features. There is an increasing desire amongst those who live in urban communities to holiday or own second homes in very remote locations. The impact of



development proposals will need to be carefully assessed to prevent adverse physical or social impacts. Proposals for second homes, even in small numbers, can have seriously adverse effects on islands where the natural population base is already fragile. Therefore, this plan aims to provide an alternative to the development of second homes through encouraging the sensitive renovation of disused / derelict dwellings.

4.9.6 The West Cork Islands Integrated Development Strategy, 2010 was prepared in order to address the physical, economic, social and cultural development of the West Cork Islands of Oileán Chléire, Bere, Whiddy, Dursey, Long, Sherkin and Heir and sets out a framework of objectives and actions for the next 10+ years, with a view to making the islands a better place in which to live, work, visit and do business.

4.9.7 This plan will encourage and support, where appropriate, the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010, where these are compatible with other objectives and policies of the County Development Plan, the Regional Planning Guidelines and any Natura 2000 designations.

**County Development Plan Objective
RCI 9-1: Supporting the Islands**

Support the inhabited islands in County Cork and to recognise the special planning and development needs of islands and island communities, particularly access, infrastructure and services.

**County Development Plan Objective
RCI 9-2: Economic Development on the Islands**

Support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands.

**County Development Plan Objective
RCI 9-3: Development Proposals on the Islands**

- (a) Support sustainable development proposals that contribute to the long term economic and social development of the islands.
- (b) Prioritise development that contributes to retention of the year-round population on the islands, that has a clear and identifiable economic and social benefit (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.
- (c) Exclude the development of individual second homes, instead encouraging proposals for the sensitive renovation and conservation of existing disused or derelict dwellings in accordance with the provisions of objective RCI 7-4.
- (d) Ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.

**County Development Plan Objective
RCI 9-4: Uninhabited Islands**

- (a) To generally preserve access to all islands, including uninhabited ones.
- (b) Recognise on currently uninhabited islands the potentially long term serious impacts that particular kinds of development, such as individual holiday homes or second homes, can have and to restrict developments that lead to individual islands having a single use only.



Islands in Metropolitan Cork

- 4.9.8 The Midleton Electoral Area to the east of Cork City includes the islands of Haulbowline, Fota, Spike and the Great Island which includes the town of Cobh. The remaining parts of Great Island outside the town boundary are within the Metropolitan Greenbelt. Within the Midleton Electoral Area Local Area Plan, Haulbowline, Fota and Spike Island's are designated as "Other Locations". Spike Island which operated as a prison until 2004 has recently passed into the ownership of Cork County Council. This plan recognises that both Haulbowline and Spike Island have significant roles to play in the future development of Cork Harbour. See also Chapter 6 - Economy and Employment and Chapter 8 - Tourism.

Chapter 5

Social and Community

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Aim of Chapter

Seek the provision of high quality social and community facilities that meet both current and future needs and are accessible to people of all ages and abilities that will improve people's quality of life and create and support vibrant and sustainable urban and rural communities.

5.1 Social and Community Facilities

5.1.1 The proper provision of community and social infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all ages and abilities in society and is an essential component of building sustainable and properly planned communities. These facilities can have a significant impact on the quality of life that residents and others enjoy and must therefore, be properly located and distributed throughout the County in tandem with the growth of an area. The Sustainable Residential Development Guidelines in Urban Areas highlight the need to phase development in line with the availability of essential social and community infrastructure such as schools, amenities and other facilities.

5.1.2 The National Spatial Strategy recognises the role of social infrastructural provision in the enhancement of quality of life and the interrelationship between settlement size and the level of infrastructure that can be supported. Cork County Council is committed to strengthening the settlement structure of the County which will in turn help support additional service provision.

5.1.3 There are a number of key principles and benefits in the provision of social and community facilities namely;

- Helping communities cope with rapid change and as a platform for social interaction.
- Securing the buildings and other facilities which provide community, educational, social, health, childcare, cultural, religious, recreation and leisure facilities that serve the needs of the public.
- Securing the provision of more traditional local services such as local shops and post

offices, which in addition to a primary retail function, can help maintain and nurture a sense of community at local level. See Chapter 7 Town Centres and Retail.

- Facilitating both publicly and privately funded and developed facilities.
- Supporting a strong and vibrant voluntary sector.

County Development Plan Objective SC 1-1: Social and Community Infrastructure Provision

- a) Support the provision of social and community facilities which meet the current and future needs of the entire population.
- b) Secure lands for social and community facilities and encourage the provision of facilities suitable for intergenerational activities, which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations.

5.2 Multi - Use Community Facilities

5.2.1 Facilities within the community should be located to maximise their efficiency and to facilitate ease of access for users of all ages and abilities. Where appropriate, facilities should also be capable of adapting to changing needs over time. The timely delivery of such facilities to meet the needs of communities is a key priority of this Plan.

5.2.2 Currently many community groups share facilities/structures which can cater for a diverse range of activities. It is the aim of the Council to encourage the provision of multi-use facilities that community groups can share. New facilities should be designed for multi-use and future sharing. The clustering of facilities at appropriate locations will also be encouraged such as Childcare facilities and Schools sharing the same campus.



County Development Plan Objective

SC 2-1: Multi - Use Community Facilities

Support the provision of Multi - Use Community Facilities which encourage sharing amongst community groups and are designed for multi use activities and future sharing.

5.3 Childcare Facilities

- 5.3.1 The provision of Childcare facilities is a key component of social infrastructure integral to national economic and social well being as it allows for a wider participation in the workforce and the economy which would otherwise be precluded in the absence of such facilities. In addition to the economic benefits Childcare facilities generate in terms of employment creation, they may also serve as a social focal point for the local community.
- 5.3.2 The 2001 Childcare Facility Guidelines for Planning Authorities place an emphasis on the role planning has to play in delivering childcare facilities. The Council is committed to working with the County Childcare Committee in developing optimum facilities at the right locations throughout the County.
- 5.3.3 Childcare Facilities are acceptable in principle subject to normal planning considerations in all land use categories but must be developed in a sustainable manner and at an appropriate scale in the areas where they are needed.

County Development Plan Objective

SC 3-1:Childcare Facilities

Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Guidelines on Childcare Facilities and the Childcare (Pre-School Services) Regulations 2006.

5.4 Education

- 5.4.1 Schools play a significant role in the development of sustainable and balanced communities and are often the focal point of community life.
- 5.4.2 Schools and educational facilities also have a crucial role in the development of an educated and skilled workforce capable of meeting the demands of a modern economy.
- 5.4.3 A high birth rate naturally leads to an increase in the number of school places and in particular the amount of additional classrooms required. The Department of Education and Skills has estimated that there will be a shortfall in the number of classrooms available in the current school stock to cater for this increased demand in Metropolitan Cork and Mallow, but expects in other areas of the county that this deficit can be catered for within existing school sites. In some instances this may require extensions to existing facilities; however, if issues such as site suitability are a factor a new school may be required depending on pupil numbers. This largely applies at post primary level.
- 5.4.4 Information received from the Department of Education and Skills as shown in Table 5.1 indicates where additional educational facilities will be required to meet future population targets.
- 5.4.5 Reservations will be made for new schools in Local Area Plans in close proximity to existing or planned residential developments and community facilities such as sports facilities, public open space, libraries etc so that these can be shared between the school and the wider community.



Table 5.1 New School Requirements in Main Settlements

Area	Primary	Post Primary
Cork North Environs	1 x 16 classroom	
Monard	1 x 16 classroom	
Blarney	1 x 24 classroom	
Carrigaline	1 x 16 classroom	
Ballincollig	1 x 24 classroom	
Midleton	1 x 24 classroom and 1 x 16 classroom	1 x 800 pupils
Carrigtwohill	2 x 16 classroom	1 x 600 pupils
Mallow	2 x 16 classroom	

5.4.6 The Planning Authority also supports the concept of multi-campus school arrangements such as 2/3 primary schools side by side or primary and secondary institutions sharing a site. This approach can lead to more sustainable provision of schools in that it reduces the land take required for such developments.

County Development Plan Objective SC 4-1: Educational Facilities

Facilitate the provision of educational services in the community such as schools, crèches and other educational and childcare facilities. Multi-use facilities which can accommodate both educational and childcare facilities are also encouraged.

Provision of Educational Facilities in Planned Residential Developments

5.4.7 Schools are an essential community facility and demands for school places can rise significantly when new large residential developments come on stream.

5.4.8 It is therefore vital that the planning system keeps pace with the scale of new residential development by ensuring that adequate school places are available or provided in a timely manner.

5.4.9 Therefore, all substantial residential developments must be accompanied by a

report identifying the demand for school places likely to be generated by the development.

5.4.10 The Guidelines on Sustainable Residential Development in Urban Areas place the emphasis on the need to select school sites which maximise the potential for sustainable mobility patterns, offer the potential to share major public open spaces and can support other community uses outside of school hours.

County Development Plan Objective

SC 4-2: Provision of Educational Facilities in Large Residential Developments

- a) Provide new educational facilities in accordance with the guidance set out in Guidelines on Sustainable Residential Development in Urban Areas.
- b) Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided.
- c) Work closely with the Department of Education & Skills to identify in the Local Area Plans, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education & Science, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area.
- d) Facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County.
- e) Encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.
- f) Require that proposed new large scale residential developments, either as part of an individual development or a collective group of developments include an assessment of the demand for school places likely to be generated by the development and proposals to address any identified increase in demand which may arise.

- 5.4.11 Primary Schools in the first instance should be located in as close proximity as possible to existing or planned communities. Secondary schools should in the first instance consider locating on town centre or edge of centre sites.

5.5 Recreation and Amenity

- 5.5.1 Recreation and amenity facilities contribute to the quality of life of the communities they serve. The provision of facilities that cater for the demands of an increasing population and which are accessible to all sectors and age groups is a key component in the creation of successful sustainable communities.

Public Open Space

- 5.5.2 Public Open Space is a key element in defining the overall quality of the residential environment. As well as providing passive and active recreational benefits for residents, open space enhances the aesthetic and environmental quality of a neighbourhood or settlement and promotes social interaction.
- 5.5.3 Generally quantitative standards for public open space require 2.0 - 2.5 ha per 1,000 population and allocated according to a hierarchy of open spaces.
- 5.5.4 The Guidelines on Sustainable Residential Development in Urban Areas recognise that it is difficult to assess open space requirements purely on a population basis due to the unpredictability of occupancy rates. Additionally where existing recreational facilities are available close to town centres, public open space requirements based purely on population is not appropriate as it is difficult to achieve the same level of provision as suburban or more rural locations. These factors will be taken into account when planning for public open space provision.

Strategic Regional Parks

- 5.5.5 The Regional Planning Guidelines 2010 recognise that there is a need for a more co-ordinated approach to recreational planning in the Cork Gateway so that significant regional level recreational projects can be identified and developed. The Cork Area Strategic Plan Update (2008) also states specifically that consideration should be given to the development of regional parks close to the City in a number of locations, including the extension of the Lee Fields to the Ballincollig Regional Park, to create a park of 'real regional significance'. The development of the Tramore Valley Park is also under consideration and would provide connections to existing and proposed city and county cycle and pedestrian networks.
- 5.5.6 These proposed parks will facilitate the creation of an amenity network of 'real regional significance' that will benefit the populations of Cork City and suburbs and the wider Cork Region.

County Development Plan Objective

SC 5-1: Strategic Regional Parks

Support the establishment of Strategic Regional Level Parks within Metropolitan Cork.

Standards for Public Open Space Provision

- 5.5.7 Normally all new housing developments need to provide some public open space. Generally at least 12% to 18% of a site for development excluding areas unsuitable for house construction should be allocated to the provision of public open space. In higher density developments the percentage of open space should broadly align with the higher figure while in lower density developments provision closer to the lower figure may be acceptable.
- 5.5.8 However, the need to achieve higher qualitative standards in terms of design and layout is particularly important as it helps to achieve a high quality residential environment which fulfils the expectations of the users.
- 5.5.9 The requirements for individual developments will be assessed at planning application stage. However, in exceptional circumstances where there is a high standard of private open space and public open space is designed to a very high quality standard a reduced minimum value of 10% may be applied.
- 5.5.10 In small scale low density developments or in developments where providing such an amount is not possible such as infill developments public open space may not be required to be provided on site.
- 5.5.11 However, in such cases the Council may require a special development contribution to provide facilities in close proximity to development in lieu of on-site open space provision where it is considered prudent for architectural or normal planning considerations not to provide it on site for example a streetscape infill development.
- 5.5.12 The minimum standards for the provision of recreational and amenity facilities are contained in the Councils Recreation and Amenity Policy.

See Paragraph 5.5.13 Recreation and Amenity Policy and Chapter 13 Green Infrastructure and Environment.

County Development Plan Objective

SC 5-2: Quality Provision of Public Open Space

- a) Public Open Space within Residential Development shall be provided in accordance with the standards contained in "Cork County Council Recreation & Amenity Policy", the "Guidelines on Sustainable Residential Development in Urban Areas" and "Making Places : a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2".
- b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space.

County Development Plan Objective

SC 5-3: Provision of New Recreation and Amenity Facilities

Support the provision of recreation and amenity facilities in new developments and ensure that the widest range of facilities is provided at locations which can serve the wider community and intergenerational activities, which are accessible to members of the community of all ages and abilities, through initiatives in partnership with community groups and sporting organisations.

County Development Plan Objective

SC 5-4: Improvement of Recreation and Amenity Facilities

Seek opportunities to improve the quality and capacity of existing recreation and amenity facilities, through initiatives with both public and private sector (sports governing bodies, local community partnerships and private development proposals) and where appropriate the Council will use its powers under Section 48 of the Planning and Development Act 2000 to require development levies to achieve the enhancement of these facilities.

Recreation and Amenity Policy

5.5.1 The Recreational and Amenity Policy of Cork County Council was adopted in 2006 and amongst its key provisions are the following;

- A commitment to the provision of recreational and amenity facilities, including sports and arts/culture, to serve, so far as it is possible, the recreational needs of the population the Council serves.
- Ensure that all new developments make adequate provision for the full range of recreational and amenity activities sufficient to meet the needs of the development.
- Endeavour to support the provision of recreational facilities which serve the needs of the entire community.
- Promote the involvement of local communities in the provision of recreational and amenity facilities through community liaison and community partnership.

County Development Plan Objective SC 5-5: Recreation and Amenity Policy

Ensure the protection, and seek the enhancement and wise management of existing recreational facilities and public open space, and ensure that all new developments make adequate provision for recreational and amenity facilities in accordance with the requirements of the Councils Recreation and Amenity Policy and having regard to the Councils policy regarding the management of Green Infrastructure assets.

Replacement/Redevelopment of Leisure and Recreational Facilities

5.5.2 From time to time some recreational /sports club facilities can become either unsuitable in terms of size to cater for a growing membership or the premises may just become inadequate

for modern needs. However, care must be taken in planning for new or replacement facilities to ensure that existing communities are not disadvantaged by the relocation of clubs and facilities.

County Development Plan Objective

SC 5-6: Replacement/Redevelopment of Leisure and Recreational Facilities

Protect and improve existing areas of public and private open space, including sports grounds, or other recreational facilities in accordance with the Council's Recreation and Amenity Policy and protect such areas from development or change of use.

Normally, proposals for the change of use or redevelopment of leisure and recreation facilities will be set out in the Local Area Plans, where detailed objectives will address any requirement for replacement facilities or for alternative facilities to serve the same area.

In all other circumstances, where changes of use or redevelopment are proposed, the following requirements must be clearly demonstrated:

- (i) That the existing facility is seriously inadequate and capacity constrained, and
- (ii) Suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and benefit the community served by the facility being replaced, and
- (iii) That the proposed alternative use(s) for the lands occupied by the existing facilities adequately address the loss of amenity to the area served by the existing facility and complies with the objectives of the County Development Plan.

Partial redevelopment of Leisure and Recreational Facilities

5.5.3 In certain circumstances the long term retention and viability of a facility may be best secured by a redevelopment of a portion of the site that will not affect its sporting, recreational or amenity value to the community whilst allowing the sports clubs to raise essential capital for improvement works.

County Development Plan Objective**SC 5-7: Partial Redevelopment of Leisure and Recreational Facilities**

Afford protection to leisure and recreational facilities from changes of uses or redevelopment which may result in the loss of an amenity.

In circumstances where retention or enhancement of a facility can only be achieved by the redevelopment of a small portion of the site, such developments will only be considered where the location is appropriate to the development proposed and where no adverse affects on the sites community and environmental amenity value occurs.

Proposals will also be subject to normal planning and development considerations.

Private Open Space

- 5.5.4 Not all housing developments can provide private open space, an example of this being apartment complexes and duplex style developments. Therefore in those cases a high standard of public open space must be provided.
- 5.5.5 Alternatively in developments where significant private open space is provided, the quantity and quality of same will be a consideration in determining the amount of public open space to be provided.

County Development Plan Objective**SC 5-8: Private Open Space Provision**

Apply the standards for private open space provision contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2009) and Cork County Council's Design Guidelines for Residential Estate Development. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments will apply.

5.6 Healthcare Facilities**Acute Hospitals**

- 5.6.1 In Cork complex and acute medical services are being centralised at Cork University Hospital, Mercy University Hospital and South Infirmary University Victoria Hospital (elective day case surgery), which have a wide range of specialist services, expert staff and facilities required to deal with complex, life threatening injuries and medical conditions. The hospitals at Mallow and Bantry have a defined role in delivering less complex care as close as possible to patient's homes.
- 5.6.2 The Health Service Executive expects to treat 176,528 patients in Cork Acute Hospitals in 2013 while the current census population of City and County is 519,032. If the population target set out in the South West Regional Planning Guidelines for 2022 of 620,622 is achieved, then this number based on current treatment levels could be expected to rise to 273,600 patients per annum.
- 5.6.3 Both the Cork University Hospital and Mercy University Hospital sites are intensely developed and as the population of the region grows a requirement to identify a strategy for the expansion of facilities at this level in line with this population growth, will be needed.
- 5.6.4 The primary role of the Council with regard to healthcare facilities is to ensure that (a) adequate land is available and protected from other forms of development in order to provide for new facilities and the expansion or adaptation of existing premises (b) permit healthcare facilities subject to normal planning considerations.
- 5.6.5 New healthcare facilities can be developed by both the public and private sector. The Council invites healthcare providers to identify suitable sites for new facilities well in advance to allow

for these sites to be secured during the Local Area Plan process and to afford protection to them from inappropriate development.

County Development Plan Objective

SC 6-1: Healthcare Facilities

Support the Health Service Executive and other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities, at appropriate locations, with good public transport links as well as access for hospital vehicles and private parking.

Primary Healthcare Centres

5.6.6 Primary health care refers to the wide spectrum of health services which should be provided at community level, which were previously traditionally provided in hospitals, clinics and GP Surgeries.

5.6.7 Responsiveness to community needs is a key element of primary health care. Therefore, the range and configuration of services may vary from one community or settlement to another.

5.6.8 The Planning Authority will support the provision of Primary Healthcare Centres (PHC's) subject to a number of location factors which include the following;

- PHC's should generally be located in town centres in the first instance or if a suitable site is not available then the alternative site selection process should be based on the sequential approach.
- PHC's should be accessible to pedestrians and accessible by public transport and private car in order to maximise access for both urban and rural populations.
- Proposals will need to be made for parking but location will be a determining factor in the amount to be provided. In cases where accessible public parking is provided off site a reduced standard may be acceptable.

- All proposals must address parking as part of an overall mobility management plan. See Chapter 10 Transport and Mobility

5.6.9 The Council considers that future Primary Healthcare Centres should be provided in the County's main settlements subject to the criteria outlined above.

County Development Plan Objective

SC 6-2: Provision of Primary Healthcare Centre's

Support the provision of Primary Healthcare Facilities in appropriate locations across the county subject to proper planning and sustainable development requirements.

5.7 Planning For Ageing

5.7.1 Census 2011 indicated that Cork's population is increasing in particular in the older persons sector with people living longer. It is becoming increasingly important to plan for an ageing population but this necessarily involves changes in the way planning addresses the needs of the wider community.

5.7.2 It is important to assess the needs of an ageing community and the particular needs of people now in the later stage of life are assessed is important. Equally important is to maintain a good quality of life as people grow older by implementing better management of resources to provide facilities required.

5.7.3 In conjunction with Cork City Council an Interagency Group has been set up to identify the underlying principles to inform the planning and provision of infrastructure in Cork in the context of demographic and social trends relating to our ageing population. A Strategy for Older Persons is being prepared which will inform future Council policy and is guided by the National Positive Ageing Strategy (2013). The National Positive Ageing Strategy aims to enable people to age with confidence, security and dignity in their own homes and

communities for as long as possible. See Revised Draft Joint Housing Strategy (Paragraphs 5.25 to 5.32) and Proposed Principles and Policies in Appendix B.

County Development Plan Objective

SC 7-1: Cork an Age Friendly County

Aim to make Cork an age friendly county and recognise the demographic challenges that face the county and ensure the provision of suitable facilities and services in the future.

County Development Plan Objective

SC 7-2: Services and Infrastructure For Older Persons Strategy

Support the implementation of the Services and Infrastructure for Older Persons Strategy when completed as a step towards planning for ageing.

'Ageing in Place'

- 5.7.4 At present the vast majority of older people (defined as 65+ in the Census) remain in the home in many cases for all their lives. This option is the choice and hope of many older people and is fundamental to realising the principle of independence. National policy supports 'ageing in place' where by people live in their own homes as long as possible. However, many existing houses often pose design challenges for older adults and the choice of suitable or adaptable housing is limited. To provide a broader choice it is recognised that the particular needs of ageing people should be incorporated into the design, housing mix and location of new housing development. See Chapter 3 Housing and the Revised Draft Joint Housing Strategy.
- 5.7.5 A second type of accommodation for older persons relates to the need for more supported group/community housing (sometimes referred to as sheltered housing) which incorporates a household model approach and which is integrated and not segregated or isolated from the community. To date the majority of this

type of accommodation is provided by the Voluntary and Private Housing sector.

- 5.7.6 Nationally over 5% of the 65+ age group reside in long stay residential care. It is significant to note that only a small number of persons aged 65-69 are usually resident in residential care (approximately 1%). However, this proportion increased considerably for persons aged 85 plus to approximately 22%. Related to this the 2011 Census indicates that 20% of persons between 40 and 50 are disabled but this sharply increase to 72% of those aged 85 plus. In addition, the 80 plus age group is expected to double in number by 2026. With this in mind although there is an even greater emphasis on care in the home the demand for residential care is likely to increase significantly.
- 5.7.7 The key challenge is to determine what physical and social infrastructure is needed. Targets need to be set for the provision of specialised accommodation and address where this accommodation to be located and how many units are required.
- 5.7.8 Consideration also needs to be given to the idea of having a multifaceted residential care provision or other flexible care models which would incorporate the various levels of accommodation from high dependency, to assisted living (medium dependency) to independent living (low dependency) when new residential care accommodation is being developed and to encourage existing single use facilities where appropriate to expand availability of types of accommodation.
- 5.7.9 This plan seeks to allow more people to age in their present location by:
- Having adaptable housing stock,
 - Encouraging the provision of more housing units closer to facilities,



- Encourage the provision of facilities in areas where housing already exists,
- Addressing accessibility issues - for physically disabled or pedestrian access i.e. footpaths,
- Consider the provision of ancillary family accommodation i.e. 'Granny Flats' where appropriate,

While provide for specialised accommodation for those who can no longer live at home in the form of;

- Group /community housing,
- Assisted living accommodation,
- Residential care accommodation.

Provision of Ancillary Family Accommodation in Residential Areas (Granny Flats)

5.7.10 Consideration can be given to building ancillary accommodation either as an extension to an existing house or as a separate dwelling unit in cases where it can be shown that such is required for a family member. This would include circumstances where a member of the family requires separate living space which is on the same property as the main dwelling. Such units can be established in conjunction with a dwelling house, either within or attached to the house but within the bounds of that site.

5.7.11 This provision allows families to provide accommodation for older or disabled relatives/persons. These units should be permitted where the following criteria can be met:

- There is only one dwelling and one ancillary accommodation unit on the same site.

- The ancillary unit should not impact adversely on either the residential amenities of the existing property or the residential amenities of the area.
- The property and site should not be subdivided.
- The unit should be integrated visually with the existing dwelling.
- Additional parking, sewage treatment units or private amenity space is not required.
- The unit should not be sold off separately from the existing dwelling and a S47 agreement should be entered into by the property owner to ensure that any physically separate unit be retained as part of the existing property in perpetuity as a burden on the title.

County Development Plan Objective

SC 7-3: Accommodation for Older Persons

Establish policy and targets in relation to the provision of residential care, assisted living, group/community housing and other forms of accommodation for older persons with regard to location and requirements.

Guidance for Residential Care Accommodation

5.7.12 The following is a list of criteria for consideration in the provision of residential care accommodation;

- These facilities should be located within settlements and in order to enhance overall quality of life increase their links with, and accessibility to, local amenities, and therefore reduce the likelihood of social isolation while providing easy access to staff and visitors.
- That any new provision should be multifaceted or include flexible care models to include long stay care for persons with high dependency, assisted living accommodation for persons with medium dependency and some independent living accommodation for persons with low dependency where appropriate.
- Recognition should also be given to particular requirements of specialised residential care accommodation (i.e. dementia).





Chapter 6

Economy and Employment

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Aim of Chapter

Encourage and facilitate optimal levels of sustainable economic development to meet the existing and future employment needs of County Cork by fostering competitiveness and innovation in all sectors within a high quality physical environment, utilising best practice and contemporary thinking on economic development.

6.1 Introduction

6.1.1 The economy of County Cork is broadly based and diverse in its make-up. Agriculture and fishing have always been significant sectors. In the 19th Century shipping, transport and commerce grew in importance. In the mid-20th Century general manufacturing activities, for both home and overseas markets, became prominent (steel, vehicles and components, fertilizer & chemicals etc).

6.1.2 In recent decades, changes in the global market have seen the general manufacturing activities established in the mid-20th Century decline, whilst increased access to European and world markets has stimulated the development of the agriculture, marine and food production sectors. There has also been significant investment in modern technology based manufacturing in sectors such as electronics, pharmaceuticals and medical devices. The service sector has also grown significantly as modern Information Communications Technologies developments have enabled Cork to serve global markets.

6.2 Overall Strategy for Economic Development

6.2.1 A successful county development strategy must be based on an appropriate balance of protecting existing key assets and the development of new future assets.

6.2.2 In employment terms, the Cork region has a number of employment locations that have underpinned Cork's economic success. These include, for example; the port-related, pharmaceutical and associated industries at Ringaskiddy; the manufacturing, storage and logistics related activities at Little Island; high levels of mixed-use employment at settlement locations such as Ballincollig, Carrigtwohill and Midleton; as well as the central employment

role played by Cork City. These locations have developed over many generations for reasons of geography, availability of natural assets (e.g. water), proximity to labour supply, etc.

6.2.3 In recent years, employment at locations such as Cork Airport and Kilbarry has grown, with additional new opportunities identified for locations within County Cork such as Curragheen (Cork Science and Innovation Park) and Whitegate (energy related employment expansion).

6.2.4 Future employment growth is not however solely limited to new locations, as local economies tend to evolve - underpinned by acquired local expertise. Hence, within the Cork region local expertise in pharmaceuticals, food science, manufacturing, energy, port related activities, third level attainment/research, etc. provide a signpost to future employment opportunities, and, evolution in expertise within these functional areas will have varying spatial impacts.

6.2.5 This plan seeks to recognise the varying spatial facets of this employment evolution, by protecting the still important historic employment locations and planning for future employment needs. Existing critical economic and employment locations, such as, Port of Cork (within Cork City functional area but linked in context to Cork County harbour strategy), Ringaskiddy and Little Island continue to maintain high levels of traditional employment, while also undergoing changes to linked next generation uses. This plan seeks to consolidate support to existing locations such as those listed, while ensuring that any transition is appropriately managed in order that other key employment areas, such as Cork City, are appropriately protected.

6.2.6 This approach relies on the acceptance that, in some cases, existing critical employment locations can present challenges in terms of



providing supporting infrastructure, and in particular public transport linkages. However, this plan recognises that modernisation of these important employment locations is a vital element in the evolution of Cork's overall employment offering and by extension in the implementation of the National Spatial Strategy.

6.2.7 Where new locations are identified for employment growth, such as at Curraheen, this plan has sought to ensure that such locations are served by appropriate public transport services or can be accommodated in this regard.

6.2.8 Careful planning for the economic and employment sector, to protect existing businesses and so that new businesses are developed in the locations where they can be most effective, can help reduce business costs, improve competitiveness and business efficiency. Key factors include the need to:

- Plan for new economic and employment development in locations that will reduce the costs of business and the costs of travel to work;
- Where significant employment cannot be located close to the main residential locations, ensure that high quality provision is made for travel to work by public transport, cycling and walking;
- Support the Cork City Centre and other identified 'Gateway' locations, as the principal locations for office development so that the best use can be made of public transport investments and to offer the citizens of the County the widest possible choice of employment;
- Ensure that businesses with similar physical or environmental

requirements are grouped together, where possible, to prevent 'bad-neighbour' issues;

- Through local area plans, ensure that an appropriate supply of land for new economic and employment development, sufficient to provide a choice of locations for intending developers, is identified, ready and available for development; and
- Support the agricultural and food sectors which are important, growing sectors for the County as a whole and are critical to the economy and employment base of the County's rural areas.

**County Development Plan Objective
EE 2-1: Overall Strategy for Economic
Development**

Support the national economic development strategy by creating conditions that will attract sustainable economic investment as the priority in the Cork Gateway, Mallow Hub and the other principal locations identified for employment and economic development in this plan.

6.3 Employment Strategy

6.3.1 Economic development and employment growth is dependent upon employment creation. Therefore, the overall strategy for employment growth is the:

"Promotion of the Atlantic Corridor, maximising the economic development potential of Metropolitan Cork and other county towns in order to achieve balanced and sustainable patterns of growth through economic investment in jobs and services so as to sustain the future population of the County whilst recognizing the need for diversity in the rural areas".

- 6.3.2 A key element of this strategy is the concentration of new economic and employment development primarily within the main towns to bring balance across the County and improve the level of employment choice. In order to implement this employment strategy a hierarchy of employment centres has been identified across the County that will ensure a sustainable pattern of economic development, both in urban and rural areas.
- 6.3.3 It is important to ensure new economic and employment opportunities are developed in tandem with the provision of transport and water services infrastructure and new housing developments. This strategy will provide people with the opportunity to live closer to work and reduce the need for commuting.
- 6.3.4 Local Area Plans will identify an appropriate supply of land suitable for development and set out other detailed objectives for the development of these areas.
- 6.3.5 The principal locations for employment development and the overall strategy appropriate to each location is set out in Table 6.1 Employment Hierarchy.
- 6.3.6 It is important to note that the economy of the County is characterised by the significant number of large scale manufacturing facilities that exist, particularly in the Metropolitan Strategic Planning Area, but also elsewhere. In some cases these large scale manufacturing installations, because of their scale and other characteristics, are located outside the network of settlements. It is the intention of the County Council to promote the sustainable development of these key manufacturing facilities and, where appropriate, the County Council will use its general powers as a planning authority to protect them from inappropriate development in nearby locations where that development could adversely affect

the future potential for the sustainable development of the manufacturing facility.

Cork County Council Economic Development Fund

- 6.3.7 Cork County Council established the Economic Development Fund (EDF) in 2010 with an injection of €1m and each year since 1% of commercial rate income has been provided in the Annual Budget.
- 6.3.8 The Fund is being used for initiatives that will generate economic growth and maintain and increase employment levels in Cork County. The approach taken by Cork County Council is unique in local government and significant progress has been made in using the fund to fill gaps in support and to provide new and innovative solutions for business enterprise and development.
- 6.3.9 Some of the wide range of schemes/initiatives supported by the EDF include; Capital Funding, Loan Guarantee Scheme, Part Fund Enterprise Projects with Third Level Institution Bodies (Ignite Programme, Beacon Initiative/Beacon II, Beacon Retail and Grow Initiative), Greenshoots Programme, Development of Enterprise Centres (E-Centres) in towns and villages across the County and Promotion of Festivals and Conferences.
- 6.3.10 The new Local Enterprise Offices (LEO) which will replace the existing County Enterprise Board (CEB) will provide an improved support system for micro and small enterprises and will also play a key role in supporting employment initiatives in the future.



Table 6.1: Employment Hierarchy		
	Principal Locations	Overall Strategy
Cork Gateway Locations & Mallow Hub Town	City Environs & Cork Airport Ballinacollig, Blarney, Carrigaline, Carrigtwohill, Cobh (inc. Marino Point), Little Island, Middleton, Monard, Ringaskiddy, Whitegate, Kilbarry, Mallow South Environs including Cork Science and Innovation Park, at Curraheen	Strategic Employment Areas suitable for larger scale development at Carrigtwohill, Little Island, Ringaskiddy, Kilbarry and Whitegate. Specialised roles for Cork Airport, Cork Science and Innovation Park & Marino Point. Seek funding and prioritise to ensure the advance provision of infrastructure. Identify a choice of sites for large, medium & small enterprise/business/industry.
Other Towns and Key Villages	Bandon, Bantry, Castletownbere, Clonakilty*, Fermoy, Kinsale, Macroom, Mitchelstown, Skibbereen, Youghal and Key Villages	Focus on local catchment employment. Infrastructure programme to service identified supply of land for future employment development focused on medium to small business/industry.
Rural Areas		Support agriculture, fishing & food processing sectors. Encourage rural diversification (especially tourism but also on and off farm employment activities such as processing of agricultural produce, manufacturing of crafts and specialist farming) and support innovation in indigenous enterprise.
*Clonakilty: Enhanced employment function with a regional focus		

6.4 Important Employment Concepts

6.4.1 Strategic Employment Areas are a key component of the economic infrastructure supporting the Cork Gateway and they play an important role in the development of internationally attractive ‘clusters’ of economic activities. Originally these areas were associated with ‘clusters’ of FDI companies that often required large stand alone premises. Many of these areas have retained this role and some have developed specialised internationally recognised employment functions.

County Development Plan Objective
EE 4-1: Strategic Employment Areas

Promote the development of Strategic Employment Areas suitable for large scale developments at Carrigtwohill, Kilbarry, Little Island, Ringaskiddy and Whitegate.

Protect lands in these areas from inappropriate development which may undermine their suitability as Strategic Employment Centres

- 6.4.2 **‘Enterprise Development’** describes a broad range of economic and employment generating developments that usually require the highest development standards and tend to locate where there is good access to appropriately skilled labour markets by a variety of transport modes. ‘Enterprise’ developments included activities such as software development, IT, university and commercial research and development, data processing and telemarketing.
- 6.4.3 Some ‘enterprise’ development locations have developed in response to specialised development needs such as Cork Airport where there is a cluster of uses requiring close proximity to an international airport and the Cork Science & Innovation Park which is developing to meet the specific needs of the third level research sector and of businesses requiring close proximity to third level institutes.
- 6.4.4 Employment densities are generally high and the quantum of land required in Local Area Plans for this type of development is, therefore, generally low. Availability of high quality public transport is a key factor in site selection. See Chapter 14 Zoning and Land Use.

- 6.4.5 **‘Business Development’** describes a range of employment generating uses, found in many locations throughout the County, which generally require a good quality physical environment including light-industry, wholesale and non-retail trading uses, car-showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses. Other uses that could be included, where local area plans make provision, include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category would include waste management activities and general retail development.
- 6.4.6 Employment densities in business development areas are generally lower than for enterprise development and whilst good public transport is an advantage many ‘business development’ uses rely on good access to the road network particularly for goods vehicles. The supply of land identified in local area plans needs to provide for a choice of locations for intending developers. See Chapter 14 Zoning and Land Use.

County Development Plan Objective
EE 4-2: Enterprise Development

Promote ‘Enterprise Development’ in appropriate locations including Ballincollig, Cork Airport, the Cork Science & Technology Park and Midleton through the Local Area Plans.

Protect areas of ‘Enterprise’ development from other inappropriate development, such as industry and retailing, which could adversely affect the specialised function of these areas.

County Development Plan Objective
EE 4-3: Business Development

Promote ‘Business’ Development’ in appropriate locations in the main towns and key villages throughout the County through the Local Area Plans.

Unless provision is made in Local Area Plans, protect areas of ‘Business Development’ from other inappropriate development, such as large scale industry and retailing, which could adversely affect the function of these areas.

- 6.4.7 **‘Industrial Areas’** are concerned with medium/large scale process-orientated employment and production including manufacturing, repairs, warehousing, distribution, open-storage and transport operating centres and can include activities that cause localised noise, vibrations, smells, fumes, smoke, etc. As a result, Industrial areas are generally unsuitable in areas close to uses requiring higher development standards such as residential or ‘enterprise’ areas. See Chapter 14 Zoning and Land Use.
- 6.4.8 Employment densities in ‘Industrial Areas’ can often be lower than other areas with plant, buildings and open storage often occupying significant land areas. Access to good public transport is an advantage but many ‘industrial’ uses rely on good access to the national road network particularly for heavy goods vehicles. The supply of land identified in local area plans needs to provide for a choice of locations for intending developers.
- 6.4.9 Particularly in the ‘Strategic Employment Areas’, Local Area Plans will identify land suitable for large scale industrial development (primarily to meet the needs of the chemical, pharmaceutical and energy sectors) and this land will be held in reserve until suitable development opportunities arise.
- 6.4.10 Lands identified for industry in Local Area Plans can normally be used for small/medium scale waste management and recovery operations where impacts are limited to the local area. Industrial Areas normally will not be used for large scale waste recovery, unless a specific requirement is identified by the Waste Management Plan.
- 6.4.11 However the provision of strategic large scale waste treatment facilities will be considered in ‘Industrial Areas’ designated as Strategic

Employment Areas in the local area plans subject to the requirements of, National Policy, future Regional Waste Management Plans and the objectives set out in local area plans. See Chapter 11 Water Services and Waste and Chapter 14 Zoning and Land Use.

- 6.4.12 In some circumstances, significant benefits can arise from the relocation of large scale industrial uses that are located close to town centres. Normally it will be appropriate to seek relocation for the industry on suitable land identified in Local Area Plans. However, in cases where the zoned land is not available or clearly unsuitable for a particular industrial use, consideration may be given to more sustainable, alternative locations outside or close to the town subject to normal proper planning considerations.
- 6.4.13 The Council policy on “Seveso” Industries is set out in Chapter 14 Zoning and Land Use.

County Development Plan Objective

EE 4-4: Industry

Promote the development of industry in appropriate locations through the Local Area Plans with:

- Good access for heavy goods vehicles to the National Road network without the need to travel for long distance through urban areas;
- Access to public transport and facilities for walking and cycling.

Prioritise the provision of infrastructure to support the development of those areas identified.

Protect existing industrial development from other inappropriate development in nearby locations where this would adversely affect the industrial operation or its sustainable future development.

Protect areas of industrial development from other inappropriate development, such as residential or ‘enterprise’ development and retailing.

Identify a sufficient supply of land which is suitable for distribution industry development and which allows for safe and efficient access to the local and National road network in compliance with NRA guidance.

County Development Plan Objective
EE 4-5: Locations for Port Related Industrial Development

Ensure that land with the potential to accommodate port related development, particularly at Ringaskiddy, but also at the other ports throughout the County, is normally protected from inappropriate development that would prejudice its long term potential to accommodate this form of development.

6.4.14 Table 6.2 summarises the provision of zoned land across the County for Enterprise, Business and Industry uses in the current Local Area Plans.

Table 6.2 Total Amount of Zoned Land by Strategic Planning Area

Strategic Planning Area	Enterprise	Business	Industry	Total (ha)
Metropolitan	57	113	687	857
Greater Cork Ring	34	139	46	219
North		213	32	245
West	12	134	72	218
Total	103	599	837	1539

6.5 Cork Science and Innovation Park

6.5.1 The Cork Science and Innovation Park (CSAIP) concept was first identified in the 2001-2020 Cork Area Strategic Plan and was, thereafter, integrated into the 2003 & 2009 Cork County Development Plans as well as the 2005 & 2011 Carrigaline Electoral Area Local Area Plans. Cork County Council identified a suitable site location for this project at Curragheen, at a location that connected the third level education campuses of CIT and UCC. This location also benefits from

existing high levels of public transport connectivity and is located on the route of the planned for Cork Area Transit Strategy (CATS) corridor.

6.5.2 A masterplan has been prepared to guide this project to deliver a science and innovation park that seeks to contribute to the national future employment strategy and its selection for the provision of a critical element of modern economic infrastructure represents a forward looking approach that is commensurate with the principles of smart growth.

6.6 Economic Role of Cork Harbour

6.6.1 Cork Harbour is one of the finest natural harbours in the world. The Harbour area is the focal point for key industries such as the pharmaceutical industry and Ireland's only oil refinery at Whitegate, while much of the land is in agricultural use, and the coastline supports habitats and species which are of international importance.

6.6.2 The area also contains now redundant industrial areas at Haulbowline and Marino Point, both of which occupy key waterfront locations. It is intended to develop the East Tip in Haulbowline as a recreational area while the remainder of the island is suitable for naval/marine related developments.

6.6.3 Ringaskiddy Port and the Marino Point site will play an important role in the redevelopment of the Cork City docklands by providing for the relocation and development of industrial uses and major port facilities. It is strategically important that the remaining port activities close to the city centre, including the container facilities at Tivoli, should be relocated to areas where larger modern ships can be accommodated and where they are served directly by the national road network, facilitating the movement of freight by road without the need for heavy goods vehicles to pass through either the city centre or any other

major residential areas This relocation will release the land presently occupied by the port facilities and other industry for redevelopment and stimulate much needed urban renewal close to the heart of the city. See Chapter 10 Transport and Mobility.

- 6.6.4 In principle, Ringaskiddy will handle the container business which will use largely road based transport. Marino Point with its rail connections has significant potential to handle bulk goods which are more amenable to a rail based transport solution. Whitegate also has an important role in providing a relocation opportunity for energy related industries.
- 6.6.5 Cork County Council is committed to the relocation of port facilities to Ringaskiddy and Marino Point.
- 6.6.6 Spike Island with its significant military and maritime history is being transformed from a former prison to a major tourist attraction. The harbour also offers an ideal location for the servicing and the researching/development of new technologies to harness the potential of marine based renewable energy technologies of the Cork coast. See Chapter 8 Tourism and Chapter 9 Energy and Digital Economy.
- 6.6.7 Collectively, these developments signal an increased role for the harbour in the future economic, tourism and recreational life of Metropolitan Cork.
- 6.6.8 These developments along with the reuse of the former industrial sites outlined above and consolidation and continued expansion of existing industries have major employment potential.
- 6.6.9 However, these employment and industrial opportunities must respect the Harbours unique natural environment in order to maximise the Harbours full potential. It is recognised that the full potential of the harbour could best be realised through a more

integrated approach to its planning and development. In this regard, the Council are currently finalising a Draft Cork Harbour Study which looks at the future development of lands around the harbour. See Chapter 4 Rural Coastal and Islands.

County Development Plan Objective

EE 6-1: Special Role of Cork Harbour

Implement sustainable measures which support and enhance the economic and employment generating potential of Cork Harbour in a manner that is compatible with other Harbour activities, as well as with the nature conservation values of the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation.

County Development Plan Objective

EE 6-2: Cork Harbour

- a. Protect lands for port related developments at Ringaskiddy.
- b. Support the upgrade of the N28 to accommodate the expansion of Ringaskiddy Port.
- c. Protect lands for port related development at Marino Point.
- d. Protect harbour side land for industrial and marine related developments dependant on access to deep water unless able to demonstrate a strong need or significant economic benefit for other such development of harbour side lands, relative to alternative sites inland.

All development will be carried out in a manner that is compatible with other Harbour activities, as well as with the nature conservation values of the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation.



6.7 Rural Economy

- 6.7.1 Agriculture, fishing and forestry are the core activities for the economy of the County's rural areas. Until the mid-20th century, the scale of these activities was limited by relatively poor transport links with the markets of major European urban centres, especially for perishable commodities.
- 6.7.2 However, access to air freight services, improvements to the road network and technological advances in refrigeration techniques now allow the County's food producers to market fresh food products to European and international markets.
- 6.7.3 Today agri-food and fisheries is Ireland's largest indigenous industry, a sector with long historic provenance and one which, today, collectively employs some 150,000 people with an annual output of over €24 billion, and a significant weighting of activity in rural and coastal communities.
- 6.7.4 The Government's Food Harvest 2020 report sets out the strategy for the medium-term development of the agri food (including drinks), fisheries and forestry sector for the period to 2020.
- 6.7.5 It contains the industry vision for the sector and sets ambitious targets for expansion over the next decade. It contains recommendations aimed at achieving sustainable growth, increasing efficiency, higher productivity and competitiveness in primary agriculture, forestry and fisheries as well as in food and drink production. The growth targets for the industry are underpinned by significant production increases in the milk, beef, sheep, pigment, poultry and aquaculture sectors.
- 6.7.6 Achieving these targets will present a challenge for future land use and agricultural and water management systems including the potential impacts of climate change.

- 6.7.7 Although there are many positive indicators for the future of the food producing sector and its overall value to the economy seems set to grow significantly, the delivery of broadly based and sustainable growth to the rural areas of the County will require the continuation of the trend towards a more diversified economic and employment structure maximising the added value that the County delivers to food and natural resource based products and fulfilling the County's potential in other appropriate rural economic sectors such as tourism.

6.8 Agriculture & Farm Diversification

- 6.8.1 The agriculture and food production sectors are critical to a sustainable rural economy. In addition to supplying food to the non-rural population, the practice and tradition of this sector has been a major influence on the environment and landscape of the County's rural areas, resulting in their international reputation as a major tourist destination and as an attractive place to live.
- 6.8.2 A key element in the County's strategy to protect and enhance the County's rural areas is to provide support and encouragement for a dynamic, innovative and sustainable agriculture and food production sector.

County Development Plan Objective

EE 8-1: Agriculture & Farm Diversification

Encourage the development of a dynamic & innovative, sustainable agricultural and food production sector by:

- Encouraging the development of sustainable agricultural and infrastructure including farming buildings;
- Prioritising the development of sustainable rural housing to support working farmers and their employees (see Chapter 5 Rural Coastal and Islands);
- Encouraging farm diversification through the development of other sustainable business initiatives appropriate to the rural area; and
- Supporting appropriate proposals for sustainable tourism development. (See Chapter 8 Tourism)



6.9 Business Development in Rural Areas

6.9.1 As a general guide, development proposals for farm diversification involving the development of other sustainable business initiatives will normally be limited to a floor area in the order of 200sq.m. Developments in excess of this threshold will be subject to a more rigorous demonstration of need for the particular project.

County Development Plan Objective EE 9-1: Business Development in Rural Areas

The development of appropriate new businesses in rural areas will normally be encouraged especially where:

- The scale and nature of the proposed new business are appropriate to the rural area,
- The development will enhance the strength and diversity of the local rural economy,
- The proposal will not adversely affect the character and appearance of the landscape,
- The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal,
- The proposal has a mobility plan for employees home to work transportation,
- Where possible the proposal involves the re-use of redundant or underused buildings that are of value to the rural scene; and
- The provision of adequate water services infrastructure.

6.10 Forestry

6.10.1 County Cork contains approximately 79,188 hectares of forest and woodland area or 10.5% of Corks land area which is higher than the national average of 9%.

6.10.2 The Forestry sector will continue to be an important economic activity in rural areas supporting many small and medium businesses

as well as being an alternative enterprise for farmers diversifying from more traditional agriculture. Sustainably managed forestry can also become an important tourism asset. The forestry industry will also play an important role in the future development of the Bio-energy sector. See Chapter 9 Energy and Digital Economy.

6.10.3 The aim of this plan is to support the continued sustainable growth of forestry as an economic activity whilst affording maximum protection to the rural environment and landscape.

County Development Plan Objective EE 10-1: Forestry

Generally, to support sustainable forestry development throughout the County, it is important to protect sensitive areas, water supplies and fisheries and to ensure that the development is compatible with the protection of the environment and nature conservation areas.

6.11 Fishing and Aquaculture

6.11.1 Commercial Fishing and Aquaculture represent an important economic activity in rural coastal areas. This plan supports the provision of appropriate harbour infrastructure that facilitates a modern and innovative fishing industry.

6.11.2 The Council recognises and will continue to support the sustainable development of the aquaculture industry in order to maximise its contribution to employment and the economic well being of rural coastal communities and the economic well being of the county. This plan also recognises the important role aquaculture can play in the diversification of rural areas.

County Development Plan Objective**EE 11-1: Fishing and Aquaculture**

- a) Support the use of existing port facilities for the catching and processing of fish as an economic activity that contributes to the food industry in the County.
- b) Support and protect designated shell fish areas as an important economic and employment sector.

6.12 Mineral Extraction

6.12.1 Mineral extraction and the aggregate industry are important to the economy of the county in terms of employment generation and providing raw materials to the construction industry. The county has significant but finite mineral resources and it is the aim of this plan to safeguard areas of significant resources from incompatible developments to ensure the continued viability of the extractive industry whilst ensuring that environmental, rural, scenic and residential amenities are protected.

6.12.2 Safeguarding Mineral resources ensures that the Planning system has the flexibility to identify sites which have the least impact on the environmental and other amenities of the areas in which they are located.

6.12.3 There are 65 quarries registered under Section 261 of the Planning and Development Act 2000 operating within the County, primarily engaged in sand and gravel and stone quarrying. There are distinct clusters at locations near Carrigtwohill, Midleton, Ovens, along the Bandon River from Dunmanway to Innishannon and to the east of Kanturk around Cecilstown.

6.12.4 The nature of the extractive industry is such that the industry is required to be developed where the resource occurs and may give rise to land use and environmental issues that must be considered in the planning process.

6.12.5 The Mineral and Aggregate Industries are important sectors of the rural and wider economy. Raw materials extracted through quarrying, such as sand, gravel and limestone are used in the building of our homes and roads. See also Chapter 11 Water Services and Waste.

County Development Plan Objective**EE 12-1: Safeguarding Mineral Reserves**

Protect and safeguard the county's natural mineral resources from inappropriate development, by seeking to prevent incompatible land uses that could be located elsewhere, from being located in the vicinity of the resource, since the extraction of minerals and aggregates is resource based.

6.12.6 Minerals are a non-renewable resource, and must be managed sustainably. In light of this Cork County Council will consider preparing a strategy to manage and develop the mineral resources of the County.

6.12.7 Quarrying operations can give rise to land use and environmental issues which require mitigation and control. It is necessary to ensure that minerals can be sourced without significantly damaging the landscape, environment, groundwater and aquifer sources, road network, heritage and / or residential amenities of the area.

6.12.8 Applications for new quarries and extensions to existing developments will be rigorously assessed to establish and minimise any potential negative impacts.

County Development Plan Objective**EE 12-2: Mineral Strategy**

Consideration will be given to the desirability of preparing a Minerals Strategy to support a sustainable extractive industry during the life time of the plan.



County Development Plan Objective

EE 12-3: Impacts of Mineral Extraction

Minimise environmental and other impacts of mineral extraction through rigorous application of licensing, development management and enforcement requirements for the extractive industry and ancillary developments.

All extractive industry developments to have regard to the "Quarries and Ancillary Activities Guidelines for Planning Authorities (2004)" published by the DoEHLG or as may be amended from time to time.

With new quarries and mines and extensions to existing quarries and mines regard to be had to visual impacts, methods of extraction, noise levels, dust prevention, protection of rivers, lakes, European sites and other water sources, impacts on residential and other amenities, impacts on the road network (particularly with regard to making good any damage to roads), road safety, phasing, re-instatement and landscaping of worked sites.

Chapter 7

Town Centres & Retail

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Aim of Chapter

To sustain, improve the retail profile and competitiveness of County Cork primarily through the consolidation and enhancement of town centres and other retail locations and by improving the quality of the environment and choice of retail developments on offer.

7.1 Introduction

7.1.1 The last number of years has seen some significant changes in the retailing environment in Ireland. Developments in online retailing and other new and evolving retail forms continue to change the retail landscape into the future. Size requirements for physical stores have changed, particularly for international retailers who often seek larger sized units the requirements of which can be challenging to provide for in historic town centres.

7.1.2 The onset of the economic recession in late 2007 has led to a very significant slowdown in the physical development of the retail sector. However, some retailing sectors have remained relatively strong, notably the discount food store sector. The convenience sector by its nature will continue to attract a demand in line with population increase albeit at a slower rate. Some comparison retailers also continue to expand and invest in Ireland but in general the comparison sector has suffered a decline, as has the demand for retail warehousing.

7.1.3 Tackling emerging vacancy is a particular challenge for the plan and will be a key component in maintaining the vitality and viability of our most important retail centres. This plan seeks to manage change, provide additional retail choice and to ensure vibrant, dynamic and diverse town centres continue to remain and flourish at the heart of our communities.

7.2 Town Centres

7.2.1 Town centres are dynamic environments. With the challenges that they face today it is important that they reinvent themselves and evolve in order to provide attractive retail environments and a range of experiences and variety that can compete with alternatives.

7.2.2 The economic downturn in particular has seen many retailers and other traders closing and

threatened by closure and town centres are faced with many new challenges and competition from elsewhere. New benchmarks have been set, against which, our towns are being judged. New expectations are being created in terms of value, service, entertainment and experience. Our towns need to identify what's happening and evolve.

7.2.3 The aim of this plan is to support and further develop the role of town centres in their evolution as inclusive, diverse and attractive service, recreational and living centres for residents and visitors alike. Creativity and innovation will be promoted which contribute to the personality of individual town centres and respects their existing character. Our town centres are a tourism resource.

7.2.4 While the introduction of international retailers is welcomed they also have the potential to erode the distinctive character of a town. Independent retailers are an important part of the retail profile and create a sense of diversity and add uniqueness to the retail environment. This diversity is something that is still to be found in many Cork towns although it will be challenged into the future as closures continue.

7.2.5 In order to maintain the attractive characteristics of our town centres applications for new development/changes of use within the town centre will need to ensure proposals will not detract from the amenity, vitality and character of the area. Where the evening economy is promoted it should avoid being detrimental to the amenity of residents. Safeguards regarding the hours of operation, control of litter and odour may be imposed as conditions to development. In cases where there is a proliferation of uses which threaten the vibrancy and mixed use character of the town centre they will be discouraged.

7.2.6 The resurgence in popularity of farmers markets is something that will be encouraged and



facilitated. Such markets serve as gathering places for people and help grow and connect urban and rural economies.

- 7.2.7 In an increasingly competitive retail environment best practice now advocates that town centres, in order to compete, should put in place visionary, strategic and strong operational management teams and co-ordinate efforts. The Council may consider the preparation of strategy documents which address specific issues that affect the appearance or functioning of a town centre and its retail areas.
- 7.2.8 Issues affecting the public realms of our town centres could be resolved by preparing public realm strategies and targeting subsequent actions for their improvement. Spin off or isolated strategies could be either included in overall public realm strategies or included separately in relation to topics such as signage/advertisements, public lighting or wirescape, etc. or a specific strategy relating to the implications of retail needs within an historic fabric context for example. Improvements of the public realm can also offer opportunities to improve surface water attenuation measures in our towns. See Chapter 13 Green Infrastructure and Environment.
- 7.2.9 In other circumstances or where there is more complexity the council may need to determine whether an urban framework approach (such as the Douglas LUTS) is appropriate for a town centre. Where there are key strategic sites of significant scale close to or adjoining town centres they should be targeted for renewal using whatever appropriate mechanisms are available.
- 7.2.10 Parking in town centres has a major impact in how they function with the challenge to strike a balance between providing sufficient car access and parking to underpin their vitality and

viability, while ensuring that traffic and parking do no result in a car dominant environment. The parking issue will be dealt with more comprehensively in the transport and parking section of the plan.

- 7.2.11 In recognition of the important role town centres have at the heart of local communities and their hinterlands and the challenges they face, it is proposed to establish a fund for their improvement within the General Contribution Scheme. This fund would be based on contributions from new development proposals and would be used to improve the public realm, parking infrastructure and management within the town centre and to improve the overall attractiveness of town centres to visitors and locals alike. See Chapter 10 Transport and Mobility Para 10.4.17.
- 7.2.12 In relation to 'Smarter Travel' town centres often offer the competitive advantage of being more closely aligned with public transport and are locations in which many different type of activities should continue to be encouraged. See Section 7.3 Retail and Chapter 10 Transport and Mobility.

**County Development Plan Objective
TCR 2-1: Town Centre**

- a) Maintain, strengthen and reinvent the role of town centres as dynamic attractive and inclusive environments and enhance their mixed use character by encouraging the retention and development of general office, retail, housing, office based industry, community, civic and entertainment uses.
- b) Encourage and promote innovation and creativity within town centres in relation to the use of streets, public spaces, vacant buildings and derelict sites for different public activities and events.
- c) Sustain, promote and manage the key role that diverse and vibrant town centres have to play in the tourism product of the county.
- d) Encourage the initiation and support the development of 'Town Teams' to guide stakeholders in the holistic management and revitalisation of town centres across the county.

- e) Support proposals for development involving evening and late night commercial, retail or entertainment uses within, or immediately adjacent to, the defined town centres or local service centre, where it can be demonstrated that the development will enhance the character and function of the area;
- f) Encourage, promote and facilitate the development of country/farmers markets in town centres devoted to the sale of local agricultural and craft produce and support their role as visitor attractions which add to the vibrancy and vitality of towns.
- g) Encourage the preparation of targeted public realm strategies and other strategies in a general and specific sense for individual towns over the lifetime of the plan, particularly where a need has been identified through the local area plan process.
- h) Encourage and prioritise an urban framework approach for those town centres which are experiencing unique challenges such as heritage constraints, traffic and transportation issues, etc.
- i) Local Area Plans will identify and set out a pro-active approach towards the development of opportunity sites (normally within or adjoining core town centre areas).
- j) In relation to Derelict Sites the council will endeavor to use all mechanisms available to it as appropriate in order to maximize the potential of such lands.
- k) Establish a General Development Contribution fund to support the physical improvement of the public realm and parking infrastructure within town centres.

7.3 Retail

7.3.1 Retailing is an important activity of town centres and contributes to much of their vitality. Securing the continued vitality of town centres is a key aim of this plan and will be advanced by policies which generally favour retailing in town centres. The county hosts a considerable retail profile, which is primarily located within the metropolitan area and main towns.

Policy Context- Retail Planning Guidelines for Planning Authorities (DoECLG 2012)

7.3.2 In 2012 the Minister for the Environment, Community and Local Government introduced the new Retail Planning Guidelines. These Guidelines have been taken into account in the preparation of the plan and have five key policy objectives:

- Ensuring that retail development is plan-led;
- Promoting a sequential approach to Development;
- Securing competitiveness in the retail sector by actively enabling good quality development proposals in suitable locations;
- Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with Smarter Travel; and
- Delivering quality urban design outcomes.

7.3.3 The Guidelines also provide national level policy guidance in relation to retailing, objectives for retail policy, specific retail formats and issue advice in relation to the location of new retail development which have been taken into account in the preparation of this chapter.

Joint Retail Study for Metropolitan Cork

7.3.4 As is required by the Retail Planning Guidelines a Joint Retail Study for the Metropolitan Area has been prepared and informs the Strategy within the Plan. The approach to the non-metropolitan part of County Cork requires the setting out of more general retail development objectives but which need to be aligned with those in the Metropolitan Area.

7.4 Retail Hierarchy for the County

7.4.1 Central to the retail strategy for County Cork is the retail hierarchy which will form the basis for



determining the appropriate quantum and location of new development. The Guidelines recognise that the classification in such hierarchies is often indicative and that specific retail functions provided by each tier overlap in many respects. In general however these locations represent the most appropriate centres for retail and other appropriate activities due to their existing infrastructure and proximity to significant catchment populations.

- 7.4.2 The retail hierarchy for the county has in part been informed by the Joint Retail Strategy for the Metropolitan Area. The full hierarchy for the County, general retail function and individual objectives for each level is set out in Table 7.1. Outside the Metropolitan Area the Main Towns of the County are generally grouped according to the size of their town and catchment population. The status of Mallow and Clonakilty have been enhanced in order to reflect their importance as regional retail centres within the North and West Strategic Areas.
- 7.4.3 The planning system needs to continue to play its part in ensuring an effective range of choice for the consumer. Such choice will be provided for within the hierarchy.

County Development Plan Objective

TCR 4-1: Retail Hierarchy

Facilitate a competitive and healthy environment for the retailing industry into the future which provides for adequate choice in appropriate locations whilst ensuring that future growth in retail floorspace is broadly in line with the identified Retail Hierarchy set out in Table 7.1.



Table 7.1 (part 1)
Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)

Type	Locations	General Retail Function and Policy	Objective
Metropolitan	Cork City Centre	Principal urban centre in the county and region. Centre for high order comparison shopping and functions of a specialist nature.	TCR 4-2: Recognise Cork City Centre as the primary retail centre, particularly for higher order comparison goods, and to promote and enhance Cork City Centre in order to sustain its competitiveness in line with its designation as a 'Gateway' City.
Regional	Mallow Clonakilty	Hub Towns and other towns performing an important regional retail function, particularly comparison, beyond their immediate catchment. Convenience retail at level to support own catchment. Comparison with no upper limit provided location and other normal planning considerations are acceptable. Planned retail parks can be considered where a justification is evident and any adverse effects on the town centre can be avoided.	TCR 4-3: Support and develop the role of Mallow and Clonakilty as important retail centres in the North and West of the County while ensuring the vitality and vibrancy of their town centres is retained and enhanced.
Sub-Regional/ Metropolitan Cork District Centres (existing and future)	Existing: Blackpool Douglas Mahon Point Wilton Proposed Ballyvolane Cork Docklands Holyhill	Districts –Established centres generally characterised by a large convenience/comparison anchor, a range of low order comparison outlets, local retail facilities, ancillary specialist convenience outlets, community and social facilities. Primarily to serve their catchments Preference for retail park developments to locate in or adjacent to District Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 4-4: Support the vitality and viability of District Centres to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas, with an emphasis on convenience and appropriate comparison shopping, in order to protect the primacy of Cork City Centre.
Sub-Regional /Large Metropolitan Towns	Ballincollig Carrigaline Cobh and Midleton	Perform an important sub county retail role and generally include a good range of convenience provision and a modest provision of comparison offer. Such towns generally serve a large rural catchment. Preference for retail park developments to locate in or adjacent to the Town Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 4-5: Support the vitality and viability of the metropolitan towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
Sub-Regional/ RingTowns/ Large County Towns	<u>Ring Towns:</u> Youghal Macroom Bandon Fermoy Kinsale <u>Larger Towns:</u> Mitchelstown Charleville Skibbereen Bantry Kanturk.	Ring and Larger County Towns which generally perform important sub-county retailing functions and include some of the major retailing chains, particularly convenience. In general these have a population in excess of 5,000 or are designated as Ring Towns in consecutive plans. Cautious approach to out-of-centre retail warehousing.	TCR 4-6: Support the vitality and viability of the Ring and Larger towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.

Table 7.1 (part 1) <i>continued</i>			
Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)			
Type	Locations	General Retail Function and Policy	Objective
Smaller Metropolitan Towns	Carrigtwohill Glanmire Passage West Blarney Monard	Small towns within the metropolitan area which perform an important retail role for their catchment. Cautious approach to out-of-centre retail warehousing.	TCR 4-7: Strengthen and consolidate the retail role and function of the smaller metropolitan towns and to provide retail development in accordance with their planned population growth to serve their local catchments.

Table 7.1 (part 2)			
Retail Network/Hierarchy (set within County and Metropolitan Context)			
Type	Locations	General Retail Function and Policy	Objective
Smaller County Towns	Millstreet Castletownbere Dunmanway Newmarket Schull Buttevant	Smaller County towns generally with a population of 1500 or less. Often they provide basic convenience shopping, either in small supermarkets or convenience shops. Comparison shopping is often small scale e.g. hardware, retail pharmacies and clothes shops. Cautious approach to out-of-centre retail warehousing.	TCR 4-8: To support the vitality and viability of the Smaller County Towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
Neighbourhood Centres and Large Villages centres	Unnamed	Neighbourhood centres and large villages provide important top up and day to day shopping and retail service requirements. Typically characterised by an appropriately scaled convenience offer and ancillary retail services and serve a small, localised catchment population. Opportunities for development of new neighbourhood centres will be identified in the Development Plan or Local Area Plans as appropriate where significant additional population growth is planned or where gaps in existing provision are identified.	TCR 4-9: To support, promote and protect neighbourhood centres and large village centres and which play an important role in local shopping for residents and provide a range of essential day to day services and facilities.
Village and Local Retail Facilities	Unnamed	Local retail facilities which provide a valuable role in the communities they serve.	TCR 4-10: To support, promote and protect villages, local centres, and corner shops which provide an important retail service at the local level.

7.5 Locating Retail Development

7.5.1 In line with the Retail Planning Guidelines the preferred location for retail development is within town centres and particularly 'primary' areas. The 'primary' areas of town centres will consist of core retail areas and appropriate contiguous opportunity sites.

7.5.2 Development proposals in other locations must demonstrate compliance with the sequential approach (as outlined in the Retail Planning Guidelines) before they can be approved.

County Development Plan Objective TCR 5-1: Focus for Retail Development

Promote the County's town centres as a network of compact, vibrant and attractive centres for retail and other appropriate activities. Local Area Plans will identify the 'primary' areas of town centres sites which will be the focus of future retail development. In addition they will be proactive in providing localised guidance for individual settlements where appropriate.

7.6 Retail Impact Assessment

7.6.1 A Retail Impact Assessment (as set out in the Retail Planning Guidelines) may be requested for proposals which due to their scale and/or location may impact on the vitality and viability of any existing town centres. Proposals for significant retail development would normally be expected to be supported by a full Retail Impact Assessment the requirement for which may be determined by the planning authority.

7.6.2 In addition to the criteria set out within the Retail Planning Guidelines (and later in this chapter) proposals for new retail development will demonstrate the following in Retail Impact Assessments.

- That the floorspace proposed is appropriate having regard to the quantum and location of floorspace required in that centre.
- That the Retail Impact Assessment has been based on an appropriate catchment area.

- That the Retail Impact Statement has taken account of extant permissions and their likelihood of being implemented.
- That the Retail Impact Statement has considered the extent and nature of existing vacant floorspace and its suitability for the type and scale of retail facility proposed.

7.7 Requirement for Future Retail – Metropolitan Area

7.7.1 The retail quantum's agreed between City and County for the Metropolitan Area to 2022 are set out in Table 7.2 with the background information and detail in relation to quantum's set out in the Metropolitan Retail study.

7.7.2 The requirement for additional floorspace is predicated on a number of factors including population growth, economic buoyancy and rising consumer demand. The Plan recognises and reflects prevailing circumstances underpinning floorspace projections and shall adopt a pragmatic approach where it is evident that changes have occurred.

Table 7.2: Floorspace – Proposed distribution of 2022 quantum for Metropolitan Area

Location	Comparison	Convenience	Bulky/R. Warehouse
Cork City Centre	63,081	20,291	--
Suburban Centres	24,961	--	--
Rest of Metropolitan	16,397	22,882	--
Total	104,439	43,173	57,555

Convenience Distribution – Metropolitan Area

7.7.3 In relation to Convenience floorspace within the Metropolitan Area the distribution will be in accordance with planned population growth.

Comparison Distribution - Suburban Centres

7.7.4 There are currently four district centres in the Cork Suburbs, namely Blackpool, Wilton, Douglas and Mahon. Most of these serve a localised catchment and are primarily designed to serve weekly shopping needs. The exception to this is Mahon District Centre which has a wider and higher order range of comparison floorspace and an adjacent retail warehouse park and performs a different role and function to other district centres within the Metropolitan Area.

7.7.5 No significant expansion in Mahon is envisaged over the lifetime of the strategy. In addition to the existing centres, the strategy supports the upgrading of neighbourhood centres at Ballyvolane and Holyhill to District Centres.

Comparison Distribution - Remainder of Metropolitan

7.7.6 The Large Metropolitan towns of Midleton and Carrigaline in particular have been identified as having additional capacity for comparison floorspace. Ballincollig and Cobh also have potential although the excessive vacancy levels in these centres needs to be dealt with proactively.

7.7.7 In line with the approach in the Metropolitan Strategy, development of comparison retail floorspace within the Small Metropolitan Towns will be limited over the period of the strategy to small scale and localised provision commensurate with the population targets for each centre.

County Development Plan Objective TCR 7-1: Metropolitan Retail – 2022 Quantum Distribution

- a) Ensure that the retail quantum's to 2022 are broadly distributed in accordance with Table 7.2.
- b) Distribution primarily in accordance with planned population growth.
- c) Ensure an even distribution of comparison floorspace within the city suburbs, new floorspace shall be distributed around district centres at a ratio of 40:60 to the Northside:Southside respectively. No district centre should have a greater amount of comparison floorspace than the current largest District Centre (Mahon) which will not grow significantly over the period of the strategy.
- d) Preferred location for new retail warehousing/bulky goods floorspace is within or adjoining District Centres and town centres within Large Metropolitan Towns, as opposed to the development of out-of-town retail parks or locating within industrial estates/business parks.

7.8 Requirement for Future Retail – Non-Metropolitan Area

7.8.1 There is no specific requirement in the Retail Planning Guidelines to estimate floorspace quantum for plans outside the areas covered by joint or multi-authority retail strategies.

7.8.2 Outside of Metropolitan Cork, the more dispersed pattern of retail centres allows somewhat greater freedom for future retail floorspace of an appropriate scale and location to be more market led. The key will be a Retail Impact Assessment and the proposed location which is critical to determining the acceptability of the proposal.

7.8.3 In relation to convenience retail, the broad aim is to provide appropriate retail infrastructure and choice close to resident populations. In relation to comparison retail, the aim will be to provide choice and diversity and to avoid adverse impacts on other town centres particularly those at its own level and above.

7.8.4 It is intended that the following will provide broad based guidance in relation to the appropriate scale and quantity of retail development in the Main Towns of the County.

County Development Plan Objective

TCR 8-1: Convenience Approach – Non-metropolitan

To ensure retail development proposals take the following into account:

- Primarily Town Centre location
- Seek to retain and enhance the vitality and vibrancy of town centre
- Market led provision is acceptable provided it contains an assessment of the demonstrable and planned population growth, takes account of the existing quantum of development provided within each centre, an appropriate catchment area and takes account of extant permissions.
- Aim to provide market choice based on catchment of the main towns
- Scale should be appropriate to town population and its catchment and avoid significant impacts on similarly sized centres.
- Retail developments which aim to reduce leakage to other centres will be encouraged.

County Development Plan Objective

TCR 8-2: Comparison Approach – Non-metropolitan

To ensure retail development proposals take the following into account:

- Primarily Town Centre location
- Seek to retain and enhance the vitality and vibrancy of town centre
- Market led provision is acceptable provided adverse impacts can be avoided.
- Encourage development of niche and specialist comparison retail.
- Potential impacts on existing comparison goods stores within the catchment to be assessed.
- Avoid adverse impact on one or more city/town centres sufficient to undermine the quality of the centre (particularly those at its own level and above).
- Avoid an increase in the number of vacant properties in the primary retail area that is likely to persist in the long term.

7.9 Vacancy

7.9.1 Vacant units provide opportunities for retailers to locate in town centres and add to the overall diversity of retailer representation and are a

function of the economic cycle. Where excessive levels of vacancy are evident however it can be indicative of the relative ill-health of a town centre or retail core.

7.9.2 The retail and town centres background paper (section 11 document) noted that the level of vacancy of some Cork towns is of particular concern. In order to counteract vacancy it is proposed to develop an overall strategy to tackle the issue in town centres.

7.9.3 Where particularly high vacancy rates exist proposals for new retail development outside of the designated town centre (retail core in particular) would need to be supported by an assessment of vacant floorspace within a town centre and a statement demonstrating that it was not possible or practical to provide that retail floorspace required by the developer within the town centre area.

7.9.4 In those town centres where vacancy is a particular issue the council will encourage the re-occupation or re-use of such units. Particular care needs to be taken when renovating buildings of heritage value. See also Chapter 12 Heritage. Where this is not feasible the council may consider the return of more peripheral town centre areas to residential or other appropriate uses in order to consolidate the retail core of the town or promote the use of upper floors for residential/commercial use.

County Development Plan Objective

TCR 9-1: Vacancy and regeneration

- a) Develop a strategy to reduce vacancy in town centres during the lifetime of the plan by utilising measures which seek to manage and ease overall vacancy. Aim to reduce the amount of vacant floorspace within core retail areas by 50% in the short term, half of which should be occupied by retail use and the remainder by non-retail uses or retail services.
- b) Monitor vacancy levels in town centres during the lifetime of the plan and to take appropriate actions to address the issue as necessary.
- c) Promote the appropriate revitalisation of vacant

and derelict properties and to facilitate the adaptation of existing property in town centre areas for retail and other town centre activities.

- d) Promote the use of upper floors of existing buildings for residential and office use, where new development can positively contribute to the commercial vitality of the town centre.
- e) In the Local Area Plans, particularly in more peripheral locations which are experiencing significant vacancy issues the Council will identify and encourage the redevelopment of vacant/underutilised commercial premises to facilitate residential use.

**County Development Plan Objective
TCR 10-1: Retail Warehousing**

- a) The preferred location for new retail warehousing/bulky goods floorspace is in or adjacent to town centres. Proposals in other locations will normally be discouraged. Local Area Plans may identify suitable locations for retail warehousing where an identified need is demonstrated.
- b) The range and type of goods sold from such developments should be restricted to bulky goods as defined in Annex 1 of the Retail Planning Guidelines. Ancillary products should not exceed 20% of the total net retail floorspace.

7.10 Approach to Retail Types

Retail Warehousing

- 7.10.1 The preferred location for retail warehousing development is in or adjacent to town centres, to ensure the potential for linked trips and commercial synergy. Proposals in other locations will normally be discouraged. It is recognised that many bulky goods stores can be and are accommodated in city and town centres.
- 7.10.2 In the towns of Mallow and Clonakilty which perform an important function in the North and West of the County planned retail parks may be considered where a justification is evident and any adverse effects on the town centre can be avoided.
- 7.10.3 It is important that the range of goods sold in retail parks is tightly controlled to protect the comparison shopping function of the city centre and other comparison locations identified in the hierarchy. Retail floorspace devoted to ancillary products should not exceed 20% of the total net retail floorspace.

Other Categories of Retail Development

- 7.10.4 Guidance in relation to specific categories of retail development e.g. factory shops, outlet centres, retailing in small towns, rural areas and motor fuel stations where not specifically dealt with in this Plan shall be as outlined in the Retail Planning Guidelines.

7.11 Retail and Transport

- 7.11.1 A key policy objective of the Retail Planning Guidelines is to secure a general shift towards sustainable travel modes through careful location and design of new retail development. This is in line with the Government's Smarter Travel Strategy.
- 7.11.2 The Council will where possible seek strong alignment with public transport and retail. By encouraging appropriate retail development in locations with good public transport facilities such as centres of cities and larger towns, increased usage of public transport can be encouraged in addition to where it can be readily connected by footpaths and cycle facilities to surrounding areas. The town centre therefore represents the preferred location for retail development.

**County Development Plan Objective
TCR 11-1: Aligning Retail Development and
Transport**

- a)** Promote and support retail (and town centre development) which is in line with national transport policy on Smarter Travel and seeks to make town centres/retail locations as attractive and accessible as possible by public transport, cycling and walking in particular.
- b)** For significant developments and/or proposals in more outlying areas the council may request specific Smarter Travel Plans which adequately establish the connectivity of the proposal to adjoining large population and town centres.
- c)** Promote Mobility Management Measures through Local Area Plans that both improve accessibility of town centre and retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and street life.

7.12 Design and Innovation

- 7.12.1 The Retail Design Manual which accompanies the Retail Planning Guidelines is a key guiding document through which quality and innovative design solutions for retail developments are achievable. The Guidelines advocate that planning authorities should promote quality design and respect for heritage in retail developments.
- 7.12.2 As retail and other proposals are often located within town centres the majority of which are historic in nature it is important that development proposals respect and take cognisance of their context and respect the special character of the area where it exists.
- 7.12.3 Retailers should be prepared to be flexible in appraising potential sites and buildings and, if possible, adapt schemes on sites which are well located in the context of the sequential approach to retail development.

**County Development Plan Objective
TCR 12-1: Design and Innovation in Retail**

- a)** To encourage retail development that respects the character of its surroundings and demonstrates the potential for a flexible and innovative approach to future retail formats and other uses.
- b)** To promote high standards of design and finish in accordance with the principles established in the Retail Design Manual (part of the Retail Planning Guidelines) in the delivery of quality urban design and retail development proposals.
- c)** To encourage retail and town centre proposals which respect, retain and complement the heritage of town centres particularly shopfronts, historic buildings and streetscapes

7.13 Shopfronts

- 7.13.1 The front of a shop, which includes any signage, is the public face of that premises. Poor quality shopfronts can seriously erode the character of a streetscape and be visually intrusive. The Plan proposes a series of measures in order to encourage appropriate shopfront design. See also Chapter 12 Heritage

**County Development Plan Objective
TCR 13-1: Shopfronts**

- a)** Ensure new shopfront design respects the character and architectural heritage of the existing streetscape. Encourage, where appropriate, the use of contemporary shop front design.
- b)** Prevent the use of film or screening that obscures the glazed area of a shopfront window where it negatively impacts upon the streetscape.
- c)** Ensure that corporate logos, lighting, designs and colours are not used at the expense of the streetscape.
- d)** Require that security shutters on new shopfronts are placed behind the window glazing and are transparent and encourage the use of transparent security shutters on all existing shopfronts.





Chapter 8

Tourism

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Aim of Chapter

Promote a sustainable and well managed tourism industry with associated economic benefits throughout the County. Identify and develop new and diverse tourism products - particularly those associated with heritage and environment, arts and culture and acknowledge the need to spread appropriate tourism growth and tourist related enterprises beyond established resorts and larger towns to rural areas.

8.1 Tourism in County Cork

- 8.1.1 The sustainable development and promotion of a successful well managed tourism industry is critical to the economy of County Cork. While County Cork is one of the leading tourist counties in Ireland, a stronger year-round product needs to be developed.
- 8.1.2 With good planning and management, tourism can be a positive force, bringing benefits to tourist destinations and indigenous communities in the region. If the development of the sector is poorly planned, it will result in environmental degradation and will impinge upon the quality of life of local communities.
- 8.1.3 Underpinning the new tourism agenda is the concept of Sustainable Tourism, which provides a high quality product, based on, and in harmony with, a high quality natural environment. Providing a sustainable framework to tourism development will ensure adverse impacts upon local communities, archaeology, built heritage, landscapes and habitats are minimised while at the same time ensuring economic benefits accruing to local communities are maximised.
- 8.1.4 The main aims of this Plan include the following;
- Develop, enhance and protect new and existing tourism assets, products, attractions and tourism infrastructure;
 - Maximise the tourism diversity of the County and promote sustainable tourism-related development;
 - Develop strong, year-round, high quality integrated tourist products and promote the potential of underdeveloped areas for tourism.

Scale of the Tourism Sector

- 8.1.5 The South West Region has consistently been the most popular region in Ireland outside Dublin with Cork the second most visited county after Dublin. Fáilte Ireland estimates that some 1,081,000 overseas tourists visited County Cork in 2011 (an increase on the estimate of 998,000 in 2009). Data on domestic tourists shows that almost 1.2 million stayed in Cork City and County in 2009 resulting in a total of 2.2 million tourists visiting Cork that year.
- 8.1.6 Analysis of the main reasons for overseas tourists to visit the Region in 2010 shows that it is primarily for holidays (63%), followed by visits to friends or relatives (22%). Business tourism is the primary purpose of 10% of trips, well below the national average of 14%.
- 8.1.7 The distribution by source market of overseas visitors to Cork in 2010 show the British and Mainland Europe markets are the largest source markets, followed by the USA and Other Areas. Cork Airport has good connections with Europe, which offer a vehicle for the development of short breaks and activity tourism in the area. Seasonality is a major issue in Irish Tourism and season extension is a key objective of national product development and marketing strategies.

Tourism Promotion

- 8.1.8 A national review of the tourism sector 'Failte Ireland Tourism Product Development Strategy 2007-2013' confirms that tourism has a critical role to play in the development of the Irish economy. It has the potential to create and maintain employment, invest in local communities and contribute to the national exchequer. The future success of Irish Tourism depends on a shared vision and the actions of a wide range of players, public and private. The audit of the Irish Tourism Product has shown that it needs to catch up with its EU



competitors on its core tourism products such as: Heritage, Arts and Culture, Walking; Cycling; and Marine sports. See also Chapter 4 Rural Coastal and Islands, Chapter 12 Heritage and Chapter 13 Green Infrastructure and Environment.

8.1.9 The Review and Action Plan ‘New Horizons for Irish Tourism – An Agenda for Action (June 2008) – Report of the Tourism Policy Review’ recognises that tourism development will continue to be largely determined by the rate of global and regional economic growth and associated increased in disposable incomes. The tourism development strategy provides a set of actions to support the further development of tourism in Ireland and its regions. The importance of sustainable development reinforcing the positive image of Ireland as a ‘clean, green’ island continues to be stressed.

8.1.10 The Cork County Council Tourism Department was established in March 2012 and has made substantial progress on a number of tourism initiatives including the following;

- Adoption of a Master plan for Spike Island,
- Preparation of Marine and Leisure Infrastructure Strategy for the Southern Division of Cork County Council, 2010 – 2020,
- Redevelopment of beach amenities at Inchydoney and the Warren Rosscarbery, the Youghal Boardwalk Project, walking trails in the Regional Park Ballincollig, ongoing research work on possible greenways,
- Preparation of a festival/events guidance ‘Guidelines and Policies for Cork County,’
- Contributes to the development of the ‘Wild Atlantic Way’ along the west coast from Donegal to West Cork. The Wild Atlantic Way is a driving route which provides linkages between key destinations and attractions along

the west coast, showcasing scenery and unique culture, and providing easy access to walking and cycling routes,

- Approval as a project partner in an INTERREG IVC tourism employment initiative entitled CesR – ‘Cooperatives of Employment and Services in Rural Areas’. This trans-national partnership proposes to examine models of best practices in employment creation through investment in tourism attractions and tourism services sector,
- In the future, it will be important to concentrate on innovative tourism products that maximize the potential of the County’s natural amenities and marketing in order to secure the full contribution of tourism to economic growth.

**County Development Plan Objective
TO-1-1: Promotion of Sustainable Tourism
in County Cork**

- a) Promote a sustainable approach to the development of the tourism sector within Cork County;
- b) Work in partnership with public and private sector agencies to implement the key tourism objectives in this Plan;
- c) Assist community groups to access funding for appropriate and beneficial tourism developments.

Tourism Product in County Cork

8.1.11 Cork’s location in the South West Region means that it is a direct beneficiary of being a part of a popular tourist region. The County has a rich scenic beauty and cultural heritage and is known for its strong maritime, sporting and traditional music and language traditions.

8.1.12 Tourism in County Cork is based on its rich natural and built heritage. The principle features of the area’s tourism product include; mountains and upland habitats; rivers and lakes, over 1100 km’s of scenic rugged coastline and peninsulas with long stretches of sandy beaches, fertile agricultural land and many

upland peatlands and forest/woodland areas. These natural assets combined with a rich heritage of archaeological and historical sites, built environment including manor homes and gardens, attractive towns and villages offer a unique tourism product.

8.1.13 Many areas that are important to the tourist industry of County Cork owe their attraction to the exceptional quality of the landscape or particular features of the built environment. It is important to recognise the valuable role of natural assets such as lakes, rivers and forests as economic resources for tourism, particularly in rural areas, and to protect and enhance the qualities of such areas so that they can continue to contribute to the growth in tourism visitors into the County as a whole. Figure 8.1 Tourism Assets of County Cork shows the diversity and spread of existing tourism attractions throughout the County and the range of activities and infrastructure.

County Development Plan Objectives TO 1-2: Tourism Opportunities

Facilitate the development of the tourism sector and provide for the delivery of a unique combination of tourism opportunities drawing on the network of attractions in Cork County and potential future attractions.

8.2 Protection of Tourist Assets

8.2.1 County Cork has a wide range of nationally significant tourism assets namely (See also Figure 8.1 Key Tourism Assets);

- The Blackwater Valley - a walking, cycling, fishing destination and other outdoor activities;
- The Bandon and Lee River Valley- important recreational amenity and fisheries areas;
- Mountain ranges including: the Slieve Miskish and Caha Mountains, the Galtee Mountains, the Shehy Mountains and the Ballyhoura Area – important centres for walking, cycling, and adventure related activities;
- The Coastline –over 1100kms of scenic coastline and peninsulas. Marine related activities including some fine blue flag beaches;
- The Gaeltacht areas which are of significant cultural heritage value and frequently visited by tourists;
- The West Cork Peninsulas (Beara, Mizen, Sheeps Head) – with their unique visual amenity and landscape character offer potential for walking and cycling and other outdoor activities;
- West Cork Islands and all the other uninhabited islands of the County's coast;
- Cork has rich fertile agricultural land and many bogs and peatlands with a higher than national average land mass of forest and woodland area;
- Cork City and Harbour – the potential for Spike Island and Fort Camden to become internationally recognized tourist attractions;
- The Towns and Villages of County Cork where there is significant potential for heritage led tourism.

County Development Plan Objectives TO 2-1: Protection of Natural, Built and Cultural Heritage

Protect and conserve those natural, built and cultural heritage features that form the resources on which the County's tourist industry is based. These features will include areas of important landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures including archaeological sites, cultural sites including battlefields, the Gaeltacht areas, arts and cultural sites and the traditional form and appearance of many built up areas.

8.2.2 These areas have the potential for future tourism growth based on a supply of resources and features around which the tourism product can be built. It is important to ensure that other development generally and tourism development in these areas does not have a negative impact on the overall character of the area. See also Chapter 4 Rural Coastal and Islands, Chapter 12 Heritage and Chapter 13 Green Infrastructure and Environment.



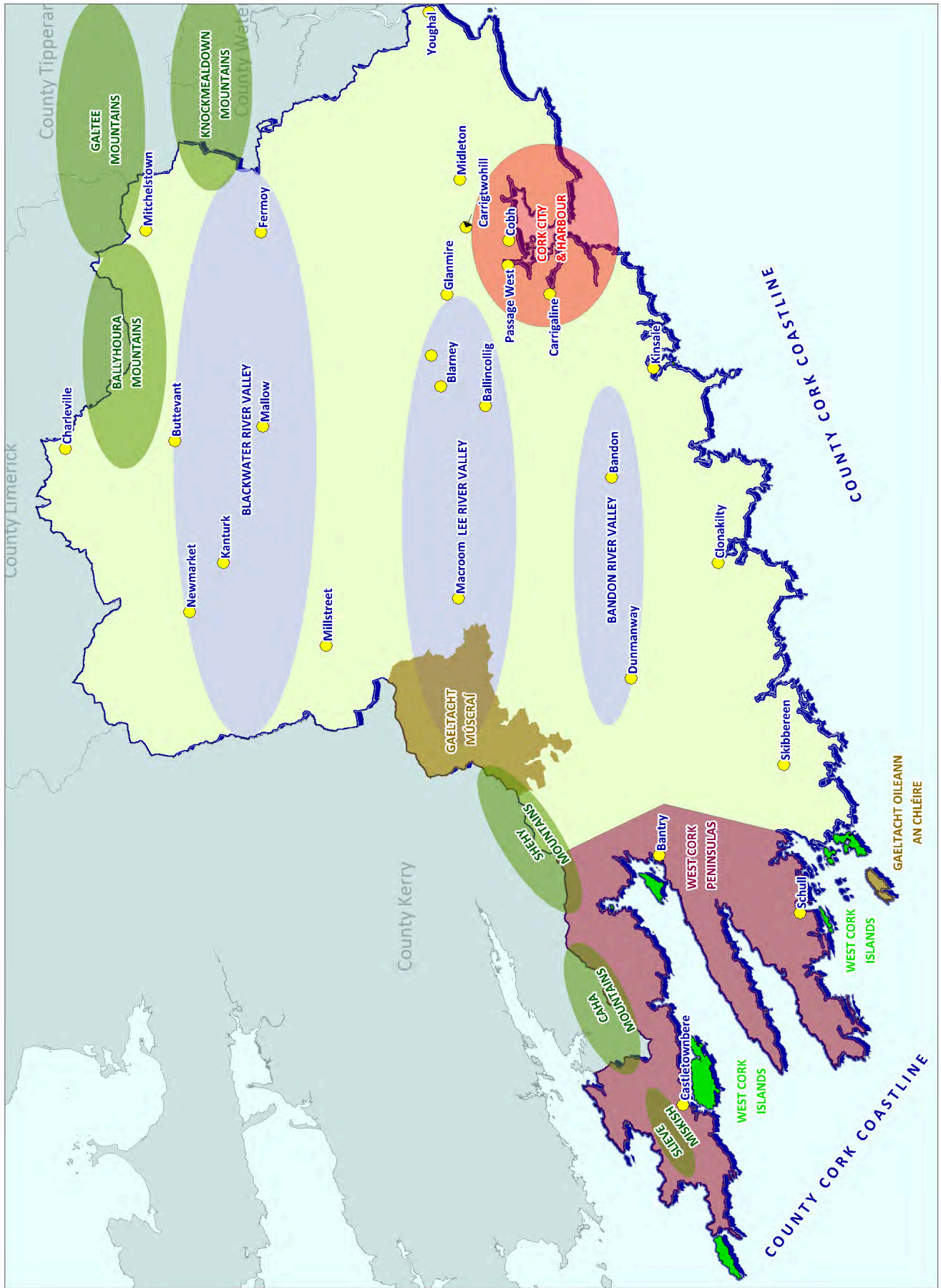


Figure 8-1: Key Tourism Assets

8.3 Principle Attractions

- 8.3.1 County Cork has a number of key tourist attractions of national importance which should be protected from inappropriate development. The physical setting of Tourist attractions is often a major component in their attractiveness. The surrounding landscape or particular features of the built environment often contribute to the setting or mystique of an attraction. However, appropriate development complimentary to their tourist function will generally be considered.
- 8.3.2 The key tourist attractions of national importance and significant visitor numbers include; Fota Wildlife Park, Blarney Castle, Midelton Distillery – Jameson Experience , Cobh Heritage Centre, Kinsale (including Charles Fort), Mizen Head Signal Station, Garnish Island, West Cork Model Railway, Barryscourt Castle, Desmond Castle, Dursey Island Cable Car, Gougane Barra, Cobh Cathedral, Bantry House and Gardens and Doneraile House and Park, Skibbereen Heritage Centre and Mallow Castle.
- 8.3.3 It is envisaged that the redevelopment of Spike Island and Fort Camden Meagher as tourist attractions will help build on the existing tourist and heritage infrastructure of Cork Harbour and the county in general. Both of these attractions which are rich in military history will also greatly add to the creation of a military trail which is proposed as part of an Interpretive Framework for Cork City and Harbour being developed by Failte Ireland.
- 8.3.4 County Cork and in particular Cork Harbour (Cobh) is a popular stop off destination for cruise liners. The Cobh Cruise liner terminal currently attracts approximately 50 cruise ships a year providing an interesting attraction in themselves and also a large potential clientele for the heritage attractions of Cobh, Metropolitan Cork and the wider region.

Passenger figures in 2010 have been calculated at 70,556 and 29,858 crew. The Council are also promoting cruise line tourism in West Cork.

8.4 Marine Leisure

- 8.4.1 The Marine Leisure sector is the fastest growing sector within the tourism industry. Cork, with its maritime history, is well positioned to further develop its marine leisure product. The potential for growth within the marine leisure sector in Cork has long been recognised. The Marine Leisure Infrastructure Strategy for the Western Division and South Cork, 2007 and 2010 respectively, identify existing marine infrastructure and facilities along the coastline. See Chapter 4 Rural Coastal and Islands.
- 8.4.2 In order to fully capitalise on the potential of the marine leisure sector, there is a need to focus primarily on the rejuvenation of existing infrastructure and create opportunities for new development. While many marine activities require very little in the way of infrastructure and organisation, some activities, such as leisure boating and sport fishing will require sophisticated infrastructure that needs to be planned for and delivered in a strategic manner. Land based facilities are important if a marine leisure development is to meet the needs of as wide a range of activities and uses as possible.
- 8.4.3 Cork Harbour has a long tradition of recreational boating, is home to the oldest yacht club in the world (Royal Cork Yacht Club) and hosts the bi-annual Cork Week Sailing Regatta. Recreation in and around the harbour is not restricted to water based activities. According to the Assessment of Coastal Recreational Activity and Capacity for Increased Boating in Cork Harbour (UCC, 2007), the natural assets of the harbour encourage walking and cycling along the shoreline. It is an aim of this Plan to acknowledge the role of



Cork Harbour in developing the marine leisure sector in County Cork and assist in providing a balance between environmental considerations, and competing land-uses specifically in relation to the relocation of the Port of Cork and further industrial development in Ringaskiddy.

- 8.4.4 Cork County Council recognises that the maintenance, improvement and in some cases construction of new piers and harbours is essential in coastal and estuarine areas. These structures are needed to facilitate the activities associated with fishing and tourism.
- 8.4.5 Marina developments have grown in importance and are necessary to cater for the requirements of pleasure crafts such as yachts and cruisers. They not only provide services for tourist and local residents involved in water-based activities, but are also an important mechanism through which visitors can access local towns and villages and their associated services and amenities.
- 8.4.6 Recent and proposed improvements in water quality around the Cork Harbour area are a positive step in the development and promotion of Marine Leisure.

County Development Plan Objectives

TO 4-1: Developing the Marine Leisure Sector

- a) Develop the marine leisure sector in the County in a coherent and sustainable manner making the best use of existing and planned infrastructure and resources.
- b) Support the development of sustainable recreation and activity-related marine tourism developments at appropriate locations along the coastline and in the vicinity of the inland waterways and lakes where these are compatible with environmental and heritage sensitivities with identified sites.

8.5 Heritage Tourism

- 8.5.1 Heritage Tourism is a branch of tourism that involves visiting historical, industrial or natural

sites and which is oriented towards the cultural heritage of the location where tourism is occurring.

- 8.5.2 It is recognised as one of the most important and fast growing aspects of the tourist industry and County Cork with its vast array of heritage sites including, battlefields, museums, interpretive centres, archaeology and historic town centres is well positioned to benefit from this activity.
- 8.5.3 The transfer of Spike Island from the Department of Justice, Equality and Law Reform to Cork County Council has enabled the County Council to progress the development of Spike Island as a unique tourism, heritage and recreational resource in Cork Harbour. A steering committee has been appointed to look at how the island and the former prison could be developed as a tourist attraction. Since the summer of 2010 the Council has entered into a contract with tour operators to conduct walking tours of the island accessed from Cobh and a series of family entertainment events were organised on the island.
- 8.5.4 The Council have prepared a 'Masterplan for Spike Island' which was adopted by the Council in 2012. It is hoped that the development of Spike island as a visitor attraction will help build on the existing tourism and heritage infrastructure in Cork Harbour. See also Chapter 12 Heritage.

8.6 Cultural Tourism

- 8.6.1 The Fáilte Ireland Holidaymaker Port Attitude Survey 2011 identified that 83% of tourists to Ireland are interested in experiencing this country's traditional culture and 46% highlighted an interest in Ireland's contemporary culture. County Cork has a wealth of cultural product to offer the visitor including traditional and contemporary music,

a vibrant arts and crafts sector and numerous arts festivals.

- 8.6.2 Cultural tourism is a very broad term that encompasses a wide spectrum of cultural and heritage experiences that generally involve events, festivals, artistic performances, cultural activities, museums, galleries.
- 8.6.3 The opening of the new West Cork Arts Centre building in Skibbereen in 2014 with an expanded capacity for holding visual art exhibitions of international stature is a significant addition to the cultural infrastructure of the county.
- 8.6.4 The Council will continue to support cultural tourism initiatives that aim to promote aspects of the county's cultural production or heritage. This may include modest building proposals that aim to meet specific accommodation needs for cultural/creative tourism providers.

County Development Plan Objectives TO 6-1: Cultural Tourism

Consider the sustainable development of facilities that enhance the audience capacity of festivals.

8.7 Walking / Cycling

- 8.7.1 International trends suggest that the walking and cycling sectors of the tourism economy have the potential to grow considerably during the lifetime of the Plan. Cork County Council is ideally placed to exploit this trend. Newly developed Heritage Trails and Historic Walking trails have been developed in towns and villages throughout the county including more recently in Youghal Boardwalk project and Ballincollig Regional Park.
- 8.7.2 The 4.5km Passage West to Rochestown combined walk and cycle path linking Passage West and Rochestown to Cork City Centre is an off road route located on the line of the former railway. It is a very attractive and safe option for people and tourists wishing to commute between Passage West, Rochestown and Cork City Centre.
- 8.7.3 While there are some examples of successful walking trails in West Cork, such as the "Sheep's Head Way", Ballyhoura Mountains and the "Munster Way" in North Cork, there is a need to identify more dedicated cycle and walking routes across the county. The development of cycle and walking tourism presents a particular opportunity to bring the economic benefits of tourism to the rural areas of Ireland. Cyclists and walkers enjoy the outdoor rural environment; they stay longer in an area and benefit local accommodation providers.

Greenways

- 8.7.4 Combined off-road cycle and walking routes and recreational trails developed along abandoned rail lines, utility corridors or other natural linear open spaces such as river banks are often referred to as Greenways. County Cork has a large number of abandoned rail lines and while some of these routes are being brought back into use with commuter rail services as part of the Cork Suburban Rail Network Project, there is no immediate prospect that many of these routes will revert to rail use. They could however, make a highly valuable contribution to the recreation and tourism infrastructure of the county if developed as multi-user recreational trails.
- 8.7.5 In October 2011, a report was completed on the feasibility of providing 'greenways' along the abandoned rail lines of South and West Cork. Nine sections of rail line including routes from Cork to Kinsale, Clonakilty, Skibbereen, Baltimore, Schull and Bantry, totalling 188km, have been identified. The report concludes that no section of the line should be precluded on engineering grounds for the construction of a greenway. A more detailed consideration of the



feasibility of the Cork to Kinsale section was subsequently completed and work is progressing on the development of this section as Phase 1 of the larger greenway project.

8.7.6 While it should be possible to provide the majority of the routes on the existing track alignment there may be a need for local diversions and deviations following detailed survey and design work, landowner consultation and having regard to environmental sensitivities. It is an aim that these routes be identified on a map in the Plan but this can only be achieved when the exact route design and associated statutory planning process has been completed and having fully considered any significant environmental effects of the exact routes. Until this time, adequate protection needs to be given to the abandoned rail lines so as to avoid inappropriate development that could compromise the viability or delivery of the routes.

8.7.7 While the majority of the rail lines run through open countryside, opportunities for providing greenways are not confined to rural locations. Highly successful greenways have already been developed along the old coastal rail line along the western side of Cork Harbour linking Rochestown to Passage West and Carrigaline to Crosshaven. Achieving connectivity between completed sections of the existing trail network with future routes is an important consideration. A further feasibility report has been completed on the potential for a greenway from Passage West to Carrigaline (including a branch to Ringaskiddy) that would link the Rochestown to Passage West and Carrigaline to Crosshaven routes and would thereby provide a continuous dedicated walking and cycling route from Rochestown to Crosshaven and make important links with transport connections at the Carrigaloe cross river ferry (and hence onwards to Cobh) and

more significantly, the passenger ferry terminal at Ringaskiddy.

8.7.8 Parts of some of the rail lines are located close to sites that have been designated for the protection of habitats and species, or may pass through other environmentally sensitive areas. Full regard will be had to impacts of the development and use of the Greenways on such sites and areas at the detailed design stage, and appropriate measures will be integrated into the design and construction of the routes, in order to avoid impacts on habitats or species which could be significant. Measures which may be implemented could potentially include minor rerouting, or the buffering or screening of particularly sensitive areas along the Greenways.

8.7.9 There are other potential opportunities for walking routes and cycleways existing around the county such as along the disused Midleton to Youghal rail line and the Council will work with local communities and encourage their development throughout the County.

County Development Plan Objectives
TO 7.1: Walking/Cycling and Greenways

Promote the development of walking and cycling routes throughout the County as an activity for both international visitors and local tourists subject to compliance with relevant environmental and Heritage related objectives.

8.8 Rural Tourism

8.8.1 In most rural areas tourism is an integral component of wider rural enterprise and should be developed in an integrated manner whenever possible. Rural tourism involves visits to rural settings or rural environments for the purpose of participating in or experiencing activities, events or attractions not readily available in urbanised areas. These are not necessarily agricultural in nature but are usually



closely linked with agricultural activity and are often associated with rural sites of a heritage nature, such as archaeological monuments.

- 8.8.2 The aim of this plan is to support rural tourism initiatives concerned with agri-tourism, rural enterprise and conservation of natural heritage together with sites that are also important for cultural, archaeological or built heritage reasons. A number of Open farms and farm shops have developed throughout the county and have had the benefit of large domestic tourist figures including repeat visitors. Many of these developments have seen original farm buildings restored and reutilized in accordance with good conservation practice, a practice very much favoured by the Heritage Council, not least because such buildings form an intrinsic part of our rural landscape and heritage. See Chapter 13 Green Infrastructure and Environment.

8.9 Tourism Developments and Facilities

- 8.9.1 Facilitating the development of infrastructure to meet the needs of visitors is fundamental to the effective delivery of a sustainable tourism product in County Cork.
- 8.9.2 The Council will seek to promote the development of tourism in a manner that is compatible with the conservation and enhancement of the environment. Examples include visitor attractions/centres; educational tourism facilities; wellness and self development amenities and facilities; equestrian facilities; facilities for outdoor adventure activities and pursuits; facilities for boat hire in coastal areas and river trips.
- 8.9.3 Tourism-related developments and facilities are ideally located inside existing settlements where the scale and size of the development is appropriate and in keeping with the character

of the settlement and surrounding landscape subject to normal site suitability considerations. It is acknowledged that some tourist facilities are required to locate in rural areas in proximity to the tourist attraction where there is a clear defined need and benefits to the local community are balanced with the potential environmental impacts of the development.

- 8.9.4 Integrated tourist facilities at a sub-county level will result in the provision of a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area.
- 8.9.5 The absence of a conference facility has long been a major deficit in Cork's business and tourism infrastructure and may be a factor in the below average business trips to both the County and City of Cork. Permission has been granted in the City Council area for major conference facilities and the County Council will engage positively with the City Council to help deliver this facility for the wider Cork Area during the lifetime of the Plan.
- 8.9.6 The National Roads Authority (NRA) published the 'Policy on The Provision of Tourist and Leisure Signage on National Roads', in March 2011. The Policy is not intended to apply to national roads in towns and other built-up areas to which speed limits of 50 km/h or less apply. The regulation of signage in such areas is a matter for the relevant planning authority. The ongoing upgrade and maintenance of directional signage, together with the continual rationalisation of white-on-brown signage used for tourist attractions and facilities, is making a significant improvement to the quality of national road signage throughout the country, benefiting both local and tourist alike.
- 8.9.7 The NRA recognises the necessity to facilitate ready access to the many tourist destinations



around the country. In this regard the provision of clear and consistent tourist signage is an essential element in assisting the motoring tourist to locate such attractions in a safe and efficient manner. The tourism signage policy will be implemented in consultation with local authorities, Department of Tourism, Culture and Sport, Fáilte Ireland and other tourism interests in order to ensure the provision of appropriate signage for the principal tourist destinations.

8.9.8 Eco-tourism involves responsible travel to natural areas that conserves the environment and improves the well-being of local people. County Cork is well positioned to provide a high quality product such as Glengarriff Nature Reserve and whale/seal watching initiatives which will contribute to the growth in tourism figures and the wider economic development of the County.

**County Development Plan Objectives
TO 9-1: Tourist Facilities**

- a) Encourage tourism - related facilities, including accommodation and other developments within existing settlements subject to normal site suitability considerations where they can best support the provision of services and the general economic vitality of the settlement.
- b) Consider tourism - related developments outside settlements in environmentally sensitive locations at an appropriate scale and balance with regard to the limited environmental capacity, scenic amenity and availability of services.
- c) Support environmentally sensitive small-scale tourism enterprises including agri-tourism enterprises and eco-tourism initiatives that are developed in conjunction with established rural activities such as, fishing, walking, cycling, mountain biking, surfing, equestrian sports and other activities. A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures redundant agricultural farm buildings as well as limited new buildings on an appropriate scale.
- d) Encourage and facilitate the delivery of suitably scaled tourism related retail developments and initiatives in settlements and established tourist attractions.
- e) Support the leisure fishing industry and to continue to support golf tourism as positive growth sectors in the sustainable economic development of the County while also maintaining the integrity of the landscape and environment of the county as a valuable asset into the future.



8.10 Managing the Provision of Tourist Accommodation

8.10.1 Tourism can generate great benefits to the local economy and it is considered appropriate to maintain, improve and where proven necessary increase the provision of good quality accommodation for visitors and encourage longer stays while ensuring the delivery of a sustainable tourism strategy.

Tourism Potential of Demesnes and Estates

8.10.2 Any development proposal sited within or adjacent to a historic or culturally significant garden, a demesne or a landscaped estate should include a detailed appraisal of the site. Details on the methodology for preparing an appropriate site appraisal can be found in the “Guidance Notes for the Appraisals of Historic Gardens, Demesnes, Estates and their Settings” prepared by Cork County Council in 2005.

Development Plan Objectives TO 10-1: Tourist Accommodation

Encourage holiday accommodation to locate within established settlement boundaries and that such development relates sympathetically to the scale and level of development and facilities in the locality.





Chapter 9

Energy and Digital Economy

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Aim of Chapter

Ensure that sufficient energy and related infrastructure is available to meet the existing and future needs of County Cork, recognizing the importance of exploiting the renewable energy resources of the County in order to reduce dependence on fossil fuels, improve security of supply, reduce greenhouse gas emissions helping to address the climate change challenge and creating environmental benefits while taking full advantage of the opportunities that will arise from the emerging renewable energy sector in terms of sustainable jobs and contribute to the move to a competitive low carbon Green Economy thus contributing to national competitiveness.

9.1 Energy

Introduction

- 9.1.1 Cork plays a strategic role in energy provision in Ireland. In County Cork 1,238 MW of electricity are currently generated from conventional fossil fuel power stations and hydro electric plants.
- 9.1.2 Cork consumes 12-13% of Ireland's energy output but in 2010 produced 24% of Ireland's energy end use requirements (the rest of Ireland produces 21% and the remaining 55% is imported).
- 9.1.3 Whitegate, in east Cork, nationally plays a strategic role in energy supply with 25 per cent of all national energy produced in one square mile. Also, 90 per cent of the oil reserves held in the state are stored here and elsewhere in the Cork region.
- 9.1.4 The Kinsale Field off the south west coast of Cork was, until relatively recently, the States sole natural gas field. This is also the location of Ireland's only strategic gas storage facility with gas imports used to refill this storage facility in addition to site production.
- 9.1.5 Recent under-sea oil discoveries off the Cork coastline, though not yet commercially developed, emphasise the likely future importance of the Whitegate area.
- 9.1.6 Energy generation and energy related activity in Cork is likely to change significantly over the coming years as the oil finds in Cork become operational and as the move to a low carbon economy increases. It is important to ensure that the future potential for large-scale energy industry in the Whitegate area is not compromised by inappropriate development.

County Development Plan Objective
ED 1-1: Energy

Ensure that through sustainable development County Cork fulfils its optimum role in contributing to the diversity and security of energy supply and to harness the potential of the county to assist in meeting renewable energy targets.

County Development Plan Objective
ED 1-2: Future Development of the County's oil and gas reserves

Ensure secure, reliable and safe supplies of electricity, gas and oil in order to maximize their value, maintain inward investment, support indigenous industry and create jobs.

Energy From Oil & Gas

- 9.1.7 Cork plays a significant role in the production/management of national oil and gas supplies and in the generation of electricity from both oil and gas.
- 9.1.8 The Whitegate area, on the eastern shore of Cork Harbour has a nationally important role in this sector and is the location for three gas-fired power stations.
- 9.1.9 Whitegate is also the location of the country's only oil refinery and is close to recent off-shore oil finds that may be exploited during the lifetime of this plan. The refinery has potential to facilitate the delivery of national bio-substitution targets.
- 9.1.10 In addition, Whitegate is close to the Kinsale Gas Field which is still a gas production facility (with access to the gas grid) but has additional potential for future gas storage and carbon capture facilities.
- 9.1.11 The Midleton Electoral Area Local Area Plan has reserved a significant site for future expansion of energy related development in Whitegate.



**County Development Plan Objective
ED 1-3: National Energy Hub - Whitegate**

Safeguard and support the role and function of the Whitegate area, as a preferred strategic location for energy developments that continues to play a key role in meeting the State's energy requirements and oil refining needs in a manner that is compatible with the residential and amenity values of the village, as well as the nature conservation values of the adjacent Cork Harbour Special Protection Area.

9.1.12 Whiddy Island, in Bantry Bay, is the location of large storage facilities for the Irish Strategic Oil Reserve and commercial users. It has a potential role in relation to future output from offshore oil-fields in Irish coastal waters.

**County Development Plan Objective
ED 1-4: Whiddy Island**

Safeguard and support the strategic role and function of Whiddy Island oil terminal and associated storage facilities in meeting the future energy needs of the county and the state.

9.1.13 See Figure 9.1 which shows the Key Energy and Renewable Energy Infrastructure in County Cork.

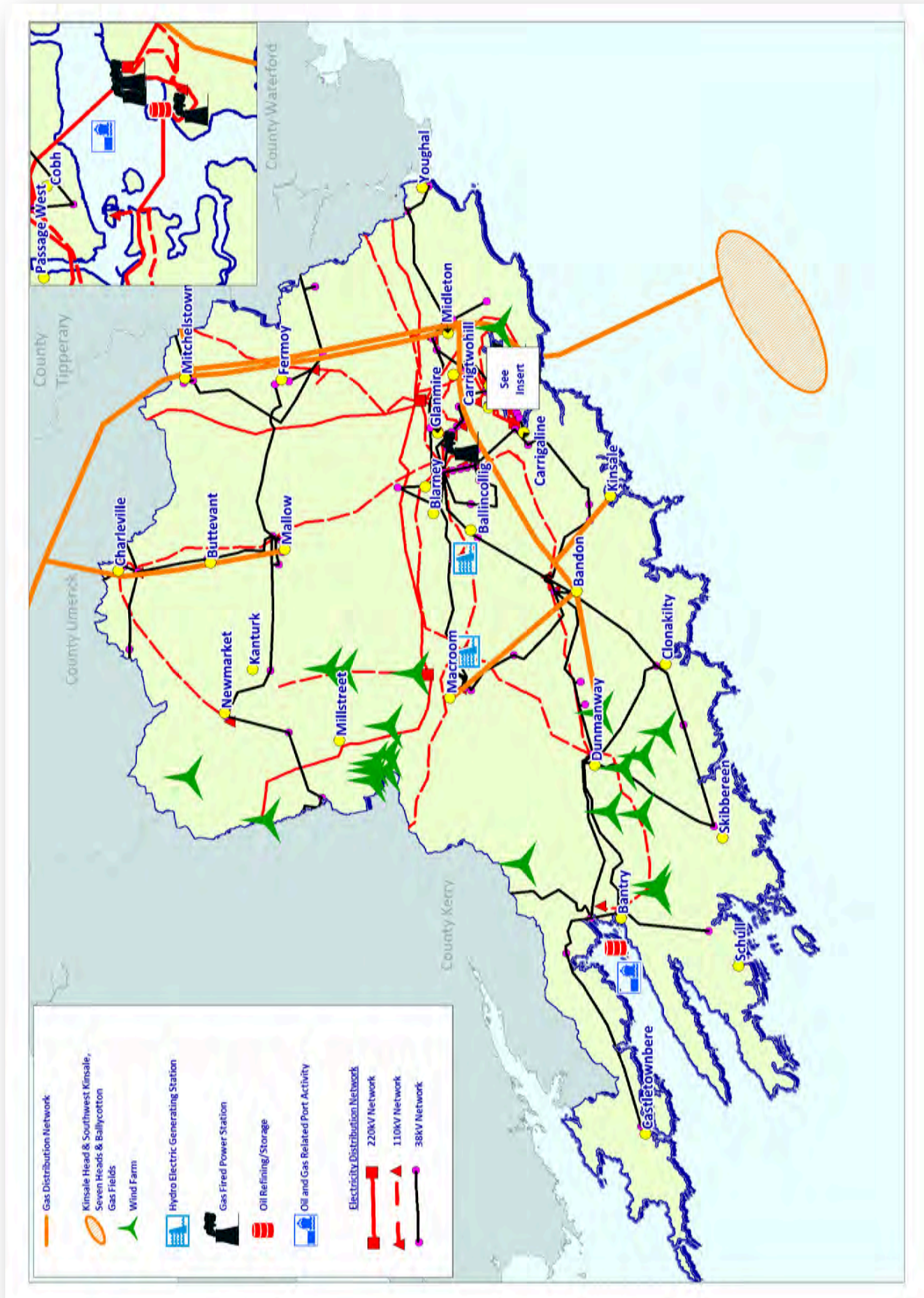


Figure 9-1 Key Energy and Renewable Energy Infrastructure in County Cork

9.2 Renewable Energy

Background

9.2.1 Renewable energy can be defined as energy developed from sources that are constantly replenished through the cycles of nature and, unlike fossil fuels, are not finite.

9.2.2 The development of renewable energy sources is central to overall energy policy in Ireland. Renewable energy reduces dependence on fossil fuels, improves security of supply, and reduces greenhouse gas emissions, protecting against climate change while delivering new jobs to the economy.

9.2.3 This Plan aims to support the sustainable development of renewable energy sources.

9.2.4 In order to highlight the benefits of a move towards reduced greenhouse gas emissions the Council will require all renewable energy developments to indicate clearly the overall net carbon benefit arising from their proposed developments.

9.2.5 Through the delivery of a low carbon energy framework, the County Council aims to attract inward investment to the County and the wider South-West Region. County Cork is well positioned to become self-sufficient in renewable energy.

9.2.6 Ireland's National Renewable Energy Action Plan (NREAP), 2010, sets out the contribution envisaged from renewable energy in each of the three sectors - electricity, heating and transport with the electricity sector playing the most significant role. The target is that 16% of the national gross final consumption of energy should be from renewable sources by 2020. The Government plans that by 2020 this overall target will be delivered by approximately:

- 40% consumption from renewable sources in the electricity sector,

- 12% of energy consumption in the heat sector from renewables and
- 10% of transport energy from renewables.

9.2.7 It is important therefore that Cork County sets out its ambitions with regard to renewable energy in this context and shows its ability to help contribute to achieving these national targets. This would build on successes to date in the provision of renewable energy from hydro power and onshore wind energy generation.

9.2.8 Wind (onshore and offshore), hydro and solar photovoltaic are used to generate electricity, wave and tidal have potential to do so in the future. Geothermal and biomass (Anaerobic Digestion AD) can be harnessed to contribute to both heat and electricity. Thermal solar energy is generally used for water and space-heating. Biomass is particularly useful for the heat sector and can also be used to generate electricity. Biofuels and biodiesel can contribute to the transport sector.

9.3 On-Shore Wind Energy

Background

9.3.1 This section of the Plan sets out a plan led approach to on-shore wind energy development in County Cork and identifies suitable areas for sustainable wind energy development.

9.3.2 The current County Development Plan Wind Energy Policy has been largely unchanged since its inception in 2001. Since then two important documents have been published; The Wind Atlas of Ireland, 2003 and The Wind Energy Guidelines, 2006 (DoECLG) both of which form the basis of this Wind Energy Policy. Therefore, a review of the previous policy was considered appropriate.



9.3.3 The Wind Energy Guidelines 2006 are the current statement of government policy on on-shore wind energy. They aim to offer advice to Planning Authorities on planning for wind energy through the Development Plan process and in determining planning applications.

9.3.4 The guidelines set out a step-by-step approach ensure that all the relevant considerations can be given an appropriate weight in the formulation of a policy that should identify the following areas:

- Areas of strategic importance for wind energy development;
- Areas where wind energy projects are not normally encouraged; and
- Areas where wind energy projects can be considered and assessed in relation to relevant criteria.

County Development Plan Objective ED 3-1: National Wind Energy Guidelines

Development of on-shore wind shall be designed and developed in line with the 'Planning Guidelines for Wind Farm Development 2006' issued by DoELG and any updates of these guidelines.

County Development Plan Objective ED 3-2: Wind Energy Projects

On-shore wind energy projects should focus on areas considered 'acceptable in principle' and 'areas open to consideration' and generally avoid 'areas identified as unsuitable' for wind energy developments in this Plan.

County Development Plan Objective ED 3-3: Wind Energy Generation

Support a plan led approach to wind energy development in County Cork and identify areas for wind energy development. The aim in identifying these areas is to ensure that there are no significant environmental constraints, which could be foreseen to arise in advance of the planning process.

Wind Energy Development in County Cork

9.3.5 County Cork has the largest wind energy capacity in the Country at present with 283MW from 20 wind farms which is approximately 13.8% of Ireland's overall wind energy production.

9.3.6 The wind farms are currently concentrated in three main locations in the county; south of Millstreet in the Derrynasaggart Mountains; east of Millstreet in the Boggeragh Mountains and South of Dunmanway.

9.3.7 There is considerable potential for additional wind energy capacity if all the granted and pending wind farm developments are constructed. See Table 9.1.

Table 9.1 Onshore Wind Energy Planning Applications in County Cork

Application Status	Number of Wind Farm Applications	Total Power/Capacity MW
Commissioned	19	283MW
Granted	23	308MW
Pending	10 *	143MW
Total	52	720MW

* These pending applications are now granted

Methodology

9.3.8 Using the guidance provided in the "Planning for Wind Energy Development Guidelines 2006" and the SEAI Manual 'A Methodology for Local Authority Renewable Energy Strategies' April 2013' the Council in a step by step approach identified the key policy considerations which would inform the development of a new wind energy strategy. This approach is set out in detail in the 'Energy' Background Paper Nov 2012 and "Planning for Cork County's Future", Section 11 Consultation Document, January 2013.

Key Policy Considerations

9.3.9 A number of key policy considerations were identified and taken into account in the development of the wind energy strategy map (Figure 9-2) and associated objectives. These considerations were:

- The approach taken by other adjoining Local Authorities (Kerry, Limerick, South Tipperary and Waterford) to Wind Energy in their respective County Development Plans. Of particular importance are the instances where adjoining Counties have adopted a policy discouraging wind energy projects.
- The location of all existing and proposed wind energy developments and their cumulative impacts.

- The pattern of population distribution, so that the main centres of population can be avoided.
- Accessibility to the electricity distribution grid.
- Important or high value landscapes.
- Nature conservation sites and in particular Natura 2000 sites (SPA and SAC).
- The Water Framework Directive and River basin Management Plans for the County, so that impacts on the rivers, lakes and other waterbodies of the County could be avoided.
- The Sustainable Energy Ireland (SEI) Wind Atlas, 2003 was utilised to identify areas with viable wind speeds.

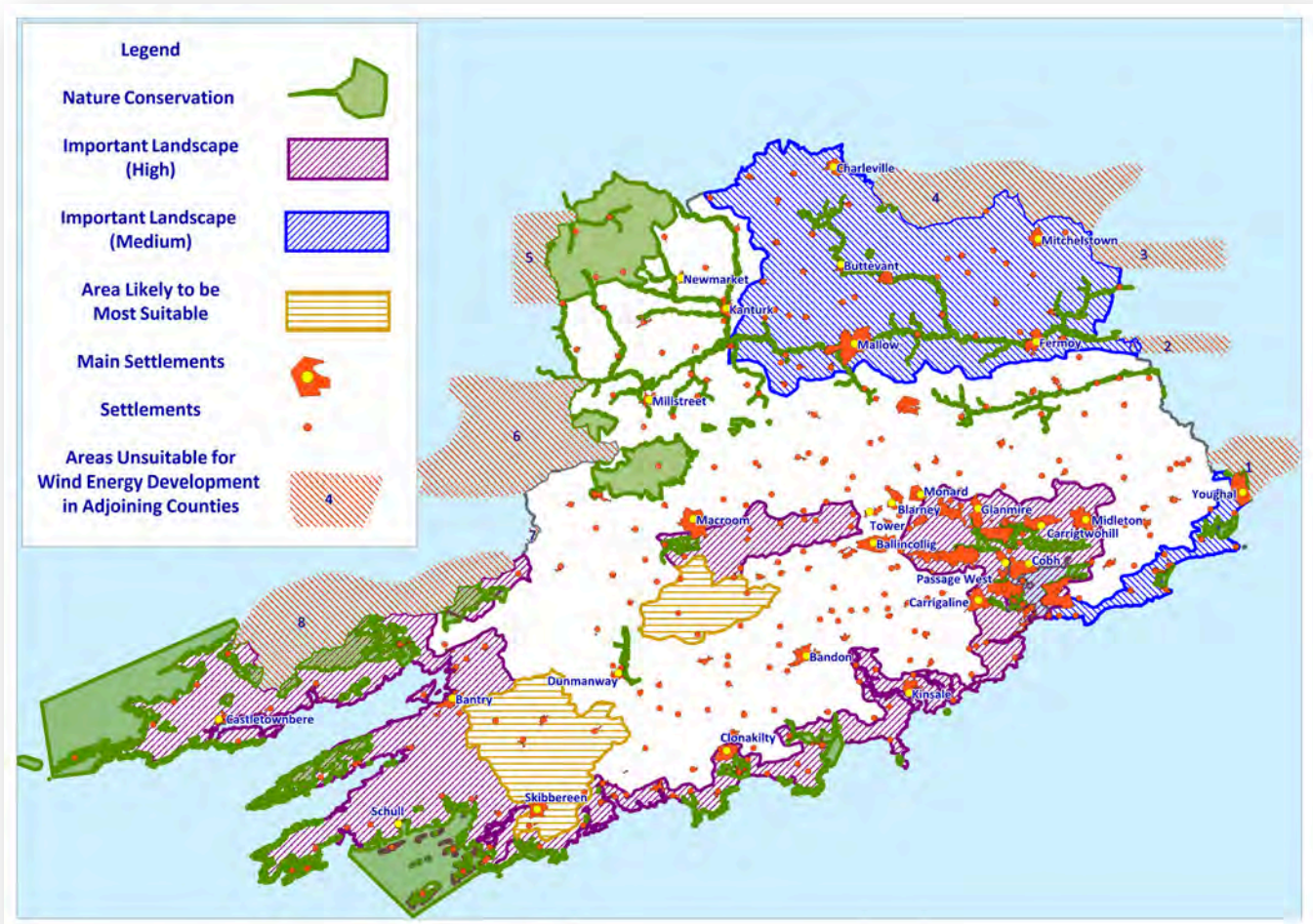


Figure 9-2 Policy Considerations for Wind Energy Projects

Wind Deployment Areas

9.3.10 The on-shore wind energy strategy set out in this plan has been prepared taking account of the key policy considerations. It identifies three categories of 'Wind Deployment Area' for large scale commercial wind energy developments (See Figure 9.3 Wind Energy Strategy Map).

9.3.11 These are as follows:

- "Acceptable in Principle",
- "Open to Consideration"; and
- "Normally Discouraged".

9.3.12 In this plan, large scale commercial wind energy developments are those wind energy developments where the primary purpose is to generate electricity for connection to the grid. Other policies apply to the planning of wind energy developments where the primary objective is to generate electricity for use on-site and not necessitating a grid connection (sometimes called: 'auto-producers'). (see paragraphs 9.3.16) This approach facilitates large scale commercial wind energy development in approximately 55% of Cork County with the remaining 45% unlikely to be suitable.

9.3.13 **'Acceptable in Principle'**: These areas (River Ilen basin north of Skibbereen and an area south of Macroom) are in optimal locations for wind farm development without significant environmental impacts. They have viable wind speeds (>7.5m/s) and good proximity and access to the grid. These areas exclude urban areas and town green belts, avoid Natura 2000 Sites (SPA and SACs), high value landscapes and Natural Heritage Areas (NHA's).

County Development Plan Objective ED 3- 4: Acceptable In Principle

Large scale commercial wind energy development is normally encouraged in these areas subject to protection of residential amenity particularly in respect of noise, shadow flicker and visual impact.

9.3.14 **'Open to Consideration'**: This area comprises almost 50% of the County area. Within these areas there are locations that may have potential for wind farm developments but there are also some environmental issues to be considered. This area has variable wind speeds and some access to the grid. Urban areas, metropolitan/town green belts, Natura 2000 Sites (SPA and SAC) or areas affecting their integrity, and Natural Heritage Areas (NHA's) within this area are not generally considered suitable for wind farm developments. Any proposals within Freshwater Pearl Mussel Sub Basin Catchments or in the vicinity of SACs designated for habitats or species which require the protection of high standards of water quality or stable hydrological regimes will need to ensure protection of water quality and levels in any such sensitive river catchments. The cumulative effect of wind energy developments with regard to landscape and visual impacts and also impacts on Natura 2000 sites will also be a consideration.

County Development Plan Objective ED 3-5: Open to Consideration

Large scale commercial wind energy development is open to consideration in these areas where proposals can avoid adverse impacts on:

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- Are located in areas with unviable Wind Speeds (<7.5m/s);
- The development boundary of urban areas and Metropolitan/Town Green Belts;
- Natura 2000 Sites (SPA and SAC), Natural Heritage Areas (NHA's);
- Architectural and archaeological heritage;
- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas.

9.3.15 **'Normally Discouraged'**: These areas (coastal areas, some areas in North Cork, Cork Harbour and the Lee Valley) are normally not suitable for



large scale commercial wind farm developments due to their overall sensitivity arising from ecological, landscape, amenity, recreational, settlement, considerations.

County Development Plan Objective

ED 3-6: Normally Discouraged

Large scale commercial wind energy developments will be discouraged in these areas which are considered to be sensitive to adverse impacts associated with this form of development (either individually or in combination with other developments). Only in exceptional circumstances where it is clear that adverse impacts do not arise will proposals be considered.

environmental' value such proposals will be de exempted and will therefore require planning permission. (See Planning and Development Regulations 2001 -2012). Further information on these exempted developments is available by contacting Cork County Council or the Department of Environment, Community and Local Government.

Other Wind Energy Developments

9.3.16 Proposals for the generation and consumption of electricity in a single premises will be considered on their merits in all areas of the County including the Strategic Employment Areas around Cork Harbour.

County Development Plan Objective

ED 3- 7: Other Wind Energy Development

In considering these proposals, the Council will take account of impacts on :

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- The development boundary of urban areas and Metropolitan/Town Green Belts;
- Natura 2000 Sites (SPAs and SACs) and Natural Heritage Areas (NHA's) and protect their integrity as generally considered inappropriate for auto producers;
- Architectural and archaeological heritage;
- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas.

9.3.17 Many small scale renewable energy generation installations for domestic, agricultural and some industrial activities are generally 'exempted development' and may not require planning permission. However in some circumstances particularly where proposals are located within or on a site or feature of 'heritage or



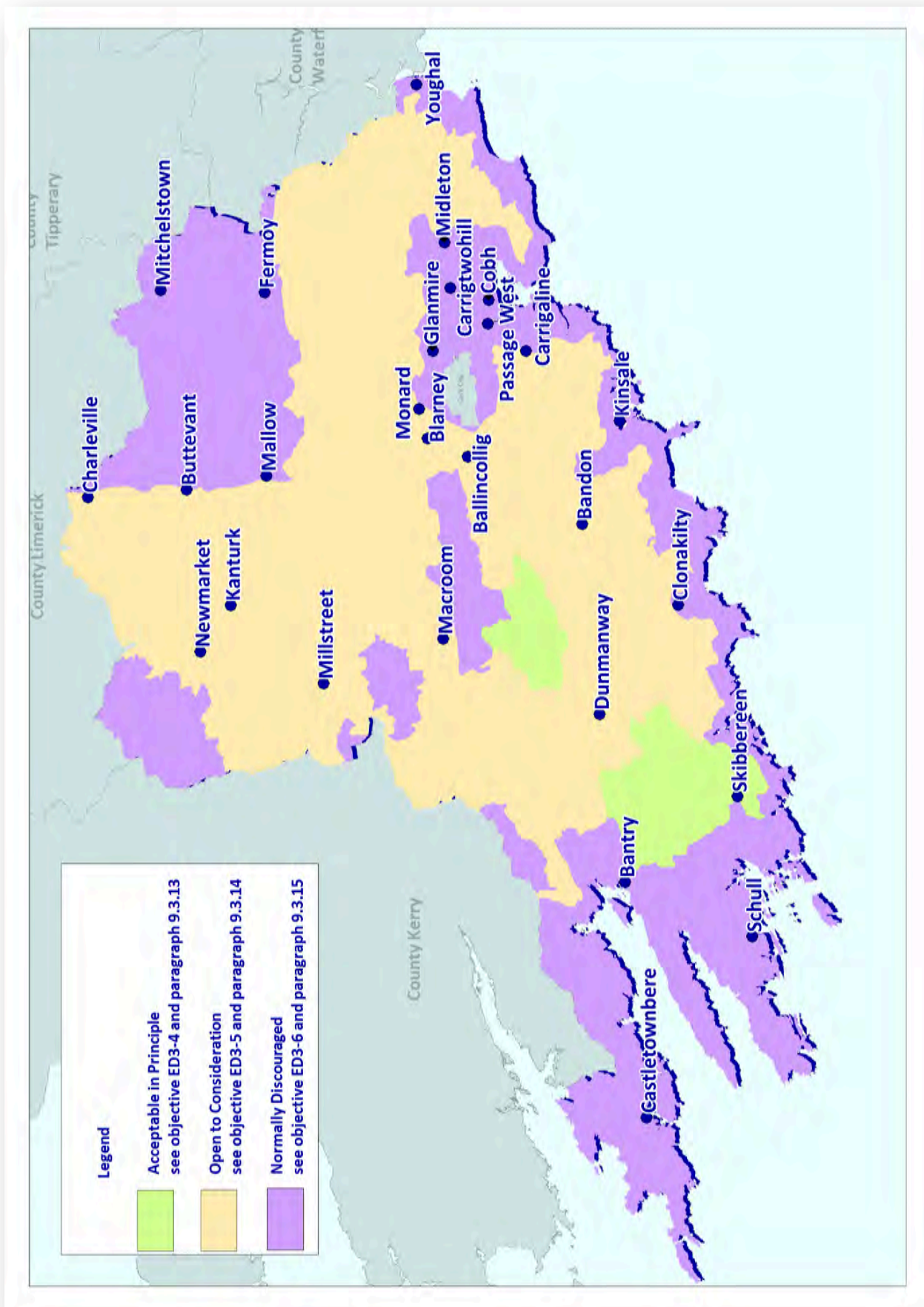


Figure 9-3 Wind Energy Strategy Map

9.4 Other Renewable Energy

Hydro Power

9.4.1 Large scale hydro-electricity generation in County Cork has been in existence since the development in the 1950's of the Lee Hydro schemes. The Inniscarra and Carrigadrohid power stations have a combined capacity of 27MW.

9.4.2 There are three Methods for the generation of hydro electricity including Run-of-the-river, Impoundment Schemes and Pumped Hydroelectric Storage (PHES). The Planning Authority recognises the importance of renewable energy storage, particularly pumped freshwater hydro energy storage, in helping to meet targets in respect of renewable electricity generation.

9.4.3 In determining applications for Small-Scale Hydro Electric Schemes the recommendations of "Guidelines on the Planning, Design, Construction & Operation of Small Scale Hydro-Electric Schemes and Fisheries in 2007" (The Central and Regional Fisheries Board) which sets out the possible impacts of small scale hydro developments and best practice in the development and assessment hydro schemes will be taken into consideration.

9.4.4 Larger scale schemes, whilst delivering significant benefits, may have environmental impacts which may include;

- Landscape or visual impact;
- Geological/groundwater impacts;
- Ecological impacts;
- Noise during construction and operation.

9.4.5 The Council aim to promote and encourage technologies which will contribute towards national heating targets for renewable energy and a reduction in carbon emissions.

County Development Plan Objective ED 4-1: Hydro-Electricity

Encourage the sustainable development of hydroelectric power generation and small hydro power developments, especially when developed in combination with other forms of renewable energy infrastructure, such as wind farms, in accordance with relevant guidelines and policies.

By virtue of their nature, proposals for development of hydro electric schemes are unlikely to be suitable for locationS within sites designated for nature conservation, or for the protection of fisheries.

9.4.6 **Geothermal Energy:** is available from the air, the soil, ground water, rivers, streams and lakes. This natural heat energy can heat a building with assistance from a heat pump.

9.4.7 The principal impacts can concern ground excavation, which may be inappropriate in/near nature conservation/archaeological areas, and noise/visual impact from pumps and effect on groundwater.

Ocean and Off Shore Wind Energy

9.4.8 **Ocean Energy:** refers to electricity extracted from the waves and tides (tidal current or tidal barrage).

9.4.9 Ireland has a national target of installing 500MW of ocean energy capacity by 2020. The SEAI/Marine Institute Wave Energy Atlas indicate that the west coast of Ireland has considerable resources in relation to tidal and wave energy. The principal on-shore impacts concern the installation of transmission equipment.

9.4.10 **Offshore Wind Energy:** Generally not considered to be sufficiently cost effective to



deliver sizeable amounts of electricity prior to 2020 off the Cork coast. In addition to visual impacts, the principal on-shore impacts concern the installation of transmission equipment.

- 9.4.11 County Cork has significant infrastructure which is either in place or being developed which will support the development of ocean and off shore wind energy. Cork harbour and Castletownbere/Bere Island port/dry dock facilities have significant potential to service future ocean and off shore wind energy developments.
- 9.4.12 The Marine and Energy Research Cluster Ireland (iMERC) has been established to promote Ireland and Cork as a maritime and energy research and development location. The Hydraulics and Maritime Research Centre (HMRC) at University College Cork is a centre of excellence for ocean renewables and coastal engineering. The HMRC houses the National Ocean Test Facility and has facilities for wave simulation with a wave flume and an ocean wave basin.

County Development Plan Objective ED 4-2 Ocean and Off Shore Wind Energy

Support the appropriate development of ocean and off-shore wind energy production off the Cork Coast by ensuring adequate provision of land based infrastructure in line with national policy in a manner that is compatible with environmental, ecological and landscape considerations.

- 9.4.13 **Solar Energy:** The three main forms of solar energy are; Passive Solar (e.g. Building Design), Solar Thermal (e.g. direct solar water heating) and Active Solar (e.g. generation of electricity through photovoltaic cells).
- 9.4.14 There is significant potential through careful building design to generate heat from solar energies such as Passive Solar Design and Solar Thermal Water Heating. The use of passive solar design will reduce carbon emissions while solar water heating will generate carbon free heat.

9.4.15 Photovoltaic (PV) is the generation of electricity from light. In essence, photovoltaic systems use daylight (not necessarily direct sunlight) to convert solar radiation into electricity. The technology can be used for domestic as well as larger industrial or commercial applications.

9.4.16 At present the main potential in Cork for this form of electricity generation is by adding a small number of panels to an individual building and at this scale these proposals have only localised impacts.

9.4.17 In other jurisdictions there are some larger scale electricity generating schemes using this method where climatic conditions allow. With technological advances it is possible that these larger scale installations may become practical in Cork and if this occurs careful consideration will need to be given to their scale, location and other impacts.

9.4.18 The Council will support and facilitate the development of solar energy, encourage passive solar design and solar water heating in new buildings and in retrofitting buildings. In addition, where possible, the installation of solar power in public buildings, including schools will be encouraged.

9.4.19 **Bioenergy:** The general term used to denote renewable energy derived from organic matter. Bioenergy sources include, waste and residues from agriculture (including vegetal and animal substances), forestry and related industries including fisheries and aquaculture, as well as the biodegradable fraction of industrial and municipal waste. The Bioenergy sector as a means of generating electricity, heat and transport fuel will play a key role in the delivery of renewable heat and renewable transport targets. Bioenergy can be categorised into three sub-groups: biomass, bioliquids and biofuels.



- 9.4.20 **Biomass** can be derived from two main streams, specifically grown energy crops and organic residues or waste. Cork, as in Ireland as a whole, has a significant bioenergy potential in the form of agricultural land, forestry, recycled waste from municipal and domestic treatment plants, agriculture and industrial sources. All of these sources can be used to generate electricity, refined into fuel for the transport sector, provide heating/cooling for the building sector or as a source for biochemical raw materials for Irish industry.
- 9.4.21 **Bioliquids** may be defined as the “liquid fuel for energy purposes other than for transport, including electricity and heating and cooling, produced from biomass”. Bioliquid sources include vegetable oils (rapeseed, soya and palm), animal fats and used cooking oils. The liquids may be used to produce heating, cooling and electrical energy.
- 9.4.22 **Biofuels** may be defined as the ‘liquid fuel for energy purposes other than for transport, including electricity and heating and cooling, produced from biomass. A number of conversion techniques are used to produce biodiesel, bioethanol and biomethane.
- 9.4.23 Anaerobic Digestion (AD) uses bacteria to convert organic material such as agricultural, household and industrial residues and sewage sludge into bio-gas with high methane content in the absence of oxygen. The methane can be used to produce heat, electricity, a combination of the two or a transport fuel, thereby contributing to renewable energy targets across the three main sectors and ensuring security of energy supply by reducing reliance on fossil fuels and diversifying the national fuel mix. Landfill Gas can be collected at landfill sites and then combusted to extract its energy value which can be used to generate electricity, or for heating or vehicle fuel.

- 9.4.24 It is envisaged that the bioenergy sector as a means of generating electricity, heat and transport fuel will grow significantly over the life of this plan and will play a key role in the delivery of our renewable heat and renewable transport targets. The SWRA Regional Bioenergy Plan 2009-2020 supports the development of bioenergy resources as a means of displacing or substituting fossil fuel in transport and heating operations.
- 9.4.25 The production of bioenergy fuels on a commercial scale often requires large scale buildings of plant and involves activities that are similar to many other process or manufacturing industries. Often, the preferable location for these processes is well separated from residential areas and on land zoned for industrial uses in local area plans or on suitable ‘brownfield’ sites. The requirement to bring raw materials to the site and to take the finished product away to its market often raises traffic and amenity issues in the surrounding area.

**County Development Plan Objective
ED 4-3: Bioenergy**

Support and encourage the development of the bio-energy sector and facilitate its development for energy production, heat storage and distribution.

Encourage the development of commercial bioenergy plants; on brownfield sites which are adjacent to industrial areas or on lands which are reserved for industrial uses or on brownfield sites in rural areas.

Commercial bioenergy plants should be located close to the energy source and the point of demand, where they can be served by public roads with sufficient capacity to absorb increased traffic flows and adjacent to transport corridors.

Visual, noise and odour impacts on adjacent residential property will be key considerations when assessing any such proposals.

- 9.4.26 **Combined Heat and Power (CHP)**: Comprises a technology that uses the energy produced in the combustion of fuel to produce both useful heat energy and electricity. CHP can refer to



gas-fired CHP or biomass CHP. In many scenarios, CHP increases the total amount of useful energy that is produced from a fuel when it is burned.

- 9.4.27 Following power generation, the waste energy from CHP is used to create heat, which can then be used to heat the spaces in buildings,(radiators/under floor heating), or enable a building to be cooled.
- 9.4.28 The Council will support the development of CHP where viable and having regard to considerations of proper planning and sustainable development.
- 9.4.29 **District Heating:** is a system for distributing heating comprising of a boiler which generates hot water and a network of connected underground pipes to distribute the hot water. Where practical, the County Council will facilitate district heating in new developments and retrofitting of existing buildings throughout the County.

9.5 Further Renewable Energy Considerations

Building Energy Efficiency and Conservation

- 9.5.1 EU Directives in 2002 and 2010 on the Energy Performance of Buildings contain a range of provisions aimed at improving energy performance of residential and non residential buildings, both new build and existing.
- 9.5.2 The 2010 Directive on the Energy Performance of Buildings places a requirement on Member States to include a Building Energy Rating (BER) as a means of assisting in reducing energy usage and CO2 emissions. The Planning Authority will seek to promote the use of energy-efficient methods in the design of new developments.

County Development Plan Objective ED 5-1: Building Energy Efficiency and Conservation

Encourage innovative new building design and retrofitting of existing buildings where possible, to improve building energy efficiency, energy conservation and the use of renewable energy sources in accordance with national regulations and policy requirements.

Renewable Energy in Transport

- 9.5.3 The County Council is promoting energy efficiency in transport in line with national policy as set out in the Government's publication: Smarter Travel A Sustainable Transport Future – A new Transport Policy for Ireland 2009 – 2020 and Chapter 10 Transport and Mobility which sets out targets to achieve a reduction to 55% in non car related modal share by 2020 for the Cork Gateway, Hub Town and other urban areas, with 20% the target for journeys within rural areas. To encourage and facilitate the provision of suitable ancillary infrastructure including charge points for electric vehicles and bicycles the Council have set out standards for the provision of car parking bays with charging points. See Appendix C Table 1a.



9.6 Transmission Network

Electricity Network

9.6.1 The provision of a secure and reliable electricity transmission infrastructure and transmission grid is essential to meet the growth in demand and ensure that a reliable electricity supply is available. See Figure 9.1 Key Energy and Renewable Energy Infrastructure Map.

- Consider the use of underground technology in areas of special sensitivity where appropriate. The best option (underground or overhead) for each particular site will be chosen having regard to the particular conditions or sensitivities pertaining to the site.

**County Development Plan Objective
ED 6-1: Electricity Network**

Support and facilitate the sustainable development, upgrade and expansion of the electricity transmission grid, storage and distribution network infrastructure.

Support the sustainable development of the grid including strategic energy corridors and distribution networks in the region to international standards.

Facilitate where practical and feasible infrastructure connections to wind farms and other renewable energy sources subject to normal proper planning considerations.

Proposals for development which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected

**County Development Plan Objective
ED 6-2: Overhead Powerlines**

Ensure that the siting of electricity power lines be managed in terms of the physical and visual impact of these lines on both the natural and built environment and the conservation value of European sites, especially in landscape character areas that have been evaluated as being of high landscape sensitivity. When considering the siting of powerlines in these areas, consideration will be given to undergrounding or the selection of alternative routes.

Proposals for development which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

9.6.2 The siting of overhead power lines can have a significant impact on the visual character of an area. Therefore, when processing applications involving the siting of electricity powerlines and other overhead cables, the following should be considered:

- Avoid areas of high value landscape where practical;
- Avoid sites and areas of nature conservation and archaeological interest;
- Minimise their visual impact;

9.6.3 Bord Gáis is responsible for the natural gas pipeline infrastructure. Gaslink is the independent system operator with responsibility for developing, maintaining and operating the natural gas transportation system in Ireland. Bord Gáis Networks carry out work and provide services on Gaslink's behalf with regard to the natural gas transmission and distribution networks.

9.6.4 Ireland has one gas storage facility – off the south west coast of Kinsale. Gas imports are used to refill the storage facility at Kinsale in addition to site production.

9.6.5 The Inch entry point, located in Cork, connects the Kinsale and Seven Heads gas fields and the



Kinsale storage facility to the onshore network and allows direct access to the gas network.

9.6.6 The following settlements in County Cork are currently connected to the gas network; Ballincollig, Ballygarvan, Bandon, Blarney, Carrigaline, Carrigtwohill, Castlemartyr, Charleville, Cobh, Cork City, Crosshaven, Fermoy, Glanmire, Glounthaune, Innishannon, Kinsale, Little Island, Mallow, Midleton, Mitchelstown, Passage West, Watergrasshill and Whitegate.

9.6.7 Gas infrastructure has an important role to play in the development of renewable energy. It can facilitate future renewable energy development by providing reserve fuel for heat and power facilities otherwise provided by renewable resources, in a local and national context. See Figure 9.1 Key Energy and Renewable Energy Infrastructure Map.

County Development Plan Objective ED 6-3: Gas Network Infrastructure

Facilitate the delivery and expansion of natural gas infrastructure throughout the County and have regard to the location of existing gas infrastructure in the assessment of planning applications.

9.7 Digital Economy

Telecommunications Infrastructure

9.7.1 The provision of a modern, efficient telecommunications system is essential for the economic development of the region and can improve the quality of life by offering new choices in education, employment, entertainment and communications.

9.7.2 The Department of Communications, Energy and Natural Resources is in the process of implementing a regional broadband programme called Metropolitan Area Networks (MANs). The aim of MANs is to provide high speed, open access broadband networks in

association with the local and regional authorities in major towns and cities. In Cork, Man 1 serves Cork City with 19 different providers on the City Man and there are around a dozen MANs in Cork County.

9.7.3 Ireland has made significant progress in recent years in terms of broadband connectivity at all levels. This is reflected in improved broadband availability and take-up, with the number of broadband subscribers increasing from 602,000 to over 1.66 million over the last five years.

9.7.4 Further progress is needed however, given the importance of digital engagement for County Cork's economy, jobs and society generally. High speed broadband is a key enabling infrastructure in this regard and is vital for the creation of a sustainable competitive advantage and to drive economic recovery.

9.7.5 The Cork Region would benefit significantly from a new telecommunications cable system connection as currently the majority of international connectivity ex Ireland is routed via Dublin leading to additional costs been incurred to access international connectivity.

9.7.6 A new connection on the South Coast could help reduce costs and is essential to improving the Cork Gateway and Mallow Hub business competitiveness and to their investment appeal for FDI and SME. It would also deliver a significant strategic benefit for international connectivity, which is a key in attracting and maintaining high value-added employment in data-centric companies and would ensure the Regions optimal positioning as a world class location for cloud-based computing and data centres.

9.7.7 Therefore a key aim of this plan is to prioritise the delivery of high speed broadband infrastructure, in consultation with service providers to ensure that the aims and



objectives of this plan can be delivered in a timely and efficient manner.

**County Development Plan Objective
ED 7-1: Telecommunications Infrastructure**

Support the provision of telecommunications infrastructure that improves Cork County's international connectivity.

Facilitate the provision of telecommunications services at appropriate locations within the County having regard to the DoEHLG "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities".

Have regard to environmental and visual considerations when assessing large-scale telecommunications infrastructure.

**County Development Plan Objective
ED 7-2: Information and Communication Technology**

Facilitate the delivery of a high capacity ICT infrastructure and high speed broadband network and digital broadcasting throughout the County.

Support a programme of improved high speed broadband connectivity throughout the County and implement the National Broadband Strategy in conjunction with the Department of Communications, Marine & Natural Resources.

Satellite Dishes

9.7.8 Satellite dishes, if inappropriately sited, can materially harm the character and appearance of historic buildings, important townscapes and the character of rural areas. While some satellite dishes can be erected as exempted development under the Planning and Development Regulations, 2001 (as amended), where permission is required, the Council will permit their development except:

- On Protected Structures where the special character would be harmed;
- On the front or side of buildings in Architectural Conservation Areas;
- In other areas where they would cause unacceptable harm to the visual amenities of the area.

9.7.9 Developers should consult Cork County Councils "Making Places: A Design Guide for Residential Estates Development", for guidance on the appropriate location of television and radio aerials and satellite dishes in new residential developments.

Chapter 10

Transport & Mobility

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Aim of the Chapter

To reduce the overall demand for transport by promoting a more efficient land use pattern where suitable land uses are located closer together. In time, this strategy will reduce costs for businesses and improve the quality of life for residents and visitors by allowing a greater number of day to day activities to be completed with a reduced necessity for travel.

10.1 A Transportation and Land Use Strategy for County Cork

10.1.1 Currently, across the County as a whole, over 90% of journey's to work are made by car. The South West Regional Planning Guidelines have set out a target to achieve a reduction to 55% in non car work related modal share by 2020 for the Cork Gateway, Hub Towns and other urban areas with 20% the target for journeys within rural areas of the region.

10.1.2 The vision of this plan is to make Cork a more competitive county and to foster sustainable economic and population growth through the delivery of an efficient transport system and encourage balanced investment in less polluting and more energy efficient modes of public and private transport, including walking and cycling.

10.1.3 In relation to transport, Cork County Council will seek to do the following:

- Through responsible land-use planning take steps to manage overall transport demand and provide better linkages between homes, schools, employment and other destinations.
- Ensure access for all to a choice of convenient and appropriate transport, including walking, cycling, public transport and facilities for private cars. The aim will be to prioritise the more sustainable modes of transport where these offer an effective alternative to the private car.
- Set out transport investment priorities and measures that will be progressed during the life of the plan.

Responsible Land Use Planning

10.1.4 The integration of land use and transportation is a fundamental principle of the Government's Smarter Travel policy document, which informs policies and objectives in this plan. The aim is to

reduce the overall demand for transport by promoting a more efficient land use pattern where suitable land uses are located closer together. In time, this strategy will reduce costs for businesses and improve the quality of life for residents and visitors by allowing a greater number of day to day activities to be completed with a reduced necessity for travel. The carrying out of Land Use Transportation Studies can play a vital role in supporting better co-ordination and integration of development planning.

Development Management

10.1.5 This plan also aims to ensure that development proposals make a good standard of provision for walking and cycling through the provision of safe and convenient routes to access local services and amenities and by always making provision to access public transport development to include high quality urban permeability for all modes including the car, in keeping with guidance published in the "Design Manual for Urban Roads and Streets".

County Development Plan Objective TM 1-1: Transport Strategy

- a) Provide a choice of transport modes for all citizens and visitors. Foster sustainable economic and population growth by maintaining and developing an efficient and integrated transport system for the County and, at the same time, encourage balanced investment in less polluting and more energy efficient modes of public and private transport.
- b) Focus the provision of transport infrastructure and investment on the network of settlements broadly in line with the Atlantic Gateway Initiative, the South West Regional Planning Guidelines and the North & West Cork Strategic Plan, so that all the settlements in the County, but particularly the main towns and key villages, can be served by a reliable and efficient transport service which also serves their rural catchment areas.
- c) Identify the key transportation requirements of those areas experiencing most rapid growth, particularly through the development of a programme of Land Use Transportation Studies which seek to closely align transport and land use

County Development Plan Objective

TM 1-1: Transport Strategy

planning. The recommendations of these studies will inform Local Area Plans.

- d)** Encourage co-ordination between all agencies involved, directly or indirectly, in the provision of transport services with the aim of developing and implementing various transport strategies i.e. bus operators, airport authorities, Iarnród Éireann, The National Transport Authority, National Roads Authority, local authorities and other private transport companies.
- e)** Support the establishment of a Public Transportation Task Force to promote more widespread provision of public transportation within the County and to ensure high levels of efficiency and integration of services.
- f)** Support public transport improvements by reserving corridors for any such improvements free of development, including provision of setbacks where appropriate.
- g)** Encourage the move to a 55% level of non car based transport within the Cork Gateway, Hubs and other main towns and a 20% level of non car based travel for journeys within rural areas of the County as set out in the South West Regional Planning Guidelines.

10.2 Walking, Cycling and Public Transport

- 10.2.1 Walking and cycling are the most sustainable and cost effective modes of transport and are key components to movement and accessibility for shorter or some medium length journeys especially in towns and villages.
- 10.2.2 Benefits accruing for both the environment and the citizen, include reducing air and noise pollution and traffic congestion as well as contributing to healthy more active lifestyles and social communities.
- 10.2.3 The Guidelines for Sustainable Residential Development in Urban Areas in particular emphasise that new development should be

permeable and prioritise walking, cycling and public transport.

- 10.2.4 The County Council is developing walking and cycling strategies for many of its larger settlements with a view to implementing key proposals through the Government's 'Active Travel Towns' programme.
- 10.2.5 To encourage more sustainable travel patterns and safer streets, designers must place pedestrians, and cyclists, as the most efficient form of movement at the top of the user hierarchy. The Design Manual for Urban Roads & Streets (DMURS) was prepared for the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government and is a useful guide for designers.

Walking

- 10.2.6 All journeys begin and end on foot. Walking is the most basic and common mode of transportation and is one of the easiest to provide for. Indeed, many very short journeys are only practical by walking.
- 10.2.7 The key aims of this plan are to:
 - Preserve, protect and where possible enhance existing walking routes particularly those providing access to key transport and community infrastructure such as bus stops, rail stations, schools, shops, work places, town and village centres.
 - Ensure that all development should be accessible on foot and that the walking experience should be as safe and pleasant as possible and set within an overall coherent network.
- 10.2.8 Local Area Plans may make provision for significant new investment in walking routes where there are viable proposals in a particular



locality. However, in many locations, it is the existing footpath network that will evolve in response to the opportunities presented by communities or developers and these links must be protected.

- 10.2.9 Development proposals need to counteract the 'severance' effect that can be caused by poorly planned new development. Intending developers must demonstrate how adequate permeability or safe/convenient linkages to local shops, open space and amenity, schools and public transport are provided as part of their proposals.

County Development Plan Objective TM 2-1: Walking

- a) Encourage and facilitate a safe walking route network and a culture of walking where possible and practical.
- b) Preserve, protect and where possible enhance existing walking routes particularly those providing access to key transport and community infrastructure such as bus stops, rail stations, schools, shops, work places, town and village centres.
- c) Ensure that all development should be accessible and permeable on foot and that the walking experience should be as safe and pleasant as possible and set within an overall coherent network. The Design Manual for Urban Roads & Streets (DMURS) is a useful guidance tool.
- d) Local Area Plans will play an important role in implementing Walking Strategies.

Cycling

- 10.2.10 At a national level Smarter Travel and the National Cycling Policy Framework sets out a vision and a framework through which the development of a cycling culture can be achieved setting a target of 10% of all trips by bicycle by 2020.
- 10.2.11 The National Cycle manual is a best practice guide to the design and provision of cycle infrastructure and facilities and should be consulted by those intending to carry out new development projects.
- 10.2.12 Cycling is a realistic option for many of the shorter or medium length trips that occur on a daily basis throughout the County.
- 10.2.13 An aspiration of this plan is that towns, villages, rural and other urban areas, through the adaptation of existing roads and paths will become bicycle friendly and that cycling will be a normal way to get about, especially for short trips. Next to walking, cycling will be a popular means of getting to school.
- 10.2.14 It is recognised that providing and planning for cycling provision requires somewhat more infrastructure than walking but that with relatively minor investment in comparison to other forms of transport there are significant benefits to be achieved in terms of overall quality of life and other positive environmental factors.
- 10.2.15 Cork County Council is engaged in developing an integrated cycle/walking network under the Smarter Travel Programme to ensure viable alternatives to car use. A number of strategies, studies and other projects have already been developed or are underway in the County which seek to put cycling to the forefront including:
- Active Travel Town Walking and Cycling Strategies prepared for Bandon, Fermoy, Kinsale and Youghal.
 - In the County Metropolitan area the County Council has developed a cycle strategy that identifies both strategic and future local cycle links both within and from the Metropolitan Towns.
 - The Douglas Land Use and Transportation Study includes proposals for nearly 40km of new/improved cycle infrastructure.

- The County 'Greenway' Programme is being developed to facilitate more extensive leisure cycling opportunities particularly on former rail routes (West Cork Greenways, Cork to Kinsale, Passage West to Carrigaline) See Chapter 8 Tourism Para 8.7.4 to 8.7.9 Greenways.

10.2.16 In future, the Council will ensure that development proposals address:

- The permeability and potential for convenient connectivity to an overall wider cycle network and public transport;
- Provision of cycle friendly routes from residential areas to local facilities such as rail stations/bus facilities, schools, shops, work places, etc;
- Provision of infrastructure and facilities to encourage cycling (including appropriate road space allocation, secure parking and storage).

County Development Plan Objective

TM 2-2: Cycling

- a)** Encourage and facilitate a safe walking and cycling route network and a culture of walking and particularly cycling in the county, as a viable alternative travel choice. Local Area Plans will set out Active Travel Strategies (cycling and walking) for individual towns and their hinterlands.
- b)** Improve the streetscape environment for pedestrians, cyclists and those with special mobility needs while seeking to provide facilities which enhance safety and convenience. The Design Manual for Urban Roads & Streets (DMURS) is a useful guidance tool.
- c)** Ensure that development in urban areas, towns and villages is well located, permeable and prioritises walking, cycling and access to public transport and other important amenities. The Design Manual for Urban Roads & Streets (DMURS) is a useful guidance tool.
- d)** Promote the development of an integrated and coherent local and countywide cycle network to form part of the wider National Cycle Network.

Public Transport Network

10.2.17 For medium or longer journeys, well integrated public transport provision is critical to the overall transportation strategy and enhancing the competitiveness of the county.

10.2.18 Government's policies set out in 'Smarter Travel' strongly suggest that the overall approach to travel must change by 2020. Population densities are highest in the County Metropolitan area and many journeys are made from the County Area into Cork City or its suburbs. It is here that the potential for modal shift to public transport (both bus and rail) is greatest. Although many parts of this area enjoy a regular and reliable bus service, frequencies are often not sufficient to encourage a shift away from the private car.

10.2.19 Although buses/suburban rail are often the only means of transport for those without access to a car, if Government policies for more sustainable transport are to be effective then bus or suburban rail needs to become as attractive to users as the private car. It is these forms of public transport that primarily and most effectively cater for medium to longer journeys. Rail has the advantage of a reserved track, but stations are not always in the most convenient locations. Bus services are normally reliant on the road network and are affected by congestion unless special priority measures are in place.

10.2.20 If the Government's targets for modal shift are to be achieved, then the preferred approach is to encourage both the improvement and extension of services in the County Metropolitan Area so that they offer a realistic alternative to the private car in providing effective linkages between the main locations where people live and where they work.

10.2.21 Public transport services, in many parts of the County Metropolitan Area, whilst providing a good basic service, do not currently deliver a

realistic alternative to the private car. Without significant improvements to the basic service, the Government's sustainable travel targets for the area are unlikely be achieved. Fig. 10-1 summarises the basic morning peak hour service pattern for the County Metropolitan Area. The Douglas area is the only area with a sufficiently high frequency of service to compete for journeys to work with the private car. Some areas with significant populations located close to the city (e.g. Glanmire-population 8,924) have only a 50 min. interval service in the morning peak and for many residents there will be no effective alternative to the private car in these locations (See Figure 10-1).

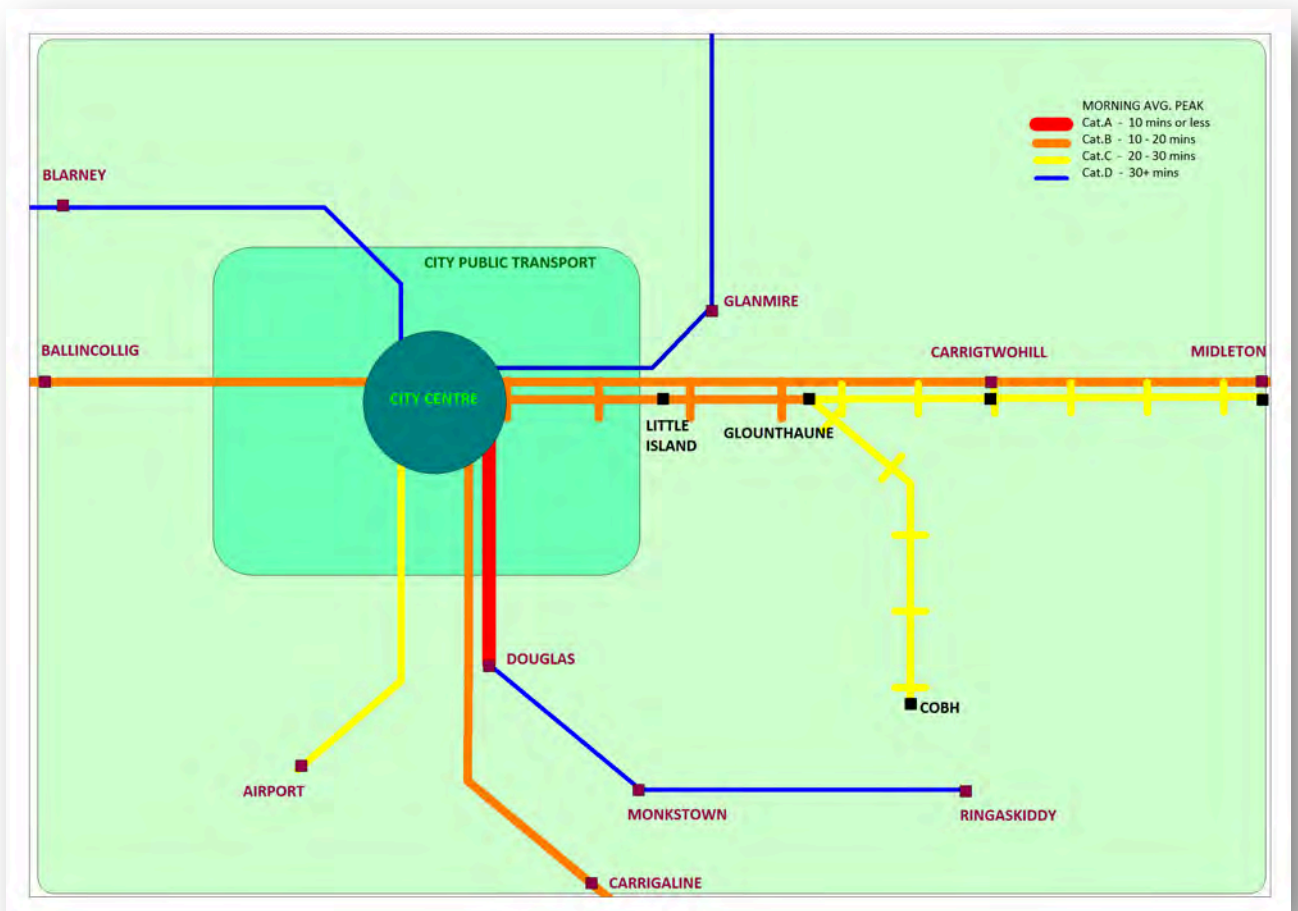


Figure 10-1: AM Peak Frequency in Metropolitan Cork 2013

10.2.22 In an attempt to move towards the delivery of the Government’s sustainable travel targets, the first element of this plan’s approach is to seek an upgrade of service frequencies linking the metropolitan towns with the city centre as set out in Table 10.1.

Table 10.1: County Metropolitan Area: Key Bus/Rail Service Improvements

Location	All-Day Target Frequency
Ballincollig*	15 Mins
Ballyvolane	
Carrigaline	
Cork Airport	
Glanmire	
Little Island	
Blarney	30 mins
Cobh**	
Midleton**	
Passage West	

**As a preliminary to the full implementation of the ‘CATS’ proposals*
***Rail service*

10.2.23 The second element of the approach is to promote the introduction of new bus services on routes where they can offer a direct alternative to the routes most popular with private car users. In particular, the feasibility of bus services linking the Metropolitan Towns and the Suburban Rail Network at Dunkettle/Little Island directly with locations on the N40 South Ring Road such as Mahon, Douglas, Wilton and the main employment locations in the western city suburbs should be considered. Recent figures suggest that over 60,000 vehicles per day use the N40 route, many of them private cars occupied by one person, yet there is no public transport service offering an alternative to the car on this route.

10.2.24 When the economy has recovered and significant growth returns to the Cork region, the County Council will seek a commitment

from the appropriate agencies to the delivery of a high quality bus corridor to link Ballincollig to the City Centre/Kent Station/ Mahon in line with the CATS study prepared and submitted to Government in 2008. Plans for population and employment growth in the corridor will be configured so that growth is delivered in tandem with the provision of new public transport infrastructure and services.

Bus Network

10.2.25 In most parts of the County, including the Metropolitan area, the bus is the primary mode of public transport.

10.2.26 Although the County Council is the Roads Authority for County Cork and is responsible for roads, bus stops and bus priority measures, it is not a provider or licensee of bus services. Its obligation as a planning authority is to ensure that facilities for and access to the bus transport network are a core element of future development proposals.

10.2.27 Outside the Metropolitan area, the County’s inter-urban bus network will be the main form of public transport for the Main Towns of the county. Few, if any, of the County’s towns have a population that could sustain an internal bus service. However, the Council will support those seeking to operate such services.

10.2.28 In many towns and villages there exists a need to enhance accessibility and provide facilities such as additional and prioritised parking for those who need to link into inter-urban transport services.

10.2.29 Larger development proposals will be required to include a comprehensive public transport assessment to include:

- Assessment of how the proposal links effectively with adjoining landholdings with regard to



accessibility to potential future bus transport by maximising connectivity and permeability.

- Demonstrate options for connection to existing and future transport facilities.
- Where appropriate, examine the potential for the bus connectivity through the development.
- Determine where additional infrastructure e.g. lay-bys/bus stops may be required.

County Development Plan Objective TM 2-3: Bus Transport (County-Wide)

The County Council will support and prioritise the following key Bus Transport initiatives:

- a) Progress towards national targets for modal split. Encourage the further development of the bus network;
- b) Ensure all new developments are well connected to their local bus networks;
- c) Secure the provision of appropriate bus infrastructure as an integral part of new development;
- d) Secure safe walking routes from all new development to the local bus network;
- e) Encourage the provision of safe and convenient interchange facilities in all main towns and
- f) Encourage the better management of road space (e.g. through 'green route' and bus priority measures) to secure a journey time advantage for bus services.

County Development Plan Objective TM 2-4: Bus Transport (Metropolitan Area)

The County Council will support and prioritise the following key Bus Transport initiatives:

- a) Encourage both the improvement and extension of services so that they offer a realistic alternative to the private car in providing effective linkages between the main locations where people live and where they work;
- b) Promote bus service improvements broadly in line

County Development Plan Objective TM 2-4: Bus Transport (Metropolitan Area)

with Table 10.1;

- c) Promote the introduction of new bus services on routes where they can offer a direct alternative to the routes most popular with private car users;
- d) Seek commitment from relevant agencies to the delivery of a high quality bus corridor linking Ballincollig and Cork City Centre/ Kent Railway Station and plan for the delivery of population and employment growth to be delivered in tandem with the delivery of this project and
- e) Support the provision of enhanced bus infrastructure, including park and ride facilities, throughout the Metropolitan area and especially in Douglas (in line with the Douglas LUTS proposals) and Glanmire.

Rail

10.2.30 The Cork Area Strategic Plan (CASP) paved the way for the opening of the Cork - Midleton railway in 2009 to form the backbone of an integrated public transport system for Metropolitan Cork.

10.2.31 In response, the land-use strategy for the County Metropolitan Strategic Planning Area in successive Development and Local Area Plans has been based on increasing the proportion of new housing located in the hinterland of the existing and proposed rail stations on the new network and this approach will continue.

10.2.32 Whilst this first phase of integrated land-use and transport planning has been successful, the County Council will be encouraging the delivery of further land use initiatives and investment measures to secure maximum benefits for the communities served by this network. In particular, the County Council will work closely with the City Authorities and other agencies in delivering a land use framework for the areas served by the rail network within the City area so as to maximise the potential for rail travel.

County Development Plan Objective

TM 2-5: Rail Transport

The County Council will support and prioritise the following key Rail Transport initiatives:

- a) Encourage the enhancement of service provision in tandem with planned population and employment growth;
- b) Secure the delivery of new stations to support planned population growth in : Midleton (Waterrock), Cobh (Ballynoe-River Ferry), Dunkettle (Park & Ride), Blarney & Monard;
- c) Encourage greater use of the suburban rail network; support other agencies in delivering an appropriate integrated land-use and transportation framework in the hinterland of rail stations in the Cork City area including park and ride facilities.

Rural Public Transport

10.2.33 A new Rural Transport Programme (RTP) was launched in February 2007 building on the success of the Rural Transport Initiative. It continues the recognition that local communities are best placed to identify their rural transport needs and to address them.

10.2.34 Public transport is a serious unmet need for many people living in rural Ireland and it has been identified as a key factor underlying levels of exclusion in rural areas. It is an aim of this plan to facilitate social inclusion and sustainable transport patterns in rural areas by supporting the provision of conventional (bus based scheduled services) and non conventional (demand responsive or semi scheduled alternatives) transport services in rural areas.

County Development Plan Objective

TM 2-6: Rural Public Transport

Support Rural Transport Initiatives and services which provide increased public transport connectivity to rural areas.

well-being of its citizens. The Road Network is the infrastructure on which the County’s bus network is based, it is critical to the movement of freight and allows freedom of movement for private cars, buses, cyclists and pedestrians.

10.3.2 The road network has a critical role to play in the delivery of the Government’s ‘Food Harvest 2020’ programme and without careful management of the County’s road network; the full potential of this programme may not be secured.

National Primary & Secondary Roads

10.3.3 The key national roads infrastructure projects are listed in Objective TM 3-1. Many of these are focussed on improving accessibility in and around the Gateways and Hubs designated in the National Spatial Strategy. The Council, in consultation with the National Roads Authority, will protect proposed national road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified. The line of these routes is shown on Figure 10.2 Route Protection Corridors and in Volume 4 Draft CDP Maps which is accessible through www.corkcoco.ie.

10.3 Road Network

10.3.1 The development of the County’s Road Network is critical to the economic and social



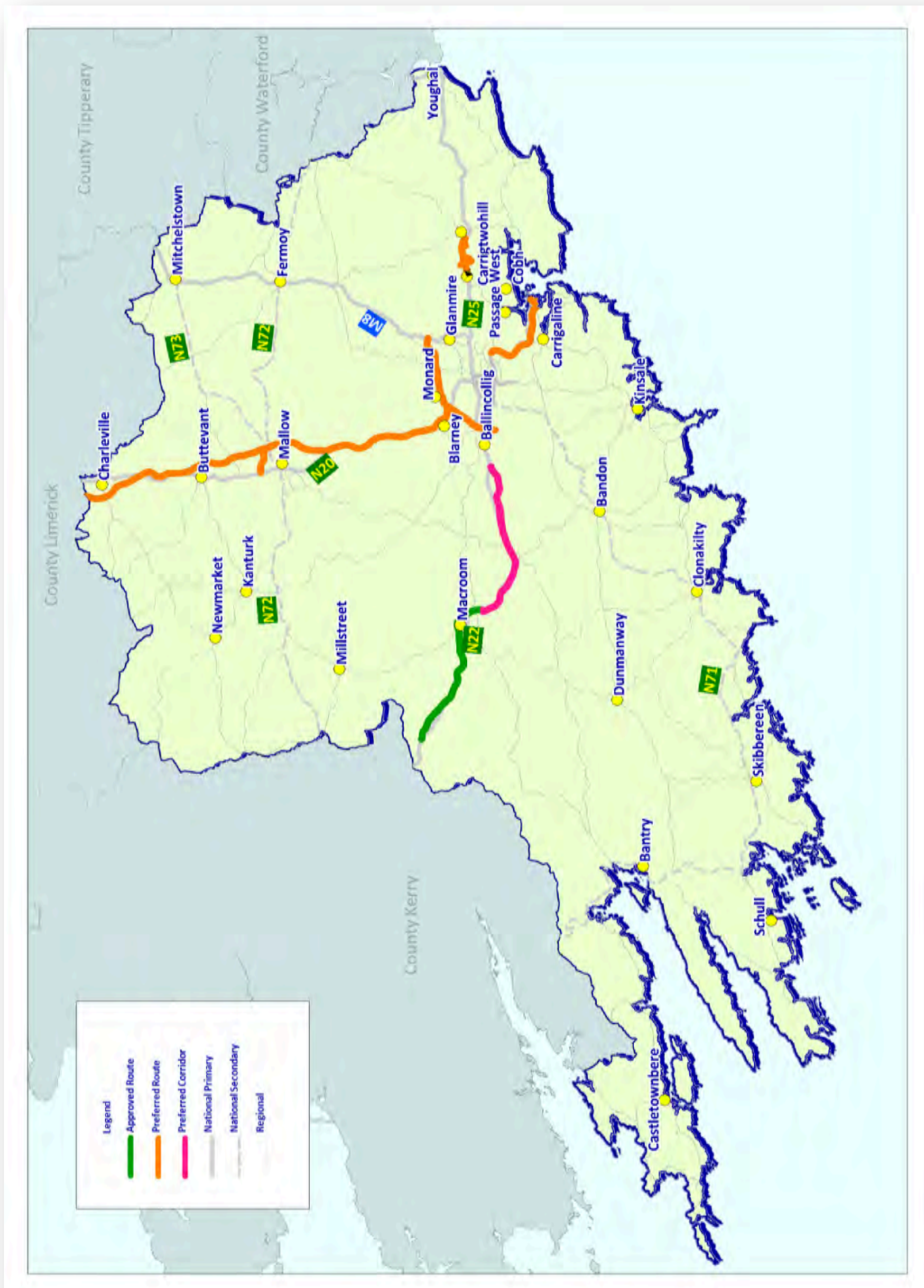


Figure 10-2: Route Protection Corridors

County Development Plan Objective
TM 3-1: National Road Network
<p>a) Seek the support of the National Roads Authority in the implementation of the following major projects:</p> <p><u>Projects Critical to the Delivery of Planned Development</u></p> <ul style="list-style-type: none"> • N 28 (Cork – Ringaskiddy). • M8 (Dunkettle Interchange Upgrade). • Cork Northern Ring Road (N22/N20/M8). <p><u>Key NSS Projects</u></p> <ul style="list-style-type: none"> • M 20 (Blarney – Mallow - Limerick). • N 25 (Carrigtwohill – Midleton – Youghal). <p><u>Key Regional Projects</u></p> <ul style="list-style-type: none"> • N 22 (Ballincollig – Macroom – Ballyvourney) to include Macroom By-pass. • N 71 (Cork – Clonakilty – Skibbereen and Bantry). • N 72 (Mallow Northern Relief Road). • N 72 Mallow to Fermoy including links to the N 73 (Mallow – Mitchelstown). <p>b) Support and provide for improvements to the national road network, including reserving corridors for proposed routes, free of inappropriate development, so as not to compromise future road schemes.</p> <p>c) Restrict individual access onto national roads, in order to protect the substantial investment in the national road network, to improve carrying capacity, efficiency and safety and to prevent the premature obsolescence of the network.</p> <p>d) Avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses onto national roads to which speed limits greater than 50kph apply.</p> <p>e) Prevent the undermining of the strategic transport function of national roads and to protect the capacity of the interchanges in the County from locally generated traffic.</p> <p>f) Implement the NRA’s policy document on the Provision of Service Areas and Rest Areas on Motorways and High Quality Dual Carriageways.</p> <p>g) Co-operate with the National Roads Authority to identify the need for Service areas and/or rest areas for motorists along the national road network and to assist in the implementation of suitable proposals for provision, subject to normal planning</p>

County Development Plan Objective
TM 3-1: National Road Network
<p>considerations.</p> <p>h) Ensure that in the design of new development adjoining or near National Roads, account is taken of the need to include measures that will serve to protect the development from the adverse effects of traffic noise for the design-life of the development.</p> <p>i) Control the proliferation of non-road traffic signage on and adjacent to national roads having regard to the NRA’s “Policy on the Provision of Tourist & Leisure Signage on the National Roads”.</p>

Regional and Local Roads

10.3.4 The Regional Road Network in the County, although at a lesser standard than the National Route Network, is also of strategic importance to the development of the County. The Council has responsibility for building and maintaining this and the local road network. Many regional roads form important link routes between National Roads and the larger towns and villages. Many routes carry important public transport services.

County Development Plan Objective
TM 3-2: Regional & Local Roads
<p>a) Recognise the strategic role played by Regional Roads within the County and, together with Local Roads, to enhance their carrying capacity and safety profile in line with demand.</p> <p>b) Promote the improvement of strategic Regional and Local Roads throughout the County in accordance with the strategies identified for the main settlements in this Plan.</p> <p>c) Seek funding for the upgrading of the following Regional and Local Roads in the County:</p> <p><u>Projects Critical to the Delivery of Planned Development</u></p> <ul style="list-style-type: none"> • Carrigaline Inner Relief Route; • Douglas East – West Link Bridge; • Mallow-Park Road extension to N20 • Midleton (Waterrock) access roads and rail bridge; • Upgrade of access routes serving Monard;



**County Development Plan Objective
TM 3-2: Regional & Local Roads**

- R624 N25 – Cobh;
 - Middleton Northern Relief Route;
 - R 586 (Bandon to Bantry);
 - R 572 (Glengarriff to Castletownbere);
 - R 630 (Middleton – Whitegate);
 - R600 (Fivemile Bridge to Kinsale);
 - R613 (Ringaskiddy to N71);
 - R618 Leemount Cross.
- d)** Limit access to Regional Roads where appropriate so as to protect carrying capacity of the road network and have regard to safety considerations particularly where access to a lower category road is available.

Traffic/Mobility Management and Road Safety

- 10.3.5 Mobility planning by business and institutions that have high numbers of employees is a way of promoting sustainable means of access, reducing traffic congestion in urban areas and making more efficient use of land by reducing the need for car parking. The Council considers mobility management to be a suitable mechanism by which new development can support the objectives of sustainable development and the achievement of reduced car dependency. Mobility management plans will be required to accompany planning applications for significant new development or trip intensive developments.
- 10.3.6 Where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a National or Regional Route, this Plan will require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit to be prepared in accordance with the Traffic Management Guidelines Manual 2003 issued by the Department of Transport and the Traffic and Transport Assessment Guidelines 2007 published by the NRA.

10.3.7 The NTA provide guidance in relation to best practice in this area 'Achieving Effective Workplace Travel Plans – guidance for local authorities'.

10.3.8 It is of critical importance to road safety that any new vehicular access is designed with adequate provision for visibility, so that drivers emerging from the access will have adequate visibility of oncoming vehicles, cyclists and pedestrians.

County Development Plan Objective

TM 3-3: Road Safety and Traffic Management

- a)** Where traffic movements associated with a development proposal will have a material impact on the safety and free flow of traffic on a National, Regional or other Local Routes, to require the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit as part of the proposal.
- b)** Support demand management measures to reduce car travel and promote best practice mobility management and travel planning via sustainable transport modes.
- c)** For developments of 50 employees or more, developers will be required to prepare mobility management plans (travel plans), to promote alternative sustainable modes or practices of transport as part of the proposal.
- d)** Ensure that all new vehicular access is designed to appropriate standards of visibility to ensure the safety of other road users.
- e)** Improve the standards and safety of public roads and to protect the investment of public resources in the provision, improvement and maintenance of the public road network.
- f)** Promote road safety measures throughout the County, including traffic calming, road signage and parking.
- g)** Co-ordinate proposed zoning designations and/or access strategies in settlement plans with speed limits on national roads.

10.4 Parking

- 10.4.1 Securing adequate and appropriate provision for car parking in town centres and in relation to almost all forms of new development is a critical aspect of planning and transportation policy. Generally, development plans set out standards for various forms of development (a certain number of parking spaces to be provided for a certain floor area of new building proposed) and developers must make provision for this within their proposals or alternatively pay a financial contribution to allow the planning authority to make alternative provision elsewhere.
- 10.4.2 The parking standards for Cork County were last reviewed in 1996. At that time, car ownership rates were lower than they are currently and the overall demand for transport was less than is the case currently. Generally, the approach was to facilitate car parking as close as possible to the destination.
- 10.4.3 The parking standards developed by the County Council in 1996, in line with the approach taken by many other authorities, were 'minimum' standards. The aim was to provide as much parking as possible and developers were encouraged to provide more than the minimum standard where possible.
- 10.4.4 Since 1996, both Government Policy and public opinion in relation to parking has changed. There are concerns that the previous approach has resulted in large new retail and employment developments, with generous parking facilities, occupying strategic locations close to the national road network and that this, linked to the difficulty in providing car parking spaces in older town centre areas, has contributed to a lack of investment and decline in the central parts of many of the County's towns. There is a perception that those large modern developments, with ample free parking and close to main roads, have secured an almost unfair advantage over equivalent businesses located in more traditional town centres.
- 10.4.5 Government policy and the policies of this plan now favour town centre locations or locations well supported by public transport for future major retail and employment development. In the Metropolitan area and the 'Hub' town of Mallow the South West Regional Planning Guidelines suggest that, in future 55% of journeys should be made without reliance on the private car. Elsewhere in the County the target is for 20% of journeys to be non-car journeys.
- 10.4.6 A number of key stakeholders, including the National Transport Authority and Cork City Council, have expressed the view that the County Council should modify its current policies for the provision of parking spaces in new development so that, in future, reduced availability of car parking spaces at key employment or retail developments might encourage more people to travel by walking, cycling or public transport.
- 10.4.7 Whilst encouraging greater use of public transport and other sustainable modes is a fundamental objective of this plan, for many parts of the County, the provision of public transport and measures to support walking and cycling leave much to be desired and do not yet offer a realistic alternative to the private car for many people.
- General Approach**
- 10.4.8 The standards for car parking are set out in Appendix C Table 1a and 1b. Normally, developers will be expected to provide on-site car parking in line with the standard. In some limited circumstances a higher or lesser standard may be appropriate and the details of this are set out in Appendix C Table 1a. The

dimensions of parking bays are set out in Appendix C Table 1b.

- 10.4.9 Apart from the Cork City North & South Environs and the town centre areas identified in local area plans (which are addressed in the following paragraphs), the number of parking spaces required for a particular type of development is similar to the number required in the previous plan.
- 10.4.10 To bring this plan more into line with the approach taken by other authorities, a reduced provision of parking for office development and a small reduction in the number of spaces for retail development is required. While there are some small changes to the way the parking space requirement is calculated for some other categories, it is not anticipated that these will result in a significant change in the overall provision.

County Metropolitan Strategic Planning Area

- 10.4.11 This plan acknowledges that in the north and south 'environs' of Cork City there already exists a relatively high standard of public transport with many services operating on 15min all-day frequency. In Douglas, the Douglas Land use & Transportation Study has identified an extensive programme of walking and cycling infrastructure improvements with a view to making walking cycling the 'mode of choice' for many journeys between the adjoining residential areas and the shops, schools and work[places in the village centre.
- 10.4.12 The implementation of this programme is currently being funded by the National Transport Authority and to support this approach, this plan proposes to limit the provision of car parking for many forms of development in these locations, reducing costs for developers who choose to locate in an area with good public transport and encouraging a gradual shift towards walking, cycling and

public transport for many shopping and work/school related journeys.

- 10.4.13 There is potential to follow this approach in some other urban centres close to Cork City in the County Metropolitan Strategic Planning Area. The locations with most potential are Ballincollig, Carrigaline, Cork Airport, and Little Island and where Table 10.1 of this plan calls for a major uplift in public transport provision. For a reduced parking policy to succeed these locations would require a commitment to deliver the improved public transport from the relevant funding agencies and the identification and delivery of a suite of measures to support walking and cycling along the lines of the proposals for Douglas. Until a commitment can be made to the delivery of these measures, the approach to car parking provision for new development will remain in line with the remainder of the County.

Town Centres

- 10.4.14 In areas designated as 'Town Centre' in local area plans current car parking policy requires intending developers to provide car parking spaces on site in locations where it may be difficult or even undesirable to do so. Developers here who cannot provide space are often required to pay a monetary contribution to the local authority to offset their liability to provide onsite parking. The net effect often discourages developers seeking to develop in town centre areas.
- 10.4.15 In this plan, in order to encourage and incentivise those wishing to invest in and develop town centre locations, the County Council will not normally seek the provision of onsite parking or a monetary contribution in lieu of car parking where the development involves the re-use/refurbishment of an existing occupied or vacant building, any change of use or where small scale infill developments (including residential) are proposed.



10.4.16 Larger format town centre developments such as medium/large scale convenience retail developments or office developments will still be required to provide onsite parking up to a maximum standard and to pay a monetary contribution where this cannot be provided as part of the development.

10.4.17 The supply and management of public parking to serve town centres will be funded through parking charges and Development Contributions under Section 48 of the Planning and Development Acts. Chapter 7, Town Centres and Retail includes proposals to establish a 'fund for town centre renewal projects as part of a future review of the County's Development Contribution Scheme. It is intended that this would provide an additional funding stream for town centre public car parking projects. See Para 7.2.11, Chapter 7 Town Centres and Retail.

Cycle Parking

10.4.18 In order to promote a shift towards cycling as a viable transport mode, the Council will ensure the needs of cyclists are fully taken into account in the development process by requiring the provision of appropriate bicycle parking facilities as part of new developments.

10.4.19 Cycle parking facilities should be provided to the standards set out in Appendix C Table 2 and should be:

- Sheltered (where possible);
- Located close to main building entrances where parking is both convenient and benefits from the direct surveillance of passers-by.

10.4.20 Bicycle stands should allow both the frame and wheels to be securely attached to a steel tube against which the frame of a bike can be leant and locked. These can either take the form of steelwork required for other reasons (e.g. tree

guards or balustrade rails), or special stands. Stands should be similar to the "U" Sheffield type. However, the County Council is prepared to consider innovative types that satisfy the above requirement.

County Development Plan Objective RTC 4-1: Car and Cycle Parking

- a) Encourage a gradual shift towards more efficient and sustainable transport modes by securing the delivery of parking spaces required in connection with new development broadly in line with Appendix C.
- b) Ensure that on-street car parking is designed such that it does not occupy unnecessary street frontage.
- c) Improve the overall connectivity and accessibility between key car parking areas and primary town centre streets.
- d) Ensure that a high standard of design, layout and landscaping accompanies any proposal for surface car parking. Planning permission will be granted only where all the following criteria are met:
 - (i) Respects the character of the streetscape/landscape
 - (ii) Will not adversely affect visual amenity, and
 - (iii) Provision has been made for security, and the direct and safe access and movement of pedestrians and cyclists within the site.
- e) Promote a shift towards cycling as a viable transport mode by requiring the provision of cycle parking facilities in accordance with Appendix C.

10.5 Freight & Ports

10.5.1 The efficient movement of goods is vital to competitiveness and economic welfare of the Cork Region. 65% of National GDP is based on the export of goods and services whereas the EU-25 average is 30%. Ireland is also heavily reliant on imported manufactured goods. At present 95% of all goods are moved by road and over 30% of transport greenhouse gas emissions are from the freight sector.

10.5.2 However, as a relatively small island nation with a dispersed population, good access to port

facilities is critical and alternatives to road freight are difficult to justify on cost grounds.

10.5.3 The County Council is currently working with other agencies to develop a framework for Sustainable Freight Distribution in the Metropolitan Area.

10.5.4 The main aims of this plan are to:

- Secure the appropriate infrastructure for the effective movement of goods, especially to and from the region's ports;
- Safeguard the regions rail-freight infrastructure so that it can be brought back in to use if appropriate conditions prevail; and
- Facilitate the planned development of port infrastructure to enhance the region's sustainability and general economic competitiveness.

Rail Freight

10.5.5 There are many environmental and social benefits to be gained from utilising rail to transport goods. Rail produces 76% less CO₂ than road per tonne carried and uses less than half the fuel as road per tonne km. Therefore rail can play a valuable role in our efforts to cut carbon emissions. Irish Rail operates two types of freight units.

10.5.6 Iarnród Éireann's Bulk Freight business specialises in the movement of products in full train loads. Trains can operate with an achievable payload of up to 600 tonnes. Some of the products currently transported include mineral ores and pulpwood. In some cases, the rail infrastructure has been provided to enable the operation of trains directly from the customer's production facility to a Port or rail connected site. There is potential to develop this type of facility at Marino Point and provision is made for this in the Midleton Electoral Area Local Area Plan.

10.5.7 Iarnród Éireann's intermodal business specialises in the transport of ISO containers or tanks in full trainloads. The maximum train size permitted on the network is 42 TEU's between Dublin and Cork. The lines between Ballina and Dublin Port and Ballina and Waterford Port are cleared to carry 9'6" high cube containers on standard floor wagons, thus allowing a dramatic increase in possible payloads on trains but this facility is not currently available on routes to Cork.

10.5.8 The company is investigating the feasibility of adapting the route between Portarlinton and Cork to allow similar payload improvements. A new rail spur was recently opened in Dublin Port which also significantly improves the competitiveness of Intermodal traffic to/from that location. In the short term this plan includes objectives intended to safeguard the intermodal facilities at North Esk so that they can be brought into use if appropriate conditions prevail.

Road Freight

10.5.9 Facilitating the movement of freight, particularly for perishable goods and for movements to and from the ports, is an important function of the County's road network and it is important that road capacity is maintained so that these journeys can be made efficiently.

10.5.10 Efficient freight distribution and logistics networks (that rely on road freight) are important to a County's infrastructure providing access for the County's agricultural, marine and industrial sectors to national and international markets. These networks are also an important component in delivering goods produced outside the region to shops and residents. As a result Cork is an important location for the distribution of convenience goods and major retailers have chosen to locate



distribution warehouses serving southern and western Ireland at a number of locations.

- 10.5.11 Road infrastructure in the Metropolitan Area, serving the Port of Cork, is intensively used and, at certain times of the day parts of the network have only limited spare capacity. The County Council is working actively with other agencies to manage competing demands for transport over this part of the network and this work will take into account the needs of the freight sector.
- 10.5.12 In relation to new development, the aim of this plan is to encourage new industrial, commercial and logistical development that is heavily reliant on road freight movements to locate within the urban centres of the County but in locations where goods vehicles can gain access to the national road network without passing through town centres or residential areas. Local Area Plans will identify suitable locations.
- 10.5.13 The County Council is also supporting the additional provision of service/rest areas on the motorway network to provide necessary facilities.

County Development Plan Objective

TM 5-1: Freight

- a)** Create an efficient freight network that operates in harmony with other transport users and the residents of the Cork area.
- b)** Protect the potential for rail-freight facilities to the former IFI plant at Marino Point and North Esk in Glounthaune.
- c)** Support the development of a Framework for Sustainable Freight Distribution for the Greater Cork area and the wider County.
- d)** Encourage development that is heavily dependent on road freight to locate where goods vehicles can access the national road network without traversing urban areas.
- e)** Support the use of the existing rail system for the transport of appropriate materials where feasible.

Port of Cork

- 10.5.14 Cork Harbour is the second most significant port in the state. It is critical to the economic success of the South West Region. The port’s activities are divided between several locations in the harbour, including traditional open wharves and container facilities on the eastern approaches to the City at Tivoli and a modern deep-water facility with ‘Ro-Ro’ facilities and car/passenger links to France at Ringaskiddy. There are a number of specialised facilities for oil and petroleum at Whitegate and general cargo at Passage West. Disused facilities at Marino Point have immediate potential to handle bulk cargo’s transported to or from the port by rail. Handling non-rail cargo’s at this location will require the upgrading of the R624 linking the site to the N25.
- 10.5.15 The Port of Cork is identified in National Ports Policy (NPP) as a Port of National Significance (Tier 1) and is proposed for inclusion as one of 3 ports including Dublin and Shannon/Foynes in the state in the TEN-T (European Union’s Trans European Network – Transport). For inclusion in the core network, ports must enjoy significant volumes of freight and/or passenger traffic, have a high level of international connectivity and, by 2030, be connected to the core European rail and road network.
- 10.5.16 This plan supports the Port of Cork’s proposals to expand its facilities in Ringaskiddy so that port centered operations and logistics can become more efficient through the accommodation of larger ships and so that port traffic can directly access the National Road network without passing through the City Centre. The planned expansion of Port facilities at Ringaskiddy will release dockland areas close to the City for planned redevelopment in line with proposals set out in the City Council’s development and local area plans.

10.5.17 Disused Port facilities at Marino Point have been protected in the Midleton Electoral Area Local Area Plan so that their potential to accommodate rail cargo's can be developed in the future if required.

Other Ports and Harbours in the County

10.5.18 Generally for the other ports in the County, the Harbours Act 1996 provides the legislative framework to enable ports to compete with each other and address their commercial, operational and market driven requirements.

10.5.19 Castletownbere is identified as a Port of Regional Significance with a specialism for fisheries within the NPP. Adequate roads infrastructure into this region is important. The R572 provides a key link between the white fish port of Castletownbere and the wider road network and the Council will continue to promote the improvement of these roads and to seek funding for their upgrading.

10.5.20 The establishment and maintenance of smaller ports and harbours is important to the local economic base of an area. There are many smaller ports and harbours located along the length of the Cork coastline. These are important in terms of their fishing and commercial base and as tourist access points and should be encouraged to develop further where expansion is compatible with environmental and heritage sensitivities.

County Development Plan Objective TM 5-2: Cork and Other Ports

- a) Ensure that the strategic port facilities at Ringaskiddy, Whitegate and Cork Airport have appropriate road transport capacity to facilitate their sustainable development in future years.
- b) Support the relocation of port activities and other industry away from the upper harbour on the eastern approaches to the city.
- c) Support Ringaskiddy as the preferred location for

County Development Plan Objective TM 5-2: Cork and Other Ports

the relocation of the majority of port related activities. Also recognising the key role that Marino Point can play in providing an alternative relocation option for some of the port related uses that could best be served by rail transport. The Council is committed to engage with the Port of Cork and other relevant stakeholders in achieving this objective.

- d) Local area plans should give priority to identifying appropriate and sustainable locations for port related activities.
- e) Generally support the ports and harbours of the County and recognise their essential role in facilitating industrial development, defence, trade, marine leisure, recreation and other economic sectors, while respecting their environmental setting.
- f) Improve port and harbour infrastructure in the County and to safeguard lands in the vicinity of ports and harbours against inappropriate uses that could compromise the long-term economic potential (including access) of the port or harbour.

10.6 Water Based Transport

10.6.1 An aim of this Plan is to increase the level of access to a choice of transport modes and water based public transport services, particularly within Cork Harbour which can provide an alternative to private car transport. This plan will support the provision of water-based public transport services serving the Metropolitan area. In other locations it is important to recognise the key role of ferries in meeting the transport needs of the inhabitants of West Cork Island Communities including facilitating access in relation to tourism.

County Development Plan Objective TM 6-1: Water Based Transport

- a) Ensure appropriate access (road and rail) to Cork Port, recognising its role in the provision of maritime transport, both passenger and freight.
- b) Support the role of ferries and other forms of water based transport in meeting transport needs, particularly of island residents but also in providing access to the tourist assets of the County.

10.7 Cork International Airport

10.7.1 Cork International Airport is an important strategic asset to the County and an important economic driver for the South West Region. It plays a key role in terms of access to the region from Britain and other destinations in Europe in particular.

10.7.2 A Special Local Area Plan (SLAP) for the operational area of Cork International Airport as adopted by Council in 2010. The SLAP was prepared for the purpose of facilitating the development of Cork Airport by providing land for the future operational needs of the airport and protecting this land from inappropriate development where necessary looking forward to the year 2040. It identifies the future aviation needs and associated infrastructural requirements of Cork Airport in the long term and specifies policy and objectives to safeguard the continuing growth of the Airport as a key economic driver for the region.

Public Safety Zones

10.7.3 Red Zones and Public Safety Zones (PSZ's) are designated at Cork Airport as well as in Dublin and Shannon Airports. In the assessment of planning applications, in the vicinity of Cork Airport, Cork County Council will have regard to the Red Zones and PSZs identified by the Department of the Environment, Community and Local Government (DoECLG) and the Department of Transport. Should new draft guidance be issued by the Department during the lifetime of the Plan in relation to Air Safety Zone Corridors, the Plan will have regard to any such guidelines.

County Development Plan Objective

TM 7-1: Cork Airport

- a) Safeguard current and future operational, safety, technical and development requirements of Cork Airport in accordance with the Cork Airport Special Local Area Plan adopted in 2010.
- b) Prioritise the delivery of high quality public transport connecting the Airport to the City Centre and other locations which are deemed appropriate.
- c) Have regard to, and implement the national land use policies and guidance in relation to the Red Zones and Public Safety Zones for Cork Airport.
- d) Have regard to the advice of the Irish Aviation Authority with regard to the effects of any development proposals in the vicinity of Cork Airport on the safety of aircraft or the safe and efficient navigation thereof, in particular within the Red Safety Zones and Public Safety Zones identified within the Special Local Area Plan.

Chapter 11

Water Services and Waste

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Aim of Chapter

To provide, improve and extend water, wastewater, surface water and flood alleviation services throughout the county and to prioritise the provision of water services infrastructure, to improve water quality to achieve improved environmental protection and to protect public health.

11.1 Introduction

11.1.1 Rapid economic progress in the recent past has placed pressure on water services infrastructure in the county. The challenge for Cork County Council is to secure the delivery of the water services infrastructure required to meet our future population targets and support continued economic development in a balanced way which protects key environmental resources and public health.

11.1.2 The government has established Irish Water, a new public utility. Irish Water will make capital and investment decisions regarding the country's water infrastructure on a national basis. It is estimated that Irish Water will take approximately five years to be fully established and it will begin taking over various responsibilities from the Local Authorities on a phased basis from January 2014. From this date, Irish Water will be responsible for the operation of public water services including management of national water assets, maintenance of the water system, investment and planning, managing capital projects and customer care and billing.

11.2 Overall Strategy for Water Services

11.2.1 The key aim of this plan is to prioritise the delivery of water services infrastructure, in consultation with Irish Water, to ensure that the aims and objectives of this plan can be delivered in a timely and efficient manner. The challenge will be to match water services infrastructure provision in the main towns to the population targets identified for them, so that their planned growth and development is not inhibited by any lack of adequate water services infrastructure.

11.2.2 To illustrate these challenges, Table 11.1 summarises the current water services infrastructure position for each of the main settlements and identifies those locations where existing deficits will need to be

addressed in order to achieve the population targets. It is included in this plan primarily to help identify those locations where water services investment needs to be prioritised (see Chapter 15, Tables 15.1 & 15.2) if the vision for the County set out in this plan is to be delivered.

Water Services Investment Programme

11.2.3 The Water Services Investment Programme for the County allocates national funding for specific projects. This is based on Needs Assessments undertaken by Cork County Council. It prioritises projects that target environmental compliance issues as well as other measures such as water conservation and rehabilitation. Rural Towns and Villages are now also dealt with under the programme.

11.2.4 It is likely that in the short/medium term future investment will continue to focus on the following key areas:

- Water conservation proposals which meet environmental and economic goals.
- Environmental objectives – works required to respond to:
 - European Court of Justice (ECJ) judgments,
 - Environment/Public Health Objectives (eg arising from Regulations and EPA Reports dealing with drinking water standards, wastewater treatment standards, authorisation of wastewater discharges, bathing water standards etc), and
 - Compliance with the Water Framework Directive requirements.
- Economic objectives:
 - Works to support the overall strategic and sustainable development of hubs and gateways under the NSS, and
 - Works to support employment creation (in line with objectives in 'Building Ireland's Smart Economy – A Framework for Sustainable Economic Revival').



11.2.5 Whilst from January 2014, the final decision on further water services investment will be taken by Irish Water, it is important to note that investment based solely on the above criteria will not be sufficient to meet the County's needs in achieving the population targets set out in this plan and in the SWRPG 2010. Chapter 15 of this plan sets out details of the County Council's suggested investment priorities and the Council will work with Irish Water in order to secure the delivery of the population targets set out in this plan.

11.2.6 In general, water supply and waste water facilities need to be improved throughout the County both to serve existing communities and to accommodate planned growth.

11.2.7 The colour coding in Table 11.1 highlights those settlements that are both best served in terms of capacity as well as those where deficits exist. The table excludes non-strategic infrastructure and also local infrastructure that might be provided by the developer to serve the settlements and takes into account only public projects of a strategic nature.

11.2.8 Despite significant investment in recent years there remains a significant mismatch between the strategic priorities of the county and water services infrastructure provision with over half of the main settlements having infrastructural deficits. The net result is that development in these locations may be unlikely to proceed unless the infrastructure deficits are addressed.

11.2.9 Future water services infrastructure provision should be based on the following list;

- The Cork 'Gateway' the main population base of the county and key driver of economic growth in the South West Region;
- The Hub town of Mallow;

- Main settlements where environmental compliance is most urgent;
- Other Main Settlements.

11.2.10 The impact of EU and national requirements will exert considerable pressure in the years ahead for example remediation of environmental difficulties and compliance with Bathing Water Regulations. Other issues which will be required to be addressed include compliance with the Freshwater Pearl Mussel Regulations and meeting requirements in relation to shellfish waters.

**County Development Plan Objective
WS 2.1:Water Infrastructure - General**

- a) Prioritise development towards the Main Settlements of the County where an appropriate level of drinking water and wastewater infrastructure is in place. Development may only proceed where appropriate wastewater treatment is available which satisfies the requirements of environmental regulations and complies with EPA licensing.
- b) Prioritise the provision of water services infrastructure in the Gateway, Hub and Main Towns to complement the overall strategy for economic and population growth while ensuring appropriate protection of the environment.

Table 11.1 Cork County: Water Services Capacity for Planned Population Growth 2011-2022

		NSS Status	Town	Drinking Water	Waste Water	
Planned Development May Proceed	Infrastructure in Place	Cork 'Gateway'	City Environs (South)			
			Glanmire			
		Small Towns	Kanturk			
	Further Infrastructure Required	Cork 'Gateway'	Ballincollig	Blarney		
				City Environs (North)		
			Cobh*			
			Midleton			
			'Hub' Town	Mallow		
			Large Towns	Bandon		
		Fermoy				
		Kinsale				
		Small Towns	Buttevant			
			Skibbereen			
			Schull			
		Strategic Infrastructure Deficit	Cork 'Gateway'		Carrigaline*	
Carrigtwohill						
Monard						
Passage West*						
Large Towns			Bantry			
			Clonakilty			
			Macroom			
			Mitchelstown			
			Youghal			
Small Towns			Castletownbere			
			Charleville			
			Dunmanway			
			Millstreet			
			Newmarket			
August 2013						
Current major infrastructure** sufficient to achieve planned population target						
Some development may proceed but significant works/EPA licence required to accommodate planned population target						
Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved						
* Anticipated that the provision of the Lower Harbour Sewerage Scheme will enhance status in short/medium term.						
**Including planned infrastructure where there is a firm commitment to the timing of its delivery.						

11.3 Wastewater Disposal

11.3.1 The focus of population growth within the county is on settlements where the appropriate treatment of wastewater is available or planned. In the main settlements, new developments must always connect to a public waste water treatment system. Development may need to co-ordinate with the provision of planned infrastructure in a particular area or location.

11.3.2 The adoption of the Urban Waste Water Treatment and Waste Water Discharge Regulations mean that local authority discharges from wastewater facilities must accord with EPA requirements and a number of settlements within the county are still the subject of pending licences. In parallel, the Water Framework Directive, through River Basin Management Plans requires that the water environment is managed with the aim of achieving 'good status' by 2015.

11.3.3 The South Western River Basin Management Plan (SWRBMP) 2009-2015 takes a somewhat longer term view and recognises that some waters may not reach good status until after the second or third plans (that is by 2021 or 2027) because of the time it takes to reverse pollution trends and restore these waters. See Chapter 13 Green Infrastructure and Environment.

11.3.4 In many cases in order to comply with enhanced environmental regulation new collection systems and treatment facilities will have to be installed. Progress continues to be made in many towns but more of these schemes will need to be implemented in the future if compliance is to be ensured.

11.3.5 The Local Area Plans will continue to address more specific waste water issues that pertain to each individual settlement. Resolving deficits and compliance issues are also issues in many of these locations. With regard to wastewater

treatment for individual rural housing See Chapter 4 Rural, Coastal and Islands.

County Development Plan Objective WS 3.1: Wastewater Disposal

- a) Ensure implementation of the South Western River Basin Management Plans and their associated programmes of Measures.
- b) Require that development in all main settlements connect to public waste water treatment facilities subject to sufficient capacity being available and in accordance with the licensing requirements and guidance of the EPA. In settlements where no public waste water system is either available or proposed, new developments will be unable to proceed until adequate waste water infrastructure is provided.
- c) Ensure that proposals for development incorporating smaller treatment systems align with the Guidance manual on treatment Systems for Small Communities, Business, Leisure Centres and Hotels published by the EPA or other appropriate guidance.
- d) Any new developments in the County using groundwater discharge to dispose of effluents will be required to comply with the groundwater protection plan and the Waste Water Discharge Regulations 2007 and 2010.

11.4 Drinking Water

11.4.1 The key drinking water supply infrastructure capacity and deficits for the planned population in the main settlements are outlined in Table 11.1. A significant number of these settlements continue to face considerable challenges in the supply of water both for current and future population changes particularly those located outside of the Cork 'Gateway'.

11.4.2 It is acknowledged that in the short term the focus will be primarily in satisfying demand through reduction in unaccounted for water (UFW) rather than development of new abstractions, treatment facilities or storage reservoirs and that demands on capital will

continue to exceed availability. In other urban areas such as villages specific infrastructure requirements are dealt with within the appropriate local area plan within which the individual settlements are located.

- 11.4.3 Many of the supplies in the more remote or rural areas of the County are individual wells serving farms and single houses. Some of these areas continue to have problems with water quality and the Rural Water Programme has to date provided funds, which are administered by Cork County Council for 'grant aided schemes' to improve the water quality in such cases. There is also a public awareness programme on water quality for individual wells.
- 11.4.4 Many of the existing private group water schemes have unreliable sources of water. Many are supplied from public water supply schemes which now have inadequate capacity. Resources will need to be provided to increase the capacity of these schemes and the connected group water schemes. Some rely on groundwater and some on surface water supplies as their source. Many of these are prone to being contaminated because of their proximity to pollution arising from the disposal of effluent from nearby developments e.g. septic tanks for individual houses or agricultural activities. Therefore the protection of existing underlying aquifers which supply the schemes is paramount. See also Chapter 13 Green Infrastructure and Environment.

County Development Plan Objective

WS 4.1: Water Supply

ground water supplies comply with the requirements of Surface Water Directive 75/440/EC and Ground Water Directive 80/68/EEC.

- c) Conserve sources of drinking water and minimise threats to either the quality or quantity of drinking water reserves that might result from different forms of development or development activity and other sources of pollution.

Water Abstraction

- 11.4.1 Water abstraction can pose a potential risk to water bodies due to their possible impact on river flows and lake levels particularly during periods of low flow.
- 11.4.2 In terms of water abstraction it can be unclear what effect future demand will have on the environment hence the need to avoid abstraction where significant environmental effects could be an issue or where there might be a detrimental impact on nature conservation sites. Detailed consideration needs to be given on the most appropriate location for abstraction facilities and the relative impact of the abstraction on the water body and surrounding environment.

Water Conservation

- 11.4.3 The Department of the Environment, Community and Local Government defines water conservation as the minimization of loss or waste, care and protection of water resources and the efficient and effective use of water. The County Council is currently extensively engaged in Stage 1 of a 3 Stage Water Conservation Programme. The 3 stages are as follows:

Stage 1 - Network Management Systems

Stage 2 - Active Leakage Control

Stage 3 - Mains Rehabilitation Programme

County Development Plan Objective

WS 4.1: Water Supply

- a) Prioritise the supply of adequate drinking water for the resident population and invest and expand the water supply where possible in line with future population targets.
- b) Ensure that all drinking water in the County complies with the European Union Drinking Water Directive 98/83/EC and that all surface water and

- 11.4.4 The current unaccounted for water (UFW) in County Cork is estimated at 49%. However in some areas of the County the figure is much higher. To reduce leakage to sustainable levels, a large and ongoing level of investment will be required over the long term. The realistic aim should be to reduce UFW to around 25%.
- 11.4.5 Where the certainty of water supply is an issue in settlements, water conservation can be a practical, realistic and economic way of meeting much of the extra demand for water and could reduce environmental degradation by deferring the need to develop new drinking water sources. Further investment in water conservation measures may be particularly appropriate in such locations.

Council will continue to require the provision of SuDS in residential and industrial developments.

- 11.5.3 It is important that proposals continue to be advanced to separate the surface water system from the foul water system and that general improvement to the drainage networks generally occur in all settlements.

**County Development Plan Objective
WS 5-1:Surface Water and SUDS**

- a) Ensure that all new developments incorporate sustainable drainage systems (SuDS).
- b) Provide adequate storm water infrastructure in order to accommodate the planned levels of growth expected for the County.

11.5 Management of Surface Water

- 11.5.1 In most towns, surface water is usually disposed to the sewer network which can become overloaded in periods of high rainfall and/or high tides. Development of previously ‘green’, or permeable land within an urban area increases the impermeable area. Sustainable Drainage Systems (SuDS) can play a role in reducing and managing run-off to surface water drainage systems as well as improving water quality and contributing to local amenity.
- 11.5.2 The objective of SuDS in new developments is to replicate, as closely as possible, the surface water drainage regime of the predevelopment ‘greenfield’ situation. Therefore the extent of impermeable surfaces such as road surfaces, parking areas, driveways, patios, etc, should be minimised by careful attention to site layout and the specification of porous surfacing materials where practicable. The management of storm-water drainage should emphasise retention and infiltration at source, which reduces runoff volumes and slows the rates of runoff as well as providing partial treatment. The latter requirement reduces the pollution threat to watercourses and ground water. The

**County Development Plan Objective
WS 5-2: River Channel Protection**

Ensure that development on all zoned land is kept at 10m or other appropriate distance from stream and river banks and adequate protection measures put in place.

**County Development Plan Objective
WS 5-3:Surface Water Management**

Manage surface water catchments and the use and development of lands adjoining streams, watercourses and rivers in such a way as to minimise damage to property by instances of flooding and with regard to any conservation objectives of European sites within the relevant catchments and floodplains.

11.6 Flood Risks

- 11.6.1 The Office of Public Works (OPW), in partnership with Cork County Council, are advancing a number of Major Flood Relief Schemes in the county including Mallow, Fermoy, Bandon, Skibbereen and Clonakilty. Flood Risk Assessment and Management Studies are also being advanced for Glanmire, Douglas and Crookstown which may lead to works to mitigate flood risk. Also a number of smaller

schemes / studies are being carried out under the OPW Minor Works Programme.

- 11.6.2 The 2011 Local Area Plans for the County set out an approach to flood risk management in line with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister for the Environment.
- 11.6.3 The approach is to:
- Avoid development in areas at risk of flooding; and
 - Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
- 11.6.4 The County Council, in close association with the Office of Public Works (OPW), compiled a series of indicative maps which underlay and inform the 2011 local area plans for towns, villages and smaller settlements showing areas that could be at risk from flooding. With regard to specific settlements, the relevant sections of the local area plans include objectives, some of which relate to specific land parcels, giving effect to this overall approach.
- 11.6.5 The OPW have commenced the National Catchment Flood Risk Assessment and Management (CFRAM) Programme which is designed to assess and map the country's river systems to identify areas at risk of significant flooding. This allows us to meet the requirements of the EU Floods Directive.
- 11.6.6 The first step in the process is the Preliminary Flood Risk Assessment (PFRA). The aim of the Preliminary Flood Risk Assessment (PFRA) is to identify areas at risk of significant flooding. The draft PFRA provides maps showing areas deemed to be at risk for the entire County. These maps are used to assist as a decision

making tool in the assessment of proposed developments.

- 11.6.7 The areas deemed to be at risk (referred to as Areas for Further Assessment, or 'AFAs') are where more detailed assessment is required on the extent and degree of flood risk, under the CFRAM Studies. There are 3 River Basin Districts in County Cork. The South West CFRAMS covers the largest area but there are also some smaller areas of the County which are covered by the Shannon CFRAMS and the South East CFRAMS.
- 11.6.8 The CFRAM has a target to have flood maps available for the region by the end of 2013. Draft Flood Risk Management Plans (FRMP's) are intended to be in place by 2014 with final FRMP's in place by end of 2015. It is intended that on completion they will supersede all existing flood maps. The Council will consider the advice of the OPW in this regard.

Overall Approach to Flood Risk Assessment

- 11.6.9 The Indicative Flood Extent Map shown on the zoning maps in the local area plans, the PRFA maps and the proposed CFRAM programme maps provide information on two main areas of flood risk i.e. Flood Zone A – High Probability of Flooding and Flood Zone B – Moderate Probability of Flooding. These are described in Section 3 of the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management'. Elsewhere localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

Flood Risks and 'Zoning'

- 11.6.10 Generally where proposals for new zoning significantly conflict with the 'Indicative Flood Extent Maps' they should not be included as zoned land unless the proposed use or development satisfied the 'Justification Test for



Development Plans' set out on page 37 of the Ministerial Guidelines.

11.6.11 In line with the approach set out in the Ministerial Guidelines, areas 'zoned' for town-centre development comprise the main category of future development 'zoning' that often satisfy the requirements of the 'Justification Test for development plans'. Development proposals in these 'town-centre zonings' will need to follow the procedures indicated in Paragraph 11.6.15 of the planning application stage with a view to developing appropriate flood-mitigation measures at the project stage.

Applications for Planning Permission in Areas at Risk of Flooding

11.6.12 All applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.

11.6.13 In order to reflect the possibility that the 'Indicative Flood Extent Maps' may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable, the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.

11.6.14 It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and

that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.

11.6.15 Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.

11.6.16 The first stage in the assessment process will include:

- An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.
- A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, www.cfram.ie, and through wider internet / newspaper / library search, local knowledge of the flooding area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.

- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information of the site area.
- Proposal as to the appropriate course of action which could be either:
 - further study;
 - revision of proposals to avoid area shown at risk of flooding; or
 - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).
 - Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

11.6.17 Where the site does not benefit from a specific zoning objective and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless the criteria set out in objective WS 6-2 are satisfied.

County Development Plan Objective WS 6-1: Flood Risks – Overall Approach

Take the following approach in order to reduce the risk of new development being affected by possible future flooding:

- Avoid development in areas at risk of flooding; and
- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

County Development Plan Objective WS 6-1: Flood Risks – Overall Approach

In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in Section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.

In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.

Implement the recommendations of the South Western CFRAM study.

County Development Plan Objective WS 6-2: Development in Flood Risk Areas

Ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with Paragraph 11.6.16 of this plan.

Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective WS 6-1 that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

Where the site specific flood risk assessment required under WS 6-1 shows that there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:

- The development is within an urban settlement, targeted for growth under the National Spatial Strategy, Regional Planning Guidelines, and statutory plans.
- The development of the lands for the particular use or development type is required to achieve the

County Development Plan Objective
WS 6-2: Development in Flood Risk Areas

proper planning and sustainable development of the urban settlement and, in particular:

- o Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
- o Comprises significant previously developed and/or under-utilised lands;
- o Is within or adjoining the core of an established or designated urban settlement;
- o Will be essential in achieving compact and sustainable urban growth; and
- o There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

11.7 Waste

Waste Management

- 11.7.1 National policy on waste management is set out in 'A Resource Opportunity', published in July 2012, and sets out the measures through which Ireland will make the further progress necessary to become a recycling society, with a clear focus on resource efficiency and the virtual elimination of land filling of municipal waste. The delivery of the policy will be ensured through mandatory regional waste management plans. The Government is considering significant changes to the current system.
- 11.7.2 Cork City Council and Cork County Council carried out a joint Waste Management Strategy for Cork in 1995. Following on from this, they then developed their own Waste Management Plans which cover the period from 2004-09. Current policy directs that the number of waste management planning regions in the Country be reduced from the current number of 10 down to a maximum of three. Cork County will be part of the Southern Region. Waste Management Plans will continue in existence until the adoption of the new Regional Waste

Management Plans by the new Waste Regions. This is not expected to occur until Q2 2014.

- 11.7.3 The existing Waste Management Plan (WMP) for Cork County (2004) addresses all areas of waste management, from waste prevention and minimisation, to its collection, treatment, recovery and final disposal. The essential focus of the document is on a shift to prevention and minimisation measures whilst developing recycling and waste sorting measures. Waste policy in this Draft Plan is guided by International, European and National guidelines as well as the Councils Waste Management Plan. Consideration will be given to any changes in Government Policy, Best Available Technology (BAT) and best practice in waste treatment since the coming into effect of the current waste management plan.

- 11.7.4 It should be noted that the provision of strategic large scale waste treatment facilities will be considered in 'Industrial Areas' designated as Strategic Employment Areas. See Chapter 6 Economy and Employment and Chapter 14 Zoning and Land Use

- 11.7.5 Bottlehill Landfill Site is a significant piece of existing infrastructure with approximately 660,000 tonnes of landfill space built, from a total estimated available space of 5,4000,000 tonnes. Whilst there is a diminishing requirement for landfill in the future, it must be recognised that the facility could be reconfigured to meet other waste management infrastructural needs such as an "Eco-park".

Waste Management Assessments

- 11.7.6 In order to provide sustainable waste management practices, the County Council will normally require all development proposals to include on site provisions for the management of waste materials that are likely to be generated from the proposed use.

- 11.7.7 For small scale developments basic information of the proposed location of bins, composting etc will only be required while a greater level of detail may be required for larger developments. Developments of less than two residential units will normally be exempt from these requirements.
- 11.7.8 For commercial, industrial and multiple residential proposals, effective waste management should be incorporated into building design and layout e.g. specific provisions should be made for segregated space to allow for the separation of waste consistent with the type of development in question.
- 11.7.9 A significant amount of waste generated in Cork County in the recent past was as a result of construction activity. The Department of the Environment and Local Government Report *'Preventing and Recycling Waste– Delivering Change'* (March 2002) called for the re-use or recycling of 85% of construction and demolition (C and D) waste by 2013. If achieved this target is likely to lead to a decrease in the rate of extraction of minerals in the future.
- 11.7.10 In order to achieve this target and to promote a more sustainable approach to waste management the Council will require project C & D Waste Management Plans to be prepared for projects in excess of any of the following thresholds:
- 11.7.11 New residential developments of 10 houses or more,
- 11.7.12 New developments (other than the bullet point above), including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250m²,
- 11.7.13 Demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste.
- 11.7.14 Civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site.
- 11.7.15 Where appropriate, developers will be encouraged to reuse excavated material from their development sites for landscaping, land restoration or to be reused in the building process. The aim of this assessment will be to establish clear proposals for the reuse, reduction and recycling of waste at the outset of the development. See also Chapter 6 Economy and Employment

Waste Management Facilities

- 11.7.16 The Waste Management Plan makes provision for waste collection facilities, waste transfer stations and other facilities and the Local Area Plans will continue to facilitate their development where appropriate.
- 11.7.17 With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency (EPA). It is important to ensure they are located where these impacts are minimised as much as possible.

Hazardous Waste

- 11.7.18 The EPA has prepared a National Hazardous Waste Management Plan (2008-2012) which requires local authorities to:
- 11.7.19 Reduce the generation of hazardous waste by industry and society generally.
- 11.7.20 Minimise unreported hazardous waste with a view to reducing the environmental impact of this unregulated waste stream.
- 11.7.21 Strive for increased self-sufficiency in the management of hazardous waste and to reduce hazardous waste export.



- 11.7.22 Minimise the environmental, social and economic impacts of hazardous waste generation and management.
- 11.7.23 One of the more significant parts of the National Hazardous Waste Management Plan is that the issue of contaminated soils should be addressed in City, County and Local Area Development Plans, where these plans include the redevelopment of docklands or other brownfield sites.
- 11.7.24 Hazardous waste management in the region needs to be addressed from the perspective of the most environmentally sustainable approach and in line with best international practice.

**County Development Plan Objective
WS 7-1: Waste Management**

- a)** Support the policy measures and actions outlined in 'A Resource Opportunity' 2012 – National Waste Policy
- b)** Encourage the delivery of an effective and efficient waste management service in line with the Waste Management Acts and relevant Waste Management Plan for the County/Region.
- c)** Normally require details and formal development proposals of onsite provisions for the management of waste materials that are likely to be generated from the proposed use. The Council will require Waste Management Assessment for projects which exceed thresholds outlined.
- d)** Support the incorporation of the recommendation and policies of the National Hazardous Waste Management Plan 2008-12.

Chapter 12

Heritage

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Aim of Chapter

Conserve, enhance, protect and manage Cork County's natural, architectural, archaeological and cultural heritage as key social, economic and cultural assets which are an integral part of the sustainable development of the County and safeguard this valuable, and in many instances, non-renewable resource through proper management, sensitive enhancement and appropriate development while also promoting understanding of and sustainable access to it for all. Recognise the important role that the arts and culture can play in making a place an attractive area to live, work and enjoy.

12.1 Heritage

12.1.1 County Cork has a rich and diverse heritage that includes our countryside, rivers, lakes, woodlands, seas and offshore islands, our ancient sites, villages and townscapes and the buildings within them. Heritage is our history, language, folklore, customs and traditions. It is those special elements of our landscape that make us feel connected to our home place and County. Protection of our heritage not only has environmental benefits and benefits for the quality of life of the people of Cork, but it also brings economic benefits to the County by providing attractive towns, villages and countryside for visitors to enjoy.

Heritage and Legislation

12.1.2 The County's national heritage is protected by a number of different pieces of legislation. The National Monuments Acts (1930-2004) provide for the protection of our archaeological heritage. Our buildings, townscapes and landscapes are protected under the Planning and Development Acts. The Heritage Act, 1995 is 'an act to promote public interest in and knowledge, appreciation and protection of the national heritage'. The European Birds (1979) and Habitats (1992) Directives, Birds and Natural Habitats Regulations 2011 and the Wildlife Acts 1976 and the Wildlife (Amendment) Act 2000 – 2010 provide the framework for the protection of our natural heritage. In addition, there are a number of international conventions and agreements relating to our heritage, which Ireland has ratified.

12.1.3 The National Heritage Plan (2002) and National Biodiversity Plan (2011) state national policy and identify national priorities in relation to the protection and management of our national heritage. These documents are underpinned by the core principle that

heritage belongs to us all and we all share a responsibility to protect it.

12.1.4 The responsibility of Local Authorities in relation to the care and protection of heritage is identified in both the National Heritage Plan and the National Biodiversity Plan. Key actions in these plans include the requirement of Local Authorities to prepare and implement Local Heritage and Local Biodiversity Action Plans in partnership with the main stakeholders in the area. The Cork County Heritage Plan was adopted in 2005 and is currently in its implementation phase. The County Biodiversity Action Plan was adopted in November 2008.

County Development Plan Objectives HE 1-1: County Biodiversity Action Plan

Continue to implement the County Biodiversity Action Plan (2008) in partnership with all relevant stakeholders subject to the availability of funding and other resources.

County Development Plan Objectives HE 1-2: County Heritage Plan

Continue to implement the current County Heritage Plan (2005) in partnership with relevant stakeholders and any successor to this document.

12.2 Natural Heritage and Biodiversity

Natural Heritage and Biodiversity

12.2.1 The biodiversity of Cork includes our native plant and animal species, and the places (habitats and ecosystems) where they live. Our landscape has been shaped by our geographical position on the southern coast of the country, our geology dominated by sandstone ridges and limestone valley floors, and the influence of the people who have settled here. These elements determine the range of native plants, animals, habitats and

ecosystems that make up the unique biodiversity of the county.

12.2.2 Biodiversity is threatened globally and locally by the ever increasing demands of people for space, fuel, food and other resources. Loss or damage to sites and places of biodiversity value caused by changes in land use practises and pressure for development, disturbance of places used by wild animals and birds for sheltering, feeding or breeding, and pollution of watercourses all affect the extent and quality of our natural environment. See also Chapter 13 Green Infrastructure and Environment.

12.2.3 Our biodiversity is protected by both European and Irish legislation as set out in the section on Heritage and Legislation. This legislation provides for the designation of sites or areas to protect habitats and species that are rare or threatened either at an international or national level. Recent changes to planning legislation detail Planning Authorities obligations to ensure the protection of European sites in particular.

12.2.4 The National Parks & Wildlife Service (NPWS) is responsible for the designation of conservation sites in Ireland. There are approximately 250 sites designated or proposed for designation in County Cork. These sites occur primarily along the coastal part of the county, in the uplands and along our river valleys. They host a range of rare, protected and vulnerable habitats and species. More information on the site types, as well as a full list and map of the sites which are protected in Cork are provided in Volume 2 Chapter 3 Nature Conservation Areas and on the Draft CDP Map Browser.

County Development Plan Objectives
HE 2-1: Site Designated for Nature Conservation

Provide protection to all natural heritage sites designated or proposed for designation under National and European legislation and International Agreements, and to maintain or develop linkages between these. This includes Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna and Ramsar Sites.

12.2.1 In order to fulfil obligations outlined with regard to Special Areas of Conservation, Candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas the Council will continue to;

- Carry out an appropriate level of assessment for all development plans, land-use plans and projects it authorizes or proposes to undertake and adopt, to determine the potential for these to impact on designated or proposed designated sites in accordance with the Habitats Directive;
- Consider to give consent to development within or likely to affect European Sites, only in accordance with the Habitats Directive;
- Consider development within or with the potential to affect Natural Heritage Areas or proposed Natural Heritage Areas, only where it is shown that such development, activities or works will not have significant negative impacts on such sites or features, or in circumstances where impacts can be appropriately mitigated;

Protected Plant and Animal Species

12.2.2 Certain native plants and animal species are protected under the Birds and Habitats Directives and/or under the Wildlife Act(s). These include most native Irish mammals, amphibians and birds, and some native fish and invertebrate species. In many cases their breeding sites and resting places are also protected, and it is required to seek a

derogation license from the National Parks and Wildlife Service where development or other activities or works could cause harm to individuals of the species, or damage to these sites. The list of Protected Animal Species occurring in County Cork is set out in Volume 2, Chapter 4 Habitats and Species Data.

- 12.2.3 It will need to be demonstrated that any proposed developments including Local Authority's own developments will need to show that such development, activities or works will not have significant negative impacts on protected species, and/or in accordance with derogation licenses issued by NPWS.

County Development Plan Objectives HE 2-2: Protected Plant and Animal Species

Provide protection to species listed in the Flora Protection Order 1990, on Annexes of the Habitats and Birds Directives, and to animal species protected under the Wildlife Acts in accordance with relevant legal requirements. These species are listed in Volume 2, Appendix A of the plan.

Biodiversity outside the Protected Sites

- 12.2.4 Nature Conservation legislation provides for the protection of sites and species of national and international importance. However sites and species benefiting from statutory protection do not alone represent the full extent of our natural heritage. In fact most of our biological diversity occurs in the ordinary landscapes. Rare and protected sites and species cannot survive independently of their surroundings. Features of our landscape can be of high natural value in their own right and often provide the vital links and corridors to allow the movement of plants and animals between protected sites. See also Chapter 13 Green Infrastructure and Environment.
- 12.2.5 These corridors and links are a critical component of a functioning ecological network, and their protection is advocated in Article 10 of the Habitats Directive and

Section 10(2) (ca) of the Planning and Development Act 2000, amended, as follows;

“the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species”.

- 12.2.6 The Council will continue to fulfil this obligation by doing the following;

- Evaluate the impacts of new development on habitats and sites of ecological importance as listed in Volume 2 Chapter 3, where these occur outside designated sites, and seek to avoid, minimise or mitigate potentially negative impacts.
- Consult with the prescribed bodies and appropriate government agencies, when considering, undertaking or authorising developments, plans or other activities which could affect designated sites, wetlands, protected species or sites of geological value.
- Promote positive management for biodiversity, and the implementation of best environmental practice in the development management process, by encouraging developers to prevent or minimise impacts on sites, habitats, species and water quality and prevent the spread of invasive species; and by encouraging the development of appropriate mitigation measures where impacts cannot be avoided (Booklet. ‘Biodiversity and the Planning Process’ – Guidance for developers on the management of biodiversity issues during the planning process, Cork County Council).
- Ensure that positive management for biodiversity and best environmental practice is integrated into all development or works carried out by or on behalf of Cork County Council, to prevent or minimise

impacts on sites, habitats, species and water quality and prevent the spread of invasive species and to encourage the development of appropriate mitigation measures where impacts cannot be avoided.

**County Development Plan Objectives
2-3: Biodiversity outside Protected Areas**

Retain areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network, and to protect these from inappropriate development. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 Chapter 3 of the plan.

Wetlands

- 12.2.7 Wetlands include our watercourses and water bodies as well as other habitats types including marshes, fens, reed beds, bogs and wet woodlands. These habitats tend to have high biodiversity value, as well as serving other functions relating to the protection of water quality and protection from flooding. While many protected areas include wetlands, most wetland areas occur outside protected sites. Recent changes to planning legislation means that work or development which involves the drainage or reclamation of a wetland requires planning permission where the wetland is greater than 0.1ha, and is subject to mandatory Environmental Impact Assessment where the wetland is greater than 2ha.
- 12.2.8 The Council will carry out an appropriate level of ecological assessment (including where necessary EIA) in relation to proposals involving their drainage and/or reclamation of wetlands as required under the Planning and Development (Amendment) Act 2010.

**County Development Plan Objectives
HE 2-4: Protection of Wetlands**

Ensure that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats.

Trees and Woodlands

- 12.2.9 Trees make a valuable contribution to the landscape and to local visual amenity across County Cork. They can provide shelter from wind, and act as a barrier providing privacy or helping screen out otherwise intrusive sights, movement, dust and noise. They are also important for their production of oxygen and absorption of carbon dioxide.
- 12.2.10 Particular trees, or more often groups of trees, can be important components of the local landscape/townscape, the setting of buildings, or to the successful integration of new development into the landscape.
- 12.2.11 Development can, if not sensitively designed, located and built, result in loss of or damage to important trees. It is therefore desirable that existing trees are taken into consideration in the formulation and assessment of development proposals. Where trees or groups of trees are of particular value and may be at risk from development or other activities, consideration should be given to the making of tree preservation orders in accordance with the Tree Preservation Guidelines.
- 12.2.12 It is important that new planting is promoted to ensure the continued regeneration of tree cover generally, and avoid key groupings becoming increasingly aged, over-sized, and unhealthy.



County Development Plan Objectives HE 2-5: Trees and Woodlands

- a) Protect trees the subject of Tree Preservation Order.
- b) Preserve and enhance the general level of tree cover in both town and country. Ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting and where appropriate to make use of tree preservation orders to protect important trees or groups of trees which may be at risk or any tree(s) that warrants an order given its important amenity or historic value.
- c) Where appropriate, to protect mature trees/groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders.

Geological Sites

12.2.13 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Arts, Heritage and the Gaeltacht 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.

12.2.14 In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in Volume 2 of the plan the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

County Development Plan Objectives HE 2-6: Geological Sites

Maintain the conservation value of those features or areas of geological interest that are listed in Volume 2 of the plan, and to protect them from inappropriate development.

Control of Invasive Species

12.2.15 Invasive alien species are animals and plants that are introduced accidentally or deliberately into the wild where they are not normally found, which have adverse impacts on the environment. Invasive species can have significant impacts on conservation and economic interests, and may in some cases pose threats, directly or indirectly, to human safety. Recent legislation makes it an offence to plant, breed, disperse, allow dispersal or cause to grow a range of plant and animal species, or to import or transport these or vector materials such as soil or spoil from which they can grow (Regulations 49 and 50 of the European Communities (Birds and Natural Habitats Regulations 2011).

12.2.16 The Council will seek to prevent the spread of invasive non native species through the control of movement of contaminated spoil where such movement is regulated or undertaken by the Planning or Local Authority.

County Development Plan Objectives HE 2-7: Control of Invasive Species

Control the spread of invasive plant and animal species within the county.

12.3 Archaeological Heritage

- 12.3.1 Archaeological heritage consists of the material remains left behind by past societies and includes structures, places, caves, sites, feature or portable objects, whether on land, underwater or in the inter tidal zones.
- 12.3.2 It is an irreplaceable link with the past and provides information on the development of Cork over the past 9000 years. To-date over 19,000 archaeological monuments have been identified in County Cork, the largest number for any county in Ireland. All known archaeological sites are identified in the Sites and Monuments Record (SMR) (see www.archeology.ie). Over time many sites have disappeared while others survive beneath the current ground surface leaving no visible surface trace or have been remodelled within more modern buildings.
- 12.3.3 The Minister of Arts, Heritage and the Gaeltacht has specific responsibilities for the identification and protection of our archaeological heritage. The National Monuments Service carries out these duties in regards to sites and monuments and their policies are outlined in the "Frameworks and Principles for the Protection of the Archaeological Heritage (1999)" and other policy documents. Provisions for the carrying out of works to designated archaeological monuments are outlined in these documents. and in the following; The Register of Historic Monuments, The Record of Monuments and Places and in the National Monuments (Amendment) Act 2004.

Record of Monuments and Places

- 12.3.4 The principal mechanism for the protection of the archaeological sites and monuments is through the provision of the Record of Monuments and Places (RMP) which was established under Section 12 of the National Monuments (Amendment) Act, 1994. The

RMP for County Cork was issued in 1998 and lists some 17,000 Monuments. The RMP maps and manuals are available for consultation at <http://archaeology.ie>.

National Monuments

- 12.3.5 In addition to RMP, some monuments are considered National Monuments. Under Section 14 of the National Monuments (Amendment) Act 2004 a National Monument is a monument in the ownership or guardianship of the State and or a Local Authority or monuments that are the subject of a Preservation Order or a Temporary Preservation Order. Prior written consent from the Minister of Arts, Heritage and the Gaeltacht is required for any works at or in proximity to all known archaeological monuments and zones of archaeological potential.
- 12.3.6 The qualities of archaeological or architectural interest are not mutually exclusive and certain structures can have both qualities. Some of the items listed in the Record of Monuments and Places are also Protected Structures and are within the remit of protection under the provisions of the National Monuments Acts 1930-2004.

County Development Plan Objectives

HE 3-1: Protection of Archaeological Sites

- a) Safeguard sites and settings, features and objects of archaeological interest generally.
- b) Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments including the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, as amended and of sites, features and objects of archaeological and historical interest generally.

In securing such preservation, the planning authority will have regard to the advice and recommendations of the Department of Arts, Heritage and Gaeltacht as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage.

County Development Plan Objectives

HE 3-2: Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated features. In assessing proposals for development, the Council will take account of the potential underwater archaeology of rivers, lakes, intertidal and sub-tidal environments.

Underwater Archaeology

- 12.3.7 County Cork's coastal waters, tidal estuaries and rivers contain many features and finds associated with its maritime/riverine heritage such as shipwrecks, piers, quay walls, fords, stepping stones and associated archaeological objects and features. Section 3 of the National Monuments (Amendment) Act 1987 makes specific provisions for the protection of shipwrecks and underwater archaeological objects.

Historic Towns

- 12.3.8 Cork has an extensive network of historical urban centres ranging from crossroads settlements, small villages to substantial

towns. Seventeen Historic towns are identified in The Urban Archaeological Survey of County Cork (1995). These are Bandon, Buttevant, Castlemartyr, Clonakilty, Cloyne, Cobh, Fermoy, Glanworth, Innishannon, Kinsale, Lisscarroll, Macroom, Mallow, Midleton, Rosscarbery, Skibbereen and Youghal. In the case of each of these towns a Zone of Archaeological Potential is mapped showing the area most likely to contain archaeological remains, both upstanding and sub-surface. Of particular importance and interest are the four medieval Walled Towns of Bandon, Buttevant, Kinsale and Youghal.

- 12.3.9 The policy document 'National Policy on Town Defences (DoELG 2008)' demonstrated strong commitment towards the protection, preservation and conservation of historic urban defences in Ireland. The Irish Walled Towns Network (IWTN), was set up in 2005 by the Heritage Council and the DoELG. It seeks to ensure that Ireland's unique cultural and archaeological heritage in relation to its walled and fortified towns and cities is protected and managed in a sustainable manner.

Zones of Archaeological Potential

- 12.3.10 The physical remains of the archaeological monument today are not necessarily the full extent of the original monument which can remain buried in the ground with no visible surface evidence. This is the Zone of Archaeological Potential (ZAP). This can vary with monument type such as Early Ecclesiastical Sites, ringforts, medieval castles & churches complexes. The SMR database (www.archaeology.ie) identifies Zones of Notification to assist authorities and other agencies in this regard.

County Development Plan Objectives

HE 3-3: Zones of Archaeological Potential

Protect the Zones of Archaeological Potential (ZAPs) located within historic towns and other urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the potential for subsurface archaeology and if archaeology is demonstrated to be present appropriate mitigation (such as preservation in situ/buffer zones) will be required.

Medieval Archaeology

12.3.11 Many of Irelands medieval structures, both rural and urban, were swept away in the 18th/19th century and replaced with buildings that make up the core of our heritage building stock today. Further potential for archaeology lies within these old buildings, as some were remodelled retaining elements of older buildings. Buildings shown on the first and second edition Ordnance Survey's Maps from 1840s and 1900s have the potential to contain earlier structures and features. Prior to development of these buildings an assessment should be carried to assess the heritage value of the structure.

Industrial and Post medieval Archaeology

12.3.12 Other important elements of our archaeological heritage are the later remains of structures and features associated with industrial, agricultural, cultural, military, docks and harbours, religious, social activities. These Industrial and post-medieval items of built heritage include Penal chapels, limekilns, houses, mass paths, stepping stones, mills, bridges, railway features and famine burial grounds. They can make a valuable contribution to the local historic landscape and have potential to add to our understanding of the past. Whilst some of these are archaeological Monuments and/or Protected Structures, the vast majority have

no such protection and are consequently very vulnerable items of our heritage.

County Development Plan Objectives

HE 3-4 Industrial and Post Medieval Archaeology

Protect and preserve the archaeological value of industrial and post medieval archaeology such as mills, limekilns, bridges, piers, harbours, penal chapels and dwellings. Proposals for refurbishment, works to or redevelopment/conversion of these sites should be subject to careful assessment.

Battlefield and Siege Sites

12.3.13 Battlefields have a significant place in our history and development of the nation. They contribute to the local historic environment and are ripe for interpretation and development as an economic resource. The Zone of Archaeological Potential of battlefield and siege sites can be quite extensive and can include associated features such as camp sites, entrenchments fortifications, siege works, and mass burials. There are significant battle sites in County Cork such as the site of The Battle of Kinsale (1601 and 1690) and Knocknanuss (1647). Therefore in assessing any development proposals consideration should be given to the conservation and protection of the significant battlefield sites in County Cork.

Burial Grounds

12.3.14 Cork County Council has an important role in protecting all historical burial grounds in County Cork and to encourage their maintenance and care in accordance with appropriate conservation principles. A Heritage Guide 'Care of Historic Graveyards' has been prepared by Cork County Council to outline how local groups can participate in the care of their local graveyard through appropriate maintenance and conservation.

County Development Plan Objectives HE 3-5 Burial Grounds

Protect all historical burial grounds in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles.

Archaeology and Development

- 12.3.15 The County Council requires that a proposed development (due to location, size or nature) which may have archaeological implications for archaeological heritage be subject to an Archaeological Assessment. This includes areas close to archaeological monuments, extensive in area (half hectare or more) or length (1km or more) and development that require an Environmental Impact Statement.
- 12.3.16 Where archaeological materials are found appropriate mitigation measures shall be put in place. Preservation in situ should generally be the presumed to be the preferred option and only compelling reasons can justify preservation by record.
- 12.3.17 Development that does not compromise sub surface archaeological remains will be encouraged. This is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of the existing structures without the need for new foundations.
- 12.3.18 Various types of development can have visual or physical impacts on the setting of an archaeological monument. The setting is the surrounding in which the monument is experienced. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the heritage asset will be favourably treated.
- 12.3.19 Previously unidentified archaeological sites may be uncovered during construction works including drainage schemes or road making.

Archaeological deposits, which may be damaged by the development, must be investigated and recorded.

County Development Plan Objectives HE 3-6: Archaeology and Infrastructure Schemes

Have regard to archaeological concerns when considering proposed service schemes (including electricity, sewerage, telecommunications, water supply) and proposed roadwork's (both realignments and new roads) located in close proximity to Recorded Monuments and Places and their known archaeological monuments.

Raising Archaeological Awareness

- 12.3.20 Cork County Council has an important role to play in promoting initiatives aimed at raising awareness of archaeological heritage.
- 12.3.21 Given the vast range of archaeological heritage within the County there is considerable potential for interpretation and recreation and contribution to the local economy through tourism. A long term goal is to develop a management plan if resources allow for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings.

12.4 Architectural Heritage

12.4.1 Cork County is host to a rich and varied heritage of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in County Cork. The principal mechanism for protection of these is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, and seeks the protection of its special character from adverse impacts.

Record of Protected Structures

12.4.2 Under Part IV of the Planning and Development Act 2000, as amended, the Council must maintain a Record of Protected Structures (RPS). This record should include all structures or parts of structures in their functional area which are, in the opinion of the Council of special, architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The purpose of the designation of protected structure status is to ensure that any changes or alterations to the building and/or its setting are carried out in such a way that the existing special character is retained and enhanced.

12.4.3 The identification of structures for inclusion in the Record is based on criteria set out in the Architectural Heritage Protection - Guidelines for Planning Authorities (2011). This Plan includes a Record of Protected Structures in County Cork containing over 1,300 structures, See Volume 2 Chapter 1 Record of Protected Structures and on the Draft Maps (Volume 4).

12.4.4 It should also be noted that under Section 57(10) (b) of the Planning and Development Act, 2000 as amended the Council "shall not grant permission for the demolition of a

protected structure or proposed protected structure, save in exceptional circumstances".

12.4.5 The Department of Arts, Heritage and the Gaeltacht have completed and published the National Inventory of Architectural Heritage (NIAH) Survey of County Cork. The survey was carried out between 2006 and 2011. There are four separate volumes dealing with Cork City, North Cork, East Cork and West Cork which contain approximately 6,500 items considered to be of architectural importance in County Cork.

12.4.6 The purpose of the NIAH was to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. The NIAH has provided the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to planning authorities around the country for the inclusion of particular structures in their RPS.

12.4.7 Under the provisions of Section 53 of the Planning and Development Act, 2000, as amended the Minister has made recommendations for inclusion in the RPS of structures deemed as being of "Regional" importance or higher. It should be noted that most items in the County Cork NIAH are of "Regional" or higher importance. If the Council decides not to adopt the recommendations in any individual case, the reasons for the decision not to adopt must be communicated to the Department.

County Development Plan Objectives HE 4-1: Record of Protected Structures

- a) The identification of structures for inclusion in the Record will be based on criteria set out in the Architectural Heritage Protection - Guidelines for Planning Authorities (2005).
- b) Extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County during the lifetime of the plan.
- c) Seek the protection of all structures within the County, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In accordance with this objective, a Record of Protected Structures has been established and is set out in Volume 2 of the Plan.
- d) Ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.
- e) Protect the curtilage and attendant grounds of all structures included in the Record of Protected Structures.
- f) Ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting.
- g) Ensure high quality architectural design of all new developments relating to or which may impact on structures (and their settings) included in the Record of Protected Structures.
- h) Promote and ensure best conservation practice through the use of specialist conservation professionals and craft persons.

12.4.8 As a first step in addressing the Ministers request Cork County Council has identified the structures of International and National Importance on the NIAH list which are currently **not** on the Cork County Council RPS for inclusion in the new RPS. Other structures of Regional importance associated with these structures were also considered for inclusion.

The additional structures added to the RPS are listed in Appendix D.

12.4.9 It is important to recognise the contribution that all historic structures, features and landscapes including those which are not listed in the Record of Protected Structures, makes to the county's heritage. The Council will seek the enhancement of these elements in recognition of their quality, character and local distinctiveness.

County Development Plan Objectives HE 4-2: Protection of Structures on the NIAH

Give regard to and consideration of all structures which are included in the NIAH for County Cork, which are not currently included in the Record of Protected Structures, in development management functions.

Protection of Non-Structural Elements

12.4.10 Many non-structural elements, such as historic gardens, stone walls, ditches and street furniture contribute to our built heritage. Carelessness and a lack of awareness can result in the loss of these elements.

12.4.11 An absence of a tradition in 'best practice' for the conservation of historic landscapes and their associated features, means that appraisal and surveying are essential in considering development proposals for sensitive sites. A lack of understanding into the elements that form an integral part of designed landscapes can mean that these features are vulnerable to needless partial or total destruction, as well as poor reconstruction. Raising awareness of the value of landscapes and associated features and promoting standards in relation to repair and conservation of the same will be an important step.

12.4.12 NIAH identified a total of 6,000 designed landscapes around demesnes in the whole of

the Country, 1,000 of these occurring within the County of Cork. Many of these demesnes are not included in the RPS, even though they may have important heritage value in their own right. Cork County Council prepared a guidance note; "Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings" in order to foster a better understanding of designed landscapes and in the case of any development proposals to facilitate the preparation of appraisals of historic gardens and designed landscape and any possible impact on its heritage value.

County Development Plan Objectives
HE 4-3: Protection of Non- Structural Elements of Built Heritage

Protect important non-structural elements of the built heritage. These can include designed gardens/garden features, masonry walls, railings, follies, gates, bridges, and street furniture. The Council will promote awareness and best practice in relation to these elements.

Architectural Conservation Areas

12.4.13 The Council must include an objective in its development plan to preserve the character of a place, area, group of structures, or townscape if it is of the opinion that its inclusion is necessary for the preservation of the character of that area.

12.4.14 Such an area is known as an Architectural Conservation Area (ACA) and it is defined as a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of protected structures. These ACAs are listed in Volume 2, Chapter 2 Architectural Conservation Areas of this plan and are also shown on the CDP Map browser.

12.4.15 ACA's can be entire streetscapes, designed landscape associated with a country house,

medieval towns, industrial complexes, designed open spaces, religious complexes and so forth. The special character of an ACA is made up of its architectural features, setting, spatial qualities and land uses.

12.4.16 The special character of urban areas generally stems from its collection of buildings and their setting as a whole rather than the presence of individual buildings in isolation. In many cases, the presence of a historic demesne, estate or park adjacent to a town will have shaped it and dictated its fortunes. Many such estates have their own character with a large house and planned gardens. Other historic landscapes can be associated with medieval towns, industrial, religious, and civic institutions, maritime activities, agricultural works, public infrastructure projects and archaeological sites and monuments. The need to protect these areas is acknowledged in the Plan and it is intended to continue to establish ACAs in the County where considered appropriate.

12.4.17 It is important to promote these areas and to explain, to residents and visitors alike, how special they are. The designation of these areas provides development controls to safeguard the special character of the area. Cork County Council has produced "Guidelines for the Management and Development of Architectural Conservation Areas", aimed at assisting and informing both those in the public and private sphere when dealing with development within ACAs.

12.4.18 Each commercial business will have specific requirements in terms of shop fronts, signage and advertisement. When considering such requirements in an ACA, careful thought should be giving to the design, size and careful placement of such elements, so as not to detract from the character of the area.

12.4.19 The commerce and trade of County Cork may be seen in the significant number of original shop fronts in its towns and villages. People have become increasingly aware of the value of high quality shopfronts both historic and contemporary in attracting customers to do business and come to an area. Shopfronts and signage are very important factors in enhancing and contributing positively to the character of an area. However, equally poor quality shopfronts and signage can seriously detract from the quality and character of an area and its attractiveness to do business in.

12.4.20 Each commercial business will have specific requirements in terms of shopfronts, signage and advertisement. Careful thought should be given to the design, size and careful placement of such elements, so as not to detract from the character of the area and this will need particular attention within designated Architectural Conservation Areas where appropriate.

12.4.21 Special planning controls can be developed for ACAs that set out development objectives for the preservation and enhancement of the area. The designation of ACAs gives protection to the greater part of the built heritage that may not be suitable for inclusion in the RPS, but contributes to or forms the particular character of an area.

County Development Plan Objectives HE 4-4: Areas of Special Planning Control

Establish areas of special planning control within Architectural Conservation Areas where appropriate. These areas will include a scheme setting out objectives for the conservation and enhancement of the special character of the area, and will be based on an Architectural Appraisal of each town.

County Development Plan Objectives HE 4-5: Architectural Conservation Areas

Conserve and enhance the special character of the Architectural Conservation Areas included in this plan. The special character of an area includes its traditional building stock and material finishes, spaces, streetscape, shop front, landscape and setting. This will be achieved by;

- a) Protecting all buildings, structures, groups of structures, sites, landscapes and all features considered to be intrinsic elements to the special character of the ACA from demolition and non-sympathetic alterations
- b) Promoting appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA and securing appropriate infill development
- c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.
- d) Promoting high quality architectural design within ACAs.
- e) Seek the repair and reuse of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design.
- f) Ensure that all new signage, lighting, advertising and utilities to buildings within ACA are designed, constructed, and located in such a manner that they do not detract for the character of the ACA.
- g) Protect and enhance the quality of open spaces within ACAs and ensure the protection and where necessary reuse of street furniture and use of appropriate materials during the course of public infrastructure schemes within ACAs.
- h) Protect structures from demolition, non-sympathetic alterations and the securing of appropriate in-fill developments.

County Development Plan Objectives

HE 4-7: Village Design Statements and Local Area Plans

Facilitate the preparation and implementation of village design statements and other community led projects to enhance village environments whilst ensuring that such initiatives are consistent with Local Area Plan policy.

New Buildings and their Surroundings

12.4.22 The general policy for how new buildings are to be set into our townscapes and landscapes is included in this chapter because, in effect, they will make up a significant proportion of our built heritage for years to come.

12.4.23 In recent years, there has been an increased awareness of energy efficiency issues and a renewed interest in the preservation of natural features in new development. There has also been an increased recognition of traditional building styles in particular areas and the use of natural and local materials.

12.4.24 It is important for the County Council as a planning authority to foster these trends and to provide guidance and expertise to assist applicants for planning permission. It is also important, in appropriate locations to encourage genuine innovation in design in a way that shows respect for (but does not slavishly imitate) traditional buildings.

12.4.25 High Quality design adds quality to the places we live, work and enjoy. Ensuring high quality design adds value to our towns, villages and countryside and improves our quality of life. The Plan will promote high quality design by encouraging its integration into every aspect of the plan.

12.4.26 The preparation of village design statements to encourage sympathetic design of new buildings and spaces is an important planning

tool in improving the quality of design in our villages and smaller settlements.

12.4.27 Cork County Council has published a number guidance documents which help to improve the quality of design across the County namely;

**County Development Plan Objectives
HE 4-6: Design and Landscaping of New Buildings**

- a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.
- c) Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- d) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings and protecting existing hedgerows in rural areas.

12.4.1 'Cork Rural Design Guide' which gives guidance on design, site selection and landscaping for individual houses in the rural areas and

12.4.2 'Residential Estates Design Guide' to provide guidance on the design of new housing areas.

12.4.3 The Council consider village design statements to be an important tool in improving the architectural and visual amenities of the county's town and villages and will continue where possible to facilitate local groups in the preparation of such statements.



12.5 Cultural Heritage

12.5.1 Culture consists of a number of sectors with different attributes; language, the arts, creative industries, enjoyment of the natural, historic and built environment, events and festivals, use of tourist attractions, libraries, museums, archives and galleries, industrial heritage, the diversity of the faith communities and places of worship, local cultural traditions and sport and recreation. Culture is inherently cross cutting, for example linking policies on economic growth and regeneration with those on environment, heritage and infrastructure provision. Culture plays a very important role in defining the perception of the County and providing us with a sense of identity and continuity.

12.5.2 County Cork has a rich and diverse cultural heritage which is a significant economic asset to the County. Many people visit the towns, monuments, archaeological and historical sites each year to enjoy this cultural experience. This Plan aims to encourage the further development of these cultural assets, increase local awareness of our heritage and cultural identity and promote the cultural tourism industry. See also Chapter 8 Tourism

12.5.3 Cork County Council recognises the importance of our folklore and oral cultural heritage to the people of County Cork and to future generations. The Council will aim to work with groups in gathering, recording, preserving and promoting folklore and oral cultural heritage in the County.

12.5.4 The county and branch libraries strategically placed across the County provide a strong role in these communities catering for all age groups with an active involvement in a yearly calendar of events. These branches provide a wide range of services that are a valuable resource in terms of culture, heritage and

education. See also Chapter 5 Social and Community.

County Development Plan Objectives HE 5-1: Cultural Heritage

Protect and promote the cultural heritage of County Cork as an important economic asset.

Historical Heritage

12.5.5 There are a number of places in the county which are of great public interest as places of historic heritage, notably amongst these, are sites associated with the War of Independence and the Civil War, like Kilmichael and Beal na Bláth, as well as older battlegrounds. Places of social and folklore significance, like the original field in which the Fair of Cahirmee was held, are also of public interest. It is the intention of Cork County Council to acknowledge the importance of these sites and to endeavour to protect and preserve them as places of historic heritage. See also Chapter 8 Tourism

12.5.6 Historic rights of way constitute an important amenity and economic asset. They enable enjoyment of the County's cultural heritage and high quality landscape and are important for tourism development and recreation. The Council will encourage the preservation of the existing historic public rights of way within the County See also Chapter 13 Green Infrastructure and Environment Para 13.4.6 to 13.4.9 "Rights of Way"

Placenames

12.5.7 Irish placenames are an integral, though often forgotten part of the cultural heritage of Ireland. They are a valuable source of knowledge of the past, giving meaning to the landscape and defining the relationship between communities and their physical

environment. Much of the thought, folklore, genealogy, religion, daily life and work of those living on and interacting with their landscape can be appreciated through the study of placenames. There are over 5,600 townlands in the County and over 100,000 references to Cork placenames collected by the Cork Placenames Survey for the Cork Placenames Archive.

12.5.8 Cork County Council has also produced a leaflet 'Preserving our Placenames Heritage in the Naming of New Developments'. The purpose of this document is to encourage the use of existing placenames in the naming of new residential and other development.

**County Development Plan Objectives
HE 5-2: Naming of New Developments**

Promote and preserve local place names, local heritage and the Irish language by ensuring the use of local place names or geographical or cultural names which reflect the history and landscape of their setting in the naming of new residential and other developments. Such an approach will be a requirement of planning permissions for new developments.

The Gaeltacht and Linguistic Heritage

12.5.9 Cork County Council recognises the importance of our linguistic heritage to the people of the County and to the cultural heritage of the County. Parts of Cork County lie within the Gaeltacht. These are Oilean Chléire, and an area to the west of Macroom and adjoining the Kerry boundary including Baile Bhuirne (Ballyvourney) and Béal Atha an Ghaorthaidh (Ballingeary) commonly known

as the Muscraí (Muskerry) Gaeltacht. These areas require special treatment to protect their linguistic and cultural heritage without hindering development and with an appropriate response to opportunities and challenges. The challenge is to promote these areas as a focus for development, whilst ensuring that the development, which does occur, supports or complements the linguistic and cultural heritage.

12.5.10 The Development Plan policy approach for the Gaeltacht areas is based on the following principles:

- The cultural heritage of the Gaeltacht areas, including the use of the Irish language, deserves fostering;
- An economically and socially vibrant community is a pre-condition for sustaining Irish as the community language of these areas;
- Recognition that the relationship between development and Irish language and culture is a complex one not amenable to simplistic measures, and also that planning powers have significant, though indirect and not unlimited, influence on the protection and promotion of culture;
- The Gaeltachtaí are interdependent with the wider areas in which they are located. They cannot function, or be properly understood, in geographic isolation. The Gaeltachtaí should play their full part in the life and well being of the County, Region and Country, and likewise should benefit from the resources of the territory around them;
- An isolationist approach, or one, which puts unnecessary obstacles in the path of development generally, would, in the current context, be damaging to the long-term sustenance of Irish language and culture in these areas.

County Development Plan Objectives HE 5-3: Gaeltacht Areas

Protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by:

- a) Encouraging development within the Gaeltacht, which promotes, facilitates or complements the cultural heritage, including Irish language use;
- b) Encouraging development within the Gaeltacht, which provides employment or social facilities, especially, but not exclusively, where these are of relevance to local young people;
- c) Resisting development within the Gaeltacht, which would be likely to erode the cultural heritage (including the community use of Irish language), unless there are over-riding benefits for the long-term sustainability of the local community or for the proper planning and sustainable development of a wider area;
- d) Ensuring that where the County Council erects signs within the Gaeltacht, these have Irish as their primary language, unless there are positive and over-riding reasons for doing otherwise;
- e) Discouraging the exhibition of advertisements within the Gaeltacht which do not use Irish as their primary language;
- f) Considering the desirability of demanding linguistic impact analyses with planning applications for particular major developments. These would be cases where the potential impact of the development on the use of Irish as the community language is not immediately apparent and pivotal in the determination of the application.

12.6 The Arts

12.6.1 The Arts Act, 2003 defines 'Arts' as any creative or interpretative expression (whether traditional or contemporary) in whatever form, and includes, in particular, visual arts, theatre, literature, music, dance, opera, film and architecture, and includes any medium when used for those purposes. The Arts Council of Ireland is the Irish Government agency for developing the arts. They work in partnership with artists, arts organisations, local authorities, public policy makers and

others to build a central place for the arts in Irish Life.

- 12.6.2 This plan recognises the social, economic and cultural contribution the Arts can play in the cohesion of communities, the growth of local and regional economies, its benefit to tourism, and the role the arts can play in making a place an attractive area to live, work and enjoy.
- 12.6.3 There is a need for an imaginative and structured approach to the housing of the arts in the county. In doing so, the needs of artists, local arts organisations and communities should be taken into account. The incorporation of arts facilities such as theatre, visual arts, studio workspaces, etc in existing or proposed development much be considered.
- 12.6.4 The arts can provide important social benefits, outside the daily grind of the economy, which can be difficult to quantify but which readily improve the social capital and quality of life of communities, schoolchildren, the elderly, and the marginalised. The creative energy and output of artists and craftspeople in particular parts of the county such as West Cork can help to present a positive picture of the quality of life in that area.
- 12.6.5 Therefore the arts can make a significant and positive contribution to the development of the social, economic and cultural life of communities and the plan intends to support this role by;
- Acknowledging the employment opportunities of the creative industries by supporting the more traditional art forms while seeking to encourage opportunities for the newer digital creative economy such as film making;
 - Supporting the emergence of a stronger cultural tourism sector that can be supported by enhanced arts infrastructure where appropriate;
 - Encouraging new developments (such as new town centres) to make adequate provision for

arts infrastructure for the social and cultural needs of growing communities in their areas;

- Acknowledging that Arts infrastructure provision needs to be based on the needs of a region or town, its population size and the planned future population targets;
- Recognizing that there is a lack of arts and cultural facilities in towns with considerable populations and that policies need to be considered wherein new developments are encouraged to make adequate provision for arts infrastructure for the social and cultural needs of an area;
- Need to provide cultural, leisure and recreational facilities in town centres to stop them becoming homogenous retail areas devoid of life outside of retail hours;
- Encourage the reuse of centrally located vacant buildings for social, cultural and artistic uses;
- Need to provide arts infrastructure in high population and housing growth areas in order to achieve balanced, vibrant and sustainable communities.
- Recognizing the importance of Public Art as cultural landmarks in areas of critical mass infrastructure such as urban redevelopment, roadways, housing and recreational and amenity developments.
- Recognizing arts as part of the fundamental vision and essence of placemaking in Cork County.

12.6.6 The plan will support the implementation of the Cork County Arts Plan 2007-2011 which is currently under review as part of the drafting of the new Cork County Arts Plan 2013 – 2017.

**County Development Plan Objectives
HE 5-1: Arts**

- a)** Provide for balanced development of an arts infrastructure that meets the cultural and artistic needs of communities, supports creative activity and enhances cultural, economic and social life in communities
- b)** Consider proposals for development of arts spaces and facilities including performance, exhibition, studio and other arts related facilities in appropriate locations, where proposals are in accordance the other policies and objective of this plan.
- c)** Encourage the provision of arts, cultural and entertainment facilities, the commissioning of new works of art for the public realm in association with new development proposals, where appropriate.



Chapter 13

Green Infrastructure and Environment

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Aim of Chapter

Encourage a more integrated and coherent approach to managing the green infrastructure assets of the County which will protect and enhance biodiversity, provide for recreational and amenity facilities, maintain and enhance landscape character, protect architectural and archaeological heritage, improve ecological connectivity, provide for sustainable water management including groundwater and facilitate climate change adaptation and mitigation by requiring the retention of substantial networks of green space in urban, urban fringe and adjacent countryside areas leading to improved quality of life and better economic opportunities for communities across the County now and in the future. Protect and improve the key natural assets of soil, surface water, ground water and air as important buildings blocks for the economic development of the County and improve public health and quality of life for all.

13.1 Green Infrastructure

What is Green Infrastructure?

13.1.1 Green Infrastructure is the term used to describe the County's network of environmental assets, urban and rural, which are capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes natural, semi natural and developed environments, including upland habitats, wetlands, woodlands, groundwater, rivers and their floodplains, lakes canals and coastal areas. Green infrastructure resources can include nature conservation areas, farmland, urban parks, green belts and linkages such as greenways which could include paths, trails and cycleways. These assets can be both public and private, with or without public accessibility, in urban or rural areas.

13.1.2 The purpose of this section of the plan is to highlight the importance of the identification, protection, management and development of these environmental assets. A key element in this overall approach is to develop linkages or green corridors between assets so that the value can be enhanced. These linkages could be a variety of sizes and scale's and could be either ecological and / or recreational.

Background

13.1.3 In recent years, the integration of Green Infrastructure with planning and development has been established internationally both as a concept and in practice. The European Commission is committed to developing an EU Green Infrastructure Strategy that helps to conserve and enhance natural capital and to achieve the Europe 2020 objectives.

13.1.4 The Planning and Development (Amendment) Act 2010 introduced mandatory requirements for Development Plans which deal with many of the issues in this section.

13.1.5 The NSS states that a 'Green Structure' should be put in place in regional and county level plans and strategies with objectives to prevent urban sprawl, to reduce the loss of agricultural and other land to urban uses, to protect rural identity to create a green setting for cities and towns, to conserve and enhance biodiversity and to protect buildings, structures and other physical elements of the cultural heritage.

13.1.6 The Sustainable Residential Guidelines for Planning Authorities on Development in Urban Areas, 2009, states that one of the fundamental questions to be addressed at the outset of the planning process is the protection and enhancement of biodiversity and green infrastructure.

13.1.7 The South West Regional Planning Guidelines highlight the importance of biodiversity and the need to conserve, manage and where possible enhance natural heritage including all habitats, species, landscapes and geological heritage. They also highlight the need to protect and enhance public open space and recreational facilities in a sustainable manner and recognise the importance of protection of urban wildlife corridors and sites of nature conservation importance.

What are the Benefits of Green Infrastructure Planning?

13.1.8 The benefits associated with the development of a Green Infrastructure Policy are illustrated in Diagram 13.1. Some of the key benefits are summarised as follows:

- Enhance the urban and rural environment; improve quality of life leading to joined up investment and employment opportunities by encouraging a more integrated/holistic approach to managing our natural assets to the benefit of all sections of our community.
- Encourage first consideration of soft green solutions to issues such as flooding and coastal



erosion as an alternative to expensive hard infrastructure.

- Avoid possible future conflicts between the need to protect out natural assets and the need to maximise their economic and social potential by minimising potential for conflict between land-use planning and biodiversity conservation objectives.
- Improving resilience and adaptation to climate change and help integrate basin / catchment management with strategic planning.
- Achieve sustainable models of development by embedding green infrastructure firmly within local area plans and other local planning initiatives.
- Assist in the meeting of statutory obligations under EU directives and National legislation by encouraging integration of biodiversity and spatial planning.
- Provide an overall framework for the development of existing and future amenity facilities across the county by promoting open space connectivity to provide walking, cycling networks and other recreational opportunities.



Figure 13-1: Benefits Associated with a Green Infrastructure Policy

13.2 Green Infrastructure – County and Local Area Plans

13.2.1 Green infrastructure planning involves the development of strategies for existing green infrastructure assets and the need to identify where improvements and new green infrastructure is to be provided in the future.

13.2.2 It is the intention of the Council to develop a Green Infrastructure Strategy for the County during the lifetime of the Plan, which will:

- a) Identify the key Green Infrastructure resources of the County.
- b) Encourage better awareness of and protection for Green Infrastructure assets.
- c) Provide better management of development to minimise impacts and maximise benefits.
- d) Develop a prioritised programme of investment to deliver new Green Infrastructure assets.

13.2.3 There are a number of key themes which the Green Infrastructure Strategy will seek to address which include;

- Sustainable Water Management.
- Climate Change Adaptation and Mitigation.
- Recreation and Amenity Provision.
- Landscape Protection.
- Biodiversity Protection.
- Archaeological and Architectural Heritage Protection.

13.2.4 In future, all Local Area Plans will include a list of key environmental assets at a local level in line with the County Green Infrastructure Strategy.

County Development Plan Objective**GI 2-1 : Green Infrastructure Strategy for County Cork**

Develop and implement a Green Infrastructure Strategy for Cork County during the lifetime of the plan which will help to identify, protect, manage and develop Green Infrastructure resources.

County Development Plan Objective**GI 3-2 : Green Infrastructure- Significant Developments**

Require significant new developments (multiple residential developments including Part 8 applications, retail, industrial, mineral extraction etc) to submit a green infrastructure plan as an integral part of any planning application. This plan should identify environmental assets and include proposals which protect, manage and develop green infrastructure resource in a sustainable manner.

13.3 Green Infrastructure and Development

- 13.3.1 All planning applications for development must have regard to the County's green infrastructure resources in order to ensure that development proposals provide for the protection of existing green infrastructure and, where appropriate, the provision of new green infrastructure in tandem with new development.
- 13.3.2 All proposals for development should also have regard to any provisions put in place in any future Green Infrastructure Strategy for the County and / or relevant Green Infrastructure Strategies developed at Local Area Plan level.

County Development Plan Objective**GI 3-1 : Green Infrastructure- New Developments**

Require new developments to contribute to the protection, management and enhancement of the existing green infrastructure of the County and the delivery of new green infrastructure, where appropriate.

13.4 Countryside Recreation

- 13.4.1 The countryside of County Cork is a key natural asset and countryside recreation is an important component of modern living and has a valuable social, economic, health and

educational role to play in modern society. Cork County Council recognises the considerable recreational potential which is available in the rural environment of County Cork and the potential role of this sector in terms of rural diversification and supporting the rural economy.

- 13.4.2 'Comhairle na Tuaithe' which comprises of representatives of farming organisations, recreational users of the countryside and state bodies with an interest in the countryside, was set up in 2004 to address the issue of access to the countryside. There are currently proposals to review the National Countryside Recreation Strategy (2006) to consider how best to expand the implementation of the Strategy on a national basis.
- 13.4.3 Cork County Council has developed a Cycling Strategy for Metropolitan Cork (2013) with an objective to provide a clear plan for the future development of cycling networks. The Council has also completed 'Walking and Cycling Strategies' for the towns of Youghal, Bandon, Kinsale and Fermoy. These towns are designated as Active Travel Towns in County Cork, with the principal objective to achieve a significant change in travel behaviour from the current over dependency on car travel to walking or cycling.
- 13.4.4 Cork County Council has undertaken a number of feasibility studies on the potential to develop greenways along some of the abandoned rail network in the south and west of the county. The Council are actively engaged in the development of these greenways routes, while also considering the potential for further routes in the county.
- 13.4.5 These issues are addressed further in Chapter 8 Tourism of this plan, which includes detailed policies and objectives relating to sustainable tourism development.

**County Development Plan Objective
GI 4-1 : Countryside Recreation**

To support the diversification of the rural economy through the development of the recreational potential of the countryside in accordance with the National Countryside Recreation Strategy.

Rights of Way

- 13.4.6 Public rights of way are an important amenity, economic and tourism asset to the County. The Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility.
- 13.4.7 The Planning and Development (Amendment) Act 2010 introduced a new mandatory requirement for Development Plans to include an objective for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility.
- 13.4.8 The Council do not intend to carry out an appraisal of all Rights of Way in the County, given the considerable legal and administrative difficulties envisaged in establishing an accurate register. However, the Council is required to consider any request received for the formal inclusion, for the first time, of a provision in the Development Plan relating to the preservation of a specific Public Right of Way under Section 14 of the Planning and Development Act 2000 (as amended). This process provides for the referral to the Circuit Court, by the landowner affected, of a proposal to include a right of way and where the court is satisfied that no right of way exists, the planning authority may not include it in its development plan.
- 13.4.9 It is important to note that the existence or validity of any public right of way is not affected by its exclusion from the development plan.

**County Development Plan Objective
GI 4-2 : Rights of Way**

Where requested, give consideration to the need to preserve public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, under the provisions of Section 14 of the Planning and Development Act 2000 (as amended).

13.5 Landscape

Background

- 13.5.1 The coastal and countryside landscapes of County Cork are a key green infrastructure asset not only for their intrinsic value as places of natural beauty but also because of their importance in terms of recreation, tourism and other uses. They are also a source of pride and inspiration for many residents and visitors alike. All aspects of our natural, built and cultural heritage come together in the landscapes we experience every day. Landscapes are an important part of people’s lives, giving individuals a sense of identity and belonging, contributing to our well being.
- 13.5.2 Landscape is the context in which all changes take place. Change can be driven by natural forces (e.g. climate) but is largely the result of the actions of many different people and agencies, which is often not co-ordinated. The challenge we face is to manage our landscapes so that change is positive in its effects, so that the landscapes which we value are protected and those which have been degraded are enhanced. Meeting this challenge is a key element in achieving sustainable development. Landscape Character Assessment is designed to assist in achieving this goal.
- 13.5.3 Ireland ratified the European Landscape Convention in 2002 and must adopt national measures to promote landscape planning, protection and management. The European Landscape Convention defines landscape as ‘an

area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. The Convention, in addition to the obvious environmental benefits from properly protecting, managing and planning landscape, highlights the economic and social benefits that accrue such as tourism potential, economic growth, employment and quality of life enhancement.

- 13.5.4 The preparation of a National Landscape Strategy is central to the implementation of the Convention. In 2011, the Department of Arts, Heritage and the Gaeltacht signalled its intention to publish a National Landscape Strategy. The Strategy is intended to further the objectives of the European Landscape Convention and to set out a policy framework which will inform the consistent preparation of landscape policies and landscape character assessments across the State. In September 2011, the Department published a public consultation paper on the issues to be considered in the preparation of the Strategy.
- 13.5.5 The Council considers that it would be prudent to await publication of this National Landscape Strategy before embarking on a comprehensive review of the current Draft Cork County Landscape Strategy.
- 13.5.6 In the interim, the Council consider it appropriate to use the current Draft Strategy as a supporting background document to inform the review of this plan while improving its practical application in managing change in the County's landscapes.
- 13.5.7 The importance of landscape and visual amenity and the role of planning in its protection is recognised in the Planning and Development Act 2000 (as amended), which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural

beauty. It also provides for Landscape Conservation Areas (LCAs), and Areas of Special Amenity (ASAs) and the assessment of landscape character.

13.6 Landscape Character Assessment of County Cork

- 13.6.1 The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) recommend a particular approach to ensuring the preservation of the character of Cork's landscapes, which is 'Landscape Character Assessment'.
- 13.6.2 Based on the Guidelines, Cork County Council prepared a Draft Landscape Strategy in 2007. The Landscape Character Assessment (LCA) of County Cork established a set of 76 landscape character areas reflecting the complexity and diversity of the entire County. Due to the expanse and variety of Cork County's landscape the character areas have been amalgamated into a set of 16 landscape character types based on similarities evident within the various areas. These landscape character types provide a more general categorization of the County's landscape.
- 13.6.3 The LCA methodology involved an evaluation of each landscape character type in terms of its Landscape Value, Sensitivity and Importance. The **Value** of each landscape character type is defined as the environmental or cultural benefits, including services and functions, which are derived from various landscape attributes. Value is evaluated using criteria ranging from Very High to Low. The assignment of values in the Draft LCA predated the designation of a number of nature conservation sites in county including the Hen Harrier SPAs and the Chough SPAs, therefore, the values as assigned have not taken account of these designations.



- 13.6.4 The **Sensitivity** of each character type is defined as the ability to accommodate change or intervention without suffering unacceptable effects to its character and values. Sensitivity is evaluated using criteria ranging from Very High to Low. A highly sensitive landscape is likely to be vulnerable to change whereas a landscape with a low sensitivity is likely to be less at risk to from change.
- 13.6.5 In order to indicate the correlation between the sensitivity of a landscape and the degree to which it can be changed by development the Draft Landscape Strategy which has categorised sensitivity as follows;
- **Low sensitivity landscapes** are robust landscapes, which are tolerant to change, and which have the ability to accommodate development pressure.
 - **Medium sensitivity landscapes** can accommodate development pressure but with limitations in the scale and magnitude. In this rank of sensitivity, landscape elements can accept some changes while others are more vulnerable to change.
 - **High sensitivity landscapes** are vulnerable landscapes with the ability to accommodate limited development pressure. In this rank landscape quality is at a high level, landscape elements are highly sensitive to certain types of change. If pressure for development exceeds the landscape's limitations the character of the landscape may change.
 - **Very high sensitivity landscapes** are extra vulnerable landscapes (e.g. seascape area with national importance) which are likely to be fragile and susceptible to change.
- 13.6.6 The **Importance** of a landscape character type is rated as Local, County, or National. The LCA will inform decision making in relation to the protection of the environment, natural resources and heritage and will be used to guide development.
- 13.6.7 The Table and Map in Appendix E Landscape Character Assessment attached, lists and shows the 16 Landscape Character Types and indicate their Landscape Value, Sensitivity and Importance.
- 13.6.8 Landscape Character Types which have a very high or high landscape value and high or very high landscape sensitivity and are of county or national importance are considered to be our most valuable landscapes and therefore it is proposed to designate them as High Value Landscapes (HVL), highlighted in green in the Table in Appendix E Landscape Character Assessment attached and shown in Figure 13-2.

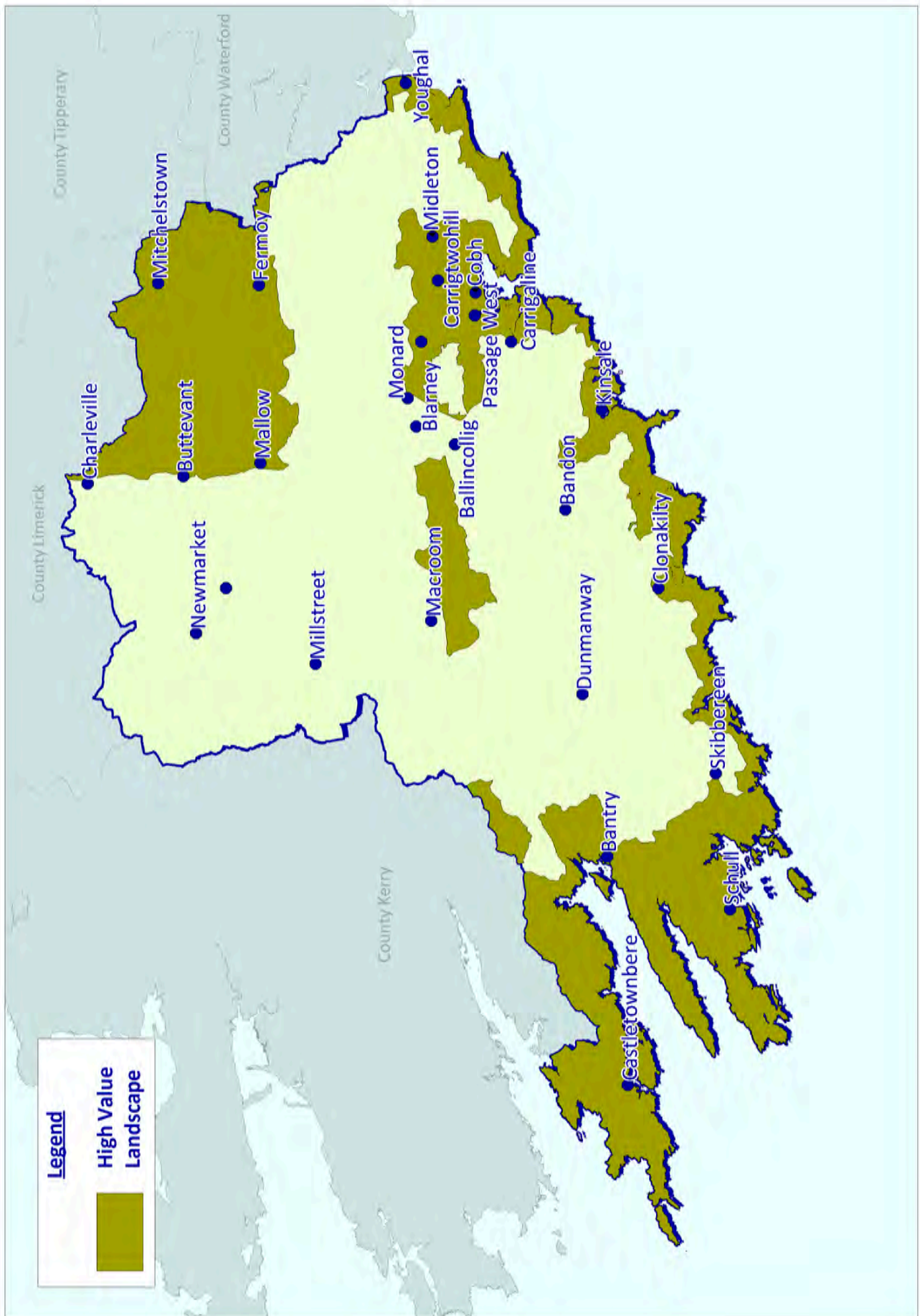


Figure 13-2 High Value Landscapes

13.6.9 Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. Therefore, the location, siting and design of large scale developments within these areas will need careful consideration and any such developments should generally be supported by an assessment including a visual impact assessment which would involve an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape.

13.6.10 The key role of the Draft Landscape Strategy of Cork County is to assist in the achievement of sustainable development, by promoting an approach to landscape planning and management, which links objectives and recommendations for landscape character to existing planning policies. To recognise that the landscapes are dynamic and continuously evolving, the objectives do not attempt to prevent new uses or changes but to manage the change ensuring that the past remains visible for future generations.

13.6.11 The capacity of each landscape character type to absorb new development will largely depend on the sensitivity of the landscape type. Developments which are likely to create a significant environmental and particularly visual impact will best be absorbed in areas where the landscape is robust, i.e. has the capacity to absorb development without significantly changing its character. All developments should be assessed on a site by site basis to avoid, minimise or mitigate any potential environmental or visual impact.

13.6.12 Seascape Assessment is an extension of landscape character assessment and with 1,100km of coastline; seascape is a crucial element of the County's history, identity and culture. A number of changes have been occurring along coastlines including the need

for coastal protection works, upgrading and proposals for new ports, marinas, proposals for aquaculture schemes and investigation of wind energy and other renewable energy projects off shore. It would be premature to consider the feasibility of carrying out a seascape assessment for County Cork until the preparation of a National Landscape Strategy have been completed and legislation on the future management of foreshore development have been published. See Chapter 4 - Rural Coastal and Islands.

County Development Plan Objective

GI 6-1 : Landscape

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.
- b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.
- c) Ensure that new development meets high standards of siting and design.
- d) Protect skylines and ridgelines from development.
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

County Development Plan Objective

GI 6-2 : Draft Landscape Strategy

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognized in the Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

**County Development Plan Objective
GI 6-3 : Draft Landscape Strategy and Local Area
Plans**

Have regard to the Draft Cork County Landscape Strategy (2007) in the preparation of Local Area Plans and other plans.

13.7 Landscape Views and Prospects

13.7.1 The County contains many vantage points from which views and prospects of great natural beauty may be obtained over both seascape and rural landscape. This scenery and landscape is of enormous amenity value to residents and tourists and constitutes a valuable economic asset. The protection of this asset is therefore of primary importance in developing the potential of the County. Therefore, the plan identifies specific Scenic Routes consisting of important and valued views and prospects within the County.

13.7.2 Each of the scenic routes was examined individually and their location related to the landscape character type traversed and some of the features lending themselves to the attractive nature of these particular routes identified. Scenic routes highlight the quality of the overall environment and landscape experienced within Cork County. It is important to protect the character and quality of those particular stretches of scenic routes that have special views and prospects particularly those associated with High Value Landscapes.

13.7.3 Whilst advocating the protection of such scenic resources the plan also recognises the fact that all landscapes are living and changing, and therefore in principle it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise their impact. This principle will encourage appropriate landscaping and screen planting of developments along scenic routes.

13.7.4 All proposals should be assessed on their merits taking into account the overall character of the scenic route including the elements listed in Volume 2 Chapter 5 Scenic Routes of the plan and the Landscape Character Type through which the route passes. A map showing the location of each scenic route referred to in this plan is shown on the Draft CDP Map Browser accessible through the Corkcoco.ie website.

**County Development Plan Objective
GI 7-1 : General Views and Prospects**

Preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognized in the Draft Landscape Strategy.

**County Development Plan Objective
GI 7-2 : Scenic Routes**

Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects identified in this plan. The scenic routes identified in this plan are shown on the scenic amenity maps in the Draft CDP Map Browser and are listed in Volume 2 Chapter 5 Scenic Routes of this plan.

**County Development Plan Objective
GI 7-3 : Development on Scenic Routes**

- a) Require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.
- b) Encourage appropriate landscaping and screen planting of developments along scenic routes which provides guidance in relation to landscaping. (Refer to Chapter 12 Heritage - Objective HE 4-7).

County Development Plan Objective

GI 7-4 : Development on the approaches to Towns and Villages

Ensure that the approach roads to towns and villages are protected from inappropriate development, which would detract from the setting and historic character of these settlements.

13.8.3 The detailed policies and objectives relating to rural housing and the rural housing policy areas, including the Metropolitan Cork Greenbelt are outlined in Chapter 4 Rural Coastal and Island's and Objective RCI 4-1.

13.8 Prominent and Strategic Metropolitan Cork Greenbelt Areas

13.8.1 Successive County Development Plans have identified the importance of protecting prominent areas of the Metropolitan Cork Greenbelt which are of strategic importance to the purpose and function of the Greenbelt and greenbelt settlements. These areas within the Metropolitan Cork Greenbelt were formerly identified in past County Development Plans as A1 areas. They require the highest degree of protection because they are made up of the prominent open hilltops, valley sides and ridges that give metropolitan Cork its distinctive character and the strategic, largely undeveloped gaps between the main Greenbelt settlements. This plan recognises the importance of protecting these areas.

13.8.2 These areas are shown labelled MGB1 on Figure 13-3 the Prominent and Strategic Metropolitan Greenbelt Map. The detailed maps are available in Volume 4 Maps through the Draft CDP Map Browser which is accessible on the Corkcoco.ie website.

County Development Plan Objective

GI 8-1 : Prominent and Strategic Metropolitan Greenbelt Areas requiring Special Protection

Protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements. These areas are labeled MGB1 in the Metropolitan Greenbelt map (Figure 13-3) and it is an objective to preserve them from development.



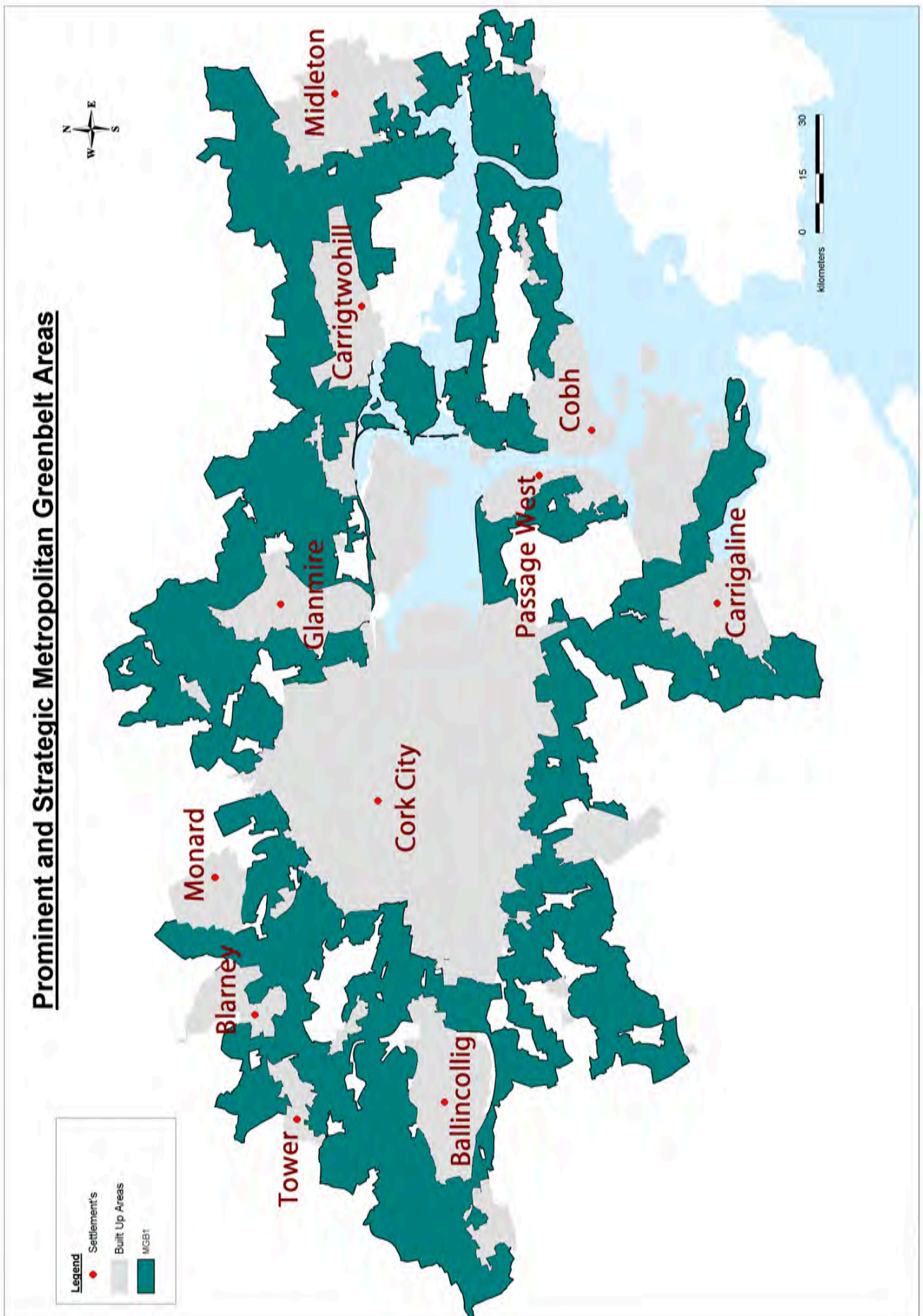


Figure 13-3 Prominent and Strategic Metropolitan Greenbelt Areas

13.9 Soil

- 13.9.1 Soil is defined as the top layer of the earth's crust and is a biologically active mixture of weathered minerals, organic matter, organisms and water which provides the foundation of life in terrestrial ecosystems. Soils are a fragile non-renewable natural resource and are particularly vulnerable to contamination, compaction and erosion by wind or water. Issues such as climate change threaten to increase this fragility and may possibly reduce soil's ability to accommodate change without significant or lasting damage. Soil supports natural ecosystems and human life and by providing raw materials, food production and land for facilitating development. Soil also stores, filters, transforms and acts as a buffer to substances that are introduced to the environment which is particularly important in the production and protection of water supplies and for regulating greenhouse gases.
- 13.9.2 This plan recognises the key role that soil plays in many areas including food production, surface water/flooding management and providing the key ingredient for supporting a wide range of ecosystem habitats and enhancing biodiversity. Therefore the need to conserve and manage the soils in the County is a key consideration.
- 13.9.3 The Council will encourage the reuse of brownfield land where possible in preference to developing green field sites in order to reduce the loss of the county's more agriculturally productive soils. The protection of our natural assets as part of the County's Green Infrastructure resources will also assist in maintaining soil permeability levels which are important for drainage functions and ecosystem habitats. See also Chapter 14 Zoning and Land Use.

County Development Plan Objective

GI 9-1 : Protection of Soils

Ensure the protection and conservation of the soils in County Cork by encouraging sustainable management practices and the reuse of brownfield lands.

13.10 Water Quality

Water Framework Directive

- 13.10.1 The Water Framework Directive (WFD) is a key initiative aimed at improving water quality throughout the EU. The WFD was adopted in 2000 and requires governments to take a new approach to managing all their waters: rivers, canals, lakes, reservoirs, groundwater, protected areas (including wetlands and other water-dependent ecosystems), estuaries (transitional) and coastal waters up to 1 nautical mile.
- 13.10.2 The WFD requires the status of water bodies to be classified as high, good, moderate, poor or bad and the status is defined with respect to its biology, chemistry, quantity and morphology. The WFD brings water-related directives under one framework, including those dealing with bathing water, waters used for the abstraction of drinking waters, wastewater disposal and the protection of economically significant aquatic species (shellfish and freshwater fish). See also Chapter 4 Rural Coastal and Islands and Chapter 11 Water Services and Waste.
- 13.10.3 The WFD requires an integrated approach to managing water quality on a river basin basis, with the aim of maintaining and improving water quality. It requires that management plans be prepared on a river basin basis in six year cycles and specifies a structured approach to developing those plans with the first plans to cover the period 2009 to 2015. Ireland is committed to manage all waters through a catchment based process, and the River Basin Management Plan is the mechanism for achieving this.

River Basin Management

- 13.10.4 Most of County Cork is located in the South Western River Basin District (SWRBD) with smaller areas in the Shannon and South Eastern River Basin District's. The current South Western River Basin District Plan covers the period 2009 to 2015 and aims to protect all waters within the district and, where necessary, improve waters and achieve sustainable water use.
- 13.10.5 There are 885 river water bodies in the SWRBD of which 291 or 33% were determined to be in the "High" status category, 319 or 36% were in the "Good" category, 216 or 24% were in the "Moderate" category and 59 or 7% were in the "Poor" category. The majority of river water bodies in the "Poor" category were located in the eastern half of the SWRBD, in particular the catchments of the Blackwater, Lee and Bandon Rivers. The presence of the Freshwater Pearl Mussel in the Blackwater imposes a higher river water quality standard which the river does not currently meet.
- 13.10.6 The estuarine and coastal environments of the county are subject to a wide variety of pressures. The quality of Ireland's tidal waters is determined by the composition of the waters of the North East Atlantic that bathe our coasts and the degree to which this is altered by inputs of organic matter, nutrients and other materials including contaminants from the land and atmosphere.
- 13.10.7 The implementation of the plan will bring incremental improvement leading to the majority of waters reaching at least "good status" by 2027 at the latest, benefiting the whole community by providing long-term sustainable access to and use of those waters. Where waters are currently at less than good status, they must be improved until they reach good status and there must be no deterioration in the existing status of waters.
- 13.10.8 Cork County Council recognises the importance of supporting an integrated and collaborative approach to local catchment management which will assist in the more effective implementation of the SWRBD management plan. In this regard, the local catchment management approach for the River Allow in North Cork, funded under the EU INTERREG TRAP and Duhallow LIFE projects is a good practice example of this approach.
- 13.10.9 The quality of all water in County Cork, including surface waters (rivers and lakes, estuarine and coastal waters) and groundwater, represent an important ecological, recreational, economic, public health and aesthetic resource for the County. The quality of water can be easily damaged and is difficult to restore leading to often widespread and long-term effects.
- 13.10.10 The availability of a drinking water supply is essential for public health and the economic growth of the County. However the need to balance the growing demand for water with the needs of the environment and those of existing users is crucial, and is particularly important for areas where demand for water will increase. Population growth, increasing pressures for new development across the County and changing trends in water use will lead to increased demand for water.
- 13.10.11 Cork County Council has responsibility for the protection of all waters in the County. The Council also has an important role to play in the protection, maintenance and improvement of water quality through the planning and management of future development.
- 13.10.12 The establishment of Irish Water will result in the transfer of the water investment and maintenance programmes from County and City Council's to this new state owned company. The detailed policies and objectives relating to Water Service provision in the

County are outlined in Chapter 11 Water Services and Waste.

**County Development Plan Objective
GI 10-1 : EU Water Framework Directive and
River Basin Management Plans**

- a)** Protect and improve the County's water resources and ensure that development permitted meets the requirements of the relevant River Basin Management Plan and does not contravene the objectives of the EU Water Framework Directive.
- b)** Facilitate the implementation of the River Basin Management Plans for ground, surface, estuarine, coastal and transitional waters in the Plan area as part of the implementation of the EU Water Framework Directive.
- c)** Support an integrated and collaborative approach to local catchment management in order to assist in the implementation of the River Basin Management Plans.

Groundwater Protection

13.10.13 Groundwater is a natural resource with both an ecological and economic value. It is of vital importance for sustaining life, health, agriculture and the integrity of ecosystems. This is particularly true in North Cork where 90% of the water supply comes from groundwater sources. Groundwater also contributes to our rivers, lakes and sea and therefore influences their amenity and recreational value. The quality of groundwater is threatened by worsening pollution levels, directly attributable to human activities. The main threats to groundwater include intensive agriculture, land spreading of pig and cattle slurry and hatchery wastes, other farmyard wastes such as silage effluent and soiled water and septic tank effluent. Once contaminated, groundwater is difficult and expensive to clean.

13.10.14 The European Communities Environmental Objectives Groundwater Regulations 2010, (S.I. No. 9 of 2010), gave effect to the requirements of the Water Framework Directive (2000/60/EC)

and the Groundwater Directive (2008/118/EC). These regulations established environmental objectives to be achieved in groundwater bodies, groundwater quality standards and threshold values for the classification of groundwater and the protection of groundwater against pollution and deterioration in groundwater quality.

13.10.15 Where necessary, the Council will use its statutory powers under the relevant environmental and planning legislation to protect groundwater resources in the County.

13.10.16 A groundwater protection scheme incorporates land surface zoning and groundwater protection responses. The Council recognises the importance of preparing groundwater protection schemes to ensure that key aquifers and groundwater resources in the County are identified and protected.

13.10.17 The Geological Survey of Ireland (GSI) has compiled a Groundwater Protection Scheme for Cork County which includes:

- Assessment and categorisation of the vulnerability of Groundwater's.
- Mapping lands in accordance with their vulnerability categorisation.
- Development of Protection Response Matrices.

13.10.18 The catchment area around a groundwater source, which contributes water (Zone of Contribution) to a borehole or spring, is known as a Source Protection Zone. The GSI have prepared Groundwater Source Protection reports for a small number of public supplies in North Cork and South Cork. The EPA have also prepared Groundwater Source Protection Reports for the monitoring points in Cork in the EPA's National Groundwater Monitoring Network. There are no Groundwater Source Protection Reports for the majority of public water supplies in County Cork at present.



13.10.19 The Councils Groundwater Protection Scheme does not consider well sources and is only aimed at protecting the general groundwater resource from contamination. The Council is currently preparing indicative source protection areas for all public water supply springs and boreholes. In all cases where groundwater is being used as a water supply source or for disposal of effluents or both, a report on the impact of the proposed development on existing infrastructure will have to be provided. In the case of public water supplies a comprehensive professional hydrogeologists report on source protection areas will have to be provided to ensure that there is no negative impact on existing public water supplies.

**County Development Plan Objective
GI 10-2 : Groundwater Protection**

Preserve and protect groundwater and surface water quality throughout the County.

**County Development Plan Objective
GI 10-3 : Groundwater Protection Schemes and Zones**

In order to protect groundwater quality new developments must have regard to any Groundwater Protection Scheme and / or Groundwater Protection Zones in place and existing developments and abstractions.

**County Development Plan Objective
GI 10-4 : Discharges in Unsewered Areas**

Ensure that proposals for development incorporating septic tanks or proprietary treatment systems comply with relevant approved standards / guidelines (including design, installation and maintenance). The cumulative impact of such systems will also be considered in the assessment process.

13.11 Good Agricultural Practice for Protection of Waters

13.11.1 Excess levels of Nitrates are a health hazard in drinking water and also contribute to eutrophication especially in coastal and marine waters. The Nitrates Directive (91/676/EEC) has the objective of reducing water pollution

caused or induced by nitrates from agricultural sources and required Ireland to put in place a Nitrates Action Programme to be reviewed at least every four years.

13.11.2 Ireland's first Nitrates Action Programme was reviewed in 2010 and a revised Action Programme was given effect through S.I. No. 610 of 2010, European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2010. These regulations currently govern the implementation of the Nitrates Directive in Ireland.

**County Development Plan Objective
GI 11-1 : Protection from Agricultural Pollution**

Protect the County's waters from agricultural pollution in accordance with the Nitrates Directive (91/676/EEC) through the implementation of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010 (SI 610 of 2010) or any future revised / additional requirements and ensuring that all agricultural development shall comply with those Regulations.

13.12 Air Quality

13.12.1 Air quality is generally good in the County as it is located in an area with a relatively mild climate and has an almost continuous movement of clean air. It is now evident that, due mainly to the very significant increase of vehicles on the public roads, the biggest threat now facing air quality is emissions from road traffic.

13.12.2 Air quality monitoring is undertaken to assess compliance with national air quality standards and to implement EU Directives on Air Quality. Air quality monitoring and assessments are undertaken at 5 locations within Cork County, of which 3 are located within Cork City Council area and 2 locations are within the administrative area of Cork County Council. Air quality is monitored and assessed in Cork County at Glashaboy and Cork Harbour at Passage West and consideration should be

given to further provision of air quality monitoring infrastructure in County Cork.

**County Development Plan Objective
GI 12-1 : Air Quality**

Monitor air quality and air quality trends in accordance with EU policy directives and take appropriate action where required including the provision of additional air quality monitoring infrastructure.

13.13 Noise and Light Emissions

13.13.1 Cork County Council has prepared two Draft Noise Action Plans for the Cork area as required by the Environmental Noise Regulations 2006. These Noise Action Plans are 5 year strategic plans covering the period 2013 to 2018:

- Cork Agglomeration Noise Action Plan 2013-2018 (in conjunction with Cork City Council).
- Major Roads Cork County Noise Action Plan 2013-2018.

13.13.2 The purpose of these Noise Action Plans is to act as a means of managing environmental noise, and to meet the aims of the European Noise Directive (END) of preventing, and reducing where necessary, environmental noise through the adoption of the Plans. See also Chapter 10 Transport and Mobility.

13.13.3 While artificial lighting is essential for a safe and secure night-time environment, the Council recognises the impacts light pollution, glare and spillage can have on the visual, wildlife and residential amenities of surrounding areas.

**County Development Plan Objective
GI 13-1 : Noise Emissions**

- a) Seek the minimisation and control of noise pollution associated with activities or development, having regard to relevant standards, published guidance and the receiving environment.
- b) Support the implementation of Noise Action Plans prepared for the Cork County area.

**County Development Plan Objective
GI 13-2: Light Emissions**

Seek the minimisation and control of light pollution associated with activities of development, having regard to relevant standards, published guidance and the receiving environment.

Chapter 14

Zoning and Land Use

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Aim of Chapter

Provide clear guidance on how to manage the appropriate land uses on zoned land throughout the County.



14.1 Introduction

- 14.1.1 The purpose of zoning is to indicate the land use objectives for all the lands within the County. Zoning aspires to promote the orderly development of the County by eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities.
- 14.1.2 Zoning policy must also have regard to the core principles underlying the Plan. These include the principles of sustainable development social inclusion, high quality design, climate change adaptation which when coupled with the need for the integration of land use and transportation planning, will help safeguard and improve the quality of life for all within the County.

County Development Plan Objective ZU 1.1: Implementation of Zoning Objectives

Secure the implementation of the Zoning Objectives applied to each area of the County.

14.2 Overall Approach to Land Use Zoning

- 14.2.1 The zoning objectives and maps for all the settlements in the County are set out in the relevant Local Area Plan or Special Local Area Plan, and the following objectives set out the general principles that should be followed in these plans.

County development Plan Objective ZU 2-1: Development and Land Use Zoning

Ensure that development, during the lifetime of this plan, proceeds in accordance with the general land use objectives set out in this plan and any specific zoning objectives that apply to particular areas as set out in any relevant Local Area Plans and Special Local Area Plans.

County Development Plan Objective ZU 2-2: Development Boundaries

For any settlement, it is a general objective to locate new development within the development boundary, identified in the relevant Local Area Plan that defines the extent to which the settlement may grow during the lifetime of the plan.

County Development Plan Objective ZU 2-3: Housing Strategy and Development Boundaries

Part V of the Planning and Development Acts applies to land zoned in Local Area Plans for residential or mixed-uses (including residential). All land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective) is deemed to be zoned for residential or mixed uses (including residential) for the purposes of part V of the Planning and Development Acts.

County Development Plan Objective ZU2-4: Land Use Zoning of Other Lands

Where lands have not been explicitly zoned, in either the adopted Local Area Plans or the adopted Special Local Area Plans, the specific zoning shall be deemed to be that of the existing use of the lands (if such a use is not an unauthorised use under the Planning Acts) or, if such a use is unauthorised, that of the most recent authorised use of the lands.

County Development Plan Objective ZU 2-5: Transitional Zones

Have regard to development in adjoining zones, in particular more environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.

County Development Plan Objective ZU 2-6: Non Conforming Uses

Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating nonconforming uses within the existing curtilage of the development subject to normal planning considerations.

**County Development Plan Objective
ZU 2-7: Ancillary Uses**

Ensure that developments ancillary to the parent use of a site are considered on their merits.

14.3 Land Use Zoning Categories

Existing Built Up Areas

14.3.1 Areas of existing development are shown simply as ‘existing built up area’ in the Local Area Plans. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. “Existing built up areas” include all lands within a development boundary which do not have a specific zoning objective attached. Therefore, it includes a mix of land uses which may have existing buildings in place, brownfield lands and undeveloped greenfield lands within the development boundary.

14.3.2 Within the development boundaries of the main towns, in areas that are not subject to specific zoning objectives proposals for development will be considered in relation to the following:

- The objectives of this plan;
- Any general or other relevant objectives of the relevant local area plan;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings.

14.3.3 Within predominantly built up areas, development proposals normally involve in-fill development, redevelopment or refurbishment or changes of use. It is important to recognise that this is part of the cycle of development or redevelopment in settlements that contributes to the character of towns. In many ways, this is

more sustainable than continually encouraging growth to concentrate only towards undeveloped areas.

14.3.4 In many towns it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered a desirable and attractive characteristic.

14.3.5 Problems can arise, however, with the introduction of a new use and when the intensification or expansion of an existing use that is not the primary use in an area upsets the balance between different uses.

14.3.6 Within existing built up areas there will inevitably be some areas of land that are either undeveloped or have some potential to be considered for development. Often these areas perform valuable functions in their existing state, such as providing attractive open space or even providing important local employment. The inclusion of this land within an existing built up area does not imply any presumption in favour of development or redevelopment, unless this would enhance the character and amenity of the area as a whole.

**County Development Plan Objective
ZU 3-1: Existing Built Up Areas**

Normally encourage through the Local Area Plan’s development that supports in general the primary land use of the surrounding existing built up area. Development that does not support, or threatens the vitality or integrity of, the primary use of these existing built up areas will be resisted.

Land Uses in New Areas in Local Area Plans

14.3.7 The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of our towns by encouraging related developments to

form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be more lively and sustainable reflecting the character of many of the existing areas within our towns.

- 14.3.8 This approach will help reduce congestion and unnecessary road journey's, encourage patterns of sustainable development that will support the use of public transport, minimise the area of agricultural land that will be lost for development and protect the character and amenity of existing built up areas.

Residential

- 14.3.9 This section provides guidance on the approach to be taken towards the planning and zoning of land for residential development areas in the Local Area Plans. Residential Areas are intended primarily for housing development but may also include a range of other uses, particularly those that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship to the immediate community and have high standards of amenity, such as crèches, some schools, nursing homes or elderly peoples' homes, open space, recreation and amenity uses. See also Chapter 3 Housing
- 14.3.10 Occasional retailing may be appropriate in new residential areas. This should be of limited scale to provide valuable services to the local community and support the overall residential function of the area. Consideration should be given to the introduction of a residential element to these proposals, possibly at first floor level.
- 14.3.11 Particularly in new developments, there is an opportunity to create high standards of layout, design, and landscaping, and to achieve a general segregation from roads used by

through traffic from the outset, so that high standards of amenity can be achieved.

- 14.3.12 Appropriate amenity and public open space will always be required as an integral part of new development proposals. Proposals for non-residential uses in these areas will be assessed particularly in relation to their need for close links to the local community and any potential for adverse impacts on the standard of amenity appropriate in these areas.
- 14.3.13 Where a specific zoning objective indicates that development on a particular piece of land should include provision for something very specific (e.g. a residential zoning with provision for a nursing home or a playing field) then the intention of this plan is that it should be provided. It gives clarity to the developer / designer so that an appropriate location is included when designing the layout of a development. It also gives clarity to third parties who are aware of the planning authority's intention with regard to the provision of the nursing home, playing field, etc., in the area. However, in cases where it can be demonstrated to the satisfaction of the planning authority that the need for the required facility has since been met satisfactorily in the locality, then this requirement can be relaxed. The existence of such a zoning does not of course prevent a nursing home / playing field etc., being on other suitable lands in the area, provided it is compatible with the policies and objectives elsewhere in the plan.

County Development Plan Objective

ZU 3-2: Appropriate Uses in Residential Areas

- a) Promote development mainly for housing, associated open space, community uses and, only where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area.
- b) Normally discourage the expansion or intensification of existing uses that are incompatible with residential amenity.

County Development Plan Objective

ZU 3-3: Appropriate Uses in Community/Utility Areas

Promote the provision of educational, community related and healthcare development that is not, generally, appropriate to town centres or other areas including, where relevant, the provision of ancillary accommodation and facilities.

Community/Utility

- 14.3.14 This section details the general land use categories and objectives for Educational, Institutional and Civic land uses which apply to all settlements within the County, See also Chapter 5 Social and Community.
- 14.3.15 Areas designated for educational, institutional and civic land uses generally include community related development including schools & colleges, residential healthcare institutions (e.g. hospitals) and development for other community uses (e.g. club meeting facilities such as scout and guide halls). Often significant ancillary facilities such as staff accommodation and dedicated open space or sports facilities are included.
- 14.3.16 These uses can sometimes cause amenity problems for adjoining uses (e.g. the noise of 24-hour traffic going to and from a hospital might cause problems in an adjoining residential area). However, they are generally considered essential uses and require a reasonable degree of operational freedom to function properly.

Open Space, Sports, Recreation and Amenity Areas

- 14.3.17 This section details the general land-use categories and objectives for Open Space, Agriculture, Sports, and Amenity Areas which apply to all settlements within the County. See also Chapter 5 Social and Community.
- 14.3.18 Within this broad spectrum there are different requirements for each type of open space depending on their accessibility and level of usage by the public. For example areas that are actively used on a regular basis are often closely related to residential areas and town centres have higher standards of accessibility.
- 14.3.19 The level of accessibility should be appropriate to the use that will be made of the area concerned. For example, local amenity areas and playgrounds may require the emphasis to be placed on access for pedestrians and cyclists. Sports centres and training centres, serving a wider catchment area will, additionally, require accessibility by public transport and car users.
- 14.3.20 Other open spaces largely used for agricultural uses often provide important visual settings that add to the character of a settlement or locality and enhance the surroundings and the biodiversity of the area. The land-uses in these areas should generally remain unchanged over the lifetime of this plan.
- 14.3.21 Where the function and future requirements of a particular area designated as open space,



agriculture, sports and amenity needs further clarification, this will be set out in a

14.3.22 corresponding Local Area Plan objective for that area.

14.3.23 In some instances these open spaces are located within or adjacent to Natura 2000 sites and/or NHA sites and sites of local biodiversity significance. Therefore it is important to ensure the protection of the integrity of biodiversity and to recognise the importance of wildlife corridors and sites of nature conservation importance.

**County Development Plan Objective
ZU 3-4: Appropriate Uses in Open Space, Sports, Recreation and Amenity Areas**

Promote the provision of sports areas including playgrounds, sports centre's, sports pitches, other areas for outdoor activities, outdoor recreation training centre's, parks, landscaped areas, agricultural areas (including allotments), private landscaped gardens and woodlands.

Economy and Employment

14.3.24 The following objectives set out the appropriate uses in Enterprise, Business and Industrial Areas. See also Chapter 6 Economy and Employment.

**County Development Plan Objective
ZU 3-5: Appropriate Uses in Enterprise Areas**

Promote the development of Enterprise Areas as the primary locations for the development of employment uses that are inappropriate to town centre's and require environmental standards higher than those in business and industrial areas, such as office based industry and business parks.

The development of inappropriate uses, such as industry and retailing will not, normally, be encouraged. Non-retail general offices may be permitted in the County Metropolitan Strategic Planning Area, Mallow and Clonakilty but will be discouraged in other Strategic Planning Areas unless, on a case-by-case basis, it can be demonstrated that suitable premises or sites are not available in town centre's.

**County Development Plan Objective
ZU 3-6: Appropriate Uses in Business Areas**

Promote the development of New Business Areas as the primary locations for the development of employment uses such as light-industry, wholesale and non-retail trading uses, car-showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses.

Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category would include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.

**County Development Plan Objective
ZU 3-7: Appropriate Uses in Industrial Areas**

- a) Promote the development of industrial areas as the primary location for uses that include manufacturing, repairs, medium to large scale warehousing and distribution, bio-energy plants, open storage, waste materials treatment, and recovery and transport operating centre's. The development of inappropriate uses, such as office based industry and retailing will not normally be encouraged. Subject to local considerations, civic amenity sites and waste transfer stations may be suitable on industrial sites with warehousing and/or distribution uses.
- b) Industrial areas that are not used for small to medium sized industry, warehousing or distribution are considered generally to be suitable for waste management activities (including the treatment and recovery of waste material but not including landfill or contract incineration facilities). In the interests of clarity, contract incineration facilities comprise those whose primary role is to manage wastes that are not generated by the company.
- c) The provision of strategic large scale waste treatment facilities will be considered in 'Industrial Areas' designated as Strategic Employment Areas in the local area plans subject to the requirements of, National Policy, future Regional Waste Management Plans and the objectives set out in local area plan's.

Town Centres/Neighbourhood Centres

14.3.25 The following objectives give guidance on the appropriate uses in Town Centres/Neighbourhood Centres. See also Chapter 7 Town Centres and Retail.

County Development Plan Objective

ZU 3-8: Appropriate Uses in Town Centres/Neighbourhood Centres

- a) Promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. The primary retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each centre. Residential development will also be encouraged particularly in mixed use developments.
- b) Recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area.

Utilities and Infrastructure

14.3.26 In Local Area Plans, lands zoned for utilities and infrastructure uses are largely for operational requirements such as drainage, sanitation, emergency services, electricity, gas, telecommunications, and traffic management and maintenance purposes. New roads, walkways and cycleways are also included on zoning maps under this heading.

14.3.27 Sometimes problems can arise in relation to adjoining uses that expect a high standard of amenity. To help prevent these situations arising, opportunities should be taken to help assimilate these uses into their surroundings through the treatment of boundaries and the landscaping of appropriate areas.

County Development Plan Objective

ZU 3-9: Appropriate Uses in Utilities Areas

Promote the provision of development to meet the operational requirements of utilities and infrastructure operators.

Special Policy Areas

14.3.28 Special policy areas are those areas that do not conform to the primary land-use categories and can be categorised as either opportunity sites for mixed land-use development or areas which require specific policy to protect the unique characteristics of the particular area. These sites comprise of both greenfield and brownfield sites and are large-scale, strategic or sometimes sensitive in nature (e.g. involving the conversion of historic buildings). Often these sites require the preparation of further guidance such as a masterplan, design brief or action plan before any development proposals are made to the local authority and these should be subject to SEA and HDA screening where appropriate. The Local Area Plans and Special Local Area Plans will continue to identify these Special Use Areas for mixed-use developments.

County Development Plan Objective

ZU 3-10: Appropriate Uses in Special Policy Areas

Recognise that there are a small number of sites within the urban areas of the County where the normal land-use zoning requirements do not apply. These can be subdivided into 3 distinct categories namely:

- a) Areas suitable for mixed-use development (both brownfield and Greenfield sites) where the range of uses are outlined.
- b) Areas suitable for mixed-use development where further study is required to guide the significant or strategic nature of the site. This will involve the preparation a master plan, design brief or area action plan before any formal planning application is made for the development. These should be subject to SEA and HDA screening where appropriate.
- c) Areas which require specific policy guidance to protect the unique characteristics of that particular area.

14.4 Brownfield Development

14.4.1 Over the last decade there have been a number of closures of large-scale manufacturing plants in County Cork. Typical examples of closures in the County include the steel manufacturing facility at Haubowline Island in Cork Harbour; the IFI site at Marino Point; Mallow Sugar Factory site and others.

14.4.2 It is important to acknowledge that the redevelopment of brownfield sites is inherently more sustainable than the development of greenfield sites and should be encouraged. When discussing redevelopment proposals, it is important to address the potential of these sites for economic development and employment creation. There is also a need to take care of the likely environmental impacts of the redevelopment of these sites.

County Development Plan Objective

ZU 4-1: Development Potential of Brownfield Sites

Recognise the employment potential of brownfield sites in both urban and rural areas in the County and their contribution to a more sustainable pattern of development

14.5 Control of Major Accidents Hazards (Seveso II)

14.5.1 The Seveso II Directive 96/082/EC as amended by Directive 105/2003/EC seeks to reduce the risk and to limit the consequences of accidents at manufacturing and storage facilities involving dangerous substances that present a major accident hazard.

14.5.2 The focus of this plan is to ensure that:

- Proposals for new establishments at risk of causing major accidents;
- Proposals for the expansion of existing establishments designated under the directive; and
- Other developments proposed near to existing establishments,

all take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.

14.5.3 The Health and Safety Authority (HAS) will determine a consultation distance for each establishment and communicate this information to the planning authority, which in turn will seek the advice of the Authority if a planning application relates to a development within the consultation distance. A number of industries in County Cork are affected by the Seveso II Directive and are listed Table 14.1. and referenced in the relevant Local Area Plans and Special Local Area Plans.

County Development Plan Objective

ZU 5-1: Control of Major Accident Hazards

Reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking into account the advice of the Health and Safety Authority when proposals for new development are considered.

County Development Plan Objective

ZU 5-2: Proposals for New Establishments

In assessing applications for new development or expansion of existing development involving hazardous substances, to have regard to:

- The Major Accidents Directive (Seveso II) (96/082/EEC) as amended by Directive 105/2003/EC;
- Potential adverse impacts on public health and safety and
- The need to maintain appropriate distances between major accident hazard establishments and residential areas, buildings and areas of public use, major transport routes as far as possible, recreational areas and areas of particular natural sensitivity or interest.

County Development Plan Objective

ZU 5-3: Proposed Development Adjacent to Existing Establishments

- a) The Health and Safety Authority have established consultation distances surrounding establishments designated as containing hazardous substances. Ensure in addition to normal planning criteria that development within these distances complies with the requirements of the Major Accidents Directive (Seveso II). The Council will consult with the Health and Safety Authority regarding any such proposals.
- b) In areas where Seveso sites exist in appropriate locations ensure that proposed uses in adjacent sites do not compromise the potential for expansion of the existing Seveso use and in particular the exclusion of developments with the potential to attract large numbers of the public.

Table 14.1 List of industries affected by the Seveso II Directive

BASF Ireland Ltd	Little Island, Co. Cork
Calor Teoranta	Whitegate, Co. Cork
Calor Teoranta *	Tivoli, Co. Cork
Dynea Ireland Ltd. (Dysochem Ireland Ltd.)	Marino Point, Cobh, Co. Cork
Eli Lilly S.A	Dunderrow, Kinsale, Co. Cork
Flogas Ireland Ltd*	Tivoli Ind. Est., Cork
GlaxoSmithKline, Smith Kline Beecham (Cork) Ltd	Currabinny, Carrigaline, Co. Cork
Grassland Agro	Carrigrohane Road, Cork
Irish Distillers Ltd. Midleton Distilleries,	Park North, Midleton, Co. Cork
Novartis Ringaskiddy Ltd.	Ringaskiddy, Co. Cork
Pfizer Ireland Pharmaceuticals Ringaskiddy API Plant,	Ringaskiddy, Co. Cork
Phillips 66 Bantry Terminals Ltd (formerly ConocoPhillips)	Reenrour, Bantry, Co. Cork
Phillips 66 Whitegate Refinery Ltd. (formerly ConocoPhillips)	Whitegate, Co. Cork
BOC Gases Ireland Ltd.	Little Island Co. Cork
ESB Aghada Power Station	Whitegate, Co. Cork
Goulding Chemicals Ltd*	Centre Park Road, Cork
Hovione Limited	Loughbeg, Ringaskiddy, Co. Cork
Irish Distillers Ltd.	Ballynona North, Rathorgan, Dungourney, Cork
Irish Oxygen Co. Ltd	Waterfall Road, Cork
Johnston Logistics Limited	Courtstown Industrial Estate, Little Island, Co. Cork
LPGas Filling Services Ltd	Quartermown Industrial Estate, Mallow, Co. Cork
Merck Millipore Ltd.	Tullagreen, Carrigtwohill, Co. Cork
Pfizer Ireland Pharmaceuticals Little Island Active Pharmaceutical Plant,	Little Island Co. Cork
Tervas Ltd	Knockburden, Ovens, Co. Cork
Vita Cortex Ltd.	Kinsale Road, Cork.

**Located within Cork City Council Boundary*

Chapter 15

Putting this Plan into Practice

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Aim of Chapter

To set out the Implementation arrangements for the plan.



15.1 Purpose of this Chapter

- 15.1.1 One of the critical aspects of this County Development Plan is to secure the timely delivery of both physical and social infrastructure **when** and **where** it is needed to support the growth and development proposed. Unless the provision of supporting infrastructure is properly planned at the outset, then much, if not all, of the development proposed is unsustainable.
- 15.1.2 In the past, failure to properly plan the provision of infrastructure sometimes resulted in a variety of ‘temporary solutions’. These have sometimes resulted in poor environmental standards and excessive costs arising from the maintenance of the temporary installation and the need to replace it with a permanent, sustainable, installation at a later date.
- 15.1.3 The mechanisms for the delivery of infrastructure have changed significantly in recent years, particularly as Government has re-organised infrastructure responsibilities since the economic downturn in the last decade.
- 15.1.4 For some time, the National Roads Authority has been responsible for investment in National Roads. The National Transport Authority are responsible for public transport promotion and licensing and for the funding of certain sustainable transport investment programs in the County Metropolitan Area. Bus Éireann and Iarnród Éireann are the principal public transport operators in the County.
- 15.1.5 From 1st January 2014 Irish Water will be responsible for all public water services infrastructure.
- 15.1.6 Cork County Council cannot deliver the vision for the County set out in this plan in isolation. Although the County Council are the planning authority for the County Area, the land-use and planning strategies of this plan are dependent on other planning authorities, particularly Cork

City Council, adopting and implementing a complimentary strategy. Public Transport, National Roads, Water Services and other funding mechanisms are all largely outside the control of local authorities.

- 15.1.7 Therefore, the successful implementation of this plan, perhaps unlike previous County Development Plans, will be a combined effort, shared by a number of key stakeholders. It is essential that this section of the plan should set out a clear vision of the infrastructure that must be delivered and the priorities for its delivery.

15.2 Critical Infrastructure

Delivery & Priorities

- 15.2.1 From a development perspective, Government, through the National Spatial Strategy, has prioritised the development of the Cork ‘Gateway’ and this approach is supported by the South West Regional Planning Guidelines.
- 15.2.2 Therefore this section focuses on the delivery and priorities for infrastructure required to facilitate the planned economic and population growth, both in the Cork ‘Gateway’ area of the County, and elsewhere, as set out in this plan. (See Tables 15.1 and 15.2). See also Chapter 10 Transport and Mobility and Chapter 11 Water Services and Waste
- 15.2.3 In addition to those infrastructure projects required to support planned growth and development, it should be noted that other projects have been prioritised by the relevant funding agencies but generally on the basis of other important considerations such as the need to secure improved standards of environmental protection.
- 15.2.4 The supply of land suitable for new development within the Cork ‘Gateway’ area consists, largely, of a relatively small number of large sites. These sites are identified and described in detail in the Counties local area



plans and almost all require significant infrastructure investment either at the outset of planned development or during the lifetime of the project.

Table 15.1 Cork Gateway: Major Housing & Employment Projects						
Infrastructure Delivery Priorities						
Timing	Sector	Project	Critical Infrastructure		Observations	
			On Commencement	Within Project		
Short Term	Housing	Waterrock (Est. Pop. 10,000)	Water supply Local access roads/bridge	N25 interchange improvements Waste water upgrade Additional rail station	Midleton rail corridor location Rail connection supports increased employment in Cork City Centre	
		Shannon Park (Est. Pop. 3,000)	Lower Harbour Towns Waste Water	Water supply upgrade N28/public transport upgrade	Commitments to critical infrastructure anticipated. Supports employment development at Ringaskiddy	
		Dunkettle (Est. Pop. 3,000)	Local access roads/bridge	Public Transport Infrastructure	Supports increased employment in Cork City Centre	
	Employment	Cork Science, Innovation & Technology Park Phase I	Local Road Access	Enhanced Public Transport Infrastructure N40 Junction Improvement		
		Little Island	Introduction of Bus Service Walking/Cycling Connectivity to Rail Station	Local access roads upgrade (part of Dunkettle Interchange Upgrade project)	Key location for manufacturing, storage and logistics related employment uses displaced from Cork City development areas (e.g. Docklands).	
		Midleton	Water supply Local access roads/bridge	N25 interchange improvements Waste water upgrade Additional rail station	Rail corridor location. Manufacturing & service sector potential	
		Ringaskiddy	N28/public transport upgrade	Lower Harbour Towns Waste Water	Primary location for future port development & port uses displaced from Cork City Centre development areas (e.g. Docklands) Large scale technology based manufacturing e.g. (pharmaceutical Research and employment linkages with National Maritime College of Ireland.	
		Carrigtwohill		N25 interchange improvements	Rail corridor location. Major large scale greenfield industrial site. Additional capacity for manufacturing, storage and logistics related employment uses displaced from Cork City development areas (e.g. Docklands).	
	Housing	Carrigtwohill (North of Railway) (Est. Pop. 6,000)	Local access roads/bridge Waste water upgrade	N25 interchange improvements	Midleton rail corridor location Rail connection supports increased employment in Cork City Centre Timed to follow completion of development south of railway	

**Table 15.1 Cork Gateway: Major Housing & Employment Projects
Infrastructure Delivery Priorities**

Timing	Sector	Project	Critical Infrastructure		Observations
			On Commencement	Within Project	
Medium – Long Term		Ballincollig (Est. Pop. 12,000)	Local road infrastructure	Water Upgrade Public Transport Infrastructure/CATS	With appropriate public transport infrastructure, would support increased employment in Cork City Centre
		Cobh	R624 Upgrade	Lower harbour towns waste water	Supports increased employment in Cork City Centre
		Blarney	Waste water connection Water supply infrastructure	Rail Station Cork Northern Ring Road	
		Monard	Waste water connection Water supply infrastructure	Rail Station Cork Northern Ring Road	
		Ballyvolane	Waste water connection Water supply infrastructure	Public Transport Infrastructure Cork Northern Ring Road	
	Employment	Cork Science, Innovation & Technology Park Phase II	Enhanced Public Transport Infrastructure N40 Junction Improvement		
		Ballincollig	Local road infrastructure	Water Upgrade Public Transport Infrastructure/CATS	With appropriate public transport infrastructure, significant office potential linked to housing growth
		Cobh (Marino Point)	R624 Upgrade		Secondary location for future port development (with rail connectivity) & port or 'Seveso' uses displaced from Cork City Centre development areas (e.g. Docklands)
		Cork Science, Innovation & Technology Park Phase III			
		Cork Airport Phase II	Secondary airport access road. Enhanced public transport		

15.2.5 Table 15.1 above identifies the major housing and employment projects identified in the County's local area plans that are necessary to accommodate the planned economic and population growth for the County Metropolitan Strategic Planning Area and identifies the infrastructure that is considered critical to the delivery of each project.

15.2.6 None of these projects can realistically commence without a commitment to the investment in this table. The table identifies the infrastructure that has to be provided at the commencement or during the early phases of the project and distinguishes this from infrastructure which may not be essential at the outset but will become essential at some point before the completion of the project.

- 15.2.7 The table prioritises the delivery of these projects. Where possible, projects have been prioritised to the same category where they benefit from the same or related infrastructure investment.
- 15.2.8 Projects proposed in the **short term** are those projects where development could commence almost immediately when the economy and housing market recover. The County Council will invite the appropriate infrastructure agencies to make immediate provision for these projects in their capital programmes so that substantial progress can be made during the lifetime of this plan. These are projects where there may have already been substantial investment in public infrastructure (such as the investment in the rail network serving East Cork) or where it is likely that major investment will be authorised in the near future (such as the upgrading of the N28 or the construction of the Lower Harbour Towns Waste Water System). Generally, the infrastructure solution for projects in this category is already identified and/or planned to an advanced stage. To assist with the implementation of these projects, the delivery of appropriate local area or other site specific plans will be prioritised to facilitate their development at an early date.
- 15.2.9 Projects identified for the **medium term** are either not immediately required (perhaps because there are other projects in the area that need to complete before these new projects can commence) or the critical infrastructure that they require may not be at a sufficiently advanced planning stage to warrant inclusion in the short term category. The County Council will invite the appropriate infrastructure agencies to make substantial progress in the design and planning for these projects so that they are candidates for inclusion in their capital programmes in the latter part of the lifetime of this plan. To assist with the implementation of these projects, the preparation of appropriate local area or other site specific plans will be utilised as a means of co-ordinating the planning and delivery of appropriate infrastructure to an agreed timescale.
- 15.2.10 Projects in the **long term** category are projects where there is an extensive lead time for the provision of critical infrastructure and the County Council will invite the appropriate infrastructure agencies to carry out preliminary design studies for these projects so that more detailed design can be executed when the requirement to advance these projects arises in the coming years.

**Table 15.2: County Cork: Planned Development
Summary of Critical Infrastructure (Main Towns)**

	Short Term	Medium/Long Term
Cork Gateway County Metropolitan SPA	<ul style="list-style-type: none"> Water Supply (Midleton) Local access roads/bridge (Midleton) Lower harbour towns waste water Local access roads/bridge (Dunkettle) WWTP upgrade (Carrigtwohill) R624 Upgrade N28 Upgrade 	<ul style="list-style-type: none"> N25 interchange improvements (Midleton/Carrigtwohill) WWTP upgrade (Midleton) Additional rail station (Waterrock/Midleton) Water supply upgrade (Carrigaline) Local Roads/Bridges (Carrigtwohill) Public Transport Infrastructure (Dunkettle/Glanmire) Water upgrade (Ballincollig) Local Roads/Public transport upgrade (Ballincollig) Local Roads/Public transport upgrade (Douglas) Water & Waste water (Blarney) Water & Waste water (Monard) Water & Waste water (Ballyvolane) Public Transport Infrastructure (Ballyvolane) Cork Northern Ring Road
Mallow Hub Town		<ul style="list-style-type: none"> Implement Mallow/Ballyvinter WSS Network upgrade WWTP upgrade
CASP Ring SPA	<ul style="list-style-type: none"> WWTP (Youghal) WWTP upgrade (Macroom) 	<ul style="list-style-type: none"> Reservoir (Bandon) WWTP upgrade (Bandon) Reservoir (Kinsale) Reservoir (Macroom) Reservoir (Youghal)
North Cork SPA	<ul style="list-style-type: none"> New drinking water source and major system upgrade (Mitchelstown) WWTP upgrade (Mitchelstown) WWTP upgrade (Millstreet) WWTP upgrade (Newmarket) 	<ul style="list-style-type: none"> Drinking water network upgrade (Buttevant & Charleville) Trunk water main (Newmarket)
West Cork SPA	<ul style="list-style-type: none"> New drinking water source and major system upgrade (Bantry) New drinking water source and major system upgrade (Castletownbere) WWTP (Castletownbere) New drinking water source and major system upgrade (Dunmanway) 	<ul style="list-style-type: none"> WWTP upgrade (Bantry) New drinking water source and major system upgrade (Schull)

15.2.11 Table 15.2 summarises the critical infrastructure required in the County as a whole to support the proposed growth and development. It comprises the infrastructure identified in Table 15.1 required to support key development projects in the County Metropolitan Area together with the infrastructure necessary to

facilitate planned growth and development in those locations identified in Chapter 11 Water Services and Waste Table 11.1, where there is a Strategic Infrastructure Deficit. Infrastructure required to support the conclusions of the Douglas LUTS study have also been included.

15.3 Sources of Funding

Development Contributions and Public Infrastructure

15.3.1 The Planning and Development Acts provide that when granting planning permission, planning authorities may attach conditions to the permission requiring the payment of monetary contributions in respect of public infrastructure and facilities that benefiting development generally in the County. Details of the arrangements for the payment of these contributions are set out in the County Council's Development Contribution Scheme. The Department of the Environment, Community and Local Government have also published Development Contribution Guidelines (Jan 2013).

15.3.2 Additionally, planning authorities may, by further conditions attached to planning permissions, require the payment of a 'special contribution' in the case of a particular development where specific exceptional costs not covered by the Development Contribution Scheme are incurred in respect of public infrastructure and facilities which benefit the development

Bonds

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

Water Infrastructure

15.3.4 From January 2014 the funding of water infrastructure will be the responsibility of Irish

Water. Those intending to carry out development will need to enter a 'Connection Agreement' with Irish Water that will cover the funding and delivery of the appropriate water infrastructure.

15.4 Monitoring the Implementation of this Plan

Overall Approach

15.4.1 Monitoring the implementation of development and the provision of facilitating infrastructure is crucial to ensuring the effective delivery of the objectives set out in this plan.

15.4.2 The monitoring of development activity and environmental change is a complex process. Given resource constraints in the current economic climate, a detailed analysis is not possible. However, by targeting key issues or indicators, a focussed monitoring/reporting system for development and environmental change across the County, can be delivered within the resources available.

15.4.3 The Planning and Development Acts require planning authorities:

"to take such steps within its powers as may be necessary for securing the objectives of the Development Plan"

15.4.4 Also the Manager of the planning authority is required, not more than 2 years after the making of a Development Plan, give a report to the elected members of the planning authority on the progress achieved in securing the objectives of the plan. With regard to this plan it is envisaged that this report will be prepared before January 2017.

15.5 Local Area Development

Role of the County Development Plan

15.5.1 During its six-year life the development plan provides one of the key policy contexts for

individual planning decisions. The plan is part of a hierarchy of land use and spatial plans including the National Spatial Strategy (NSS), the South West Regional Planning Guidelines (RPG), Cork Area Strategic Plan (CASP), The North and West Strategic Plan (N&WSP) and, at the very local level, Local Area Plans. The development plan utilises the national and regional planning framework to inform and structure land-use policies at County level, which in turn provide a basis for day-to-day planning decisions.

Local Area Plans

- 15.5.2 A planning authority is obliged to prepare a Local Area Plan for an area which:
- Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,
 - Has a population in excess of 5,000 persons.
- 15.5.3 In addition, planning authorities are obliged to prepare local area plans in respect of towns with population in excess of 1,500 persons where objectives for the area are not included in its development plan.
- 15.5.4 For the period of this plan, the following towns are affected by these requirements:
- Ballincollig
 - Bandon
 - Bantry
 - Blarney
 - Carrigaline
 - Charleville
 - Cobh
 - Clonakilty
 - Dunmanway
 - Fermoy
 - Kanturk
 - Kinsale
 - Macroom
 - Mallow
- Midleton
 - Millstreet
 - Mitchelstown
 - Skibbereen
 - Youghal
- 15.5.5 At present, each of the 10 electoral areas of the County benefits from a Local Area Plan that sets out land use objectives for the Towns and smaller settlements in each area.
- 15.5.6 In addition the County Council has Special Local Area Plans for Cork International Airport and Mallow.
- 15.5.7 In the past, 9 of the County's Towns have been served by Town Councils who were independent planning authorities and maintained their own Development Plans. The Government have indicated that by mid 2014, it is their intention to dissolve the Town Councils and for the County Council to be the sole planning authority for the County area from that time. Transitional arrangements are in the process of being made.
- 15.5.8 Department of the Environment, Community and Local Government have also published Local Area Plan Guidelines for Planning Authorities (June 2013) and Local Area Plans Manual (June 2013) which will provide guidance on the review of these plans.



Appendix A

Core Strategy Tables

Table A.1:

**Population, Households and Net New Houses for
County Metropolitan Cork Strategic Planning Area to 2022**

Table A.2:

**Population, Households and Net New Houses for
Greater Cork Ring Strategic Planning Area to 2022**

Table A.3:

**Population, Households and Net New Houses for
North Cork Strategic Planning Area to 2022**

Table A.4:

**Population, Households and Net New Houses for
West Cork Strategic Planning Area to 2022**



Table A.1: Population, Households and Net New Houses for County Metropolitan Cork Strategic Planning Area to 2022

	Housing Requirement				Housing Supply		Infrastructure	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Residential area zoned in CDP / LAP / TC	Total Units	Drinking Water	Waste Water
Main Towns								
Cork North Environs	6,692	10,719	2,058	2,281	143.80	3,371		
Monard	0	3,619	1,502	1,727	170.0	5,000		
Glanmire	8,924	10,585	1,205	1,320	57.70	1,321		
Blarney	2,437	7,533	2,255	2,566	92.00	2,792		
Cork South Environs	32,635	31,308	1,336	1,284	93.00	1,285		
Carrigaline	14,775	17,870	2,138	2,422	90.80	2,423		
Passage West	5,790	6,965	822	925	33.90	929		
Ballincollig	17,368	23,805	3,675	4033	170.30	4872		
Midleton	12,001	21,576	4,667	5,243	190.11	5,255		
Carrigtwohill	4,551	11,618	3,195	3,656	127.80	3,656		
Cobh	12,347	14,543	1,625	1,778	72.53	1,907		
Total Main Towns	117,520	160,141	24,478	27,235	1241.94	32,811	--	--
Total Villages and Rural	52,989	53,750	3,378	3,803	N/A	3,809*	--	--
Total County Metropolitan	170,509	213,891	27,856	31,038	1241.94	36,620	--	--

*This figure 3,809 comprises 2,137 for Villages and 1,672 for Rural areas.

Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license compliance issues resolved	Some development may proceed but significant works / EPA license required to accommodate the planned population target	Current major infrastructure sufficient to achieve planned population target
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Table A.2: Population, Households and Net New Houses for Greater Cork Ring Strategic Planning Area to 2022

	Housing Requirement				Housing Supply		Infrastructure	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Residential area zoned in CDP / LAP / TC	Total Units	Drinking Water	Waste Water
Main Towns								
Bandon	6,640	7,765	851	892	91.84	1,766		
Fermoy	6,489	7,589	831	938	94.56	1,601		
Kinsale	4,893	5,722	627	714	39.80	856		
Macroom	3,879	4,536	497	468	60.9	1,184		
Mallow	11,605	20,000	4,154	4,552	339.93	6,961		
Youghal	7,794	9,115	999	1,037	78.60	1,955		
Total Main Towns	41,300	54,727	7,959	8,601	705.63	14,323	--	--
Total Villages and Rural	77,118	77,155	4,472	4,805	N/A	5,661*	--	--
Total Greater Cork Ring	118,418	131,882	12,431	13,406	705.63	19,984	--	--
*This figure 5,661 comprises 3,231 for Villages and 2,430 for Rural areas.								
Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license			Some development may proceed but significant works / EPA license required to accommodate the planned population target			Current major infrastructure sufficient to achieve planned population target		

Table A.3: Population, Households and Net New Houses for North Cork Strategic Planning Area to 2022

	Housing Requirement				Housing Supply		Infrastructure	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Residential area zoned in CDP / LAP / TC	Total Units	Drinking Water	Waste Water
Main Towns								
Buttevant	945	1,501	285	298	31.50	482		
Charleville	3,646	4,925	741	804	72.50	1,124		
Kanturk	2,263	2,400	188	141	29.20	329		
Millstreet	1,574	1,756	166	177	23.80	475		
Mitchelstown	3,677	5,346	905	1,040	79.60	1,293		
Newmarket	988	1,189	141	155	24.90	345		
Total Main Towns	13,093	17,117	2,426	2,615	261.50	4,048	--	--
Total Villages and Rural	37,405	38,895	2,780	3,074	N/A	3,094*	--	--
Total North SPA	50,498	56,012	5,206	5,689	261.50	7,142	--	--
*This figure 3,094 comprises 1,384 for Villages and 1,710 for Rural areas.								
Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license			Some development may proceed but significant works / EPA license required to accommodate the planned population target			Current major infrastructure sufficient to achieve planned population target		

Table A.4: Population, Households and Net New Houses for West Cork Strategic Planning Area to 2022

	Housing Requirement				Housing Supply		Infrastructure	
	Census 2011	Population Target for 2022	Total New Households 2011-2022	New Units Required 2011-2022	Net Residential area zoned in CDP / LAP / TC	Total Units	Drinking Water	Waste Water
Main Towns								
Bantry	3,348	5,484	1,080	1,241	103.85	1,393		
Castletownbere	912	1,439	271	309	37.75	443		
Clonakilty	4,721	7,218	1,309	1,500	94.53	1,600		
Dunmanway	1,585	1,976	254	273	36.84	593		
Schull	658	748	75	87	12.60	205		
Skibbereen	2,670	3,035	306	332	75.33	1,300		
Total Main Towns	13,894	19,900	3,295	3,742	360.90	5,534	--	--
Total Villages and Rural	46,483	48,937	3,705	4,130	N/A	4,182*	--	--
Total West	60,377	68,837	7,000	7,872	360.90	9,716	--	--
*This figure 4,182 comprises 2,167 for Villages and 2,015 for Rural areas.								
Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment (see Chapter 15 Tables 15.1 & 15.2) and/or EPA license		Some development may proceed but significant works / EPA license required to accommodate the planned population target			Current major infrastructure sufficient to achieve planned population target			

Appendix B

Draft Joint Housing Strategy

Principles and Policies

[Extract from the *Revised* Draft Joint Housing Strategy December 2013]



This Appendix has evolved from an analysis of housing issues, needs and supply. A restatement of the aim of the strategy sets the context for the four key principles that underpin the strategy. These principles are expanded into detailed policies and programmes of action.

Aim of the Strategy:

- 1.1.1 'To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price that they can afford'.

Key Principles:

- 1.1.2 The four key principles that guide the Housing Strategy are as follows:

Principle 1: To provide for a diverse range of housing needs to suit varying income levels and social circumstance.

Principle 2: To promote a socially balanced and inclusive society in all housing areas within Cork City and County.

Principle 3: To promote high quality and sustainable communities in the Urban and Rural Environment, through the implementation of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas published in May 2000.

Principle 4: To monitor the Housing Strategy and to allow for consultation with those who are central to the implementation of the policies of the strategy.

Housing Strategy Policies:

- 1.1.3 Following directly on from analysis in earlier sections and a review of issues raised during the preparation of the document a set of policies have been identified.

Policy No:	Proposed Policy Objective:
Principle 1:	
To provide for a diverse range of housing needs to suit varying income levels and social circumstances	
1.1	The Requirement for Social Housing under Part V will reflect the conclusions of this study in each housing market area. Each application will be considered on an individual basis and the actual mechanism used to satisfy the Part V requirement will be the one that best facilitates the development of strong, vibrant, mixed tenure communities. <ul style="list-style-type: none"> ⇒ The options for the discharge of Part V obligations include: ⇒ The transfer of land which is subject to the application for permission as is or specified by the agreement as being required to be reserved for the provision of housing ⇒ Payment of a financial contribution where the authorities will be open to the principle of phased payments to be agreed with the authority. ⇒ Transfer of a reduced number of units or lands in lieu, at no cost to the Council. Units will only be accepted in areas where there is a recognized housing need. ⇒ Transfer of a reduced number of units that are adapted for disabled persons or persons

Policy No:	Proposed Policy Objective:
	<p>with a specialized housing requirement at no cost to the Council ⇒ A combination of two or more of the above.</p> <p>Each Local Authority in its development plan may give a further indication of preference for discharge of development under Part V.</p>
1.2	<p>The Councils will have a requirement that 14% of units on all land zoned for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social housing and specialised housing needs as follows:</p> <ul style="list-style-type: none"> • North Metro Housing Market Area (14%) • South Metro Housing Market Area (14%) • East Metro Housing Market Area (14%) • Greater Cork Ring Housing Market Area (14%) • North Housing Market Area (14%) • West Housing Market Area (14%)
1.3	<p>Where appropriate, the Cork Planning Authorities shall include an objective that all land within a development boundary that is not subject to a specific objective (including land that is subject to a general zoning objective) is deemed to be zoned for residential or mixed uses (including residential) for the purposes of Part V of the Planning and Development Act 2000 (as amended).</p>
1.4	<p>In areas identified in Development Plans and Local Area Plans, where there is an existing high concentration of social housing or where there is no immediate evidence of social housing demand, the preference of the local authorities will be to invite developers to discharge their obligations by financial contribution.</p>
1.5	<p>The Cork Local Authorities will take into consideration the Department of Environment's register on Unfinished Housing Estates in the preparation of development plans and local area plans in the interests of proper planning and sustainable development.</p>
1.6	<p>Where it is proposed that a site be developed for student accommodation, the portion of the site relating to this shall be exempt from the reserved land policy. The proposed development must comply with the location and design criteria set out in the Government's Guidelines on Residential Developments for Third Level Students (1999). Applications for a change of use from student accommodation to any other type of accommodation shall be resisted unless it can be adequately shown that an over provision of student accommodation exists in the city and county. Where such applications are given favourable consideration, Part V obligations will apply.</p>
1.7	<p>The Cork Local Authorities will support the development of 'Lifecycle Housing' i.e. that housing is adaptable for people's needs as they change over their lifetime including design for life and the universal building principles.</p>
1.8	<p>The Cork Local Authorities will continue to recognise and support the central role that the voluntary and co-operative sector will play in the coming years.</p>
1.9	<p>The Cork Local Authorities will continue to support and facilitate best practice in the development of a Rental Accommodation Scheme (RAS) to achieve the transfer of long term rent supplement recipients to RAS and investigate other ways in which the Local Authority can support the development of the private rented sector at a local level.</p>

Policy No:	Proposed Policy Objective:
Principle 2: To promote a socially balanced and inclusive society in all housing areas within Cork City and County.	
2.1	<p>The Cork Local Authorities will ensure a mix of house types and sizes within individual developments and within communities to promote a socially balanced and inclusive society. Planning Applications for multiple housing units will be required to submit a Statement of Housing Mix detailing the proposed housing mix and why it is considered appropriate. The statement should set out the established mix in the area, design, location, market considerations and recent societal trends. The needs of special groups such as the elderly and disabled should be considered as part of this process.</p> <p>Development Plans and / or Local Area Plans will be required to include specific policies to secure housing mix.</p>
2.2	<p>The Cork Local Authorities will seek to safeguard the enjoyment of any house, building or land provided by the Local Authority, and the enjoyment of any neighbouring properties, through the promotion of good estate management.</p>
2.3	<p>The Cork Local Authorities will maximise the use of existing local authority housing stock by efficient use of the existing stock and through remedial works and retrofitting programmes.</p>
2.4	<p>The Cork Local Authorities will support the voluntary sector to develop housing for special needs, including the concept of independent living for older people and people with a disability and ensure where possible that housing for such groups is integrated with mainstream housing.</p>
2.5	<p>The Cork Local Authorities will continue to work with the Cork Homeless Forum in finding ways to prevent homelessness and finding solutions for homeless households.</p>
2.6	<p>The Cork Local Authorities will seek to provide appropriate accommodation for Travellers and / or halting site and / or transient site facilities through the continued implementation of the Traveller accommodation programmes.</p>
2.7	<p>The Cork Local Authorities will work with the various Disability Organisations to ensure that wherever possible, housing (including Local Authority Housing) is built to barrier-free standards.</p>
2.8	<p>The Cork Local Authorities will liaise with the Department of Justice and Equality for the provision of short-term accommodation for refugees / asylum seekers in Cork and to develop policy on long-term provision for refugees.</p>
2.9	<p>To provide housing for permanent occupation in a sustainable manner appropriate to the islands and to recognize and address the differing circumstances between island and mainland housing needs through the work of the West Cork Islands Interagency Group.</p>
Principle 3: To promote high quality and sustainable communities in the Urban and Rural Environment, through the implementation of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas published in May 2009	

Policy No:	Proposed Policy Objective:
3.1	The Cork Local Authorities Housing Development will protect and enhance the Natural and Built Environment and promote the use of sustainable building material and practices.
3.2	The Cork Local Authorities will seek to ensure a safe residential environment through the implementation of Anti-Social Behavior Strategies prepared under Section 35 of the Housing Act 2009.
3.3	The Cork Local Authorities will ensure the attractive design and layout of all residential developments.
3.4	The Cork Local Authorities will seek to optimise the provision of social infrastructure for residential areas.
3.5	Where particular estates are recorded on the Department of Environment's register of Unfinished Housing Estates, the planning authorities will prioritise measures to address public safety and environmental improvements for people living in these estates and surrounding areas.
Principle 4: To monitor the Housing Strategy and to allow for consultation with those who are central to the implementation of the policies of the strategy.	
4.1	The Cork Local Authorities shall carry out a review of the progress achieved in implementing the Joint Housing Strategy within two years having particular regard to whether it is considered that significant changes have emerged in the key factors underpinning the Strategy. Data from other sources including the CASP Monitoring Sub-committee may also have a role to play in reviewing the progress of the strategy, particularly with regard to the monitoring of settlement patterns in the CASP study area.
4.2	The Cork Local Authorities will facilitate the establishment of a Joint Housing Strategy Stakeholders' Forum as required, to include representatives of the main stakeholder groups dealing with housing issues in Cork. It is intended that this group would be set up when required to discuss and formulate policies on particular areas of local or national importance. It is proposed that the first of these Stakeholder Groups will focus on our aging population.

Appendix C

Parking and Cycling Standards

- 1. Car Parking Requirements for New Development**
- 2. Cycle Parking Requirements for New Development**



Table 1a Car Parking Requirements for New Development (Maximum per sq.m)		
Development Type	Cork City North & South Environs	Rest of Cork County
Offices	25 + 10% of staff parking for visitors	17 + 10% of staff parking for visitors
Retail (including retail services)	20 + 1 Lorry space per 750 SQM of GFA	20 + 1 Lorry space per 750 SQM of GFA
Convenience retail	20	20
Retail Warehouse	30	25
Showrooms	50	50
Industry (light and general)	80	50
Warehouse	200	100
Hotels & guesthouses (excl public areas)	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table
Public houses (incl hotel bars)	10 (net sq m)	8 (net sq m)
Restaurant, cafes & take-aways	20 (net sq m)	5 (net sq m)
Clinics & group medical practices (public health clinics)	2 per consulting room + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	3 per consulting room + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Nursing homes	0.5 per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	1 per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Hospitals	1.5 space per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff	1.5 spaces per 1 patient bed + 1 space per doctor/ Consultant +1 space per 3 nursing and ancillary staff
Churches, theatres, cinemas & auditoriums	1 space per 10 seats	1 space per 4 seats
Cultural, community & recreational buildings	50	25
Crèches	1 space per 3 staff + 1 space per 10 children	1 space per 3 staff + 1 space per 10 children
Schools	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level
Colleges of further education / universities	1 per classroom + 1 per 5 students	1 per classroom + 1 per 5 students
Commercial leisure: (amusement centres, play centres, etc.)	50	50
Conference centres: public areas	20	7
Other cultural / recreational & leisure uses	Dependent upon nature and location of use	

Table 1a Car Parking Requirements for New Development (Maximum per sq.m)		
Development Type	Cork City North & South Environs	Rest of Cork County
Residential (All areas)	2 spaces per dwelling 1.25 spaces per apartment	
Dwelling House Apartments		
Notes:		
<ol style="list-style-type: none"> 1. In the case of any development type not specified above, the planning authority will determine the parking requirement having regard to the traffic and movement generation associated with the development and the other objectives of this plan. 2. The parking requirement for residential development is minimum standard and can be exceeded at the discretion of the developer. 3. For all other development types, in the Cork City North & South Environs, parking requirements will not be exceeded. In other areas these requirements will not be exceeded by more than 10% except where the planning authority are satisfied that the requirement to provide additional parking is essential to avoid unacceptable local traffic conditions. 4. A reduction in the car parking requirement may be acceptable where the planning authority are satisfied that a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of the sustainable modes will be achieved through the development. 5. These requirements do not apply to development located in Town Centres as identified in Local Area Plans where the development involves the re-use/refurbishment of an existing occupied or vacant building, any change of use or where small scale infill developments (including residential) are proposed. (See Chapter 10 Transport and Mobility Para 10.4.15). 6. 5% of car parking spaces provided should be set aside for disabled car parking in non residential developments.. Where the nature of a particular developments are likely to generate a demand for higher levels of disabled car parking the Planning Authority may require a higher proportion of parking for this purpose. Disabled car parking spaces should be provided as close as reasonably possible to building entrance points and allocated and suitably sign posted for convenient access. 7. 10% of car parking spaces provided should be set aside for parent and child car parking in non residential developments. Parent and child parking spaces should be provided as close as reasonably possible to building entrance points and should be allocated and suitably sign posted for convenient access. 8. Motorcycle parking should be provided to meet the requirements of any development. Parking spaces should be provided on the basis of one motorcycle parking bay per 10 car parking spaces provided for non-residential developments and apartment developments. Spaces should be provided in locations convenient to building access points, similar to cycle parking requirements. Where parking is provided within streets and spaces drop-kerbs should be provided to facilitate access to motorcycle parking bays. 9. Non residential developments will provide facilities for battery powered vehicles to be recharged at a rate of 10% of the total car parking spaces (metered-fast charging 220-240V, 32A three phase). All other parking spaces including residential should be constructed to be capable of accommodating future charging points as required (coded/metered slow charging 220-240V, 13A single phase). 		

Table 1b Dimensions of Parking Bays	
Parking Bay	Dimensions
Car Parking Bay	4.9m by 2.4m
Loading Bay	6.1m by 3.0m
Disabled Car Parking Bay	4.9m by 3.0m minimum
Parent and Child Bay	4.9m by 3.0m
Circulation Aisles	6.1m in width

Table 2 Cycle Parking Requirements for New Development (Minimum per sq.m. gross floor area unless otherwise indicated)	
Development Type	Proposed Standard
Offices	1 per 200
Retail (including retail services)	1 per 250
Convenience retail	1 per 100
Retail warehouse	1 per 250
Showrooms	1 per 250
Industry	1 per 250
Warehouse	1 per 400
Hotels & guesthouses	1 per 10 bedrooms
Hostels	1 per 5 bedrooms
Public houses (incl hotel bars)	1 per 200
Restaurant, cafes & take-away	1 per 200
Clinics & group medical practices	0.5 per consulting room
Nursing homes	0.5 per 1 patient bed

Table 2 Cycle Parking Requirements for New Development (Minimum per sq.m. gross floor area unless otherwise indicated)	
Development Type	Proposed Standard
Hospitals	1 per 4 staff
Churches, theatres, cinemas & auditoriums	1 per 30 seats
Cultural, community & recreational buildings	1 per 200
Crèches	1 per 4 staff
Schools	1 space per 10 students (Primary School) 1 space per 4 students (Secondary School)
Colleges of further education / universities	1 space per 15 staff and pupils
Commercial leisure: (amusement centres, play centres, etc.)	1 per 150
Conference centres: public areas	1 per 200
Other cultural / recreational & leisure uses	Dependent upon nature and location of use
Residential Apartments	0.5 spaces per unit (1-2 Bed Apartment) 1 space per unit (3+ Bed Apartment)
Student housing	1 space per 4 students

Appendix D
Proposed Additions to the
Record of Protected Structures



Note on Proposed Additions to Record of Protected Structures

In order to address the requirements of the Minister for Arts, Heritage and the Gaeltacht (See Chapter 12 Para 12.4.5 to 12.4.8) Cork County Council has identified the structures of International and National Importance on the NIAH list which are currently **not** on the Cork County Council RPS for inclusion in the new RPS. Other structures of Regional importance associated with these structures were also considered for inclusion. The additional structures added to the RPS are listed in Table 1 "Proposed Additions to Record of Protected Structures". The full statutory RPS list consists of Table 1 and the RPS list contained in Volume 2 Chapter 1 of the current County Development Plan, which is available on the Councils website Corkcoco.ie. A combined RPS list is contained in Volume 2, Chapter 1 of this draft plan.

Table 1 Proposed Additions to Record of Protected Structures

Proposed RPS No.	NIAH Reg No.	Name of Structure	Townland	Location
01365	Not on NIAH	Pill Box		Killavullen
01366	20907592	Manning Tower (Martello Tower)	Belvelly	West of Belvelly
01367	20915315	Fastnet Lighthouse	Lissnamona, Clear Island	Offshore, Near Clear Island
01368	20844034	Gates/Railings/Walls Christ Church	Coolfadda	Bandon
01369	Not on NIAH	Pill Box		Halfway
01370	Not on NIAH	Timber Framed Building, No. 83 North Main Street		No. 83 North Main Street , Bandon
01371	20911813	Detached Five-Bay Two Storey Former Stables	Seafield	Bantry House, Bantry
01372	20834001	Detached Square-Plan Former Stable Block	Seafield	Bantry House, Bantry
01373	20855033	Church Hall/Parish Hall	Townlands	Carbery's Lane, Rosscarbery
01374	20836017	Castletownshend Star Shaped Fort	Castletownshend	Castletownshend
01375	20856005	Church of the Ascension	Castle Lower	Timoleague
01376	20912325 20912323 20912324	Holy Trinity Rathclaren Church Gates/Walls/Railings Post box	Farranagark	Near Kilbrittain
01377	20904408	Kilshannig House Gated entrance to west	Kilshannig Upper	Kilshannig, South of Rathcormac
01378	20904408	Kilshannig House 2nd Gated entrance to north	Kilshannig Upper	Kilshannig, South of Rathcormac
01379	20911216	Blockhouse	Old-Fort	Kinsale
01380	20903517	Gate Lodge (East Lodge)	Castlehyde East	West of Fermoy
01381	20903513	Mausoleum	Castlehyde East	West of Fermoy
01382	20903512	Former Stables to Castle Hyde House	Castlehyde East	West of Fermoy
01383	20903510	Gates/Walls/Railings	Castlehyde East	Castle Hyde House, West of Fermoy
01384	20903508	Walled Garden	Castlehyde East	Castle Hyde House, West of Fermoy
01385	20903515	Gates/Walls/Railings Former Northern Entrance to Castle Hyde House	Castlehyde East	West of Fermoy
01386	20903511	Grotto	Castlehyde East	Castle Hyde House, Near Fermoy
01387	20848100	Crosshaven House Eastern Pavillion	Knocknagore	Crosshaven
01388	20847100	Crosshaven House Western Pavillion	Knocknagore	Crosshaven
01389	20848090	Former Farmyard Complex partly used as residential accommodation	Knocknagore	Crosshaven
01390	20848073	Templebrady National School including former Teacher's House	Knocknagore	Crosshaven
01391	20912326	House Former Rectory/Glebe/Vicarage/Curate's House	Farranagark	Near Kilbrittain

Proposed RPS No.	NIAH Reg No.	Name of Structure	Townland	Location
		to Holy Trinity Church		
01392	20844136	Gates/Railings/Walls St. Peter's Church	Gully	Ballymodan Place, Bandon
01393	20906111	Gate Lodge	Carrignamuck	Dripsey Castle
01394	20906112	Folly	Carrignamuck	Dripsey Castle
01395	20902614	Annes' Grove Country House	Annesgrove	Near Mallow
01396	20902615	Farmyard Complex and Ice House	Annesgrove	Anne's Grove Country House, Near Mallow
01397	20902613	Walled Garden	Annesgrove	Anne's Grove Country House, Near Mallow
01398	20902616	Gate Lodge	Annesgrove	Anne's Grove Country House, Near Mallow
01399	20902617	Gates/Railings/Walls	Annesgrove	Anne's Grove Country House, Near Mallow
01400	20902612	Former Gate Lodge	Annesgrove	Anne's Grove Country House, Near Mallow
01401	20908904	Outbuilding, Slate Hung Tower and Walled Garden	Ballymaloe More	Ballymaloe House, Near Shanagarry
01402	20908901	Gate Lodge	Ballymaloe More	Ballymaloe House, Near Shanagarry
01403	20908903	Shop/Outbuilding	Ballymaloe More	Ballymaloe House, Near Shanagarry
01404	20907715	Farmyard Complex	Bridgefield	Bridgefield House, Castlemartyr
01405	20907516	Attached Outbuildings	Dunkettle	Dunkettle House, Dunkettle
01406	20907517	Gate Lodge	Dunkettle	Dunkettle House, Dunkettle
01407	20907515	Outbuilding	Dunkettle	Dunkettle House, Dunkettle
01408	20907576	Conservatory/Orangery	Foaty	Fota House, Fota
01409	20907575	Garden Structure/building	Foaty	Fota House, Fota
01410	20907574	Walled Garden	Foaty	Fota House, Fota
01411	20907573	Farmyard Complex	Foaty	Fota House, Fota
01412	20808043	Gate Lodge	Demense	Doneraile Park, Doneraile
01414	20808033	Gate Lodge/Gates/Walls/Railings	Demense	Doneraile Park, Doneraile
01415	20808001	Gates/Walls/Railings including Triumphal Arch	Demense	Doneraile Park, Doneraile
01416	20808030	Farmyard Complex	Demense	Doneraile Court, Doneraile
01417	20808028	Kitchen and Game Store	Demense	Doneraile Court,

Proposed RPS No.	NIAH Reg No.	Name of Structure	Townland	Location
				Doneraile
01418	20808029	Ruins of Conservatory	Demense	Doneraile Court, Doneraile
01419	20808015	Triple Arch Bridge, Avenue Bridge	Demense	Doneraile Park, Doneraile
01420	20808014	Double-span timber Foot Bridge	Demense	Doneraile Park, Doneraile
01421	20808038	Double-arch Foot Bridge	Demense	Doneraile Park, Doneraile
01422	20908784	Prison Jail	Spike Island	Westmoreland Fort, Spike Island
01423	20908785	Barracks (West)	Spike Island	Westmoreland Fort, Spike Island
01424	20908787	Barracks (South)	Spike Island	Westmoreland Fort, Spike Island
01425	20908786	Battery/Gun room	Spike Island	Westmoreland Fort, Spike Island
01426	20908788	Barracks (East)	Spike Island	Spike Island
01427	20908781	Store/Warehouse	Spike Island	Spike Island
01428	20908782	Former Barracks including Chapel	Spike Island	Spike Island
01429	20908780	Officer's House	Spike Island	Spike Island
01430	20908779	Officer's House (West)	Spike Island	Spike Island
01431	20908777	Bleak House, Admiral's House	Spike Island	Spike Island
01432	20908783	Graveyard/cemetery	Spike Island	Spike Island
01433	20909943	Detached three-bay two-storey former officer's House	Crosshaven Hill	Fort Meagher, Crosshaven
01434	20909948	Two-stage over basement Battery	Crosshaven Hill	Fort Meagher, Crosshaven
01435	20909949	Detached multiple-bay single-storey Officers' Mess	Crosshaven Hill	Fort Meagher, Crosshaven
01436	20909951	Detached Gable Fronted three-bay Workshop	Crosshaven Hill	Fort Meagher, Crosshaven
01437	20909952	Eight-bay single-storey over basement Barracks	Crosshaven Hill	Fort Meagher, Crosshaven
01438	20909950	Detached double-pile three-bay single-storey former recreation block	Crosshaven Hill	Fort Meagher, Crosshaven
01439	20909953	Officers' Mess	Crosshaven Hill	Fort Meagher, Crosshaven
01440	20909946	Detached seven-bay single-storey office	Crosshaven Hill	Fort Meagher, Crosshaven
01441	20909945	Detached sixteen-bay single-storey barracks	Crosshaven Hill	Fort Meagher, Crosshaven
01442	20909947	Three-stage gun battery emplacement with bunkers	Crosshaven Hill	Fort Meagher, Crosshaven
01443	20909942	Detached eight-bay single-storey married soldiers' quarters	Crosshaven Hill	Fort Meagher, Crosshaven

Proposed RPS No.	NIAH Reg No.	Name of Structure	Townland	Location
01444	20909941	Underground U-plan four-bay single-storey soldiers' quarters and store	Crosshaven Hill	Fort Meagher, Crosshaven
01445	20912507	Pedimented Gateway/Railings/Walls	Forthill	Charles Fort, Kinsale
01446	20912508	Museum/Gallery Former Officer's House	Forthill	Charles Fort, Kinsale
01447	20912509	Museum/Gallery Former Gunpowder Magazine	Forthill	Charles Fort, Kinsale
01448	20912510	Office Former Guard House	Forthill	Charles Fort, Kinsale
01449	20912511	Former Officer's Stables	Forthill	Charles Fort, Kinsale
01450	20912512	Restaurant Former Store/Warehouse	Forthill	Charles Fort, Kinsale
01451	20912513	Workshop Former Soldier's Quarters	Forthill	Charles Fort, Kinsale
01452	20912514	Gable-fronted Engine House	Forthill	Charles Fort, Kinsale
01453	20912515	Detached three-bay two-storey storehouse	Forthill	Charles Fort, Kinsale
01454	20912516	Six-bay two-storey over basement Former Officer's House	Forthill	Charles Fort, Kinsale
01455	20912518	Lighthouse	Forthill	Charles Fort, Kinsale
01456	20915205	Heritage/Interpretative Centre Former Lighthouse Keeper's House	Cloghane	Mizen Head
01557	20915206	Heritage/Interpretative Centre Former Lighthouse Keeper's House	Cloghane	Mizen Head
01458	20915203	Signal Tower	Cloghane	Mizen Head
01459	20915207	Heritage/Interpretative Centre Former Engine Room	Cloghane	Mizen Head
01460	20915210	Former Wireless Station	Cloghane	Mizen Head
01461	Not on NIAH	Mizen Bridge	Cloghane	Mizen Head
01462	20808044	Ornamental Canal/Lake	Demense	Doneraile Park, Doneraile

Appendix E

Landscape Character Assessment of County Cork

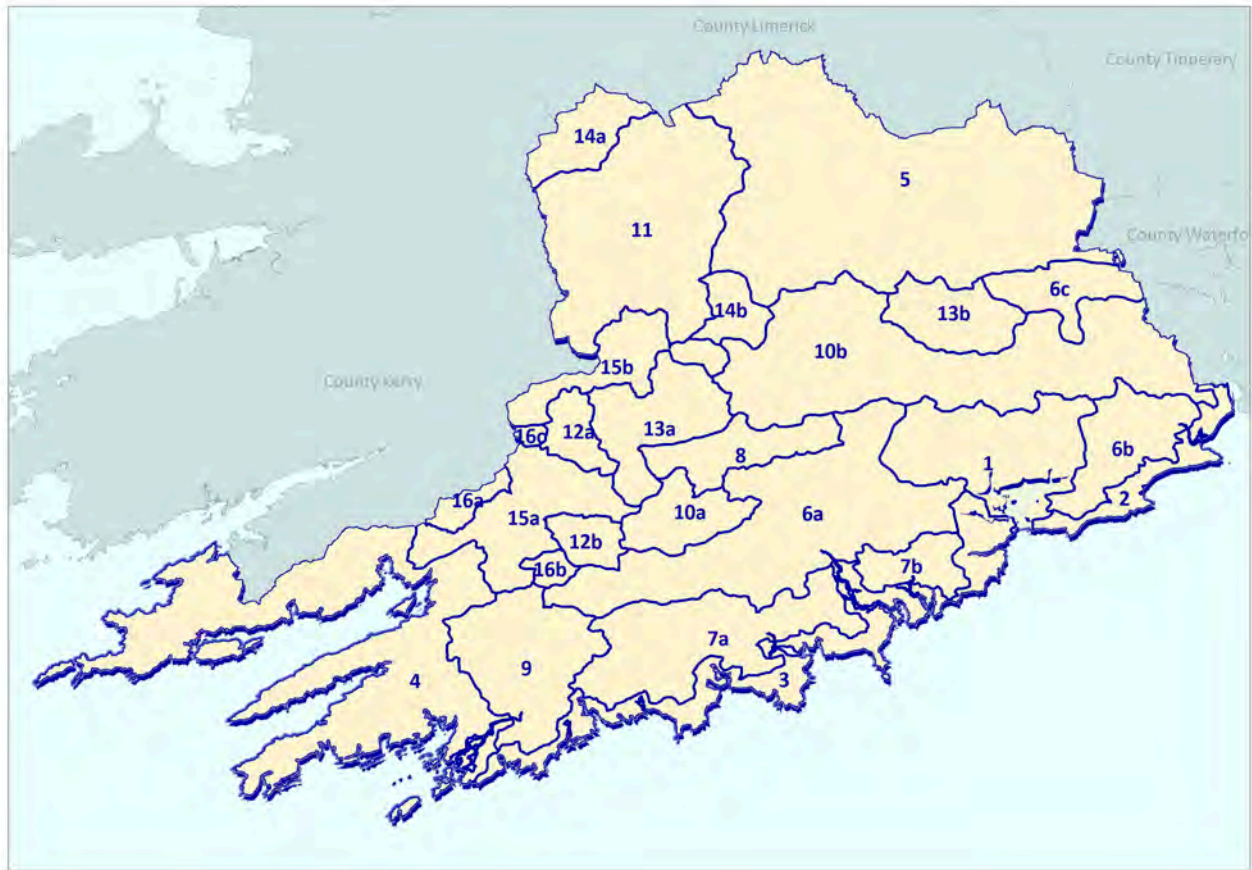
- 1. Summary Table of the Landscape Character Assessment of County Cork**
- 2. Map of Landscape Character Types of County Cork**



1. Summary Table of the Landscape Character Assessment of County Cork

	Landscape Character Type	Landscape Value	Landscape Sensitivity	Landscape Importance
1	City Harbour and Estuary	Very High	Very High	National
2	Broad Bay Coast	Very High	Very High	County
3	Indented Estuarine Coast	Very High	Very High	National
4	Rugged Ridge Peninsulas	Very High	Very High	National
5	Fertile Plain with Moorland Ridge*	Very High	Very High	County
6a	Broad Fertile Lowland Valleys	High	High	County
6b	Broad Fertile Lowland Valleys	Medium	Medium	Local
6c	Broad Fertile Lowland Valleys	Medium	Medium	Local
7a	Rolling Patchwork Farmland	Medium	Medium	County
7b	Rolling Patchwork Farmland	Medium	Medium	Local
8	Hilly River and Reservoir Valleys	High	High	National
9	Broad Marginal Middleground and Lowland Basin	Low	Medium	Local
10a	Fissured Fertile Middleground	Low	Low	Local
10b	Fissured Fertile Middleground	Medium	High	County
11	Broad Marginal Middleground Valley	High	High	Local
12a	Rolling Marginal and Forested Middleground	High	High	Local
12b	Rolling Marginal and Forested Middleground	Medium	Medium	Local
13a	Valleyed Marginal Middleground	High	High	County
13b	Valleyed Marginal Middleground	Medium	Medium	Local
14a	Fissured Marginal and Forested Rolling Upland	Medium	Medium	Local
14b	Fissured Marginal and Forested Rolling Upland	Medium	Medium	Local
15a	Ridged and Peaked Upland	High	High	Local
15b	Ridged and Peaked Upland	Medium	Medium	County
16a	Glaciated and Forested Cradle Valley	High	High	National
16b	Glaciated Cradle Valleys	Low	Medium	Local
16c	Glaciated Cradle Valleys	Medium	Medium	Local

2. Map of Landscape Character Types of County Cork



Appendix F
Ministerial Guidelines as
Applied to the Draft Cork
County Development Plan 2013



Appendix F Ministerial Guidelines as Applied to the Draft Cork County Development Plan 2013

Introduction

The required statement under section 28 of the Planning and Development Acts pertaining to the draft Cork County Development Plan 2013 is set out below. The list of Guidelines is taken from the list published on the Department of Environment, Community and Local Government's Web-site in November 2013.

Architectural Heritage Protection for Places of Public Worship

Chapter 12, Heritage and in particular Section 12.4 Architectural Heritage sets out clearly the Council's policy on protecting the County's architectural heritage including place of public worship.

Best Practice Urban Design Manual (May 09) Parts 1 & 2

Chapter 3, Housing and in particular section 3.3 'Delivering Sustainable Residential Communities' includes a specific objective **HOU 3-2: Urban Design** which states that in order to assist in the evaluation of development proposals relative to the various provisions of the Guidelines and the Urban Design Manual and to provide developers with an opportunity to explain their proposal and the design solutions adopted, Design Statements will be required with all housing applications.

Childcare Facilities Guidelines

Chapter 5, Social and Community includes section 5.3 'Childcare Facilities'. Specific reference is made to the guidelines in objective **SC 3-1: Childcare Facilities**. This objective states that the 2001 Childcare Facility Guidelines for Planning Authorities place an emphasis on the role planning has to play in delivering childcare facilities. The Council is committed to working with the County Childcare Committee in developing optimum

facilities at the right locations throughout the County.

Design Manual for Urban Roads and Streets (2013)

Chapter 10 'Transport and Mobility' section 10.1, Transportation and Land Use Strategy for County Cork includes Objective **TM 1-1: Transport Strategy** which aims to ensure that development proposals make a good standard of provision for walking and cycling through the provision of safe and convenient routes to access local services and amenities and by always making provision to access public transport development to include high quality urban permeability for all modes including the car, in keeping with guidance published in the "Design Manual for Urban Roads and Streets".

Design Standards for New Apartments (2007)

Chapter 3, Housing makes reference to the importance of these guidelines. In addition in Chapter 5, Social and Community, objective **SC 5-8: 'Private Open Space Provision'** specifically refers to these guidelines in the provision of open space.

Development Contribution Guidelines - Jan 2013

Chapter 15, 'Putting this Plan into Practice' and in particular Section 15.3 which deals with sources of funding, makes reference to these Guidelines. From January 2014 the funding of water infrastructure will be the responsibility of Irish Water.

Development Management Guidelines (2007)

As the Plan will be the sole policy document for the County, with the Local Area Plans containing settlement plans and specific zoning objectives, the objectives contained within the Plan will be used to assess and determine applications for various developments across the County and must be read in conjunction with all the other relevant chapters of the Plan and in particular the Ministerial Guidelines, which includes the above document.

Development Plan Guidelines (2007)

This draft Plan has been prepared in accordance with sections 11 and 12 of the Planning and Development Act, 2000 (as amended) and in addition, the information set out within the Development Plan guidelines, has been taken into account, including key factors such as: role of the Development Plan, Development Plan process, format, layout, presentation and evaluation / monitoring.

Draft Environmental Impact Assessment Guidelines (July 2012)

The purpose of the guidelines is to provide practical guidance to planning authorities and An Bord Pleanála on procedural and technical issues arising from the requirement to carry out an environmental impact assessment (EIA) in relevant cases. It is envisaged that the guidelines will result in greater consistency in the methodology adopted by consent authorities and they are not relevant to the preparation process of the Plan.

Funfair Guidance

These Guidelines relate to the licensing and requirements for a specific type of land use – funfairs. They are not relevant to the preparation process of the Plan.

Section 261A of Planning & Development Act 2000 - Guidelines (January 2012) and Section 261A of Planning and Development Act, 2000 Supplementary Guidelines (July 2012)

A number of new legislative provisions in relation to quarries have recently been commenced. These provisions are contained chiefly in the Planning and Development (Amendment) Act 2010 and the Environment (Miscellaneous Provisions) Act 2011, relevant provisions of which were commenced on 15 November 2011. The purpose of these Guidelines is to provide an overview of these changes and to provide guidance on their implementation. While not directly relevant to the preparation of the Plan, Chapter 6, 'Economy and Employment' and in particular, Section 6.12 of the plan deals with Mineral Extraction, outlining the number of sites identified under Section 261 of the

Planning and Development Act, 2000 and also sets out clear planning guidance for the future.

Guidelines for Planning Authorities & An Bord Pleanála on carrying out Environmental Impact Assessments (March 2013)

The purpose of the Guidelines is to provide practical guidance to planning authorities and the Board on legal and procedural issues arising from the requirement to carry out an EIA in relevant cases. The Guidelines relate essentially to the responsibilities on planning authorities and the Board as contained in the current section 172 of the Planning Act. They are not relevant to the preparation process of the Plan.

Implementing Regional Planning Guidelines - Best Practice Guidelines (2010)

The Regional Planning Guidelines (RPGs) were adopted in July 2010. The RPGs have given effect to the national population targets and the targets outlined in Chapter 2, Core Strategy of this draft Plan and are consistent with same.

Implementation of New EPA Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses Circular Letter PSSP 1/10

Chapter 4, Rural, Coastal and Islands, includes an objective **RCI 6-2: 'Servicing Individual Houses in Rural Areas'** which ensures that proposals for development incorporating septic tanks or proprietary treatment systems comply with the EPA Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (p.e. < 10) or any requirements as may be amended by future national legislation, guidance, or Codes of Practice.

Local Area Plan Guidelines for Planning Authorities (June 2013) and Local Area Plans Manual (June 2013)

Chapter 15, 'Putting this Plan into Practice' and in particular Section 15.5 which deals with 'Local Area Development' mentions the importance of these guidelines.



Quarries and Ancillary Activities Guidelines for Planning Authorities (2004)

Chapter 6, 'Economy and Employment' and in particular section 6.12 'Mineral Extraction' includes objective **EE 12-3** which deals with the Impacts of **Mineral Extraction** and requires that 'All extractive industry developments to have regard to the "Quarries and Ancillary Activities Guidelines for Planning Authorities (2004)" published by the DoEHLG or as may be amended from time to time'.

Retail Planning Guidelines (April 2012)

This plan aims to bring the retail policies for the County up to date with the recent Retail Planning Guidelines taking account of likely future market conditions. In Metropolitan Cork, the County and City Councils have prepared a Joint Retail Study, which has informed the preparation of this draft plan. The County Council have also engaged a more detailed retail study of the town centres outside Metropolitan Cork and this work has also informed the policies of this plan.

Chapter 7 "Town Centres and Retail" sets out details of policies and objectives for the main centres of retail activity in the County and gives guidance on the broad quantum of new floor space that may be required.

Retail Design Manual (April 2012)

In Chapter 7 "Town Centres and Retail", objective **TCR 12-1 'Design and Innovation in Retail'** makes reference to promoting high standards of design and finish in accordance with the principles established in the Retail Design Manual (part of the Retail Planning Guidelines) in the delivery of quality urban design and retail development proposals.

Redevelopment of Certain Lands in the Dublin area (2006)

Not directly relevant to the functional area of this plan.

The Provision of Schools and the Planning System - Code of Practice for Planning Authorities (2008)

Chapter 5, Social and Community and in particular, section 5.4 'Education' outlines the Council's requirements for the provision of schools which has been undertaken in close consultation with the Department of Education.

Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities (May 2009)

Chapter 3, 'Housing' and in particular, section 3.3 of the plan sets out the Council's requirements for building sustainable residential communities, including an objective **HOU 3-1: Sustainable Residential Communities** which states that the Council will have regard to the provisions of the Guidelines on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual, in development plan preparation and in assessing applications for development through the development management process.

Spatial Planning and National Roads Guidelines (2012)

Chapter 10, 'Transport and Mobility' and in particular section 10.3 'Road Network' includes an objective **TM 3-1** which outlines the Council's policies regarding its **National Road Network**. The key national roads infrastructure projects are also listed in Objective **TM 3-1**. The Council, in consultation with the National Roads Authority, will protect proposed national road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified.

Strategic Environmental Assessment (SEA) Guidelines (2004)

Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. It should be noted that results from the SEA process were fully considered

and integrated into the preparation and making of the Draft County Development Plan. The Environmental Report is contained in Volume 3 of this plan.

Sustainable Rural Housing Development Guidelines (2005) & Sustainable Rural Housing Development Guidelines Map

During the preparation of this plan a background paper was prepared following the approach set out in the Ministerial Guidelines for Sustainable Rural Housing (2005). This exercise identified the main types of rural areas in the County and these are shown on a map. This plan sets out a policy framework for each of the areas identified aiming to focus rural housing development on the needs of rural communities. Chapter 4 "Rural Coastal and Islands" sets out the policies and objectives relating to the future management of rural housing.

Telecommunications Antennae and Support Structures (1996)

Chapter 9 'Energy and Digital Economy' and in particular section 9.7 'Digital Economy' includes objective **ED 7-1: Telecommunications Infrastructure** which seeks to support the provision of telecommunications infrastructure that improves Cork County's international connectivity. Facilitate the provision of telecommunications services at appropriate locations within the County having regard to the DoEHLG "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities".

Taking in Charge of Housing Estates/ Management Companies (2008)

Cork County Council's policy and procedure in relation to taking in charge of private housing developments has regard to the requirements of Circular Letter PD 1/08 dated 26 February 2008 from the Department of Environment, Heritage and Local Government. It was endorsed by Strategic Policy Committee and adopted by Cork County Council on 17th October 2008.

Draft Guidelines for Landscape and Landscape Assessment (2000)

The Landscape Character Assessment of County Cork is set out in Chapter 13 'Green Infrastructure and Environment' and in particular, section 13.6 'Landscape Character Assessment of County Cork'. The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) recommend a particular approach to ensuring the preservation of the character of Cork's landscapes, which is 'Landscape Character Assessment'. Based on the Guidelines, Cork County Council prepared a Draft Landscape Strategy in 2007.

The Landscape Character Assessment (LCA) of County Cork established a set of 76 landscape character areas reflecting the complexity and diversity of the entire County. Due to the expanse and variety of Cork County's landscape the character areas have been amalgamated into a set of 16 landscape character types based on similarities evident within the various areas. These landscape character types provide a more general categorization of the County's landscape.

The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Nov 09) and The Planning System and Flood Risk Management - Guidelines for Planning Authorities - Technical Appendices (Nov 09)

In order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, 'The Planning System and Flood Risk Management' (2009), Cork County Council carried out a county wide Strategic Flood Risk Assessment of the policies and objectives contained in this plan. This provides a broad assessment of flood risk within the county and will inform strategic land-use planning decisions in this and other plans. This assessment is contained in Volume 3.

Tree Preservation Guidelines

Chapter 12, 'Heritage' and in particular section 12.2 'Natural Heritage and Biodiversity' includes a section on

the protection of Trees and Woodlands which makes reference to the above guidelines.

Wind Energy Development Guidelines (2006)

Section 9.3 of the plan deals with On-Shore Wind Energy and sets out how Cork County Council used the guidance provided in the "Planning for Wind Energy Development Guidelines 2006", and the SEAI Manual 'A Methodology for Local Authority Renewable Energy Strategies' April 2013' the Council in a step by step approach identified the key policy considerations which would inform the development of a new wind energy strategy. This approach is set out in detail in the 'Energy' Background Paper Nov 2012.

Appendix G
Residential Density Proposed
changes to Electoral Area Local
Area Plan Zoning Objectives



Introduction

The Draft County Development Plan makes significant changes to the County’s policy on residential densities and it is proposed to make consequential changes to residential zoning objectives in the Local Area Plans in order to reflect proposed changes to density objectives in the County Development Plan.

This document summarises the changes and should be read in conjunction with Chapter 3: Housing, in the Draft Cork County Development Plan 2013. This Appendix has been included in the Draft Plan for the convenience of the public but it is not proposed to include a similar appendix in the final plan.

Proposed Housing Density Changes

Table 1*					
Existing Residential Densities			Proposed Residential Densities		
	<u>Min Net Density</u>	<u>Max Net Density</u>		<u>Min Net Density</u>	<u>Max Net Density</u>
High	>50		High	35	No Limit
Medium	20	50	Medium ‘A’	20	50
Low	8	12	Medium ‘B’	12**	25**
Very Low	<5				

** The maximum density for ‘Medium B’ zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.

**This table should be read in conjunction with Table HOU 4-1, Chapter 3: Housing, Volume 1, Draft County Development Plan 2013*

High Density

All existing ‘**High Density**’ zonings remain unchanged except that the lower threshold is reduced to 35 units per ha.

Medium Density

‘Medium Density’ remains unchanged but in future will be known as ‘Medium A’. However some medium density sites in Local Area Plans are proposed for re-classification to ‘Medium B’ to facilitate a greater choice of housing types. The ‘Medium B’ density category will be mainly applicable to smaller towns outside Metropolitan Cork and on a small number of peripheral sites in larger Metropolitan Towns where there is a requirement to broaden the range of house types.

Low Density

The 'Low Density' category will no longer exist. All existing low density zonings (currently 8-12 dwellings per ha) have been classified as 'Medium B' Density Development.

Consequential Changes to the Local Area Plans

It is necessary to amend the Local Area Plans so that the wording of the Local Area Plan objectives is consistent with the new County Development Plan density definitions.

In most cases the changes proposed to the Local Area Plan do not restrict the format of development that can be permitted rather it creates extra flexibility allowing greater choice of formats for developers and house types. In a large number of cases there will be no major change to the Local Area Plan objectives i.e. where a 'Medium A' zoning replaces a 'Medium' zoning.

In some cases the changes proposed are more significant and some sites currently classified for Medium Density are now proposed for 'Medium B'. These amendments will provide more flexibility for the construction sector in uncertain market conditions and ensure a greater variety of house types will be built in line with County Development Plan Objectives.

The attached table sets out the effects of the proposed County Development Plan density policy on existing Local Area Plan residential zonings, listed by Electoral Area. There will be no impact on existing 'masterplan' site zonings, as those zonings have specific housing numbers included in their overall objective and the need for a range of densities will be addressed in the masterplan itself.

Next Steps

The Draft County Development Plan is being made available for public consultation from the 9th of December 2013 to 4pm on the 26th of February 2014. The proposals to amend the Local Area Plans as set out in this appendix have been made available **so that those affected by the proposed amendments can make their views known at this stage.**

Therefore it is important that issues or comments specific to the proposed new densities for individual residential zoned sites, included in this appendix, are submitted for consideration at this stage of the County Development Plan process as these will affect consequential amendments to the Electoral Area Local Area Plans in 2014. It is not the Council's intention to review other types of zonings at this stage.

In line with the finalisation of the County Development Plan the County Council will also issue proposed amendments to the Local Area Plans giving effect to these changes in September 2014 to be adopted in January 2015.



Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
BANDON ELECTORAL AREA					
Bandon	R-01	10.3	Medium	Medium A	These proposed densities will provide Bandon with a good mix of house type therefore no further change is considered necessary.
Bandon	R-02	5.3	Low	Medium B	
Bandon	R-03	5.8	Medium	Medium A	
Bandon	R-04	12.9	Medium	Medium A	
Bandon	R-05	1.1	Low	Medium B	
Bandon	R-06	17.4	Medium	Medium A	
Bandon	R-07	6.1	Low	Medium B	
Bandon	R-08	8.2	Medium	Medium A	
Bandon	R-09	7.1	Medium	Medium A	
Bandon	R-10	1.1	Medium	Medium A	
Bandon	R-11	1.2	Medium	Medium A	
Bandon	R-12	1	Medium	Medium A	
Bandon	R-13	1.8	Res Care Facility	Res Care Facility	
Bandon	R-14	3.6	Low	Medium B	
Bandon	R-15	3.7	Low	Medium B	
Bandon	R-16	11.6	Medium	Medium A	
Kinsale	R-01	18.4	Medium	Medium B	Kinsale is a small town outside Metropolitan Cork therefore Medium B density zonings are considered to be generally applicable for future development in the town.
Kinsale	R-02	5.5	Medium	Medium B	
Kinsale	R-03	1.9	Medium	Medium B	
Kinsale	R-04	10.7	Medium	Medium B	
Kinsale	R-05	0.9	Medium	Medium B	
Kinsale	R-06	1.1	Medium	Medium B	
Kinsale	R-07	0.6	Low	Medium B	
Kinsale	R-08	1.6	Low	Medium B	

Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
BANTRY ELECTORAL AREA					
Bantry	R-01	0.8	Low	Medium B	Bantry, Castletownbere and Schull are small towns outside Metropolitan Cork therefore Medium B density zonings are considered to be generally applicable for future development in these towns.
Bantry	R-02	19.5	Low/Medium	Medium B	
Bantry	R-03	17.3	Low	Medium B	
Bantry	R-04	10.7	Medium	Medium B	
Bantry	R-05	3.5	Low/Medium	Medium B	
Bantry	R-06	8.2	Low/Medium	Medium B	
Bantry	R-07	28.5	Low	Medium B	
Bantry	R-08	5.1	Low/Medium	Medium B	
Bantry	R-09	1.8	Low	Medium B	
Bantry	R-10	4.1	Medium	Medium B	
Bantry	R-11	6.4	Low	Medium B	
Bantry	R-12	0.2	Housing for Elderly	Housing for Elderly	
Bantry	R-13	4	Low	Medium B	
Bantry	R-14	2.3	Low	Medium B	
Castletownbere	R-01	8.8	Low	Medium B	
Castletownbere	R-02	8.4	Low/Medium	Medium B	
Castletownbere	R-03	9.8	Low/Medium	Medium B	
Castletownbere	R-04	0.5	Medium	Medium B	
Castletownbere	R-05	4.6	Low	Medium B	
Schull	R-01	0.7	Low	Medium B	
Schull	R-03	1.4	Low/Medium	Medium B	
Schull	R-04	1.8	Medium	Medium B	
Schull	R-05	0.6	Low	Medium B	
Schull	R-06	1.9	Low/Medium	Medium B	
Schull	R-07	2.1	Medium	Medium B	
Schull	R-08	0.5	Medium	Medium B	
Schull	R-09	3.6	Low/Medium	Medium B	

Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
BLARNEY ELECTORAL AREA					
Blarney	R-01	3.6	Low	Medium B	These proposed densities will provide the Blarney Electoral Area with a good mix of house type therefore no further change is considered necessary.
Blarney	R-02	4.2	Medium	Medium A	
Blarney	R-03	7.6	Medium	Medium A	
Cork City North Environs	R-01	7	Low	Medium B	
Cork City North Environs	R-02	5.1	Medium	Medium A	
Cork City North Environs	R-03	3.7	Medium	Medium A	
Cork City North Environs	R-04	8	Low	Medium B	
Glanmire	R-01	8.4	Low	Medium B	
Glanmire	R-02	2	Low	Medium B	
Glanmire	R-03	1.2	Medium	Medium A	
Glanmire	R-04	0.9	Low	Medium B	



Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
CARRIGALINE ELECTORAL AREA					
Carrigaline	R-01	3	Medium	Medium A	No further change is considered necessary.
Carrigaline	R-02	1.9	Medium	Medium B	It is proposed to re-categorise these sites to a Medium B zoning as there is a requirement to broaden the range of house types in Carrigaline to include detached/serviced sites. These sites are considered appropriate for a Medium B density range due to their peripheral location on the edge of the town.
Carrigaline	R-03	1.8	Medium	Medium B	
Carrigaline	R-04	1.1	Medium	Medium B	
Carrigaline	R-05	2.7	Medium	Medium A	
Carrigaline	R-06	14.6	Medium	Medium A	These proposed densities will provide Carrigaline with a good mix of house type therefore no further change is considered necessary.
Carrigaline	R-07	11.9	Medium	Medium A	
Carrigaline	R-08	16	Medium	Medium A	
Carrigaline	R-09	5.9	Low	Medium B	
Carrigaline	R-10	0.4	Housing for Elderly	Housing for Elderly	
Cork City South Environs	R-01	7	Medium	Medium A	These proposed densities will provide the Cork City South Environs with a good mix of house type therefore no further change is considered necessary.
Cork City South Environs	R-02	2.1	Medium	Medium A	
Cork City South Environs	R-03	4.5	Medium	Medium A	
Cork City South Environs	R-04	11.9	Medium	Medium A	
Cork City South Environs	R-05	0.5	Medium	Medium A	
Cork City South Environs	R-06	21.1	Medium	Medium A	
Cork City South Environs	R-07	1	High	High	
Cork City South Environs	R-08	8.8	Medium	Medium A	
Cork City - South Environs	R-09	1.6	Low	Medium B	
Cork City - South Environs	R-10	9.1	Low	Medium B	
Passage West	R-01	2.5	Low	Medium B	These proposed densities will provide Passage West with a good mix of house type therefore no further change is considered necessary.
Passage West	R-02	10.9	Medium	Medium A	
Passage West	R-03	2.7	Medium	Medium A	
Passage West	R-04	8.2	Medium	Medium A	
Passage West	R-05	4	Medium	Medium B	It is proposed to re-categorise these sites to Medium B zonings as there is a requirement to broaden the range of house types in Passage to include detached/serviced sites. These sites are considered appropriate for the Medium B density range due to their peripheral location on the edge of the town.
Passage West	R-06	4	Medium	Medium B	
Passage West	R-07	2.5	Medium	Medium B	
Passage West	R-08	1.6	Medium	Medium B	

Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
FERMOY ELECTORAL AREA					
Fermoy	R-01	3.7	Low	Medium B	These proposed densities will provide Fermoy with a good mix of house type therefore no further change is considered necessary.
Fermoy	R-02	1.7	Medium	Medium A	
Fermoy	R-03	24.99	Medium	Medium A	
Fermoy	R-04	6.2	Medium	Medium A	
Fermoy	R-05	2.6	Low	Medium B	
Fermoy	R-06	9	Medium	Medium A	
Fermoy	R-07	3.91	Medium	Medium A	
Fermoy	R-08	11.16	Medium	Medium A	
Fermoy	R-09	22.8	Low	Medium B	
Fermoy	R-10	6.3	Very Low	Medium B	
Mitchelstown	R-01	4.4	Low	Medium B	Mitchelstown is a small town outside Metropolitan Cork therefore Medium B density zonings are considered to be generally applicable for future development in the town.
Mitchelstown	R-02	15.8	Medium	Medium B	
Mitchelstown	R-03	20.7	Low	Medium B	
Mitchelstown	R-04	6	Medium	Medium B	
Mitchelstown	R-05	1.6	High	Medium A	There is one existing high density zoned site in the town which will now change to Medium A which is considered a more achievable and realistic density in a small town.
Mitchelstown	R-06	14.8	Low	Medium B	Mitchelstown is a small town outside Metropolitan Cork therefore Medium B density zonings are considered to be generally applicable for future development in the town.
Mitchelstown	R-07	7.2	Medium	Medium B	
Mitchelstown	R-08	4.3	Medium	Medium B	
Mitchelstown	R-09	1.3	Medium	Medium B	
Mitchelstown	R-10	4	Medium	Medium B	
Mitchelstown	R-11	5.8	Medium	Medium B	
Mitchelstown	R-12	1.9	Nursing Home	Nursing Home	No further change is considered necessary.

Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
KANTURK ELECTORAL AREA					
Charleville	R-01	15.4	Medium	Medium B	Charleville, Kanturk, Millstreet and Newmarket are small towns outside Metropolitan Cork therefore Medium B density zonings are considered to be generally applicable for future development in these towns.
Charleville	R-02	6.2	Medium	Medium B	
Charleville	R-03	9.8	Medium	Medium B	
Charleville	R-04	10	Medium	Medium B	
Charleville	R-05	8	Medium	Medium B	
Charleville	R-06	1.9	Low	Medium B	
Charleville	R-07	16.1	Low and Very Low	Medium B	
Charleville	R-08	1.5	Medium	Medium B	
Charleville	R-09	4.6	Very Low	Medium B	
Charleville	R-10	1.7	Nursing Home/Low	Nursing Home/Medium B	
Kanturk	R-01	2	Medium	Medium B	
Kanturk	R-02	1.4	Medium	Medium B	
Kanturk	R-03	2.6	Medium	Medium B	
Kanturk	R-04	3.5	Medium	Medium B	
Kanturk	R-05	3	Medium	Medium B	
Kanturk	R-06	2.7	Low	Medium B	
Kanturk	R-07	12.3	Very Low	Medium B	
Kanturk	R-08	2.2	Very Low	Medium B	
Millstreet	R-01	4.4	Medium	Medium B	
Millstreet	R-02	7.6	Medium	Medium B	
Millstreet	R-03	5.5	Medium	Medium B	
Millstreet	R-04	3.4	Low	Medium B	
Millstreet	R-05	9	Medium	Medium B	
Millstreet	R-06	2.1	Medium	Medium B	
Newmarket	R-01	4.1	Medium	Medium B	
Newmarket	R-02	2.1	Low	Medium B	
Newmarket	R-03	1.9	Medium	Medium B	
Newmarket	R-04	1.6	Low	Medium B	
Newmarket	R-05	2.1	Medium	Medium B	
Newmarket	R-06	5.7	Medium	Medium B	
Newmarket	R-07	5.5	Low	Medium B	
Newmarket	R-08	1.9	Low	Medium B	

Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
MACROOM ELECTORAL AREA					
Ballincollig	R-01	11.8	Medium	Medium A	These proposed densities will provide Ballincollig and Macroom with a good mix of house type therefore no further change is necessary.
Ballincollig	R-02	4.6	Medium	Medium A	
Ballincollig	R-03	14.3	Medium	Medium A	
Ballincollig	R-04	17.2	Medium	Medium A	
Ballincollig	R-05	3.2	Medium	Medium A	
Ballincollig	R-06	5.8	Medium	Medium A	
Macroom	R-01	2.4	Low	Medium B	
Macroom	R-02	3.5	Low	Medium B	



Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
MALLOW ELECTORAL AREA					
Buttevant	R-01	5.7	Medium	Medium B	Buttevant is a small town outside Metropolitan Cork therefore Medium B density zonings are considered to be generally applicable for future development in Buttevant.
Buttevant	R-02	1.9	Medium	Medium B	
Buttevant	R-03	9.9	Low	Medium B	
Buttevant	R-04	9.1	Medium	Medium B	
Buttevant	R-05	2.9	Low	Medium B	

Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
MIDLETON ELECTORAL AREA					
Cobh	R-01	7.1	Medium	Medium B	It is proposed to re-categorise these sites to a Medium B zoning as there is a requirement to broaden the range of house types in Cobh, including detached/serviced sites. These sites are considered appropriate for a Medium B density range due to their peripheral location on the edge of the town.
Cobh	R-02	6	Medium	Medium B	
Cobh	R-03	7.1	Medium	Medium A	These proposed densities will provide Cobh with a good mix of house type therefore no further change is necessary.
Cobh	R-04	10.4	Medium	Medium A	
Cobh	R-05	1.6	Medium	Medium A	
Cobh	R-06	5.8	Medium	Medium A	
Cobh	R-07	4.4	Medium	Medium B	It is proposed to re-categorise this site to a Medium B zoning as there is a requirement to broaden the range of house types in Cobh, including detached/serviced sites. This site is considered appropriate for a Medium B density range due to its peripheral location on the edge of the town.
Carrigtwohill	R-01	18.1	Medium	Medium A	These proposed densities will provide Carrigtwohill with a good mix of house type therefore no further change is considered necessary.
Carrigtwohill	R-02	9.6	Medium	Medium A	
Carrigtwohill	R-03	2.8	Medium	Medium A	
Youghal	R-01	3.3	Medium	Medium A	These proposed densities will provide Youghal with a good mix of house type therefore no further change is considered necessary.
Youghal	R-02	5.4	Low	Medium B	
Youghal	R-03	3.6	Medium	Medium A	
Midleton	R-01	32.3	Medium	Medium A	These proposed densities will provide Midleton with a good mix of house type therefore no further change is considered necessary.
Midleton	R-02	0.9	High	High	
Midleton	R-03	7.5	Medium	Medium A	
Midleton	R-04	7.2	Medium	Medium A	
Midleton	R-05	1.7	High	High	
Midleton	R-06	1	High	High	
Midleton	R-07	14.7	Medium & S/Sites	Medium A&B	

Settlement	Zoning ID	Area (Hectares)	Existing Density	Proposed Density	Comments
SKIBBEREEN ELECTORAL AREA					
Skibbereen	R-01	1.2	Low	Medium B	Skibbereen, Dunmanway and Clonakilty are small towns outside Metropolitan Cork therefore Medium B density zonings are considered to be generally applicable for future development in these towns.
Skibbereen	R-02	1.7	Low	Medium B	
Skibbereen	R-03	7.1	Medium	Medium B	
Skibbereen	R-04	4.8	Low	Medium B	
Skibbereen	R-05	5.1	Low	Medium B	
Skibbereen	R-06	3.1	Low	Medium B	
Dunmanway	R-01	9.8	Medium	Medium B	
Dunmanway	R-02	1.9	Medium	Medium B	
Dunmanway	R-03	0.5	Medium	Medium B	
Dunmanway	R-04	0.8	Medium	Medium B	
Dunmanway	R-05	2.5	Medium	Medium B	
Dunmanway	R-06	2.3	Medium	Medium B	
Dunmanway	R-07	1.8	Medium	Medium B	
Dunmanway	R-08	4.7	Medium	Medium B	
Dunmanway	R-09	3.9	Low	Medium B	
Dunmanway	R-10	3.5	Low	Medium B	
Dunmanway	R-11	1.4	Low	Medium B	
Dunmanway	R-12	7.4	Low	Medium B	
Clonakilty	R-01	3.3	Low	Medium B	
Clonakilty	R-02	3.8	Low	Medium B	
Clonakilty	R-03	5.4	Medium	Medium B	
Clonakilty	R-04	3.9	Medium	Medium B	
Clonakilty	R-05	14.7	Medium	Medium B	
Clonakilty	R-06	23.3	Medium	Medium B	

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