

# BANDON ELECTORAL AREA LOCAL AREA PLAN



**SECOND EDITION  
JANUARY 2015**

**1**

Volume 1

**Main Policy Material**

Cork County Council  
Planning Policy Unit







# Bandon Electoral Area Local Area Plan

2<sup>nd</sup> Edition

This second edition of the Local Area Plan includes:

## SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
1 <sup>st</sup> Edition	2011	Adopted Bandon Electoral Area Local Area Plan (Final Version)
Amendment No.1	8th December 2014	Housing Density Changes

**Note:** Each of the above amendments have been subject to the SEA process. The SEA Statements are not included in this volume but are available as separate documents.







## Table of Contents

### Section 1 Introduction to the Bandon Electoral Area Local Area Plan

1.1 Introduction	1	Village Nuclei	
1.2 Form and Content of the Plan	1	11. Aghyohil	87
1.3 The Purpose of the Plan	1	12. Ballyfeard	90
1.4 The Process That Has Been Followed	1	13. Ballyheada	94
1.5 Overall Approach	2	14. Crossmahon	98
1.6 Land Use, Zoning and Housing Density: A Revised Approach	4	15. Dunderrow	102
1.7 Infrastructure and Community facilities	5	16. Gaggan	106
1.8 Flood Risks	5	17. Garrettstown/Garrylucas	110
1.9 Green Belts around Main Towns	8	18. Nohoval	114
1.10 SEA and Habitats Assessment Directive	9	19. Tinkers Cross	118

### Section 2 Local Area Strategy

2.1 Introduction	14	Other Locations	
2.2 The Bandon Electoral Area Strategy	14	20. Ballymartle	125

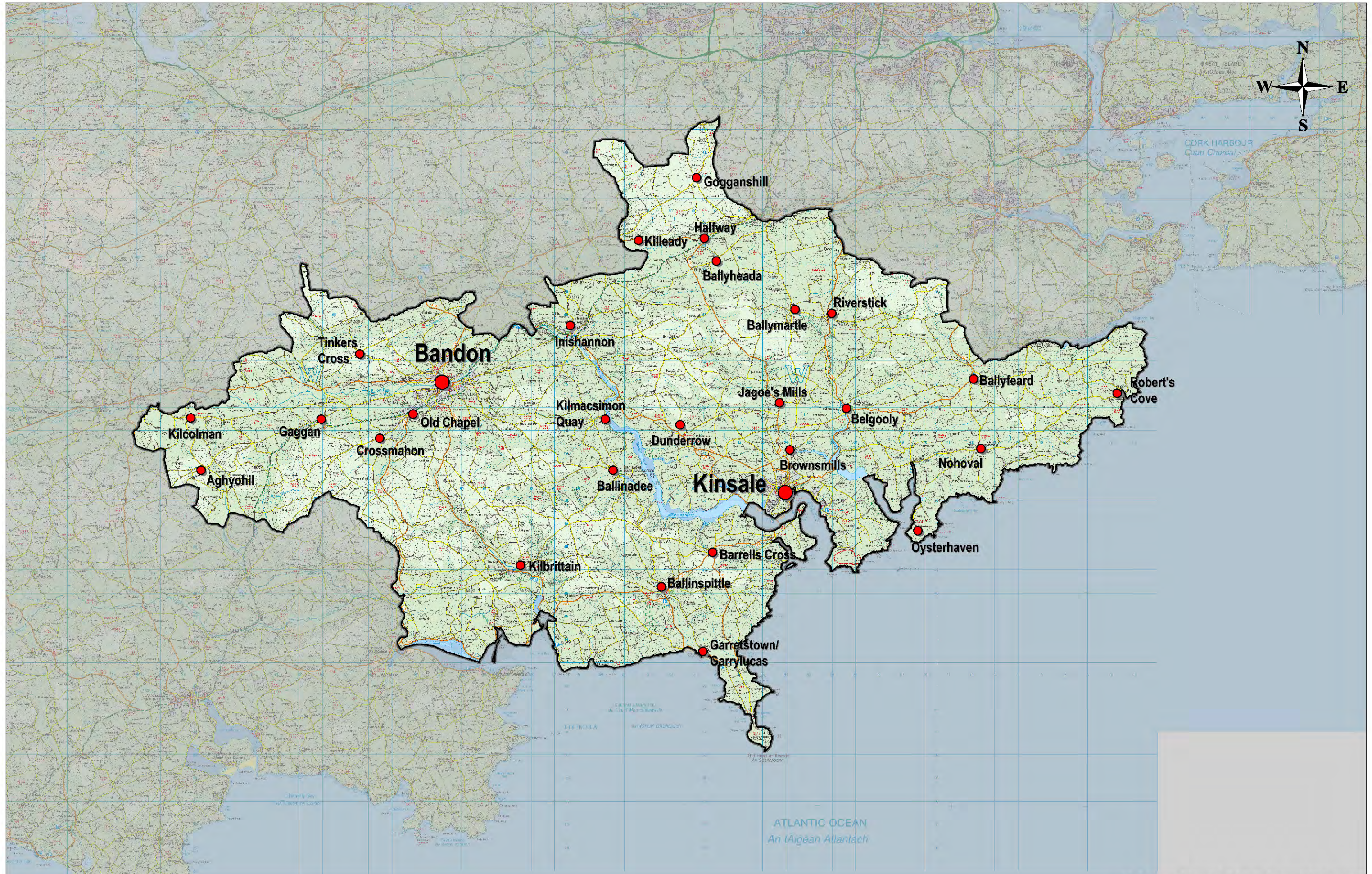
### Section 3 Settlements and Other Locations

Main Settlements		21. Barrels Cross	126
1. Bandon	21	22. Browns mills	127
2. Kinsale Environs	33	23. Gogganshill	128
Key Villages		24. Jagoes Mills	129
3. Ballinspittle	45	25. Kilcolman	130
4. Belgooly	50	26. Killeady	131
5. Innishannon	54	27. Kilmacsimon Quay	132
6. Riverstick	60	28. Oysterhaven	133
Villages		29. Robert's Cove	134
7. Ballinadee	67	30. Sandy Cove	135
8. Halfway	72		
9. Kilbrittain	76		
10. Old Chapel	80		





# Bandon Electoral Area Local Area Plan 2011



Bandon Electoral Area



## Section 1 Introduction to the Bandon Electoral Area Local Area Plan

### 1.1 Introduction

**1.1.1.** This Local Area Plan has been prepared in accordance with the Planning and Development Acts and was formally made by Cork County Council at its meeting on the 25<sup>th</sup> of July, 2011.

**1.1.2.** The preparation of this Local Area Plan is an important part of the planning process and focuses on the local-level implementation of the overall strategy for the County set out in the County Development Plan 2009, with which, in law, it is obliged to be consistent. It must also adhere to the core strategies set down in higher level plans such as the National Spatial Strategy and the Regional Planning Guidelines for the South West Region.

**1.1.3.** This plan has been prepared taking the year 2020 as its 'horizon' year so that there can be the best degree of alignment between with the Regional Planning Guidelines for the South West Region 2010, the Cork Area Strategic Plan (Update) 2008 and the County Development Plan 2009 and its adopted variations. The Planning & Development Acts make provisions for the review of this plan, normally commencing at the latest 6 years after the making of the plan. However in certain circumstances formal commencement of the review of the plan can be deferred up to a maximum of 10 years from the date on which the plan was originally made. It is intended that this plan will remain in force, subject to the provisions of the Acts, until such time as the County Council give formal notice of their intention to review the plan and for the whole of the appropriate period allowed for that review under the Acts.

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

**1.1.5.** The main changes to the Local Area Plans since 2005 are:

- The assessment and management of flood risks in relation to planned future development and the inclusion of 'Indicative Flood Extent Maps' for the settlements of this electoral area.
- Residential Zonings in villages have been discontinued and replaced with objectives in each village which set out the total number of new dwellings likely to be built in the village during the

lifetime of the plan and give guidance on the size, and in some cases location, of individual developments.

- The introduction of 'Business Use' Zonings which will replace the former 'commercial category based on a wider set of definitions.
- Zoned areas in the 2005 Local Area Plan that have been developed are now shown as part of the 'existing built up area' and the principle of 'established uses' has been discontinued.
- The Local Area Plans have been subjected to 'Strategic Environmental Assessment' and 'Appropriate Assessment' screening.

### 1.2 The Form and Content of the Plan

**1.2.1.** This plan consists of two volumes. Volume 1 includes both a written statement and relevant illustrative material including maps, diagrams and plans. There are three main sections in Volume 1, these are:

- **Section 1: Introduction:** This section outlines the local area plan process and explains the background to the plan and core principles that have contributed to its preparation. This section also details the settlement network of the Electoral Area.
- **Section 2: Local Area Strategy:** This section sets out the overall strategy for the Electoral Area as a whole including growth and population targets and key environmental considerations.
- **Section 3: Settlements and Other Locations:** This section sets out the planning proposals for the settlements of the electoral area including a description and assessment of the issues faced by individual settlements. The main proposals are illustrated on a map.

**1.2.2.** Volume 2 includes three sections, these are:

- **Section 1: Habitats Directive Assessment, Natura Impact Report;**
- **Section 2: Strategic Environmental Assessment Statement;**
- **Section 3: Strategic Flood Risk Assessment.**

**1.2.3.** Under the provisions of the Planning and Development Acts this plan was subjected to 'Strategic Environmental Assessment' and 'Appropriate Assessment' screening. The environmental assessment ('SEA') was carried out at Draft Plan and Amendment stage to determine whether the implementation of the plan would be likely to cause significant effects on the environment. The recommendations from this assessment were taken into consideration during the making of this plan.

**1.2.4.** In addition, the plan was also screened to determine whether or not its implementation will give rise to any significant effects on

'Natura 2000' sites. The results of these assessments are contained in the Natura Impact Reports and the recommendations arising from the 'Appropriate Assessment' were incorporated into this plan.

### 1.3 Purpose of the Plan

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

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

**1.3.2.** In addition, local area plans must also:

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

### 1.4 The Process That Has Been Followed

**1.4.1.** Since the preparation of the original electoral area Local Area Plan in September 2005, there have been significant changes in a number of key areas affecting the preparation of this plan, particularly:

- Radical changes in the global and national economic outlook;

- Changes in the overall approach to the financing of public investment in the provision and future maintenance of critical infrastructure;
- An increase in concerns that the content of Development and Local Area Plans should reflect a more sustainable approach to the provision of development, particularly new housing;
- A significant increase in concerns over the incidence and effects of flooding;
- Changes in the framework of European and National legislation concerning the effects of planning decisions on protected habitats, biodiversity and the environment generally;
- Amendments to the Planning and Development Acts that govern the preparation of Local Area Plans;
- Numerous changes to Government policy particularly affecting sustainable housing in urban areas, sustainable transport, flood risks, the assessment of the effect of plans on protected habitat/species and the environment.

**1.4.2.** In addition, the last major review of the detailed planning objectives for the County's main towns was carried out in the course of preparing the County Development Plan 2003, therefore, these objectives are especially in need of review so that they could be brought up to date and better reflect the changes in the overall planning context for the County that have occurred since that time.

#### Public Consultation

**1.4.3.** Following a wide ranging and detailed public consultation exercise at the preliminary stage of this process (which included the publication of an 'Outline Strategy for the electoral area) the Bandon Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22nd of November 2010 and was made available to the public until the 12th of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report and Natural Impact Report (1) were made available in DVD format and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

**1.4.4.** Following the receipt of 76 submissions from the public during the consultation period on the Bandon Electoral Area Local Area Plan, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plans. Following this, the proposed amendments, 811 in total (of which 56 were in the Bandon Electoral Area), were published for consultation between 21st April & 18th May 2011.

**1.4.5.** There were a total of 40 submissions received during the public consultation period on the proposed amendments to the Draft Bandon Electoral Area Local Area Plan. Following this, a Managers

Report was published on the 15<sup>th</sup> of June on the issues raised by the submissions on the proposed amendments.

**1.4.6.** The County Council met at a special meeting held on Tuesday the 19<sup>th</sup> of July to facilitate discussion on the issues raised in the Managers Report on the amendments. The plan was formally adopted at a Council meeting on the 25<sup>th</sup> of July and came into effect on the 22<sup>nd</sup> of August 2011.

## 1.5 Overall Approach

### Role of the County Development Plan 2009

**1.5.1.** The Planning and Development Acts require that local area plans must be consistent with the County Development Plan. Therefore, the relevant County Development Plan for the purpose of preparing this plan is the Cork County Development Plan 2009 which was made by the County Council in January of that year.

**1.5.2.** A variation to the County Development Plan has been adopted to ensure that the policies and objectives contained in the ten Electoral Area Local Area Plans are consistent with the objectives of the County Development Plan and to strengthen or amend the objectives of the County Development Plan where necessary. The Variation includes changes to chapters 2, 3, 4, 5, 6, 8 & 9 of the County Development Plan and includes the changes which have resulted from the introduction of a "Core Strategy" in accordance with the requirements of the Planning and Development (Amendment) Act 2010.

**1.5.3.** The "Core Strategy" has been prepared in order to ensure that the County Development Plan and the Local Area Plans are consistent with the Regional Planning Guidelines. Its main elements are to:

- Identify the quantum, location and phasing of development considered necessary to provide for the future population of the county over the plan period.
- Demonstrate how future development supports public transport/existing services etc.
- Ensure that the County Council and key stakeholders assess the needs and priorities for the area on a plan led basis, and
- Provide the framework for deciding on the scale, phasing and location of new development, having regard to existing services and planned investment over the coming years

**1.5.4.** Chapter 2 ('Core Strategy') of the County Development Plan 2009 as varied sets out population and household targets which have been developed to reflect the annual growth rates proposed in the South West Regional Planning Guidelines, taking account of the 2020 horizon year used in this plan. Tables 2.5 - 2.7 set out the housing requirements and potential housing yield up to the year 2020 for the four main Strategic Planning Areas of the County. Tables 2.10 – 2.13 set out the population targets, housing requirements and potential

yield for the period up to the year 2020 for the main towns and the villages and rural areas within each of the four Strategic Planning Areas.

**1.5.5.** The targets set out in these tables are based on population targets for the Irish Regions (including the South West Region) that were issued by the Department of the Environment Heritage and Local Government in February 2007. Since then, the Department has issued revised targets (October 2009) for the period up to 2022 and these have recently been included in the Regional Planning Guidelines for the South West Region that were adopted in 2010. Following the inclusion of the 'Core Strategy' the County development Plan is consistent with the Regional Planning Guidelines.

**1.5.6.** In order to meet the requirement of the Planning and Development Acts and be consistent with the County Development Plan 2009, it is important that this Local Area Plan, together with the cumulative effects of other Local Area Plans is broadly consistent with Tables 2.5-2.7 and Tables 2.10-2.13 of the County Development Plan.

**1.5.7.** A common observation in many of the submissions made during the preliminary stage of preparing this plan was to the effect that, given the economic down-turn of the last few years, the population targets are excessively optimistic. This issue was addressed by the Department in the review of the Regional targets undertaken in 2009 to inform the review of the Regional Planning Guidelines and the approach is to continue to use the targets for planning purposes so that when consistent growth returns to the economy, shortages of infrastructure capacity and development land supply that have, to an extent, overshadowed previous plans can, perhaps, be avoided in the future.

**1.5.8.** The medium-long term effects of the economic down-turn on the economy and demographics of the state are difficult to predict with any degree of reliability. When International and National conditions stabilise and when the results of the 2011 Census are known it may be appropriate to reconsider some of the assumptions on which earlier targets are based. The Planning and Development Act 2000 requires that this County Development Plan must be consistent with the Regional Planning Guidelines for the South West Region and any revision to the population targets for the county can only be undertaken as a reflection of a revision to the Regional guidelines.

### Settlement Network

**1.5.9.** In order to help develop policies and objectives that are appropriate to the needs and future potential of particular settlements, this plan uses the concept of a 'network of settlements' to help ensure that the proposals for future development are matched to proposals for the provision of physical and social infrastructure. The principles for this approach are set out in Chapter 3 of the County Development Plan 2009.

**1.5.10.** The settlement network, in this electoral area, is made up of five main components:

- **2** Main Settlements comprising Bandon and Kinsale
- **4** Key Villages comprising Innishannon, Riverstick, Ballinspittle and Belgooly
- **4** Villages comprising Ballinadee, Halfway, Kilbrittain, and Old Chapel
- **9** Village Nuclei comprising Aghyohil, Ballyfeard, Ballyheada, Crossmahon, Dunderrow, Gaggan, Garrettstown/Garrylucas, Nohoval and Tinkers Cross
- **11** Other Locations comprising Ballymartle, Barrels Cross, Browns Mills, Gogganshill, Jagoes Mills, Kilcolman, Killeady, Kilmacsimon Quay, Oysterhaven, Robert's Cove and Sandy Cove.

**1.5.11.** The main settlements include the main towns and in some areas, strategic employment areas. They are the main centres of both population and employment and benefit from the highest levels of existing infrastructure and services. Their hinterland or catchment often extends over a significant area including many smaller settlements within it. The services and infrastructure necessary to support future population growth can often be provided more efficiently in the main towns than in the smaller settlements.

#### Main Towns

**1.5.12.** The most significant material asset of this electoral area is its main towns. They represent the product of many decades of investment in buildings (including houses, businesses, commercial buildings etc.), hospitals and other health facilities, schools, social and community facilities and wealth of supporting infrastructure. Across the County as whole, the 2006 census recorded that over 46% of the population lived in the main towns. In addition, many people who live in villages, smaller settlements or rural areas rely on the main towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).

**1.5.13.** Main Towns will normally have the following facilities: A permanent resident population of over 1,000 persons, primary and secondary school(s), a significant choice of convenience and comparison shopping, industrial, service sector or office based employment, public library, significant visitor facilities (e.g. Hotels, B&B's), Church or other community facility, Post Office/ bank / ATM / building society, Garda station, Primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional or national road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.

**1.5.14.** In line with the overall core strategy of the County Development plan 2009, it is a key component of this plan to set out objectives that will:

- Make best use of previous investments in built fabric or infrastructure in the main towns;

- Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities;
- Identify land for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending to carry out development;
- Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;
- Confirm the role of the town centre as the preferred location for future retail development; and
- Protect the setting of the town from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

**1.5.15.** In the preparation of new 'zoning' maps for the main towns in this draft plan, the following issues have been addressed:

- Zoned areas in the 2005 Local Area plan that have now been developed are now shown as part of the 'existing built up area' This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns;
- In many cases the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control);
- A less complex 'zoning' regime has been employed in the preparation of the new maps with the intention of making the new plans easier to follow (see Section 1.6 below);

#### Key Villages, Villages & Smaller Settlements

**1.5.16.** The strategy of supporting rural settlements is based on the identification of a settlements network with a hierarchy of services so that investment in housing, transport, employment, education, shopping, health facilities and community services can be focussed on those locations that provide the best pattern of accessibility for those living outside the main towns.

**1.5.17.** 'Key Villages' often benefit from an existing level of infrastructure and service investment that, although less than the main towns, still offers a sound basis for future growth, particularly for those seeking to live or work in a more rural environment. 'Key Villages' also have significant hinterlands providing important services to a wider rural community.

**1.5.18.** Settlements designated as Key Villages will normally have the following facilities: A permanent resident population, primary school and / or secondary school, Church or other community facility, convenience shops, pubs and either comparison shops or other retail services, industrial or office based employment, post office/ bank / ATM / building society, Garda station, primary healthcare facilities

(GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.

**1.5.19.** Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the key villages.

**1.5.20.** In some electoral areas where a large part of the rural area was not already served by a key village or rural service centre, it was considered appropriate to designate a less well developed settlement to this category so that, over the life time of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.

**1.5.21.** Settlements designated as Villages will normally have the following facilities: A permanent resident population, Church or other community facility, convenience shop / pub / petrol filling station / post office, mains water / group scheme, primary school, public transport (Metropolitan area), employment opportunities, sports facility.

**1.5.22.** Village Nuclei are settlements where a limited range of services is provided supplying a very local need.

**1.5.23.** Settlements designated as Village Nuclei will normally have the following facilities: A permanent resident population and one of the following: a convenience shop, pub, post office, primary school, church, other community facility.

**1.5.24.** The Local Area Plans support the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.

**1.5.25.** Other Locations may be identified in the Local Area Plans, such as places like holiday resorts, areas of individual houses in the Green Belt or other locations and places that do not have the level of service or permanent housing, for example, to warrant inclusion as a village nucleus. These "other" locations do not normally have the type or range of services that village nuclei, villages and key villages have

**1.5.26.** Over recent years, concerns have arisen nationally and locally that the scale and character of development experienced in some villages was poorly aligned with the scale and character of the original village itself. The issue has recently been addressed in the Guidelines on 'Sustainable Housing in Urban Areas' issued under s28 of the Planning and Development Acts which planning authorities are obliged to have regard in the discharge of their functions.

**1.5.27.** In order to address these concerns and to give effect to the s28 Guidelines, this plan includes a number of key elements in its approach to setting out planning policies for villages. The first of these is that, wherever possible, the plan sets out a development boundary for each village or smaller settlement. The definition set out in objective LAP2-2 of the County Development Plan 2009 applies to the development boundaries in this plan;

*“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”*

**1.5.28.** Specific zoning objectives are used in villages in this plan where it is important to retain a particular parcel of land for a particular planned development. However, in the majority of cases, their use in relation to new housing development has been discontinued. Instead, in each village or smaller settlement, in addition to the development boundary, there are one or more general objectives setting out:

- The total number of new dwellings likely to be built in the village during the lifetime of the plan;
- Guidance on the maximum size of an individual development, taking account of the existing scale, ‘grain’ and character of the village and other relevant considerations;
- Where appropriate, guidance on the preferred location(s) for particular types of development within the development boundary.

**1.5.29.** In summary, this plan does not create an ‘automatic’ presumption in favour of development anywhere within the development boundary. Rather, to be successful in securing the grant of planning permission, proposals need to adhere to the objectives of the plan especially those regarding the overall number of dwellings to be built in the settlement during the lifetime of the plan, the maximum size of an individual development and, where indicated, the preferred locations for the type of development, in addition to other relevant planning and sustainable development considerations.

## 1.6 Land Use, Zoning and Housing Density: A Revised Approach

### ‘De-Zoning’

**1.6.1.** Both the County Development Plan 2003 and the 2005 Local area plans were prepared against a background of very rapid economic growth and strong inward migration. Whilst some national planning policy instruments (such as the National Spatial Strategy) were in place there was little clear guidance to local authorities on the approach that they should take to planning for future population. The emphasis was on meeting the seemingly insatiable demand for serviced land for new housing in order to prevent a shortage of supply leading unnecessary to house price inflation.

**1.6.2.** Whilst many of the underlying demographic indicators suggest that in the medium/long term the demand for new housing may well return because of factors such as the trend towards smaller average household sizes, there have been concerns that the overall supply of ‘zoned’ land may well exceed what is likely to be required. In some locations, maintaining the supply of land at these high levels may place impossible burdens on the public finances with regard to the costs of servicing etc.

**1.6.3.** In this plan the approach has been:

- To co-ordinate the supply of zoned land for future housing with the population targets set out in the County Development Plan 2009 and the South West Regional Planning Guidelines 2010;
- To focus the supply of zoned land on the main towns, where the provision of a good standard of social and physical infrastructure can often be achieved on a more cost effective basis than through encouraging large scale development in smaller settlements where the existing level of services and infrastructure may only be at a basic level;
- To discontinue the practice of specific zonings for housing development in villages; and
- To promote development in villages up to an overall maximum number of dwellings for that village in the lifetime of the plan taking into account the size and character of the existing village and level of services and infrastructure likely to be available.

**1.6.4.** Where the supply of zoned land from the previous plan still significantly exceeded the likely future requirement the possibility of using the land for another purpose consistent with the plan or phasing or sequencing development so that excessive demands for servicing infrastructure are avoided has been examined in order to keep any de-zoning to a minimum.

### Transitional Issues Affecting Development

**1.6.5.** In some villages, the scale of future development envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the plan.

**1.6.6.** The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.

**1.6.7.** A further issue concerns the role of the new local area plans in the determination of applications planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the

County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.

**1.6.8.** However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan.

Objective No.	<u>Completion of Existing Developments</u>
CED 1-1	Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan.

### Zoning Definitions

**1.6.9.** The land-use and zoning categories used in the Local Area Plans are based on a revised set of definitions and the explanatory text for these can be found in Variation No. 3 to the County Development Plan 2009. These definitions provide for a less complex zoning regime so it is easier to understand what development is likely to be permitted, or discouraged, in a particular area.

**1.6.10.** The most dramatic change in the zoning approach for the new Local Area Plans will be the introduction of a new land use class for ‘business’ uses. This replaced the former ‘commercial’ category and is based on a wider range of uses. The new ‘business’ category can be found in many more locations than the former ‘commercial’.

**1.6.11.** The new ‘business’ land-use category will be attractive to many new business that have become typical in the modern economy and would include: light-industry, wholesale and non-retail trading uses, car-showrooms, 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 include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.

**1.6.12.** The 'industry' category is retained and intended to focus on medium or larger scale development where the process or activities carried on may not be consistent with the higher environmental standards likely to become prevalent in 'business' developments. 'Industry' will include manufacturing, repairs, warehousing and distribution development including waste management activities but excluding landfill or incineration. Land zoned for 'industry' may be made the subject of a long-term reservation for large-scale or stand alone industry as part of the strategic supply of land for these specialist developments.

**1.6.13.** The 'enterprise' land use category has been reserved for a very limited number of very high quality specialist office and office based industry developments where a high quality specialist environment that is protected from other forms of employment development is an essential ingredient of a successful development. Locations for this form of development are likely to be limited to named locations within Metropolitan Cork, the 'hub' town of Mallow and Clonakilty which has been designated an 'integrated employment centre for West Cork'.

**1.6.14.** Another significant change relates to open space for which there is now only one type of zoning that is applied either:

- To protect an existing area of open space (e.g. sports grounds or facilities, informal areas of open space or agricultural land within development boundaries that is not considered suitable for development) from development during the lifetime of the plan; or
- To reserve an area of land for open space uses (such as sports grounds or facilities, parks or informal areas of open space) in the future
- For the avoidance of doubt, 'allotments' are included within the list of uses appropriate to areas 'zoned' for open space uses.

**1.6.15.** Generally, the 'established' zoning categories used in previous plans to define the uses appropriate in existing areas of development are not to be found in the new plans. Proposed changes of use will be assessed in relation to:

- The objectives of the County Development Plan 2009 and its variations;
- Any general objectives in the local area plan that apply to the particular location;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings.

**1.6.16.** In special cases the local area plans may define 'Special Policy Areas' where an objective may be established to address particular issues, encourage or discourage certain forms of development.

**Housing Density**

**1.6.17.** The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time 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 Areas.

<b>Table 1.1* Housing Density on Zoned Land</b>		
	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
** 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 County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

**1.7 Infrastructure and Community Facilities**

**1.7.1.** Securing the timely provision of infrastructure and community facilities is an important element of any local area plan. In order to help deliver tangible benefits to the greatest number of people the 'network of settlements' described in Chapter 3 of the County Development Plan 2009, is used as an important foundation to this plan to help obtain the best value from public investment. The effect of this approach is to prioritise in favour of investment in the larger settlements such as the 'main towns' and 'key villages' where, often, investment can benefit a wider area or hinterland. However it is also important to sustain the viability of the many smaller settlements and individual investment decisions need to reflect this balance.

**1.7.2.** In the past, the County Council has encouraged the concept of partnership with developers in order to secure the provision of critical infrastructure (such as waste water treatment facilities), particularly in the smaller settlements where it was proving difficult to provide adequate infrastructure through the prioritisation of public funds. However, this proliferation of smaller treatment plants is resulting in a maintenance burden for the County Council that will be difficult to sustain in the current economic climate.

**1.7.3.** The proposals in this plan provide for the balanced development of the electoral area in line with the strategy set out in the County Development Plan 2009. However, in the current economic climate, it is necessary to 'tailor' development more closely to the current or likely future overall capacity of particular settlements so that the lack of critical infrastructure does not result in unacceptable consequences for the environment, communities or the public finances.

**1.7.4.** To achieve this end, where there are significant uncertainties regarding the provision of critical infrastructure or key community facilities in the smaller settlements, alternative provision, particularly for new housing development, has been made in the larger settlements so that no overall shortage should arise in the lifetime of the plan

**1.8 Flood Risks**

**Overall Approach**

**1.8.1.** The County Council, in preparing its strategy for the management of flood risks set out in the following paragraphs, has had regard to it's obligations under section 28 of the Planning and Development Acts in relation to the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister for the Environment, Heritage and Local Government and the Minister of State at the Department of Finance with Special responsibility for the OPW in November 2009.

**1.8.2.** Volume 2 of this plan includes the Strategic Flood Risk Assessment that explains in detail the overall approach to flood risk management that has been followed. It is important to read this document in conjunction with Volume 1 of the plan. The County Council has also conferred with officials of the OPW, the lead agency for flood risk management in Ireland, in the preparation its strategy.

**1.8.3.** The assessment and management of flood risks in relation to planned future development is an important element of this local area plan. The majority of towns, villages and smaller settlements have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas flooding can periodically occur following unusual weather or tidal events.



**1.8.4.** To comply with the EU Floods Directive introduced on 26<sup>th</sup> November 2007, and in line with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government under section 28 of the Planning & Development Acts an assessment of flood risks has been formally taken into account in the preparation of this plan.

**1.8.5.** In this plan the approach is to:

- Avoid development in areas a 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.

**1.8.6.** The overall objectives are addressed in the following paragraphs of this section. With regard to specific settlements, the relevant sections of the plan include objectives, some of which relate to specific land parcels, giving effect to this overall approach.

**1.8.7.** In order to provide information about possible flood risks to the public generally and to those contemplating development, the County Council, in close association with the OPW, is compiling a series of indicative maps showing areas that could be at risk from flooding. The intention is to make these maps available to the public for the whole of the County but, to facilitate the preparation of the local area plans, the areas close to recognised settlements have been prioritised, and flood risk information here is made available for the first time through the publication of this plan. The information about flood risks that has been used in the preparation of this plan has been collated from a number of sources including:

- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information is available on this site and has been noted.
- 'Flood Hazard Mapping' for fluvial and tidal areas commissioned by Cork County Council from Consultants JBA Associates. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.

**1.8.8.** In line with advice from the OPW, the County Council has amalgamated the information from these sources into a single 'Indicative Flood Extent Map' for the settlements of this electoral area. The map has been used as the basis for the flood risk assessment of this plan and extracts from it appear on the various maps prepared for the settlements of this electoral area. When this work is complete for the whole county, including rural areas outside settlements, it is intended to make this available for public inspection.

**1.8.9.** The Indicative Flood Extent Map shown on the zoning maps in this plan provides information on two main areas of flood risk:

- **Zone A – High probability of flooding.** Most areas of the County that are subject to flood risks fall into this category. Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in major urban or town centres, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.
- **Zone B - Moderate probability of flooding.** In most parts of the County this designation applies only to limited areas of land. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.

**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.

**1.8.10.** Notwithstanding the approach taken to the preparation of the 'Indicative Flood Extent Maps', in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.

#### **Flood Risks and 'Zoning'**

**1.8.11.** In the course of preparing this plan, so far as proposals for new zoning are concerned, the 'Indicative Flood Extent Maps', shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the 'Indicative Flood Extent Maps' they

have not been 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.

**1.8.12.** With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, then, generally, the zoning has been discontinued in this plan.

**1.8.13.** However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.

**1.8.14.** 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' and in many cases these zonings have been retained notwithstanding the indication of significant risks of future flooding. Development proposals in these 'town-centre zonings' will need to follow the procedures indicated in paragraph 1.8.19. at 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**

**1.8.15.** In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.

**1.8.16.** In these areas, 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.

**1.8.17.** In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan 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.

**1.8.18.** 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.

**1.8.19.** 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.

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, and through wider internet / newspaper / library search/local knowledge of flooding in the 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 and 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).

**1.8.20.** Where it can be satisfactorily shown in a 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.

**1.8.21.** Where the site does not benefit from a specific zoning objective in this plan 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 all of the following are satisfied:

- The proposal is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
  - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
  - Comprises significant previously developed and/or under-utilised lands;
  - Is within or adjoining the core of an established or designated urban settlement;
  - Will be essential in achieving compact and sustainable urban growth; and
  - 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.

<b>Flood Risks – Overall Approach</b>	
FD 1-1	<p>It is an objective of this plan to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p> <ul style="list-style-type: none"> <li>• Avoid development in areas at risk of flooding; and</li> <li>• Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.</li> </ul>

FD 1-2	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.
FD 1-3	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.

<b>Development in Flood Risk Areas</b>	
FD 1-4	It is an objective of this plan to 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 1.8.19. of this plan
FD 1-5	Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FD 1-4 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.
FD 1-6	<p>Where the site specific flood risk assessment required under FD 1-4 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:</p> <ul style="list-style-type: none"> <li>• The development is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory</li> </ul>

	<p>plans (including this local area plan).</p> <ul style="list-style-type: none"> <li>• The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: <ul style="list-style-type: none"> <li>• Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</li> <li>• Comprises significant previously developed and/or under-utilised lands;</li> <li>• Is within or adjoining the core of an established or designated urban settlement;</li> <li>• Will be essential in achieving compact and sustainable urban growth; and</li> </ul> </li> </ul> <p>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.</p>
--	--

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

**1.9.3.** It is important to recognise that planning controls do not necessarily have a negative effect on established rural communities and in many respects play a positive role in the sustainable development of an area. The existence of this kind of control around towns has helped encourage redevelopment within the towns and in the villages and smaller settlements of the area.

#### Housing in Rural Locations

**1.9.4.** Following on from the tradition established in successive County Development Plans policies in relation to rural housing are tailored to reflect the varied demands, pressures and circumstances that exist in each of the four strategic planning areas of the County and the provisions of the Cork Area Strategic Plan and North and West Cork Strategic Plan. Central to these policies is the key objective of sustaining rural communities and accommodating rural housing needs within rural areas where this is possible in accordance with the principles of proper planning and sustainable development. Provision is made to sustain communities by allowing people to build in their local area on suitable sites. This is expressly stated in objective RCI 9-3 of the County Development Plan. It is also an objective of the County Development Plan to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of 7 years in a particular area.

**1.9.5.** The demand for the building of individual houses in rural locations continues at a high level and whilst it is recognised that this type of development is an important part of the overall provision of new housing there are concerns that, in the longer term, unless steps are taken to encourage a greater proportion of this development to take place near established settlements, particularly the main towns, then serious difficulties will arise in providing the services to such a dispersed population.

#### Green Belts around the Ring and County Towns

**1.9.6.** 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.

**1.9.7.** 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.

**1.9.8.** 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.

**1.9.9.** 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 strong family tie to a specific location and a genuine housing need, or in the circumstances referred to in paragraphs 4.8.5 (long established uses) and 4.8.6 (development of a strategic and exceptional nature) of the County Development Plan 2009.

**1.9.10.** 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. Because of the exceptional pressure for development in Metropolitan Cork, it is inappropriate to adopt this more flexible approach within the Metropolitan Cork Greenbelt.

**1.9.11.** Those intending to build houses within the Green Belts around the ring and county towns are advised to consult the Cork Rural Design Guide for advice on site choice, design and landscaping at an early stage in their preparations.

## 1.9 Green Belts Around Towns

### Background

**1.9.1.** The County Development Plan 2009 sets out the policy context for Green Belts as established by the National Spatial Strategy for Ireland and the Regional Planning Guidelines and outlines the planning principles of a Green Belt as including some or all of the following: -

- Maintenance of distinction in character between the town or city and rural areas by the prevention of unrestricted sprawl of urban areas into the countryside;
- Prevention of individual settlements merging into one another,
- 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.

**1.9.2.** In order to achieve the principles, the County Development Plan 2009 recognises that it is beneficial for smaller towns to have

<b>Green Belts Around the Ring and County towns</b>	
GB 1-1	<p>(a) It is an objective to 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.</p> <p>(b) It is an objective to reserve generally 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.</p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(e) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective RCI 9-3 of the Cork County Development Plan 2009.</p>
GB 1-2	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <p>(a) The character of the area as a whole will remain predominantly rural and open;</p> <p>(b) Proposals will not cause linear roadside frontage development (ribbon development); and</p>

(c) The proposal is consistent with the proper planning and sustainable development of the area.

**The Bandon Green Belt**

**1.9.12.** Within the development boundary of Bandon, provision has been made for individual dwellings at very low density at the edges of the town. There are also 3 smaller settlements or village nuclei, i.e. Old Chapel, Crossmahon and Tinkers Cross, which are surrounded by or directly adjoin the proposed green belt.

**1.9.13.** An important and attractive characteristic of the town of Bandon is the complex topography and landscape character of its setting. The steeply sloping valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape. To the west of the town, the river valley forms part of a proposed Natural Heritage Area. The N71 to the east of the town is designated as part of the County's network of Scenic Routes. For these reasons it is considered essential that the river valley, to both the east and west of the town, forming an important part of the principal approach routes to the town is not, generally, suitable for development.

**1.9.14.** To the south, the urban area of the town has expanded onto the steeply sloping valley sides. Beyond this area is a series of prominent ridges which are relatively free from development and provide an attractive rural setting to the town, particularly when seen from residential areas to the north of the river and, therefore are considered inappropriate locations for new development. To the south-eastern side of the town and adjoining the development boundary of Bandon, a less prominent area of land has been identified and while this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area will be subject to Objective GB 1-2 of this LAP.

**1.9.15.** To the north of the river, the pace at which the town has expanded has been somewhat slower and many of the slopes flanking the river remain undeveloped. However, successive development plans have included proposals for development here because of the areas proximity to the town centre. Beyond the top of these slopes is a more level area that is less prominent in the general setting of the town than the equivalent areas to the south and whilst this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land will be subject to Objective GB 1-2 of this LAP.

**1.9.16.** Generally, while the outer boundary of this greenbelt remains unchanged from the 2005 Local Area Plan, the inner boundary has been adjusted in line with the new development boundary for Bandon town and also takes account of the proposed new boundaries for the smaller settlements of Crossmahon, Tinkers Cross and Old Chapel.

**1.9.17.** There is no Green Belt around Kinsale as it is within the Rural Housing Control Zone. For the detailed policy and objectives in relation to this please refer to the County Development Plan 2009.

**1.10 Strategic Environmental Assessment and Habitats Directive Assessment**

**1.10.1.** The Strategic Environmental Assessment and Appropriate Assessment (Habitats Directive Assessment) are contained in Volume 2 of this plan.

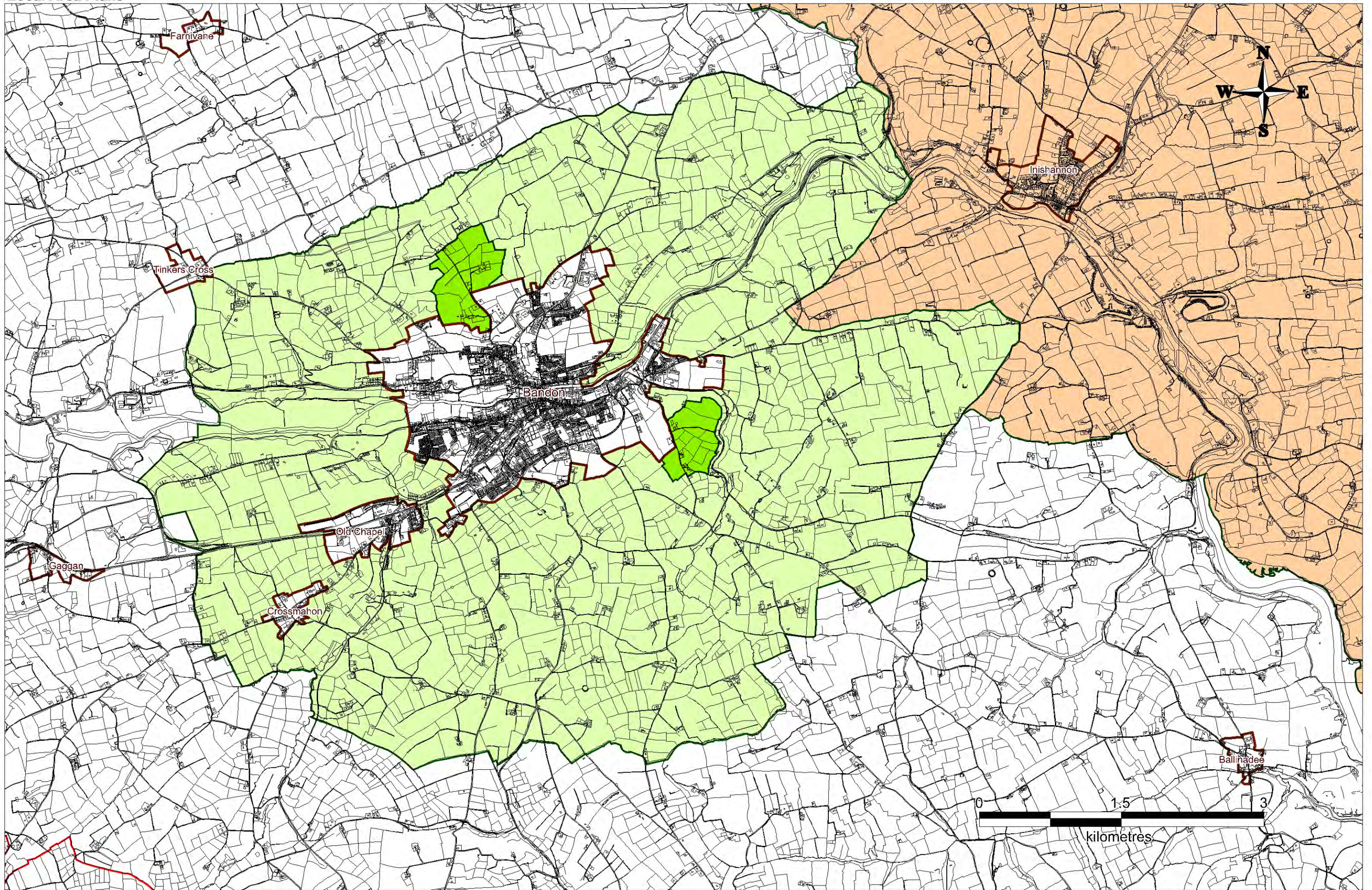
**1.10.2.** The European Community issued the Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

**1.10.3.** The SEA Directive was transposed into Irish Law under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and became operational on 21 July 2004. Under these Regulations it is required that a Strategic Environmental Assessment (SEA) be carried out for Local Area Plans for areas with a population of 10,000 persons or more. An Environmental Report has been prepared and is contained in Volume 2 of this plan. The report considers the likely significant impacts on the environment as a result of implementing the Local Area Plan. The plan was assessed against the environmental objectives set out in the Environment Report. Where a likely significant effect was identified mitigation measures were proposed, where possible. The most significant issue which came out of SEA is the need to tie all development objectives for all settlements to the availability of appropriate waste water treatment facilities.

**1.10.4.** Habitats Directive Assessment (HDA), also known as Appropriate Assessment is provided in accordance with requirements under the EU Habitats Directive (43/92/EEC) and Birds Directive (79/409/EEC), the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura 2000 sites) must be assessed as an integral part of the process of preparing 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 for all stages of the plan making process.

**1.10.5.** The final Natura Impact Report for the Bandon Electoral Area Local Area Plan, 2011-2017 summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details of the monitoring measures which will be implemented to ensure that the undertakings

in relation to the protection of the Natura 2000 network, as set out in the Local Area Plan, are met. Finally the report contains the AA Conclusion Statement which finds that, subject to a number of changes to text, objectives, settlement boundaries and zonings, which have been accepted by Council and are contained in the final plan, there will be no significant impact on the network as a whole, nor to individual Natura 2000 sites or their dependant habitats and species.



## Green Belt Map







## Section 2 Local Area Strategy

### 2.1 Introduction

2.1.1. This section sets out the overall strategy for the Bandon Electoral Area as a whole, presents a summary and analysis of the growth and population targets used in the plan and gives details of the main employment and economic considerations, education and infrastructure requirements and key environmental considerations. In short it brings together the important factors that have influenced the overall direction of the plan.

### 2.2 The Bandon Electoral Area Strategy

#### Strategy

2.2.1. Much of the Bandon Electoral Area lies within the CASP Ring SPA where the CASP Update, published in 2008 raises concerns at the high level of growth particularly in the villages and rural areas, at over 14%. Whilst this level of growth in the last decade is an indication that the villages and rural areas are far from stagnant, local employment within the villages and rural areas has not grown at the same rate, giving rise to widespread growth in unsustainable commuting patterns.

2.2.2. The challenge for this plan is to implement the objectives contained in the County Development Plan 2009 to make the Ring Towns more attractive as places to live, and on the other hand maintain positive growth in the villages and rural areas but at more moderate rates in line with the CASP Update.

2.2.3. The CASP Update and the County Development Plan 2009 have also committed to monitoring development in the villages and rural areas in the CASP Ring, with a view to extending rural housing controls, if required, to ensure closer adherence to the CASP strategy.

2.2.4. One major change promoted in this plan is to add Riverstick, Belgooly and Ballinspittle to the key villages in the electoral area in order to provide for an enhanced spatial balance within the electoral area itself and as a more realistic way of achieving the growth forecasts outlined in the CASP Update and County Development Plan 2009. In addition, having a better balanced settlement network would also help to prioritise investment in the physical and social infrastructure necessary to realise the required growth.

2.2.5. In addition, the settlement of Garretstown / Garrylucas has been included as a village nucleus. This rationale for this is based on both the existing size and function of the settlement and also the local service provision which exists in the settlement, making it compatible

with the definition of village nuclei contained in the County Development Plan 2009.

#### Population and Housing

2.2.6. In the period 2002-2006, the electoral area as a whole grew from 23,956 to 27,208 – an increase of 13.6 %. The largest town, Bandon experienced positive population growth from 5,161 to 5,822 persons (or 12.8 %). Kinsale also experienced a positive population increase from 3,554 to 4,099 (or 15.3%) in the same period.

2.2.7. While both of these main towns experienced strong growth over the 2002-2006 period, the same cannot be said for the next largest settlement, the key village of Innishannon, where population remained virtually static. Within the remainder of the electoral area, including the other villages and rural areas, there was an increase from 14,562 to 16,609 or 14.1% within the same period.

Population Change in Bandon Electoral Area 2002-2006			
Settlement Hierarchy Bandon Electoral Area	Population		
	2002	2006	% Change
<b>Main Settlement</b>			
Bandon	5,161	5,822	12.8
Kinsale *	3,554	4,099	15.3
<b>Key Village</b>			
Innishannon	679	678	-0.1
Villages and Rural	14,562	16,609	14.1
<b>Total Population</b>	<b>23,956</b>	<b>27,208</b>	

\* Including the Town Council.

2.2.8. The targets for population growth as set out in the CASP Update (2006-2020), suggests that Bandon will continue as the largest settlement in the electoral area growing to 7,379 persons in 2020, a 26% increase from 2006. Growth in Kinsale will be more moderate, with a population target of 4,519 or about a 10% increase in the 2006 population up to the year 2020. The remaining growth for all the villages and rural areas, including Innishannon, amounts to 1,308 persons, bringing the overall target to 18,595. The 2020 target for the electoral area as a whole is 30,493 persons.

Population Target in Bandon Electoral Area 2006-2020			
Settlement Hierarchy Bandon Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Bandon	5,822	1,557	7,379
Kinsale	4,099	420	4,519
Villages and Rural	17,287	1,308	18,595
<b>Total Population</b>	<b>27,208</b>	<b>3,285</b>	<b>30,493</b>

2.2.9. The following table outlines the corresponding households based on the above population targets to 2020 and also gives an indication as to the overall requirement of new dwellings in the electoral area as a whole. It is assumed that average household size will continue to fall in line with EU trends and a generous allowance has been made for vacancies in order to accommodate the target population up to 6,390 new dwellings could be required for the period 2006-2020.

Households Target in Bandon Electoral Area 2006-2020			
Settlement Hierarchy Bandon Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Bandon	1,980	1,142	3,122
Kinsale	1,394	555	1,949
Villages and Rural	5,814	3,218	9,032
<b>Total Households</b>	<b>9,188</b>	<b>4,915</b>	<b>14,103</b>
<b>New Dwellings Required</b>		<b>6,390</b>	

2.2.10. The following table summarises the provision for new housing that will need to be made in this plan if the target population is to be accommodated. Since 2006 about 1,068 houses are already built and 240 are either under construction / vacant leaving a balance of about 5,080 houses which need to be accommodated in this plan.

Settlement Name	Already Built <sup>1</sup> 2006-2010	Under Construction & Vacant
Main Settlements		
Bandon	354	114
Kinsale	257	25
Key Villages	365	102
Villages and Other Settlements	92	0
<b>Total</b>	<b>1,068</b>	<b>241</b>
	<b>Grand Total Units accounted for during 2006-2010</b>	<b>1,309</b>

2.2.11. The following table provides an overview of the main housing proposals set out in this plan.

<sup>1</sup>Already built 2006-2010: this is the geodirectory count for 2010 minus the geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10

Summary of Bandon Electoral Area Settlements					
Settlement Name	Settlement Type	No. of existing dwellings 2010	Growth in d/units 2000-2010	Out/st planning permission 2010	Overall Scale of Development
Bandon	Main Town	2553	893	784	2471
Kinsale Town & Environs	Main Town	2147	800	856	1656
<b>Total Main Settlements</b>					<b>4,127</b>
Innishannon	Key Village	300	87	57	150
Riverstick	Key Village	216	182	0	150
Ballinspittle	Key Village	115	58	0	100
Belgooly	Key Village	267	237	12	150
<b>Total Key Villages</b>					<b>550</b>
Ballinadee	Village	16	8	4	34
Halfway	Village	74	56	0	10
Kilbrittain	Village	80	21	20	86
Old Chapel	Village	113	39	0	80
Aghyohil	Village Nucleus	19	11	0	20
Ballyfeard	Village Nucleus	4	2	0	10
Ballyheada	Village Nucleus	19	1	0	20
Crossmahon	Village Nucleus	21	6	0	23
Dunderrow	Village Nucleus	52	34	52	67
Gaggan	Village Nucleus	23	11	1	25
Garretstown / Garylucas	Village Nucleus	80	45	0	20
Nohoval	Village Nucleus	12	6	29	39
Tinkers Cross	Village Nucleus	8	3	8	13
<b>Total Villages and Rural</b>					<b>447</b>
<b>Grand Total Units</b>					<b>5,124</b>

**2.2.12.** At the outset of the preparation of this plan when the Outline Strategy documents were published, the intention was to provide a higher proportion of the overall growth in the villages and rural areas. However, the detailed assessment of villages that has subsequently been carried out lead to the conclusion that many villages and smaller settlements could not for a variety of reasons accommodate larger

numbers of dwellings. To compensate, increased provision has been made for additional growth in the towns where the extra housing can be more readily assimilated.

**2.2.13.** This has had the net effect of increasing the growth proposed in the two main settlements above that originally set out in the Outline Strategy. These main settlements by their nature are better served by infrastructure, community facilities and other social services.

**2.2.14.** It is also the intention of this plan to allow for greater opportunities for small-scale individual housing within the development boundaries of the settlements to allow for a greater and more sustainable choice of location.

**2.2.15.** The plan also recognises the important role that townlands and rural communities outside the settlement network play in meeting the future housing needs of those rural communities in the overall electoral area. Provision of individual dwellings outside the settlement network will be considered on suitable sites subject to the policies as outlined in the Cork County Development Plan, 2009.

**Employment and Economic Activity**

**2.2.16.** The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Bandon Electoral Area is envisaged to increase by up to 1,000. About 20% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas.

**2.2.17.** It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages where appropriate.

**2.2.18.** The main employers in the electoral area are the Eli Lilly Pharmaceutical Plant in Dunderrow (which is the sole Seveso site in the area, September 2011), the IDA industrial Estate near Bandon, Henry Good Millers in Kinsale, the agri-food based employers in Bandon, which include the Co-Op, Anglo Irish Beef Processors and the local mart. It should also be noted that particularly within the towns and key villages a large proportion of employment is generated from the tourist and services industry.

List of industries affected by the Seveso II Directive (September 2011)		
Establishment	Location	Consultation Distance (m)
Eli Lilly S.A.	Dunderrow, Kinsale,	1000m

**2.2.19.** Bandon town is designated as a district employment centre with a proposed increase in employment estimated in the region of 500 jobs by 2020 according to the CASP Update. Kinsale is also a district employment centre with a proposed increase in employment in the region of about 300 jobs according to the CASP Update. In order to help achieve this increase in jobs, one of the core requirements of the local area plan is to restore the employment land supply to that recorded in the 2003 County Development Plan.

**2.2.20.** The following table sets out the proposed breakdown between industrial and business land supply in the main towns.

Employment Land Supply in Bandon and Kinsale towns		
	2011 Local Area Plan	
	Business (ha)	Industry (ha)
Bandon	30.1	11.8
Kinsale	19.1	5.7
<b>EA Total</b>	<b>49.2</b>	<b>17.5</b>

**2.2.21.** Both of these estimated totals for each settlement indicate that the supply of land for employment uses is more than sufficient to achieve the targets as set out in the CASP Update (2008).

**Retail**

**2.2.22.** In relation to retail provision for both Bandon and Kinsale, the plan confirms the role of the town centre as the primary location for retail development. In Kinsale this area is largely within the town council administrative area and in Bandon, four additional areas have been identified for town centre uses. Greater emphasis has been given to improvements to the public realm and examples of initiatives are included in the plan where relevant.

**Tourism**

**2.2.23.** Tourism is a significant industry in the Bandon Electoral Area as it includes a large amount of attractive coastline and estuary, which contain features of historical, cultural and natural significance popular with visitors. Kinsale attracts significant visitor numbers and contains some specific coastal, maritime and historic tourist attractions. Similarly, on the coast Garretstown/Garylucas, Oysterhaven and the Old Head area provide attractions for day-trippers, long stay tourists, water-based activities and leisure breaks. The attractive coastline and beaches in the area which have features of historical, cultural and natural significance also provide opportunities for shore angling, deep-sea fishing and walks. Kilmacsimon Quay, on the shores of the Bandon River Estuary is also an important attraction for tourist and leisure breaks.

**2.2.24.** The rural landscape of the Bandon Electoral Area is attractive, with many scenic and historic features and the Bandon River Valley also provides a scenic valley route, on a principle route towards West Cork.

**2.2.25.** The National Spatial Strategy advises that second-home and holiday home development can act as a revitalising force in economic terms, particularly in areas that are structurally weak, but an

emphasis is needed on clustering such tourism driven development in or adjoining small towns or villages. Where possible, holiday accommodation should be within the settlements of the area, where visitors can enjoy access to shops, services and public transport.

**2.2.26.** The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives in the Cork County Development Plan 2009, that are directed towards the conservation of the built and natural environments must be respected not only for their own sake but because of their importance to this sector of the economy.

**2.2.27.** New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism development facilities (including sports and recreation activities and food related tourism) will contribute to 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.

**2.2.28.** While it is recognised that new tourist related developments are more suited to areas that are easily accessible and therefore normally located in or near to town centres, it is acknowledged that this is not always possible. Examples of this include sports and recreation activities and agri and food tourism, which may be associated with other more open forms of development.

**2.2.29.** The County Development Plan 2009 indicates that the natural built or cultural heritage features that form the basis of local attractions will be protected from unwarranted encroachment. In addition the location of new tourist facilities and associated infrastructure in environmentally sensitive areas should respect the scenic amenity and limited environmental capacity for development and encourage good design. It is clear therefore that proposals of this nature need to be sensitively located, designed and will not normally require an extensive built footprint, as the built development itself is usually an ancillary activity.

**2.2.30.** In line with the provisions of National Policy Guidance, it is noted that initiatives supporting energy crop research and development / production and green energy technology development in general are supported where they are in accordance with the proper planning and sustainable development of the area. There may be opportunities in the Bandon Electoral Area to introduce a 'green quarter' including developments set up to specifically attract indigenous and international investment in bio-energy, green technology and related services with the aim of providing support and development for the diversification of the rural economy. These projects would be assessed on an individual basis and should be in accordance with the policies and objectives of the County Development Plan 2009.

**Community Facilities**

**2.2.31.** In cases where a particular community facility is either forthcoming or is required every effort has been made to identify this requirement in each of the settlements. In terms of primary schools,

where a new school or an extension to a school has been identified as a requirement, provision has also been made for this. In addition, where a site contiguous to a school is undeveloped, a longer term reservation site has been identified. This usually applies to the smaller settlements.

**2.2.32.** The following is a summary list of the school sites identified in the electoral area.

Education Provision in the Bandon Electoral Area	
	School Requirement
<b>Kinsale</b>	The Council strongly supports the provision of a new primary school to replace the existing school in Summercove. It is considered that such a site should be identified on the basis of location, linkages and convenience to existing residential areas.
<b>Kinsale</b>	Location of the current Gael Scoil identified.
<b>Kilbrittain</b>	Extension to the existing school remains as per the last local area plan.
<b>Tinkers Cross</b>	Provision is made for an extension to the existing school.
<b>Ballyheada</b>	Provision is made for an extension to the existing school.

**Infrastructure**

**2.2.33.** In order to deliver the population and housing targets identified in this plan, significant expenditure is required in water services infrastructure in practically all of the settlements. As stated at the outset, the strategy of this plan is to prioritise investment in the main towns, where future demand for housing is likely to be high, investment should be prioritised in the key villages as they offer a rural housing choice to a wider catchment and they have schools and other services. If resources allow the villages and village nuclei should receive investment to facilitate local choice.

**2.2.34.** Objectives INF 5-6, INF 5-7 AND INF 5-8 of the County Development Plan 2009 set out an overall strategy for the provision of water and waste water infrastructure and these objectives are applicable to the development proposed in this plan.

LAS 2-1	<p><b>Water &amp; Waste Water Infrastructure</b></p> <p>In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of sites designated for nature conservation. This must be provided and be operational in advance of the commencement of any discharges from tall residential and other development.</p>
---------	---

**2.2.35.** In Bandon there is capacity in the existing Waste Water Treatment Plant, however there are existing deficiencies in the hydraulic capacity of the sewerage network in the south of the town. The Bandon River is a Designated Freshwater Pearl Mussel Area, and the Bandon Estuary Upper and Lower are Nutrient Sensitive Areas. An upgrade of the water supply system is required if land to the south of the town is to be developed.

**2.2.36.** In Kinsale the new Waste Water Treatment Plant is currently under construction. Kinsale is a designated Shellfish Area. Water supply improvements are also required to service land that is zoned in this plan.

**2.2.37.** In Innishannon the septic tank serving the village is operating at over capacity and the water management unit (WMU) action plan states that there is discharge to a protected area and this would appear to be a nutrient sensitive area. In addition, the Innishannon Water Supply Scheme is identified on the Water Services Investment Programme 2010-2012 as being at construction stage, with further extensions to other key settlements approved under the scheme.

**2.2.38.** In Riverstick construction is to commence on a new waste water treatment plant with a proposed completion date of 2012. The required outcome of this project is to treat sewerage in accordance with the Urban Waste Water Treatment Regulations, Quality of Shellfish Waters Regulation and the Bathing Water Quality Regulations. Riverstick is currently supplied from the Innishannon RWSS.

**2.2.39.** In Belgooly there are two sewerage schemes. Firstly there is the old public combined system which discharges to the estuary without any treatment with the exception of the Cramers Court development which has a secondary WWTP and treats prior to discharge to the sewer. Secondly there is the new housing development separate system discharging to a temporary WWTP. It is the intention of the Council to upgrade this temporary treatment plant to a permanent one.

**2.2.40.** While the Council's Water Services Investment Needs Assessment (2009) identifies the requirement to provide a waste water treatment plant to treat sewerage in accordance with the Urban Waste Water Treatment Regulations, Quality of Shellfish Waters Regulation, Bathing Water Quality Regulations, Belgooly is not on the WSIP 2010. It is clear that Belgooly does not have adequate wastewater treatment infrastructure to service any significant development and at best there is some capacity for growth.

**2.2.41.** At present the existing water supply serving the village is from a bored well and the network is at capacity. The extension of the Innishannon RWSS to Belgooly has been determined to be the best solution. This has been approved by the Department of the Environment Heritage and Local Government. The infrastructure required to provide water to Belgooly can be advanced in a number of phases with phase 1 being determined as a mandatory requirement before any additional development is permitted.

**2.2.42.** In Ballinspittle the septic tank is operating at over capacity and appears to be discharging directly into the Ballinspittle River. The Water Services Needs Assessment 2009 identified the requirement for the Garrettstown (Ballinspittle) Sewerage Scheme to treat sewerage in accordance with the Urban Waste Water Treatment Regulations, Quality of Shellfish Waters Regulation, and Bathing Water Quality Regulations. These works are at advance contract stage. This scheme is included in the Water Services Investment Programme 2010-2012. The Water Services Needs Assessment 2009 identified the requirement for extending the Innishannon Rural Water Supply Scheme to serve Ballinadee, Ballinspittle and Garrettstown. This scheme is presently at construction stage. This will help to overcome the local difficulties experienced with iron and manganese intrusion in the public water supply.

**2.2.43.** Many of the smaller settlements have significant infrastructure deficits which generally reduces their ability to accommodate significant levels of future growth and this issue is dealt with in more detail at individual settlement level in Section 3 of this plan.

**2.2.44.** The focus on both national and local road improvements including the completion of the Bandon Relief Road are in abeyance because of national economic difficulties, however this plan carries forward the proposals that have been made and focuses on schemes which bring more immediate benefits in the short – medium term but without compromising the longer term opportunities.

**2.2.45.** Public Transport opportunities in the electoral area are solely focussed on both private and public bus operators, with an hourly service operating between the main towns and three of the key villages, Innishannon, Riverstick and Belgooly and a daily service to Ballinspittle. The travel to work patterns which have emerged from the 2006 census have shown that car dependant travel plays a large role in the Bandon Electoral Area. In the longer term these trends are unsustainable and if they are allowed to continue, congestions and emissions will increase and competitiveness will decline. It is

important that provision is made for good walking and cycling facilities within all of the settlements.

**Environment and Heritage**

**2.2.46.** European and National legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, candidate Special Areas of Conservation and Special Protection Areas.

**2.2.47.** The designation of these sites at a national level is the responsibility of the Department of the Environment, Heritage and Local Government, but it is the responsibility of all of us to protect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there are a range of plants and animals that are protected under national legislation.

**2.2.48.** Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. The current list of pNHA's is contained in the County Development Plan 2009 and are also shown on the Heritage and Scenic Amenity Maps in Volume 3 that Plan.

**2.2.49.** Candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union. The current list of cSACs is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 that Plan.

**2.2.50.** Special Protection Areas (SPAs) have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the cSACs they form part of the 'Natura 2000' network of sites throughout Europe. The list of SPAs is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

**2.2.51.** In the Bandon Electoral Area, important pNHAs include; the Bandon Valley, Courtmacsherry Estuary, James Fort, Garrettstown Marsh and Garylucas Marsh. Courtmacsherry Estuary is a Candidate Special Area of Conservation in the Electoral Area. The Old Head of Kinsale and Kilcolman Bog are Special Protection Areas within the Electoral Area. The following table gives a list of the designated sites in the Bandon Electoral Area:

Designated Sites in the Bandon Electoral Area		
Code	Description	Natura 2000 Site
pNHA 1034	Bandon Valley West of Bandon	No
pNHA 1740	Bandon Valley above Innishannon	No
pNHA 1037	Bateman's Lough	No
pNHA 1230	Courtmacsherry Estuary	No
pNHA 1515	Bandon Valley below Innishannon	No
pNHA 1053	Garrettstown Marsh	No
pNHA 0087	Garrylucas Marsh	No
pNHA 1060	James Fort	No
pNHA 0105	Sovereign Islands	No
cSAC 1230	Courtmacsherry Estuary	Yes
SPA 4124	Sovereign Islands	Yes

**2.2.52.** 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 Environment, Heritage & Local Government and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.

**2.2.53.** In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2009 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. Some of the areas included in the Bandon Electoral Area the list are; Ballyheedy, Ballinspittle and Sandycove to East Toe Head.

**2.2.54.** In terms of built heritage, each settlement chapter of this plan refers to protected structures and architectural conservation areas and other unique aspects of a settlements built and natural heritage where relevant.

**2.2.55.** Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.

LAS 2-2	<p><b>Environment Objective</b></p> <p>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Appropriate Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment, to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the</p>
---------	---

	biodiversity of the area.
LAS 2-3	It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within the Blarney Electoral Area in accordance with ENV 1-5, 1-6, 1-7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
LAS 2-4	It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1-12 of the County Development Plan, 2009.



**Section 3:**  
Settlements and Other Locations

**MAIN SETTLEMENTS**

Bandon  
Kinsale Environs

**KEY VILLAGES**

Ballinspittle  
Belgooly  
Innishannon  
Riverstick

**VILLAGES**

Ballinadee  
Halfway  
Kilbrittain  
Old Chapel

**VILLAGE NUCLEI**

Aghyohil  
Ballyfeard  
Ballyheada  
Crossmahon  
Dunderrow  
Gaggan  
Garrettstown/Garylucas  
Nohoval  
Tinkers Cross

**OTHER LOCATIONS**

Ballymartle  
Barrels Cross  
Brownsmills  
Gogganshill  
Jagoes Mills  
Kilcolman  
Killeady  
Kilmacsimon Quay  
Oysterhaven  
Robert's Cove  
Sandy Cove





# 1 Bandon

## 1.1 VISION & CONTEXT

The strategic aims for Bandon are to encourage continued growth and expansion of its employment and service functions so that it can continue to act as a gateway to West Cork. It is also important that the town centre continues to develop as the primary location for retail and services development and that the infrastructure is delivered which is required for the town.

### Strategic Context

**1.1.1.** In this Local Area Plan, Bandon is identified as a Main Settlement within the Bandon Electoral Area, while retaining its status as a ring town in the overall strategy of Volume 1 of the Cork County Development Plan 2009.

**1.1.2.** It is an objective of the County Development Plan 2009 to reinforce the role of the town as a district employment centre creating opportunities for both town centre regeneration, and consideration of out of town centre retail activity while protecting its built and natural heritage. The overall aim is to promote the town centre as the principal retail location but any proposal for any out of town centre retail activity will be considered in accordance with the retail planning guidelines.

**1.1.3.** Bandon is located within the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

### Local Context

**1.1.4.** Bandon is located 30km west of Cork City. Bandon is a ring town of special architectural importance in a pleasant riverside setting flanked by rising land to the north and south. The town performs an important service function to a wide hinterland as well as being the key gateway to West Cork.

**1.1.5.** Bandon has grown steadily in recent years on the basis of both commercial and housing development in and around the town. In recent

years a number of sites have been developed along the main southern relief road.

## 1.2 PLANNING CONSIDERATIONS

### Population

**1.2.1.** The 2006 Census of population recorded a population of 5,822 for Bandon. The 2020 population target for the town is 7,379 which is an increase of 1,557. This translates into growth in households for the period 2006-2020 of 1,142 bringing the total households to 3,122 by 2020.

Bandon Population and Households 2006-2020				
	2002 Census	2006 Census	2020 Target	Growth 2006-2020
Population	5,161	5,822	7,379	1,557
Households	1,681	1,980	3,122	1,142

### Housing

**1.2.2.** During the period 2001-2010 An Post Geo-directory estimates that the growth in houses in Bandon was about 893. This growth seems to have been relatively steady over the 10 year period.

Houses in Bandon 2001-2010				
	2001	2005	2010	Growth
Housing	1,660	2,111	2,553	893

**1.2.3.** In June 2007 an amendment to the 2005 local area plan was adopted by Cork County Council and an additional 24 ha of land was made available for residential development.

**1.2.4.** The Outline Strategy document set the new house construction target to 2020 for Bandon at 1485 units. It is noteworthy that there are in the region of 784 units with planning permission on existing zoned lands, about 354 units which have already been built 2006-2010 and about 90 vacant units and 24 units under construction in the town.

**1.2.5.** Taking account of all of these units which are either permitted or committed, the balance which this local area plan needs to accommodate in order to achieve the population targets for Bandon is 233 houses.

**1.2.6.** The capacity of the current zoned lands is over and above that required for this level of growth.

Bandon Summary of Housing Requirements 2020				
	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant and under construction	Outstanding planning permissions	Additional New Development Required to 2020
Bandon	1,485	468	784	233

**1.2.7.** Whilst additional land is therefore not required to accommodate the 233 units required to achieve the 2020 target, there is a requirement for additional lands to be identified to help address the need to regulate development in the villages and rural areas of the CASP Ring in line with the CASP Update. This is further explained in the planning proposals section

### Employment and Economic Activity

**1.2.8.** Bandon is designated as a district employment centre with a jobs target based on the CASP Update figure of 4,397 jobs for the year 2020. This is an estimated 500 jobs in addition to the jobs recorded in 2006 (3,897).

**1.2.9.** In previous plans there were 29 ha of land zoned for employment uses in the environs of Bandon. By 2008 when the area was surveyed again a total of 2 ha had been taken up leaving a remainder of 27 ha to achieve the 500 increase in jobs to 2020. The availability and suitability of the current land supply to accommodate the proposed employment growth is reviewed in this plan and this will also include the identification of additional (new) zoned lands for employment uses. In addition, the ability of the town centre to accommodate further expansion and regeneration will also be considered in line with the overall strategy for the settlement.

**1.2.10.** The 2006 Census suggests that the town economy performs well, maintaining many of its own employment needs as well as its surrounding hinterland. It will be important to build on this successful recipe and continue to make the town an attractive place to both live and work.

**1.2.11.** The town benefits from serving a large agricultural hinterland and this is reflected by the presence of Bandon Co-Op, AIBP (Anglo Irish Beef Processors) and the local mart. The approach roads and relief road have traditionally attracted commercial activity and there are large numbers of employment uses, motor dealerships, trade and warehouse uses located along the N71.

Retail

**1.2.12.** Bandon town is identified as a ring town in the retail hierarchy supporting 2,315 m<sup>2</sup> of convenience goods floorspace. To an extent, this is a smaller quantum of convenience retail floor space than some similar sized towns in the county, and the issue will arise in the local area plan as to whether provision should be made for additional convenience retail and if so where it should be located. The town centre is the first area to consider but given the issue of traffic congestion in the town centre other alternatives could also be taken into account. It is important that if new convenience use is located outside of the town centre that any area of comparison use proposed in the development is kept to a minimum.

**1.2.13.** Since its opening in 2002 the Riverview Centre is trading well with Super Valu and Heatons as the main anchor stores. More recently, a new discount store (Lidl) has also been built as part of this retail complex. The County Development Plan 2009 also states that consideration will be given to out of town centre retail activity in accordance with the retail planning guidelines and as a means of protecting the built and natural heritage of the town from inappropriate development.

**1.2.14.** The town also supports 6,715 m<sup>2</sup> of comparison goods floorspace. Any further major comparison development should be located within or adjoining the town centre in order to ensure that the current retail services are supported providing a critical mass to the centre of the town. In the event that such a proposal came forward, the town centre would be the preferred location. In addition, the Retail Strategy states that significant regeneration measures are required in Bandon in order to help attract new investment in the town.

Tourist / Visitor Facilities

**1.2.15.** There is potential for Bandon to attract some of the passing tourist trade heading to West Cork by highlighting its attractions and by setting up a more prominent visitor information / tourist centre where information can be obtained.

**Community Facilities**Education

**1.2.16.** There are 4 Primary schools in Bandon, Scoil Padraig Naofa (boys), Presentation Primary School (girls), Gaelscoil Droichead na Bandan (mixed) and Bandon Bridge National School catering for a combined student population of over 650 pupils.

**1.2.17.** There are four secondary schools catering for Bandon and its local catchment, Hamilton High School (boys), St. Brogans College (mixed), Colaiste na Toirbhirte (girls), and Bandon Grammar School (mixed). The town is therefore well catered for in terms of post primary education provision and presently does not require further school sites in order to cater for the planned population.

Sports and Recreation

**1.2.18.** There are three main designated areas of open space for active and informal public recreation in Bandon. The largest and most important in terms of the towns setting and amenity value are the areas north and south of the River Bandon and to the west of the town centre. A number of pedestrian walkways have also been proposed; again the most notable of these is the pedestrian walkway along the River Bandon which is intended to connect to the town centre and the third designated area, the town park to the north of the town. Some of these walks have been developed and the local area plan will seek to enhance and extend these walks where possible.

**1.2.19.** There are a number of sports clubs in Bandon – Bandon AFC has two large size soccer pitches and a smaller soccer pitch (which is flood lit) on the former pitch and putt site to the north of the town. The local GAA club have two playing pitches to the southwest of the town centre which has purpose built changing rooms and toilet facilities. This building also has purpose built accommodation for the local Gaelscoil and also acts as a local hall for bingo etc. In addition there is a rugby and hockey pitch located in this part of town with car parking facilities.

**1.2.20.** Bandon RFC are located a mile on the Clonakilty side of Bandon at Oldchapel. The Rugby Club facilities comprise a Pavilion and 3 full size pitches. There is also a very active Athletics Club in the town. Bandon Golf Club is located on the Castlebernard Estate and is an 18 – hole golf course. Bandon Lawn Tennis Club has 3 all-weather courts and a club house and is located to the west of the town.

**1.2.21.** The County Council operate a library service in Bandon town.

**Infrastructure**Road Infrastructure Public Transport and Connectivity

**1.2.22.** Bandon is located within the Strategic Transportation Improvement Corridor linking Cork City with Clonakilty that was designated in the County Development Plan 2009. The proposed study for a bypass of Bandon to be commissioned by the National Roads Authority is presently in abeyance because of national economic difficulties. In addition, the completion of the relief road to the south of the town needs further promotion, and an indicative line showing the route that this road might take is identified on the zoning map for Bandon.

**1.2.23.** The town itself suffers from conflict between through and local traffic and as an interim measure there is a need to find some short – medium term solutions to removing the volume of through traffic from the town. The requirement for a second bridging point in the town is also an important issue in assisting the future direction of growth in the town and its environs. Consideration could also be given to the provision of long term car parks on the edge of the town which could help to relieve the congestion in the town centre.

**1.2.24.** For the most part, industrial and enterprise development is encouraged to develop toward locations that will minimise the adverse impact of additional traffic on the town centre.

**1.2.25.** Public transport in Bandon is solely provided by private and public bus operators. Improved pedestrian and cyclist facilities will also reduce the need for local car journeys by improving opportunities for walking and cycling – especially school journeys and through the promotion of ‘walking buses’.

**1.2.26.** Currently, the majority of the new residential zoned areas are to the north of the Bandon River. When these areas are developed (most have permission), it will result in the majority of the population living north of the river and it will be necessary to improve the linkage of these new areas to the town centre.

Waste Water Infrastructure

**1.2.27.** The WWTP design is deemed adequate for the future needs of the town; however there is an existing deficiency in the hydraulic capacity of the sewerage network in the south of the town. The Bandon Main Drainage (collection system) and Northern environs scheme are at tender document stage. It is estimated that construction of these schemes would take in the region of 2-3 years. Pipe laying works have commenced to service existing and future developments at Upper Coolfadda. Further examination of the design capacity and EPA Licensing is required in order to ensure that the waste water infrastructure is sufficient to accommodate the population growth proposed in this plan.

Water Supply

**1.2.28.** An upgrade of the water supply system is required if land zoned south of the town is to be developed. Since the withdrawal of the service land initiative, there are no current plans to carry out this work.

Surface Water

**1.2.29.** All new development should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDs).

Flooding

**1.2.30.** Parts of Bandon have been identified as being at risk of flooding. The areas at risk follow the path of the Bandon River through the town and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009.

**1.2.31.** In addition, there is a fully funded Flood Relief Project to be carried out in the town. This project is OPW led and is estimated to cost in the region of €9.6 m. The prequalification of consultants has been completed and the necessary surveys are being advanced in parallel.

Broadband

**1.2.32.** Bandon town is currently not serviced by the fibre optic cable service. This issue will need to be addressed in order to maintain Bandon's ability to encourage enterprise and business development in the future.

**Environment and Heritage**Natural Heritage

**1.2.33.** To the west of the town, the river valley forms part of a proposed Natural Heritage Area and has an important ecological value to the area. The steeply sloping river valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape. The N71 to the east of the town is designated as part of the County's network of Scenic Routes (S 64). This plan has been prepared to avoid adverse effects and the SEA / AA process will give further consideration to these issues.

Built Heritage

**1.2.34.** Because of its recognised importance from an historic and architectural perspective, the County Council has designated much of the older part of the town centre as an Architectural Conservation Area. Details of this can be found in Volumes 2 & 3 of the Cork County Development Plan 2009.

**1.2.35.** Throughout the town as a whole, there are 54 buildings or other structures entered in the initial Record of Protected Structures. The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**1.2.36.** Careful conservation of the built heritage linked to sensitive and appropriate new development has the potential to deliver a high quality and unique town centre for the future.

**1.2.37.** The Bandon Action Programme (2008) identified a proposal to promote the historic town wall as a central part of the physical heritage of the town. It puts forward an improvement programme, which includes a number of ways of raising the awareness of the town wall. These include a town wall walk; feature markets, public art and plaques in conjunction with walks; and paving / lighting / plate markers where it crosses roads and footways.

Draft Landscape Strategy

**1.2.38.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Bandon is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be high and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape. These characteristics will assist in the visual impact assessment of large scale development.

Water Quality

**1.2.39.** The Bandon River flows through Bandon onto Innishannon through the valley and continues on before discharging into Kinsale Harbour. The following table summarises information in relation to water quality in the Bandon River.

Bandon River	
Water Management Unit	<i>Bandon-Stick</i>
Waterbody Code	IE_SW_20_2230
Protected Area	Yes
River Status (July 09)	<i>Moderate</i>
Risk Assessment (River body)	<i>At Risk of not achieving good status</i>
Objective	<i>Restore to good status by 2015</i>
Q value	<i>Moderate</i>

**1.2.40.** The draft water management unit (WMU) action plan states that there is insufficient existing capacity and that there is a discharge to a protected area. It is important that adequate treatment capacity exists before future development is permitted. The overall objective for water quality is to restore the water quality to a 'good' status by 2015.

Public Realm

**1.2.41.** In order for Bandon to continue to build on the recent positive trends towards town centre expansion it is critical that the plan makes further progress in identifying and encouraging the redevelopment of opportunity sites, in order to support its ongoing development as a sustainable urban settlement with a healthy and diverse range of retail activities. This is particularly important towards the eastern end of the town, at Pearse Street / Bridge Street and the eastern quadrant generally which has higher vacancy rates at present.

**1.2.42.** Over the last number of years, McSwiney Quay and Market Quay have been transformed through the construction of contemporary mixed use developments, most with ground floor retail, which because of their location address the quay side, heritage, character and style of this area.

**1.2.43.** The Bandon Action Programme also sets out the key requirements and locations for a public realm programme to include treatments such as footpath widening and improved paving / kerbs, tree planting and seating, signage, pedestrian / refuge crossings and corresponding carriageway (calming) treatments. Other proposals include the part pedestrianisation of McSwiney Quay and South Main Street and also for a lorry ban in the town centre however these

proposals are subject to more detailed appraisal in consultation with the local business groups in the town centre.

**1.2.44.** The creation of public civic spaces north and south of the river at the Shambles and Ballymodan Place is also suggested and this should form part of the overall proposals for the town centre area and tie into existing and proposed walkways etc.

**1.3 PROBLEMS AND OPPORTUNITIES**Housing

**1.3.1.** The requirement for additional lands to be identified for residential development in Bandon stems directly from the assessment and survey work carried out in the preparation of this plan and the ability of the towns as the best possible location to assimilate the remainder of the development required to satisfy the targets set out for the electoral area.

**1.3.2.** In identifying locations for development outside of those currently contained in the local area plan, the primary objective is to seek to develop the areas contiguous or closest to the town first and allow the footprint to achieve lower densities out towards the periphery. The ability to serve development with water services, impact on the existing roads infrastructure, flood hazard mapping and accessibility and connectivity to town centre and open spaces are also important considerations.

**1.3.3.** This local area plan carries forward most of the lands previously zoned for residential development, some of which are currently under construction. Taking account of these changes, and the lands carried forward from the last plan, it was also necessary to find lands to accommodate about another 550 units in the town.

**1.3.4.** Using the factors described earlier, it was decided to split the requirement equally to the north and south-east of the town.

**1.3.5.** It should be noted that development in the areas previously designated as open space but allowing for a limited amount of residential development have now been changed to allow for low density residential development. The primary aim behind this objective is to achieve the targets set for Bandon and to allow for a greater mix in house type in the settlement itself.

Employment

**1.3.6.** In assessing the provisions for employment uses in Bandon the primary objective was to look at the lands which were already included in the previous plan and allocate either a business or industrial zoning category to each site. Bandon has established itself as an important service provider and the primary objective for this plan is to continue to provide for a good choice of, in particular, business land to allow this sector to continue to thrive.

**1.3.7.** One particular challenge for this plan is to allow the orderly expansion of the retail base of the town, while ensuring that the vibrancy and vitality of the town centre are maintained. This plan suggests a number of

new town centre sites which are all contiguous to the existing town centre designation. It is envisaged that these sites will help to give the centre of town a better definition and provide opportunities for developing land mark buildings of architectural / design merit and help to improve the attractiveness of the town.

*Infrastructure*

**1.3.8.** As noted in previous sections, some important issues for the town include internal traffic management and the completion of the southern relief road.

**1.3.9.** The possibility of including provision for a Northern By-pass has considerable merit and it is envisaged that this would provide a longer term solution to the traffic management situation in the town. It has also been suggested that this route would form part of a more strategic by-pass of the town based on the National Primary Route Network. More detailed assessment will be required when the funding commitment has been agreed by the respective parties, and a detailed route feasibility study is carried out. A detailed traffic and transportation study is required for the town to consider a second river crossing and alternative options for future traffic management within the town. When this study is completed it is proposed to promote an amendment to the local area plan to protect the routes identified in the study.

**1.3.10.** Another critical factor is accessibility within and around the town, both serving the needs of those carrying out their day to day business and also for those looking for additional recreational options (jogging routes etc). An additional pedestrian bridging point has been identified in the Bandon Action Programme (2008) from the Glasslinn Road to Watergate Street and this is also included in the zoning map for this settlement. It is anticipated that the area around the Glasslinn Road will form an important part of the town centre expansion area and allow for an extension of the river corridor amenity area which was established in previous plans.

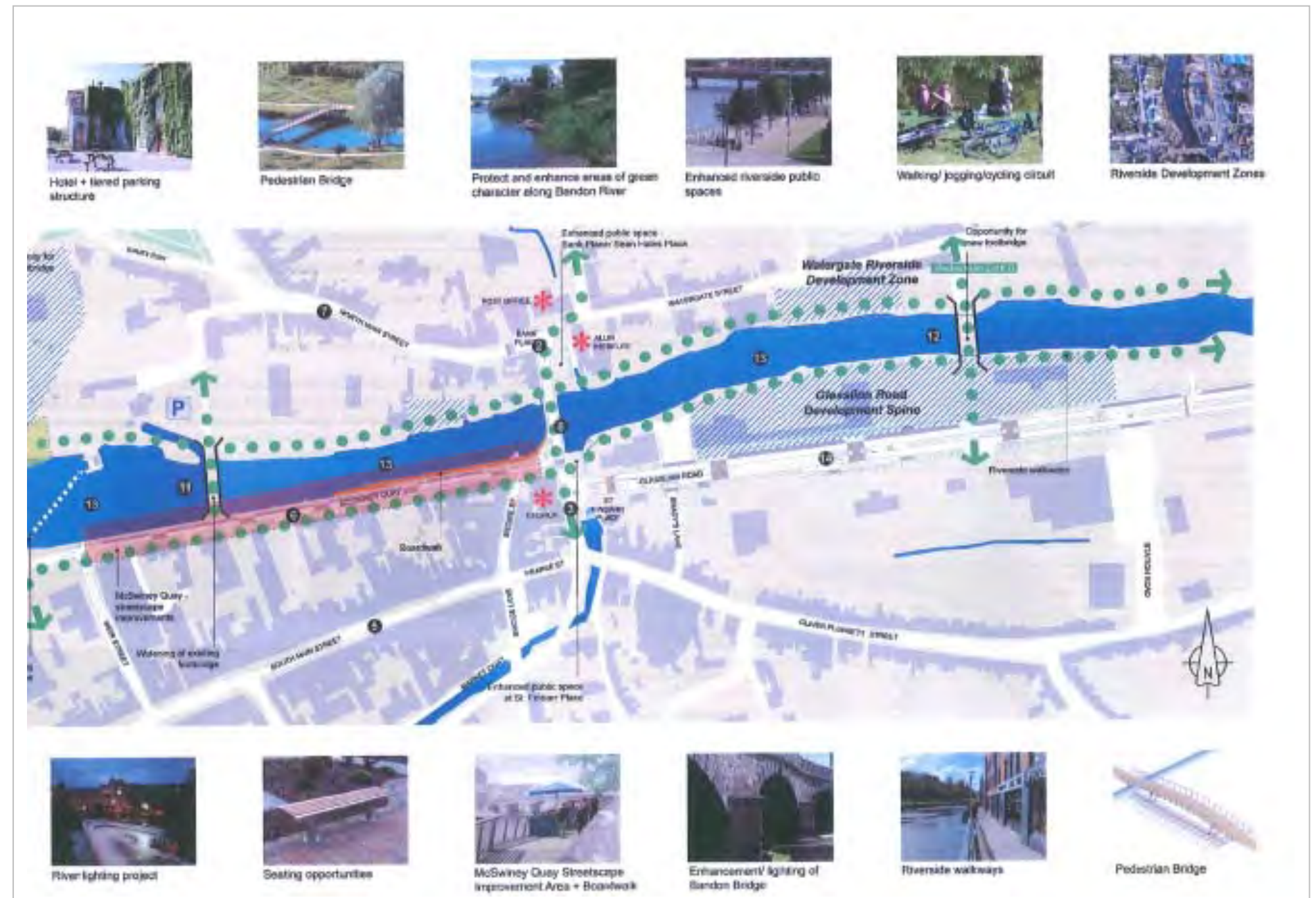


Figure 1.1: Bandon River Corridor  
Extract from the Bandon Action Programme (2008)

**1.3.11.** In terms of the town centre itself, proposals have been made for the improvement of a number of important spaces in the town either through main streetscape proposals or general road improvements.

**1.3.12.** Three public civic spaces have also been identified as having the potential to provide better amenities in the town. These are the Shambles area to the north of the town centre and Ballymodan Place and the Gallows Green to the south of the town. The proposals for these spaces include the provision of tree planting, specialised paving treatment, signage, seating and protective bollards. Some images of the proposals are identified below.

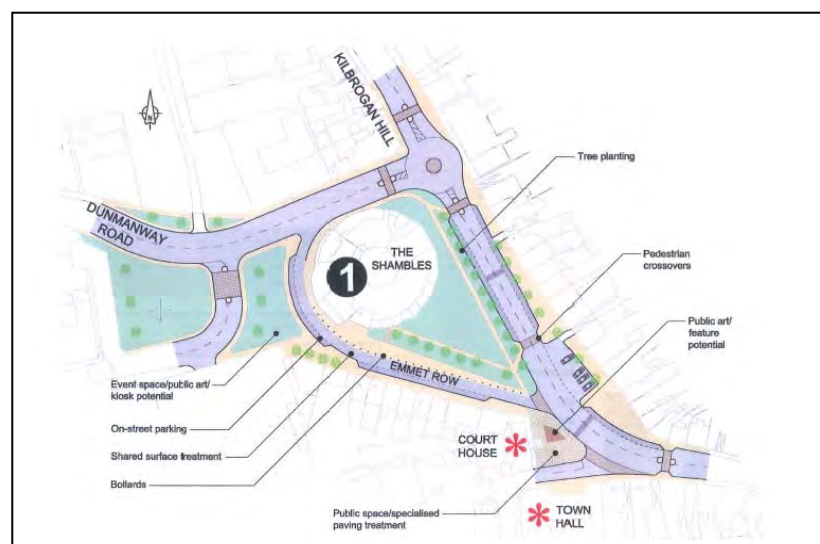


Figure 1.2: The Shambles\*



Figure 1.3: Ballymodan Place\*

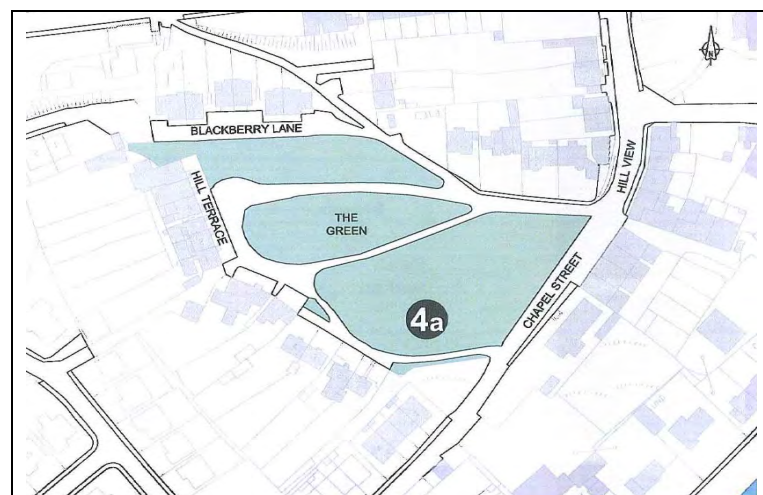


Figure 1.4: Gallows Green

\*Extracts from the Bandon Action Programme (2008)

**1.3.13.** In recent years the main approach to the town from Cork City has become less active with the exception of the new fast food restaurant immediately within the development boundary to the east. A number of sites are now under utilised and it is the intention of the planning authority to encourage their sensitive redevelopment by providing key landmark buildings where appropriate and using the opportunity to provide more commercial / leisure activities including the provision of a hotel, both to suit the passing tourist trade and in addition to service the existing residential population. Where appropriate these sites have been identified on the zoning map for the settlement. A number of road improvements and treatments have been identified in the Bandon Action Programme (2008) and these should be put in place when the necessary funding is available.

*Environment and Heritage*

**1.3.14.** To the west of the town, on the southern bank of the Bandon River, is the Castlebernard Estate. The attractive wooded estate is predominantly used by Bandon Golf Club and there is potential to expand this use and create new opportunities for outdoor recreation. There is also some potential to restore the historic house at Castlebernard with potential for a commercial use such as a hotel. The estate is also recognised for its local walking routes, some of which are included in this plan.

**1.4 PLANNING PROPOSALS**

**1.4.1.** The development boundary for Bandon is tightly drawn to the east and west, ensuring a clear separation between the urban area and the surrounding countryside. Included in this is the Bandon River Valley to the east and the Castlebernard Estate to the west.

**1.4.2.** This plan proposes a number of extensions to the development boundary in order to allow for additional alternative sites for development of both an employment and residential nature.

**1.4.3.** Development on lands directly south of the town is more sensitive, due mainly to its topography. Another important factor is the completion of the southern relief road.

*The Green Belt around Bandon*

**1.4.4.** Outside the development boundary, the land forms part of the Green Belt around Bandon. This plan defines the extent of the Greenbelt around Bandon – see section one of this plan for more detail.

**General Objectives**

**1.4.5.** Over the lifetime of this plan, it is envisaged that there will be substantial housing and employment growth in Bandon consistent with the objectives for the settlement set out in the County Development Plan, CASP and CASP Update. The town’s 2020 target population is 7,379 requiring the provision of an additional 233 dwellings, taking account of both the units built since the 2005 LAP and those for which permission has been granted. This plan does however make provision for additional lands to be identified for residential development in Bandon because of the ability of the town to assimilate a proportion of the remainder of the development allocated to the electoral area.

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to plan for development to enable Bandon to achieve its target population of 7,379 persons by 2020.
DB-02	a) In order to secure sustainable population growth proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-03	It is an objective that all new development should be located within the development boundary of the town established by this plan and which defines the extent to which Bandon may grow during the lifetime of the plan.

Objective No.	<u>Development Boundary Objectives</u>
DB-04	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

**1.4.6.** The publication of the Bandon Action Programme (2008) has some significant implications, for traffic management and public amenity in the town. Implementation of a number of the recommendations of that study will be key to unlocking the rejuvenation and expansion of the town centre as well as facilitating the establishment of a number of key public realm spaces.

Objective No.	<u>Development Boundary Objectives</u>
DB-05	It is an objective to implement the appropriate and sustainable recommendations of the Bandon Action Programme (2008) in a sustainable manner particularly with regard to local improvements which can provide immediate benefits to traffic movements.
DB-06	It is also an objective to seek the implementation of the Bandon River Corridor as outlined in the Bandon Action Programme as the key natural amenity in the town.
DB-07	It is also an objective to seek the improvement of a number of public open spaces, including the Shambles and Ballymodan Place.

#### **Residential Areas**

**1.4.7.** Some of the sites zoned for residential use have been developed since the adoption of the last local area plan. These sites (or part of these sites) now form part of the built up area of the town. Construction has ceased on a number of sites, particularly to the north of the town and a good proportion of units remain vacant.

**1.4.8.** This plan carries forward practically all of the undeveloped sites which were previously zoned either in the last local area plan or in the amendments which were adopted in June 2005.

**1.4.9.** In addition, some of the sites particularly on the more peripheral parts of town which were zoned for open space with limited provision for housing have now been zoned for residential development so as to make

best use of the land in the future. The function of these sites is to provide for a good mix of units particularly at lower densities.

**1.4.10.** The overall aim of this plan to secure the development of 1,687 new dwellings in Bandon between 2010 and 2020 in order to facilitate the growth of the town’s population and fit in with the overall strategy for the electoral area.

**1.4.11.** Taking account of development already completed, under construction, or with permission, lands have been designated in this plan to provide for about 2,471 additional dwellings in total.

**1.4.12.** These will be provided through the development of land for which planning permission has already been granted and by the development of land designated for development in this plan.

**1.4.13.** The housing strategy states that on zoned lands, 20% of new residential development is to be reserved for social and affordable housing. For Bandon, the strategy requires that up to half of that reserved land will be used for the provision of social housing.

**1.4.14.** The specific residential zoning objectives for Bandon are set out in the following table:

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-01	Medium A density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern, eastern and western boundary.	10.3
R-02	Medium B density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern and western boundary.	5.3
R-03	Medium A density residential development.	5.7
R-04	Medium A density residential development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	13

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-05	Medium B density residential development.	1.1
R-06	Medium A density residential development. This development should make provision for an overall landscaping plan to minimise the visual impact. A mix of house types is required and provision must be made for connectivity with the site to the south and X-01 site to the west.	17.4
R-07	Medium B density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the western boundary.	6.1
R-08	Medium A density residential development to include provision for two primary schools (2.32 hectares) with screen planting.	7
R-09	Medium A density residential development with provision for serviced sites. The overall proposal for this development is to include provision for an overall landscaping plan to minimise the visual impact of this development particularly along the eastern boundary. A mix of house types is required and this development must make provision for possible connectivity to the west and north.	7.1
R-10	Medium A density residential development.	1
R-11	Medium A density residential development.	1.2
R-12	Medium A density residential development.	1
R-13	Residential care facility development and uses complementary with the adjoining Bandon Community Hospital.	1.8

Objective No.	<b>Residential</b>	Approx Area (Ha)
R-14	Medium B density residential development to include a primary school (1.14ha), with provision for a landscaping plan which incorporates a high quality boundary. Any development on this site should be accompanied by a traffic impact assessment and a road safety audit.	3.6
R-15	Medium B density residential development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	3.7
R-16	Medium A density residential development. This development of this site will require the realignment of the road to the east of the site and should also include the provision of a pedestrian footpath and cycleway to the town.	11.6

**Industry**

**1.4.15.** Separate provision has been made in this plan for industrial uses and business uses. Industrial uses include both stand alone and general industry including warehousing and distribution.

**1.4.16.** On the northern side of the town, provision has been made for the expansion of an existing area of food related industry, and this area should include a suitable buffer zone for the existing residential development to the west.

**1.4.17.** Provision has also been made for the development of an extension to the Donpack Business Park to the east of the town and in addition the site designated for office based industry has been retained to the north of the relief road.

**1.4.18.** The specific industrial zoning objectives for Bandon are set out in the following table:

Objective No.	<b>Industry</b>	Approx Area (Ha)
I-01	Food related industry. The development of this site should include a suitable buffer and landscaping screen to the west and south to protect the existing residential amenities.	2.9
I-02	Industrial estate development suitable for small to medium sized industrial units. Site shall be served by a single access. In depth screen planting to be provided along the eastern and southern site boundaries. Any development on this site shall be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.	15.5

**Business Areas**

**1.4.19.** The construction of the relief road to the south of the town has created opportunities for this class of development in locations that will minimise the adverse impact of additional traffic on the town centre.

**1.4.20.** Whilst it is intended that the town centre will continue to be the principal focus for retail and commercial activity, provision has been made for modest extensions to the four main established primarily commercial areas outside the town centre. Provision has also been included in these zones for the development of a new hotel.

**1.4.21.** The specific business zoning objectives for Bandon are set out in the following table:

Objective No.	<b>Business</b>	Approx Area (Ha)
B-01	Extension to existing co-operative business development.	3
B-02	Business development suitable for small to medium sized industrial units. Site shall be served by a single access. In depth screen planting to be provided along the northern, eastern and southern site boundaries.  Any development on this site shall be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.	5.7

Objective No.	<b>Business</b>	Approx Area (Ha)
B-03	Maintain the existing general business development.	3
B-04	Business development. The development of this site will require the realignment of the road to the east of the site and should also include the provision of a pedestrian footpath and cycle lane to the town. Any development on this site should be accompanied by a traffic impact assessment and road safety audit.	6
B-05	Business development. Access should be from the local service road to the west of the site rather than off the Relief Road. Any development on this site should be accompanied by a traffic impact assessment and road safety audit.	3.2
B-06	Business development including the provision of a landmark building on this site, possibly a hotel. Careful consideration should be given to development on the more elevated lands. This is a prominent site and good landscaping is considered to be important particularly along the southern and eastern site boundaries. Access to the site should be from the local road to the west of the site rather than off the relief road. Any development on this site should be accompanied by a traffic impact assessment and road safety audit.	10.3
B-07	Business development to include in depth screen planting along the western, southern and eastern site boundaries. Any development on this site shall be accompanied by a Traffic and Transportation Assessment and Road Safety Audit.  Any development proposals in this area may require an archaeological impact assessment including geophysical survey.	8.1

Objective No.	<b>Business</b>	Approx Area (Ha)
B-08	Business Development. A detailed landscaping scheme which makes provision for retention of existing boundary woodland shall be submitted as part of any future development. A traffic and transportation plan should be prepared and the provision of appropriate water and waste water treatment systems.	

**Town Centre / Neighbourhood Centre**

**1.4.22.** The exceptional stock of Georgian and Victorian buildings that characterise the town centre and form the basis of the Architectural Conservation Area require an innovative approach to the management of development pressure in the future. It is considered essential to the continued vitality of the town that the established town centre should continue to be the focus of retail and commercial activity. The completion of the relief road, the main streetscape proposals, general road improvements and the public civic spaces outlined in the previous section when implemented should add greatly to the town centre environment.

**1.4.23.** This plan designates three additional areas to allow some future expansion of the town centre. It is envisaged that this will take the form of mixed use developments to include retail, housing, office based industry, community, civic and entertainment uses. The Guidelines allow for a justification test for development plans. Bandon is identified for growth in the County Development Plan. Where, as part of the preparation and adoption or variation and amendment of a development plan a PA is considering the future development of areas in an urban settlement that are at a high risk of flooding certain criteria must be satisfied. This justification adheres to all the principles as the Planning Authority is promoting the expansion of the town centre, it is facilitating the regeneration and expansion of the centre as it is essential to expand the centre of the urban settlement. The Town Centre expansion is within the core of the urban settlement and will be essential in achieving compact and sustainable urban growth. The objectives relating to these lands require that any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines.

**1.4.24.** The specific town centre zoning objectives for Bandon are set out in the following table:

Objective No.	<b>Town Centre / Neighbourhood Centre</b>	Approx Area (Ha)
T-01	This area denotes the existing built footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	17.1
T-02	To facilitate retail expansion of the town centre, careful consideration needs to be given to the overall design of this landmark site on the approach to the town centre. It is important that the overall scheme fits into the surrounding riverside amenity (including proposed walkways and pedestrian bridge). Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.3
T-03	To facilitate the expansion of the town centre. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.7

Objective No.	<b>Town Centre / Neighbourhood Centre</b>	Approx Area (Ha)
T-04	To facilitate the expansion of the town centre. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.5

**Community / Utilities**

**1.4.25.** The plan includes provision for an extension to the existing cemetery on the southern side of the town. In addition, the remainder of the relief road is identified on the zoning map. Pedestrian walkways are proposed from the town park on the northern side of the river to the town centre and along both banks of the river.

**1.4.26.** The specific community / utilities objectives for Bandon is set out in the following table:

Objective No.	<b>Community</b>	Approx Area (Ha)
C-01	Cemetery extension.	1.9

Objective No.	<b>Utilities</b>	Approx Area (Ha)
U-01	Provision for the completion of relief road.	-
U-02	Develop pedestrian walkway and cycleway from town centre, through X-01, town park and through R-04 site, R-03 up to the southern boundary of R-02.	-
U-03	Maintain and where possible extend the pedestrian walk and provide cycleway along river bank.	-
U-04	Maintain and where possible extend the pedestrian walk along river bank to the Cottage Road Wood.	-



**Open Space and Agriculture**

**1.4.27.** The principal areas designated as proposed open space in this plan are carried forward with some minor modifications from the previous local area plan and some form part of the floodplain of the Bandon river to the west of the town. The town park is also distinguished in this category as an important piece of open space in the town. Finally the Gallows Green open space is also identified in the southern part of the town as an important public open space.

**1.4.28.** These areas are not suitable for development and can provide important facilities for informal recreation often in parallel with their existing agricultural use.

**1.4.29.** The specific open space & agriculture zoning objectives for Bandon are set out in the following table:

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-01	Maintain and protect the amenities in the town park. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.8
O-02	Active open space for informal public recreation including the provision of an amenity walk. Parts of this open space form the floodplain for the River Bandon. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	11.1

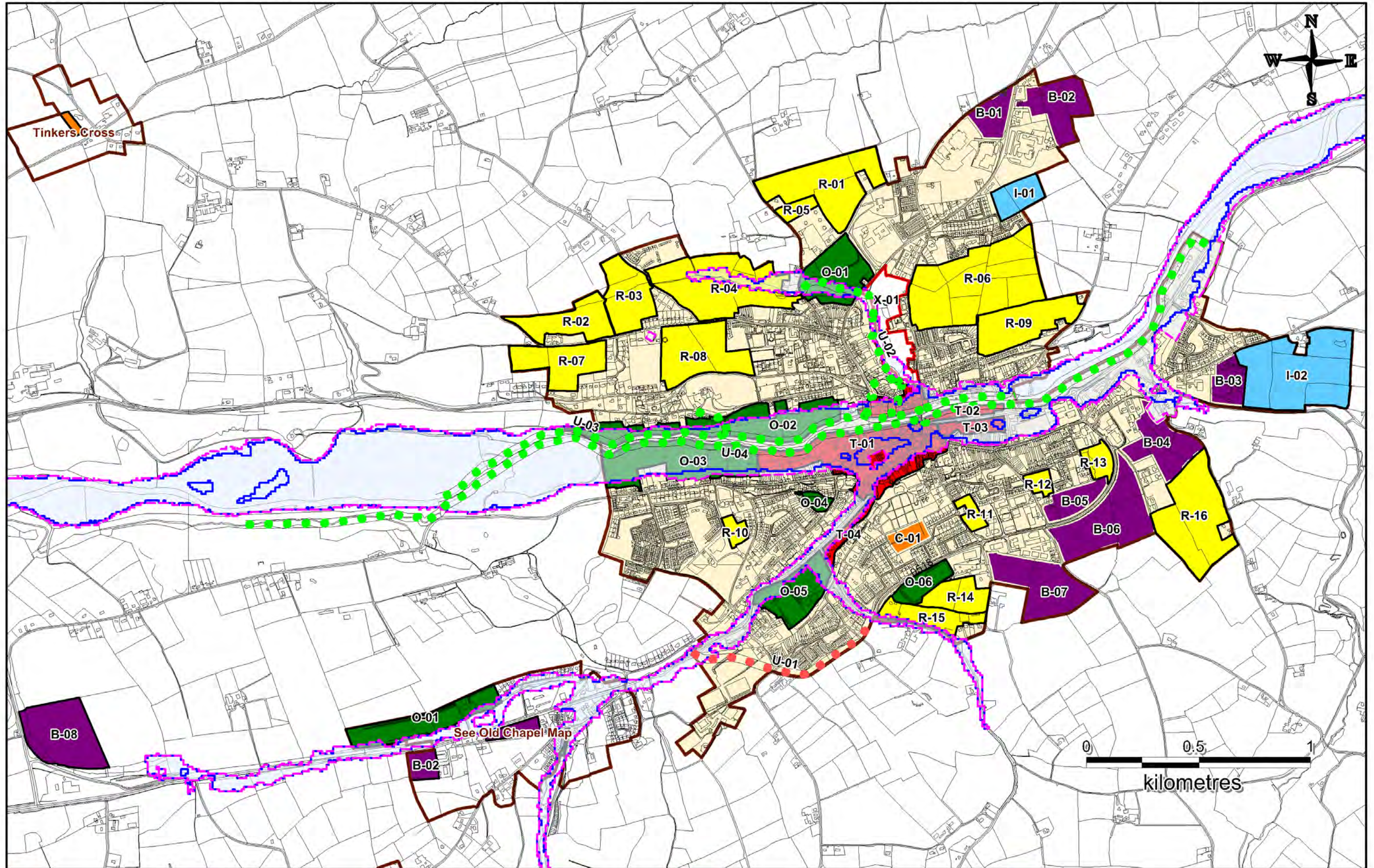
Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-03	Active open space for informal public recreation including the provision of an amenity walk. Parts of this open space form the floodplain for the River Bandon. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	10.3
O-04	Upgrade and enhance the Gallows Green public open space.	0.8
O-05	Maintain playing fields (GAA). Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.7
O-06	Maintain playing fields.	2.5

**Special Policy Areas**

**1.4.30.** This special policy area refers to lands that were formally designated as residential and open space and form an important part of the spine of the town to the north and adjacent lands. The topography of the site is difficult and there is an existing permission for residential development on the lands to the south. Nevertheless, it is considered important to highlight the importance of allowing the potential for a mix of uses on this site, and by encouraging an alternative access spine from the town park through the site to the town centre. In this regard an element of active open space could be considered, a skate park or other facilities for all age groups. Further residential development with a limited amount of town centre and business uses could also be considered.

**1.4.31.** The specific special policy area zoning objectives for Bandon are set out in the following table:

Objective No.	Special Policy Areas	Approx Area (Ha)
X-01	Notwithstanding the extant planning permission on these lands, consideration may also be given to an overall proposal for the development of a new spine to the north of the town centre, to include residential, limited town centre retail (at an appropriate scale so as not to conflict with the existing town centre) business and open space uses. It is important that the pedestrian walkway along the western boundary of the site is implemented and good permeability and landscaping of this site are considered essential. It will also be important that adequate provision of on site car parking is provided so that the development protects the residential amenities of the surrounding area. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.9



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





## 2 Kinsale Environs

### 2.1 VISION & CONTEXT

The overall strategy aims to provide for additional residential and business development in the settlement of Kinsale but to do so within its scenic coastal setting and continue the promotion of its special heritage, marine and tourism functions. It is also important that the infrastructure projects planned for the town are carried out. Most of Kinsale is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

#### Strategic Context

**2.1.1.** In this Local Area Plan, Kinsale is identified as a Main Settlement within the Bandon Electoral Area, while retaining its status as a ring town in the overall strategy as outlined in Volume 1 of the Cork County Development Plan 2009.

**2.1.2.** It is an objective of the County Development Plan 2009 to protect and enhance the natural and built heritage assets of the town for appropriate development and to facilitate the development of the town as one of the county's principal tourist attractions, consolidating and regenerating the built developed area within its scenic and coastal setting.

**2.1.3.** Kinsale is located within the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**2.1.4.** Most of the built-up area of Kinsale is administered by Kinsale Town Council. This is a separate planning authority and prepares their own development plan for its jurisdiction. The latest development plan for Kinsale town was adopted in June 2009.

#### Local Context

**2.1.5.** Kinsale Town is a picturesque town that sits attractively on the estuary of the Bandon River. The town has a rich historical environment and acts as an attractive tourist market and service centre for its surrounding hinterland. It is known internationally for its restaurants and leisure activities including yachting (with the local yachting marina) sea angling and golf.

### 2.2 PLANNING CONSIDERATIONS

#### Population

**2.2.1.** The 2006 Census of population recorded a population of 4,099 for Kinsale. The 2020 population target for the town is 4,519 an increase of 420. This translates into growth in households of 555 bringing the total households to 1,949 by 2020. In order to accommodate this increase in households it is estimated that an additional 722 dwelling units will need to be provided.

Kinsale Population and Households 2006-2020				
Kinsale	2002 Census	2006 Census	2020 Target	Growth 2006-2020
Population	3,554	4,099	4,519	420
Households	1,158	1,394	1,949	555

#### Housing

**2.2.2.** During the period 2001-2010 An Post Geo-directory estimates that the growth in houses in Kinsale was about 830 units. This growth seems to have been relatively steady over the 10 year period.

Houses in Kinsale 2001-2010				
	2001	2005	2010	Growth
Housing	1,317	1,826	2,147	830

**2.2.3.** The Outline Strategy document identified a new house construction target for Kinsale of 722 units. In Kinsale, the situation regarding housing provision is also influenced by the number of units completed between 2006-2010, which is 282. In addition, the number of

outstanding commitments for Kinsale is 856 units (388 of which were identified in the Kinsale Town Council <sup>1</sup> area.

**2.2.4.** The following table provides a summary of the main housing requirements in Kinsale to 2020.

Kinsale Summary of Housing Requirements 2020				
	New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant and under construction	Outstanding planning permissions	Additional New Development Required to 2020
Kinsale	722	282	856	0

**2.2.5.** Whilst additional land is therefore not required to achieve the 2020 target, there is a requirement for additional lands to be identified to help address the need to regulate development in the villages and rural areas of the CASP Ring in line with the CASP Update.

**2.2.6.** The Cork Area Strategic Plan suggested that relatively low growth would be more appropriate for Kinsale to reflect the very sensitive townscape and landscape setting and to protect the local tourist industry. However on balance it is noted that as the second main settlement within the Bandon Electoral Area, Kinsale also has had recent investment in its waste water infrastructure making it an attractive location for a proportion of the overall growth. This is discussed in greater detail in the following sections of the plan.

#### Employment and Economic Activity

**2.2.7.** Kinsale is designated as a district employment centre largely because of the important role that the tourism economy plays in this part of the county. The desired jobs target for Kinsale is in the region of 2,864 jobs for the year 2020 which is an estimated 300 jobs over the present actual jobs figure recorded in 2006 which was 2,564 jobs.

**2.2.8.** In previous plans for the town there was 10 ha of land zoned for employment uses in the environs of Kinsale. By 2008 when the area was surveyed again a total of 3ha had been taken up. There are a number of established employment areas in the town including the prominent Henry Good site which has undergone recent modernisation.

<sup>1</sup> The Kinsale Town Plan (2009) estimates that a minimum of 388 dwellings will be added to the current observed housing stock over the course of the plan period. (These units were granted, un-built or unoccupied as of June 2008).

**2.2.9.** The 2006 Census Travel to Work data indicates that Kinsale Town needs more jobs to reduce its dependence on commuting to other locations for employment. The Eli Lilly plant in Dunderrow also provides a more local source of employment for people living in Kinsale. The town and environs need to continue to attract employment on a scale that brings a greater balance between employees and jobs and thereby help to reverse the unsustainable travel to work patterns. Clearly this will be achieved partly by expansion of the existing tourism sector, pharmaceutical plant and the continued development of local enterprises. In addition, it is recognised that the long term economic strategy for Kinsale will need to explore opportunities in light manufacturing, design, IT, financial and agricultural / mariculture based businesses.

**2.2.10.** As mentioned previously tourism is a significant part of the local economy in Kinsale. Not surprisingly there are other supporting services in the town such as a range of restaurants, cafes, museum, art gallery and a tourist office. The Carlton hotel and C Spa opened in 2007 and there is a new 102 bedroom hotel (with a number of retail units) proposed within the town centre. This is a land mark development for the town and will also include a board walk which will be open to the public.

**2.2.11.** An important part of the tourist attraction in Kinsale is the harbour and the marine, commercial and leisure activities associated with the harbour. The town plan notes that there is potential to further develop water based tourism in Kinsale, particularly in the vicinity of Scilly Dam by placing a lock gate / weir in the vicinity of the dam to retain water thus enabling it to be more effectively used for marine leisure and mooring facilities. Currently there is a very high demand for berthing facilities in Kinsale and the development of an additional marina would help to meet the current demand.

**2.2.12.** In recent years, a series of annual events and festivals including the Kinsale Rugby Sevens, Kinsale Point to Point, Kinsale Arts Week, Kinsale Comedy festival, Kinsale Jazz fringe Festival and Kinsale Gourmet Festival have added significant revenue to the local tourist economy.

### **Community Facilities**

#### Education

**2.2.13.** There are 5 Primary schools in Kinsale, St John's National School, St Josephs National School, St Multose National School, Gaelscoil Chionn tSáile and Summercove National School. These schools cater for a combined student population of about 500 pupils. Some of the schools have temporary accommodation facilities in order to cater for current student numbers.

**2.2.14.** Since the review of the last plan the Gaelscoil Chionn tSáile which is a co-ed national school, has opened in temporary accommodation. This plan identifies the current location of the school at Cappagh on the zoning map for Kinsale and also allows for some extension to the rear of the current facilities.

**2.2.15.** The Council strongly supports the provision of a new primary school to replace the existing school in Summercove. It is considered that such a site should be identified on the basis of location, linkages and convenience to existing residential areas.

**2.2.16.** At secondary school level, Kinsale Community School caters for Kinsale and its local catchment. It is currently at capacity with about 750 students some of which are accommodated in temporary accommodation on site. There is no indication that a new second level school is likely to be required in Kinsale during the life time of this plan.

**2.2.17.** Where possible, local walking buses and other initiatives to encourage pupils to walk to school should be explored, particularly where newer schools are located in close proximity to established and new housing estates. These factors should be considered at the outset in the overall layout and design of the estates and road safety measures should be given the utmost priority.

#### Sports and Recreation

**2.2.18.** There are a number of sports clubs in Kinsale with their own specific accommodation needs. Kinsale AFC has two soccer pitches on site with changing rooms and toilet facilities in a portacabin on site. The local GAA have two playing pitches at Barrett Park which has purpose built changing rooms and toilet facilities. Kinsale RFC has grounds at Snugmore which is located about 2 miles outside Kinsale Town. There are two full size pitches and one training pitch and a club house which has four dressing rooms, full bar and catering facilities. Kinsale tennis club also have accommodation at Snugmore.

**2.2.19.** Currently, there is no public swimming pool or main central location for meetings and sports activities in the town. There are however leisure facilities including swimming pools within some of the hotel complexes in the town.

**2.2.20.** In order to develop a coordinated project to secure a public recreational facility for the town the Kinsale Rural District Community Association Ltd (KRD) was formed in 2000. A 4.04 ha site has been provided by Cork County Council at Cappagh – which is located across the road from the Kinsale Community School. The project when complete will include a community hall, sports hall, meeting rooms, dance studio, all weather outdoor pitches, running track and a 25 metre swimming pool. To date, phase 1(a) has been completed with bookings currently being taken for 5-aside pitches, tennis court & basketball court.

**2.2.21.** In addition, it is an objective of the Kinsale Town Plan to provide a new Town Park located to the west of Farm Lane. It is proposed that it would be an active open space with amenity facilities and these would be provided as part of a new landscaped town park for Kinsale. The County Council also operate a library service in the town.

**2.2.22.** It is also intended to examine the requirement for an extension to the graveyard in Kinsale.

### **Infrastructure**

#### Road Infrastructure Public Transport and Connectivity

**2.2.23.** The Kinsale Transportation Plan was finalised in July 2009 and identifies a number of short, medium and long term measures which need to be implemented. The following are considered to be crucial to the development of Kinsale, particularly the town centre itself and are capable of implementation in the short term;

- Construction of the Waterfront link road,
- Junction measures,
- Town centre traffic management changes,
- Revised parking provision both on street and off street and improved parking management and
- Localised improvement measures outside the town centre.

**2.2.24.** The implementation of these measures will help to improve the environment for public transport movements, especially pedestrian and cyclist movements within the town and will also improve the public realm generally.

**2.2.25.** The transportation plan also identifies improvements to the alignment to the R605-607 (part). The main proposals for the development of the wider road network providing access to Kinsale are as follows:

- **Development of the Kinsale Northern Relief Road:** This scheme would require an upgrade of the existing Northern Relief Route with some new construction to connect to the R605 Bandon Road. This road will significantly reduce through traffic in Kinsale Town Centre;
- **Supporting junction improvements:** A number of new junctions and junction upgrades are required at where the proposed infrastructure connects with existing roads and access points; and
- **Western Relief Road:** This route would provide additional connectivity for the west of Kinsale Town from the R600 and further reduce through traffic issues in Kinsale. The Western Relief Road would be a new road, commencing at the R605 Bandon Road and travelling southwest to intersect with the Cappagh Road and the R606.

**2.2.26.** It should be noted that a number of route options have been identified for the western relief road and the preferred route will emerge following a full route feasibility study, public consultation and preliminary design and a full environmental and economic study to determine the most appropriate alignment.

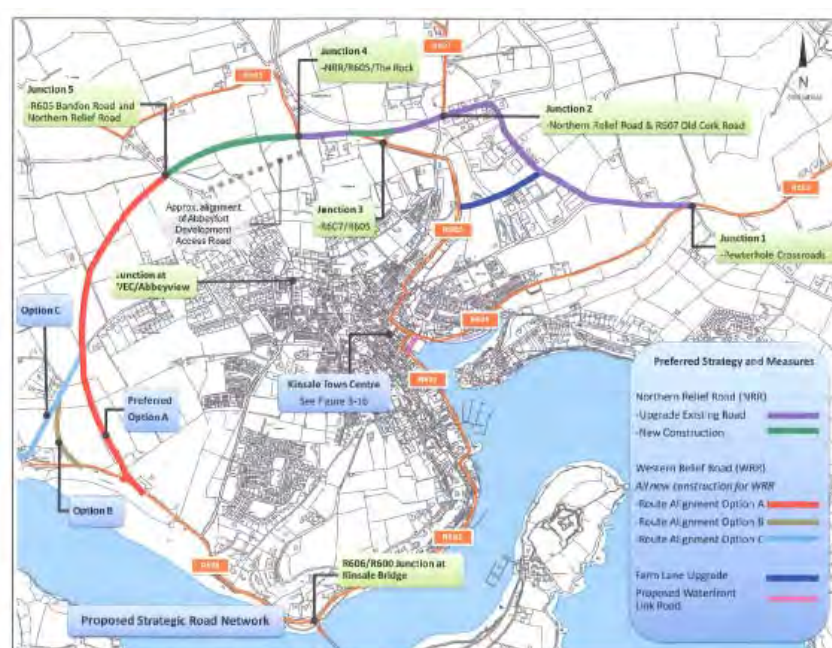


Figure 2.1: Extract from the Kinsale Transportation Plan 2009

**2.2.27.** In addition it is also proposed to upgrade the Farm Lane local road, which is also identified on the zoning map. This will require the upgrading of the existing road and the construction of a new section of road which will provide better access to the lands identified in the Kinsale Town Plan as the proposed town park.

**2.2.28.** Promoting local recreation walks is also an important part of the plan, it is important that the recreational walks recently constructed are enhanced and protected. Where parts of the walks are not yet completed it will be important that they are identified and their completion is promoted in this plan.

**2.2.29.** Public transport to and from the town is provided by Bus Eireann, with the number 249 from Garrettstown to Cork City providing a service in excess of ten times a day Monday to Saturday, with a further five buses on Sunday. Rail services to the town ceased in the 1930's resulting in the closest rail link being Kent Station in Cork City.

**2.2.30.** In terms of walking and cycling, the historic streetscape in Kinsale is highly permeable for pedestrian movement creating a safe environment. The Kinsale Town Plan highlights a number of development objectives which seek to enhance the pedestrian and cycling environment of Kinsale for its residents and tourists alike.

**2.2.31.** In relation to car parking within the town centre, the Kinsale Town Plan contains policy statements to establish a network of car parks at strategic entry and central points in the town centre and also to encourage the use of underground car parking as part of major developments. In addition, a new tiered parking system by location is

proposed with car parking within the town centre having higher tariffs than those on the edge of town.

#### Waste Water Infrastructure

**2.2.32.** The waste water collection system constructed as part of the Kinsale Main Drainage is now complete. Construction of the New Waste Water Treatment Plant and the Kinsale Storm Holding Tank is ongoing. The plant is to have a population equivalent of just under 10,000 (P.E.) providing some capacity for the planned level of development and there is room for future expansion on the site.

#### Water Supply

**2.2.33.** Drinking water is supplied from two different sources. Additional reservoir storage and a general upgrading of the scheme is required. Water supply improvements are required to service land that is currently zoned for development.

#### Surface Water

**2.2.34.** All new development should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDs)

#### Flooding

**2.2.35.** Parts of Kinsale have been identified as being at risk of flooding. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**2.2.36.** The surface water drainage networks within Kinsale Town generally perform adequately, however some areas in the lower portions of the town have experienced flooding due to excessive rainfall coupled with a high tide, The Long Quay and the Glen area. Kinsale Town Council and Cork County Council recently commenced works on the Kinsale Main Drainage scheme to alleviate flooding problems in vulnerable locations. This drainage network comprises of several separate systems and will discharge at a number of locations including Scilly Dam, Pier Road and Denis' Quay.

**2.2.37.** The 'Indicative Flood Extent Map' shown as part of the zoning map for Kinsale may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, consider the need to undertake Stage 1 of the site-specific flood assessment process set out paragraph 1.8.19. in order to address any uncertainty in relation o flood risks before submitting an application for planning permission"

#### Broadband

**2.2.38.** Kinsale was one of the towns selected under the Regional Broadband Scheme and works including the main civil works for the Broadband Project are complete.

#### Environment and Heritage

##### Built Heritage

**2.2.39.** Kinsale town is characterised by a combination of medieval buildings and a number of 19<sup>th</sup> and 20<sup>th</sup> century developments including some minor infill developments on the hill side. One of the main characteristics of the built environment of the town is its narrow streetscape of compact and dense development. Its unique heritage and success as a tourist destination has seen it formally recognised by Fáilte Ireland as a Heritage Theme Town.

**2.2.40.** Kinsale Town Council has identified an Architectural Conservation Area (ACA) which was designated following research and a full architectural appraisal. This area is partly characterised by its hard landscaping including elements such as stone paving, stone steps, cobbles, tiling, gravelled or paved avenues, planting boxes and kerbs.

**2.2.41.** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

##### Natural Heritage

**2.2.42.** James' Fort, which juts into Kinsale Harbour is a proposed Natural Heritage Area (Site Code pNHA – 1060). Much of the surrounding landscape is scenic, with a number of scenic routes traversing the coastline (S62 and S61). This plan has been prepared to avoid adverse effects on these important sites and the SEA and AA processes will give further consideration to these issues.

**2.2.43.** The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is *very high*, the landscape sensitivity is *very high* and the landscape importance is at a national level. While many of the areas along this landscape type are remote, the presence of a viable tourist industry has sustained and steadily increased the population. These characteristics will assist in the visual impact assessment of large scale development.

##### Water Quality

**2.2.44.** The Bandon River flows through Bandon onto Innishannon through the valley and continues on before discharging into Kinsale Harbour. The following table summarises information in relation to water quality in the Bandon River.

Bandon River	
Water Management Unit	<i>Bandon-Stick</i>
Waterbody Code	IE_SW_20_2230
Protected Area	Yes
River Status (July 09)	<i>Moderate</i>
Risk Assessment (River body)	<i>At Risk of not achieving good status</i>
Objective	<i>Restore to good status by 2015</i>
Q value	<i>Moderate</i>

**2.2.45.** The draft water management unit (WMU) action plan states that there is insufficient existing capacity and that there is a discharge to a protected area. The overall objective is to restore the water quality to a 'good' status by 2015. It is anticipated that the improvements to the waste water treatment in the town will help to achieve this. It will also be important to ensure that adequate treatment capacity exists before future development is permitted.

### 2.3 PROBLEMS AND OPPORTUNITIES

**2.3.1.** Clearly there are physical constraints which will influence the future direction of growth in the town. These physical constraints are also the natural features that have contributed to its success, and are found within and around its spectacular scenic and historic harbour and dominate the southern and eastern boundaries of the town.

**2.3.2.** To the east, it is important that the attractive entrance to the town is maintained. Previous plans identified the 'green fingers' of land outside of the development boundary separating the villages of Scilly and Summercove from the main town and their importance to the general setting of the town. It is the intention that this policy would be carried forward in this plan. The development boundary heading from the town in an easterly direction out towards Charles Fort identifies the existing built footprint that has been inherited from previous plans. Outside of the development boundary the Scenic Landscape and Rural Housing Control Zone policies apply as set out in the County Development Plan 2009.

**2.3.3.** During the last plan period, many development opportunities to the south of the town were explored and most of these developments have been built. The old shirt factory site, currently outside of the development boundary currently has permission for the development of offices, and it is the intention of this plan to include it within the development boundary in accordance with its permission.

#### Housing

**2.3.4.** As stated in previous sections, the requirement for additional lands to be identified for residential development in Kinsale stems directly

from the assessment and survey work carried out in the preparation of this plan and the ability of the towns as the best possible location to assimilate the remainder of the development required to satisfy the targets set out for the electoral area.

**2.3.5.** In identifying locations for development outside of those currently contained in the local area plan, the primary objective is to seek to develop the areas contiguous or closest to the town first and allow the footprint to achieve lower densities out towards the periphery. The ability to serve development with water services, impact on the existing roads infrastructure, flood hazard mapping and accessibility and connectivity to town centre and open spaces are also important considerations.

**2.3.6.** This local area plan carries forward most of the lands previously zoned for residential development, some of which are currently under construction. Taking account of these lands it was also necessary to find lands to accommodate about another 700 units in the town. It is anticipated that about 200 of these units could be accommodated in the town council area where a number of brownfield opportunity sites have been identified and therefore the requirement of the local area plan is to find lands for an additional 500 units.

**2.3.7.** In order to cater for this additional residential development it is proposed to identify additional lands to the north of the town. There are however important issues that need to be addressed in terms of both accessibility and road improvements and also service provision in developing these lands.

#### Employment

**2.3.8.** Another prominent site that currently provides an important employment and economic function in the town is Henry Good Millers. This part of the town is a good location for business uses and consideration could also be given to the provision of some tourist related or other business related development on this site, should such an opportunity arise during the lifetime of the plan.

**2.3.9.** There has been some pressure, because of congestion, car parking problems and the lack of development opportunities, for some primarily convenience retail activities to seek relocation from the town centre to edge of town locations. These proposals have been resisted on a large scale, as such developments could seriously undermine the vitality of the town centre itself. Close cooperation is needed between the County Council and Kinsale Town Council in order to maintain the vitality of the town centre, and the Kinsale Town Plan also includes policies and objectives in this regard.

**2.3.10.** Kinsale retains a high profile as a location where many people wish to live and ideally work and recreate. While it is primarily driven by a strong tourist market, future development has always been at a lower level in comparison with the other ring towns. One challenge for this plan is therefore to manage pressure for residential development so as to prevent suburbanisation destroying the character of the town on which its tourist and international profile is based.

**2.3.11.** The inner harbour, which lies within the jurisdiction of the Town Council, functions as both a commercial port and also as a centre for marine based leisure. It has been stated in previous plans that the re-location of commercial port activities may be necessary and a council study has identified the potential of Middle Cove, which lies within the jurisdiction of Cork County Council, in this context.

#### Infrastructure

**2.3.12.** The Kinsale Transportation Plan has identified a number of key improvements including the development of the Kinsale Northern Relief Road. This scheme would require an upgrade of the existing Northern Relief Route with some new construction to connect to the R605 Bandon Road. Aside from the benefits that this route will bring to the town centre by reducing the amount of through traffic, it is essential that this road is constructed in conjunction with, or before the new residential area to the north of the town is built. This will also require the upgrading of a number of junctions along this route, including the R600 junction at Pewterhole Cross.

**2.3.13.** In the medium to longer term the Western Relief Road is proposed. This route would provide additional connectivity for the west of Kinsale Town from the R600 and further reduce through traffic issues in Kinsale. The Western Relief Road would be a new road, commencing at the R605 Bandon Road and travelling southwest to intersect with the Cappagh Road and the R606.

### 2.4 PLANNING PROPOSALS

**2.4.1.** The development boundary for Kinsale Environs includes the area where new development is proposed to the north of the town's existing built up area.

**2.4.2.** Outside of the development boundary, the land forms part of the Rural Housing Control Zone. Here, subject to certain exceptions, the objectives of the Cork County Development Plan 2009 seek to discourage strongly new individual housing except within established villages or village nuclei. The detailed objectives for this area are set out in volume 1, of the Cork County Development Plan 2009.

#### General Objectives

**2.4.3.** Over the lifetime of this plan, it is envisaged that there will be housing and employment growth in Kinsale consistent within the overall context of the growth for the electoral area. The town's 2020 target population is 4,519 which does not require the provision of additional dwellings, taking account of both the units built since the 2005 LAP and those for which permission has been granted. This plan does however make provision for additional lands to be identified for residential development in Kinsale because of the ability of the town to assimilate a proportion of the remainder of the development allocated to the electoral area.



Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to plan for development to enable Kinsale to achieve its target population of 4,519 persons by 2020.
DB-02	<p>a) In order to secure sustainable population growth proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p>
DB-03	It is an objective that all new development should be located within the development boundary of the town established by this plan and which defines the extent to which Kinsale may grow during the lifetime of the plan.
DB-04	All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-05	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

**2.4.4.** This plan in carrying forward the provisions of previous plans seeks to maintain the ‘green fingers’ of land outside of the development boundary, separating the villages of Scilly and Summercove from the main town recognising that these areas are outside of the development boundary for Kinsale and are therefore subject to the policies and objectives of the County Development Plan 2009.

Objective No.	Development Boundary Objectives
DB-06	It is an objective that the ‘green fingers’ of land separating the villages of Scilly and Summercove from the main town are protected in accordance with the policies and objectives of the County Development Plan 2009.

**2.4.5.** The publication of the Kinsale Transportation Study has significant implications, direct and indirect on all lands contained within the development boundary of the town. Implementation of a number of the recommendations of that study will be key to unlocking the rejuvenation and expansion of the town centre as well as facilitating the establishment of a pedestrian and cycle network amongst other things.

Objective No.	Development Boundary Objectives
DB-07	It is an objective to implement the appropriate and sustainable traffic management proposals and recommendations for Kinsale contained in the Kinsale Transportation Study in a sustainable manner and to require that any new development adheres fully to, and where appropriate implements, the recommendations of that Study.
DB-08	It is an objective to implement the upgrading of the junction on the R600 at Pewterhole Cross.
DB-09	It is an objective to seek the implementation in the short to medium term of the Northern Relief Road as identified in the Kinsale Transportation Study in a sustainable manner.
DB-10	It is an objective to seek the implementation in the longer term of the Western Relief Road as identified in the Kinsale Transportation Study in a sustainable manner.

**Residential Areas**

**2.4.6.** The most notable residential areas that were developed since the last plan, now form part of the established built up area of the town and contain a number of other compatible uses, crèche, medical centre, nursing home, etc. Construction has ceased on the Abbey Fort site to the north of the town and a number of units remain vacant.

**2.4.7.** This plan carries forward all of the undeveloped sites which were zoned in the last local area plan. In addition, some of the sites which are partly developed are also carried forward.

**2.4.8.** This plan also identifies a new site for residential uses to the north of the town, however as noted previously development will be dependant on improved services and road improvements.

**2.4.9.** The overall result is for Kinsale to secure the development of 700 new dwellings in the town and its environs between 2010 and 2020 in order to facilitate the growth of the town’s population and fit in with the overall strategy for the electoral area. It is anticipated that about 200 of these units would be developed in the town council area.

**2.4.10.** Taking account of development already completed, under construction, or with permission, and other factors which have emerged since the survey of the villages in the electoral area, lands have been designated in this plan to provide for about 1,656 additional units in total.

**2.4.11.** These will be provided through the development of land for which planning permission has already been granted and by the development of land designated for development in this plan.

**2.4.12.** The housing strategy states that on zoned lands, 20% of new residential development is to be reserved for social and affordable housing. For Kinsale, the strategy requires that up to half of that reserved land will be used for the provision of social housing.

**2.4.13.** The specific residential zoning objectives for Kinsale Environs are set out in the following table:

Objective No.	Residential	Approx Area (Ha)
R-01	Medium B density residential development to include a mix of house types, sizes and character areas. A single overall layout should be prepared for the development of these lands in their entirety. The development of this site shall be carried out on a phased basis. The development of this site will include the construction of a section of the Northern Relief Road as proposed in the Kinsale Transportation Study and local water storage, elevated within the northern most extremity of the site will be a requirement in developing these lands.	18.5
R-02	Medium B density residential development to include a mix of house types and sizes.	5.5
R-03	Medium B density residential development to include a mix of house types and sizes.	1.9

Objective No.	<b>Residential</b>	Approx Area (Ha)
R-04	Medium B density residential development to include a mix of house types and sizes. In developing this site as a whole, particular consideration needs to be given to pedestrian and cycleways linking the new sports development at Cappagh with the local access road to the north of the site and the gaelscoil.	10.7
R-05	Medium B density residential development to include a mix of house types and sizes.	0.9
R-06	Medium B density residential development to include a mix of house types and sizes and will include a comprehensive landscaping scheme particularly along the northern boundary of the site.	1.2
R-07	Medium B density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	0.6
R-08	Medium B density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	1.6

### Industry

**2.4.14.** Kinsale's established industrial area is located to the north west of the town and adjacent to the old rail terminus. Some additional land has been zoned for industry to allow for the extension of these areas.

**2.4.15.** The specific industrial zoning objectives for Kinsale Environs are set out in the following table:

Objective No.	<b>Industry</b>	Approx Area (Ha)
I-01	Industrial estate development suitable for general industry including warehousing and distribution. Development of this site should include road improvement works as set out in the Kinsale Transportation Plan.	3.4
I-02	Maintain the established industrial uses on this site. Consideration would	2.3

Objective No.	<b>Industry</b>	Approx Area (Ha)
	also be given to tourist related development and tourist related retail development subject to the sequential test.	

### Business

**2.4.16.** The specific business objectives for Kinsale Environs are set out in the following table:

Objective No.	<b>Business</b>	Approx Area (Ha)
B-01	Business development. Office units and / or retail warehousing are considered appropriate. Development of this site should include road improvement works along the western boundary of the site.	6.7
B-02	Business development. Office units and / or retail warehousing are considered appropriate. Any further development of this site should be compatible with the existing uses and access should be available from the existing entrance or from a new entrance onto an upgraded Farm Lane.	4.6
B-03	Business development. which may accommodate expansion of existing adjoining use on I-02. Access to this development should be from the upgraded Farm Lane rather than from the Northern Relief Road.	1.3
B-04	Business development with no access from the R-600. A detailed landscaping scheme shall be submitted with any proposals for development on the site.	6.5

### Community and Utilities

**2.4.17.** The specific community objectives for Kinsale Environs are set out in the following table:

Objective No.	<b>Community</b>	Approx Area (Ha)
C-01	Provision for the extension of facilities for Kinsale Community Hospital.	1.2
C-02	Provision for further extension to existing primary school and provision of a childcare facility.	1.2
C-03	Waste water treatment plant. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	2.4

**2.4.18.** The specific utilities objectives for Kinsale Environs are set out in the following table:

Objective No.	<b>Utilities</b>	Approx Area (Ha)
U-01	Northern Relief Road to include online improvements, junction improvements and the construction of new sections of road from Pewter Hole Cross to Commoge.	-
U-02	Farm Lane road improvements. This will require the upgrading of the existing road and the construction of a new section of road to the proposed town park in the Town Council area.	-
U-03	Pedestrian walkway through residential neighbourhood connecting to the town on the north and the foreshore on the south.	-

### Open Space & Agriculture

**2.4.19.** Kinsale enjoys a magnificent enclosed harbour, which includes Charles Fort, James Fort, and Castle Park beach. Extensive areas have been zoned for amenity purposes. In addition, the Council will examine the

possibility of improving footpath access along popular walks and scenic areas.

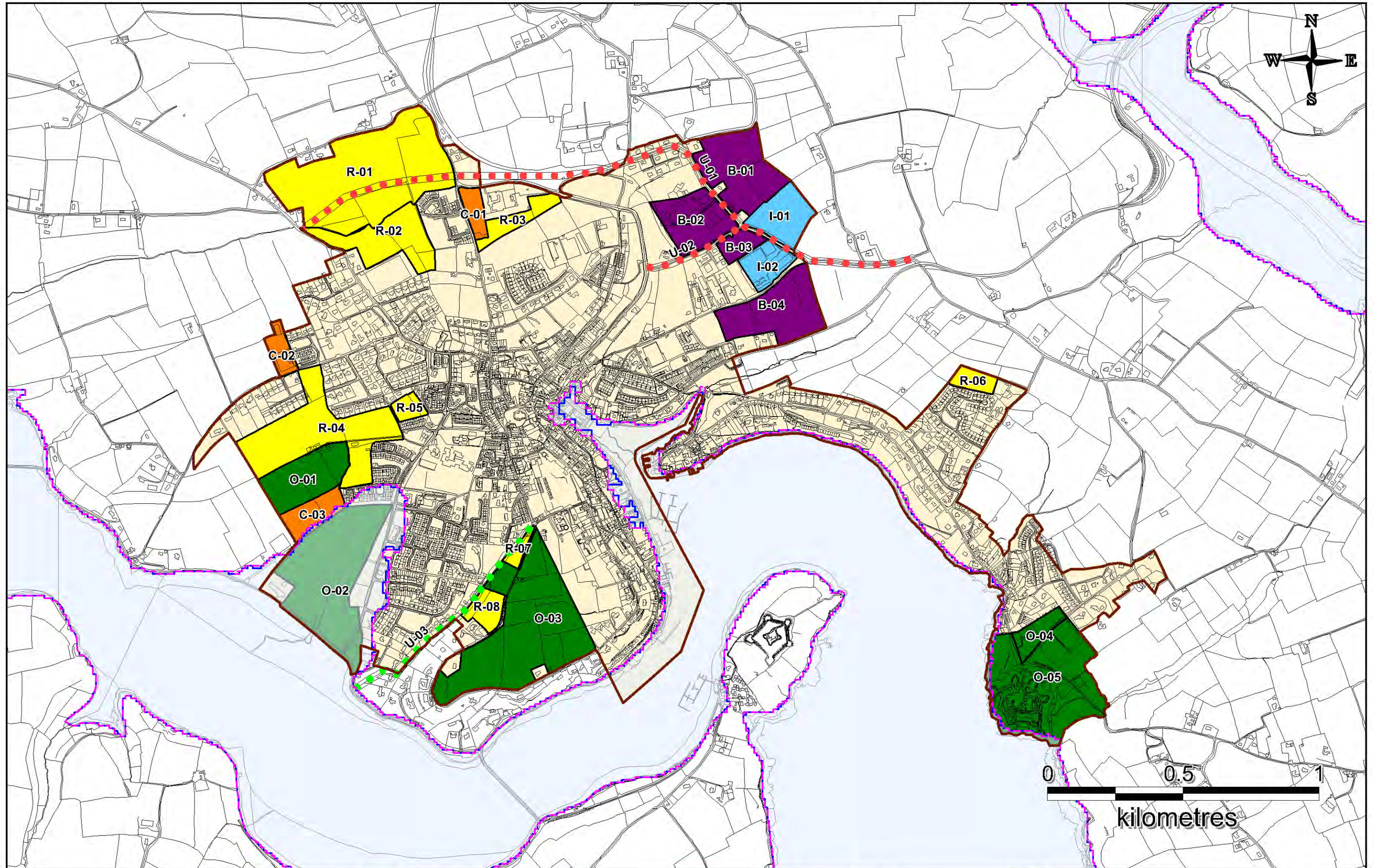
**2.4.20.** The County Council will seek to maintain the quality of the environment, in particular the protection of the scenic coastline and viewpoints within the harbour.

**2.4.21.** The GAA Club, the Rugby Club, the Golf Club and the Soccer Club cater for formal recreational needs in Kinsale. In addition the proposed development of a coordinated public multi purpose sports facility at Cappagh which is currently under construction has also been included in these zoning objectives.

**2.4.22.** The specific open space, sports, recreation and amenity zoning objectives for Kinsale Environs are set out in the following table:

<i>Objective No.</i>	<b>Open Space &amp; Agriculture</b>	<i>Approx Area (Ha)</i>
O-01	Active open space and amenity area to facilitate the development of the Kinsale Rural District Community Association Project. The project when complete will include a community hall, sports hall, meeting rooms, dance studio, all weather outdoor pitches, running track and a 25 metre swimming pool.	5.0
O-02	Passive Open Space: Protection of these lands (and the wildlife habitats supported by the marsh) and preservation of the scenic amenities of the area with a presumption against development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	13.1
O-03	Passive open space including protection for the landscape setting of the area. As the area makes a significant contribution to the attractiveness of Kinsale the land uses will remain largely unchanged.	16.2
O-04	Passive open space. This prominent site is an important part of the scenic and historical setting of Charles Fort.	1.6

<i>Objective No.</i>	<b>Open Space &amp; Agriculture</b>	<i>Approx Area (Ha)</i>
	The site, however, may have potential to accommodate a primary school at Rocket House if a suitable proposal is made. The archaeological significance of the area is, however, paramount and any proposal for a school on the site will be dependant on a satisfactory proposal which does not detract from the archaeological, historical and visual importance of the site.	
O-05	Passive open space and amenity area including protection of the historic Charles Fort and its setting. There is a general presumption against new development in the area as it makes a significant and prominent contribution to the entire setting of the town and its amenities.	13.6



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





**KEY VILLAGES**

Ballinspittle

Belgooly

Innishannon

Riverstick





### 3 Ballinspittle

#### 3.1 VISION & CONTEXT

The strategic aims for Ballinspittle are to encourage the consolidation of the village centre, to provide improved waste water infrastructure and to promote sympathetic development involving a mix of house types in tandem with the provision of services.

##### Strategic Context

**3.1.1.** Ballinspittle is located within the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**3.1.2.** Ballinspittle is now designated as a key village within the Bandon Electoral Area. The main aims for a key village are to act as the primary focus for development in rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

**3.1.3.** The Overall Strategy for Ballinspittle will focus on the scale of growth in the village, the provision of community facilities including sports and amenity and the provision of car parking and footpaths.

##### Local Context

**3.1.4.** Ballinspittle is an attractive village with a traditional streetscape located approximately 7 kilometres to the south-west of Kinsale and 13.5 kilometres to the south-east of Bandon.

**3.1.5.** Over the last number of years two new estates have been developed in Ballinspittle. The Kilmore Woods development to the south of the village beside the GAA pitch is now fully developed with 14 units. Cork County Council have also developed a scheme of 29 houses which are nearing completion, some of these houses are finished but remain vacant.

#### 3.2 PLANNING CONSIDERATIONS

##### Population & Housing

**3.2.1.** Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Ballinspittle grew from 57 houses in 2001 to 115 houses in 2010. The village is well established and in recent years its housing stock has doubled. Most of these new houses were developed after 2005.

Houses in Ballinspittle 2001-2010				
	2001	2005	2010	Growth
Housing	57	71	115	58

**3.2.2.** Currently there are no units under construction in the village. Overall there are 29 vacant dwellings which form part of the public scheme in the village and there is no outstanding planning permission for additional units in the village.

##### Infrastructure and Community Facilities

**3.2.3.** Ballinspittle is a well-established village with an attractive streetscape and a number of important community facilities including a primary school, church, Garda station, public houses, supermarkets, post office, health centres, petrol station, agricultural co-operative, other retail services, play school, bed and breakfast, garage, GAA pitches and tennis court.

**3.2.4.** Ballinspittle National School, located in the village is a five teacher school with 154 pupils enrolled.

**3.2.5.** Ballinspittle is served by a septic tank; however, this public facility is at capacity and requires upgrading. The existing septic tank does at times pollute the stream in the village and ultimately Garrettstown Strand. Difficulties relating to the public sewer are most acute during the summer months. The Water Services Needs Assessment 2009 identified the requirement for the Garrettstown (Ballinspittle) Sewerage Scheme to treat sewerage in accordance with the Urban Waste Water Treatment Regulations, Quality of Shellfish Waters Regulation, and Bathing Water Quality Regulations. These works are at advance works contract stage. This scheme is included in the Water Services Investment Programme (WSIP) 2010-2012.

**3.2.6.** The Water Services Needs Assessment 2009 identified the requirement for extending the Innishannon Rural Water Supply Scheme to serve Ballinadee, Ballinspittle and Garrettstown. This scheme is presently at construction stage. This will help to overcome the local

difficulties experienced with iron and manganese intrusion in the public water supply.

**3.2.7.** Parts of Ballinspittle have been identified as being at risk of flooding. The areas at risk follow the path of the Ballinspittle River through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**3.2.8.** In recent years, some footpath improvements were undertaken within the village, as part of the village renewal schemes. Permission was also granted in 2008 for a playground on lands near to the village centre.

**3.2.9.** The Courceys Integrated Rural Development Committee provided a detailed submission which outlined the important role this part of the county plays in terms of tourist provision and supported the promotion of Ballinspittle to a Key Village. In addition, the submission proposed that local tourist and amenity facilities be upgraded including footpaths and local road signage. The submission also puts forward an idea to facilitate shared services centres where a number of services would be available within a building – for example, GP, meeting rooms, pharmacy and activity centre for the elderly.

**3.2.10.** It is considered that if a proposal for such a centre which was at a scale appropriate to the village, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village.

##### Employment and Economic Activity

**3.2.11.** The primary employment provided in Ballinspittle is mainly service based. There are a broad range of services available within the village as outlined above.

**3.2.12.** There is a large agricultural co-operative store also within the village which serves a large rural hinterland.

##### Environment and Heritage

**3.2.13.** Ballinspittle's Catholic Church is entered in the initial Record of Protected Structures.

**3.2.14.** The Ballinspittle River flows through the village southwards to Garrettstown Strand. The overall ecological status of the river is good. The following table summarises information in relation to water quality in the Ballinspittle River.

Ballinspittle River (Coastal)	
Water Management Unit	<i>Bandon-Stick</i>
Waterbody Code	IE_SW_20_1050
Protected Area	<i>N/A</i>
River Status (July 09)	<i>Good</i>
Risk Assessment (River body)	<i>Not At Risk</i>
Objective	<i>To protect the 'good' status (2015)</i>
Q value	<i>Good</i>

**3.2.15.** There are no Natura 2000 sites in the village itself, however it is noteworthy that the pNHA - 1053 and the pNHA – 0087 at Garrettstown and Garylucas are in close proximity.

**3.2.16.** Kilmore Woods is a substantial broadleaf Wood to the south west of the village and part of the wood is contiguous with the village development boundary. In addition, Ballycatteen Fort to the west of the village is an important historical fort where a number of archaeological excavations took place over the last century. The Fort itself is a prominent feature in the steeply sloping hills to the west of the village.

**3.2.17.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Ballinspittle is Rolling Patchwork Farmland. The landscape value in this area is deemed to be *medium* and the landscape sensitivity is also *medium*. The landscape importance is at a *local* level. In certain respects this landscape can be described as a 'classic Irish farmland' with its rolling and verdant patchwork of fields. Views are generally limited in extent.

### 3.3 PROBLEMS AND OPPORTUNITIES

**3.3.1.** In contrast to the other Key Villages in the electoral area, Ballinspittle has not experienced a lot of growth. The village itself has a very attractive rural setting, range of community facilities and urban form, which make it an attractive location for development.

**3.3.2.** The existing lack of sewerage facilities within the village limits the potential for additional development at present. Improvements to the public sewer are required to secure more development in Ballinspittle. In addition, the assimilative capacity of the Ballinspittle River may be an issue for any future development.

**3.3.3.** The village core is where the majority of the services are located and is a busy spot. Car parking is an issue which could be improved upon, with better defined dedicated spaces. Any refurbishment or infill opportunities which may arise over the lifetime of the plan should be sensitive in nature and respect the traditional vernacular style of the village.

**3.3.4.** There is also scope for expanding the employment base of the village by encouraging some local indigenous employment and also by expanding other enterprises which are compatible with the agricultural services currently available in the village.

**3.3.5.** It is important that any future development maintains the integrity of the surrounding landscape and that the rural character of the area is not undermined. As noted previously this is most noteworthy in the lands to the west of the village by Ballycatteen Fort and Kilmore Wood.

### 3.4 PLANNING PROPOSALS

#### Overall Scale of Development

**3.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**3.4.2.** The development boundary for Ballinspittle as defined in the 2005 Local Area Plan contained areas of zoned and unzoned land, some of which remained undeveloped at the start of 2010. There are no sites with outstanding planning permission in the village and there is capacity within the development boundary for an amount of additional development.

**3.4.3.** Having regard to the key village status of Ballinspittle and its location within the CASP Ring, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. It is proposed to extend the development boundary in order to cater for these good development opportunities,

although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**3.4.4.** This plan envisages development in the range of up to 100 additional dwellings in the village up to 2020, taking the housing stock to approximately 215 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

**3.4.5.** It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified on the Council's assessment of needs will be delivered. In effect, water services infrastructure is the key requirement to unlocking the future development potential of Ballinspittle and its elevated place on the settlement network as a Key Village should help to make the case for the provision of this urgently required infrastructure.

**3.4.6.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

**3.4.7.** During the life of this Local Area Plan, development will focus mainly on the lands closest to the village centre and on continuing to strengthen and improve the village centre itself.

**3.4.8.** Consolidation of the village as a provider of important local services along with some limited residential expansion is considered the most appropriate strategy for the village. It is important that residential development will be developed in tandem with improvements to and maintenance of community facilities within the village.

**3.4.9.** To allow the village to develop in an orderly manner, it is vital that improvements are made to the existing public sewerage network and that the water supply scheme currently under construction is fully provided. The existing septic tank and percolation area are located within an area shown to be at risk of flooding.

**3.4.10.** The development boundary for Ballinspittle is largely determined by infrastructural and topographical constraints. This boundary defines the extent of the built up area, whilst also allowing for additional development.

**3.4.11.** During the lifetime of this Local Area Plan, the main focus of development will be on low lying lands in closest proximity to the village core. Development to the south-west and west of the village is restricted due to the elevated and exposed nature of these lands and the sensitive fort and wooded area.

**3.4.12.** The lands which surround the village are predominantly agricultural and it is an objective of the Cork County Development Plan 2009, to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Ballinspittle it is an objective to encourage the development of up to 100 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme, should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 25 units.</p> <p>(c) In order to secure the growth proposed in (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

**OTHER CONSIDERATIONS**

**3.4.13.** Other uses which are important to the viability and vitality of a village, including retail and office uses should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary subject to normal proper planning considerations. The attractive amenities which surround the river should be improved upon and extended by including where possible a local amenity river walk which could be developed on a phased basis.

**3.4.14.** Additional traffic calming measures should be identified and provided in order to increase the mobility from the east to the west of the settlement. In addition, if a proposal comes about in the village core, adequate car parking should be provided.

**3.4.15.** The village is located on the main access road to Garretstown and Garylucas which is a major tourist location within the county. This may afford some opportunities for tourism related development.

Objective No.	<u>General Objectives</u>
DB -02	<p>(a) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(b) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(c) It is an objective to identify requirement for an accessible car parking solution for the village centre.</p> <p>(d) It is an objective to maintain the existing community facilities and where possible expand the range of sports facilities available in the village.</p>

**Open Space and Agriculture**

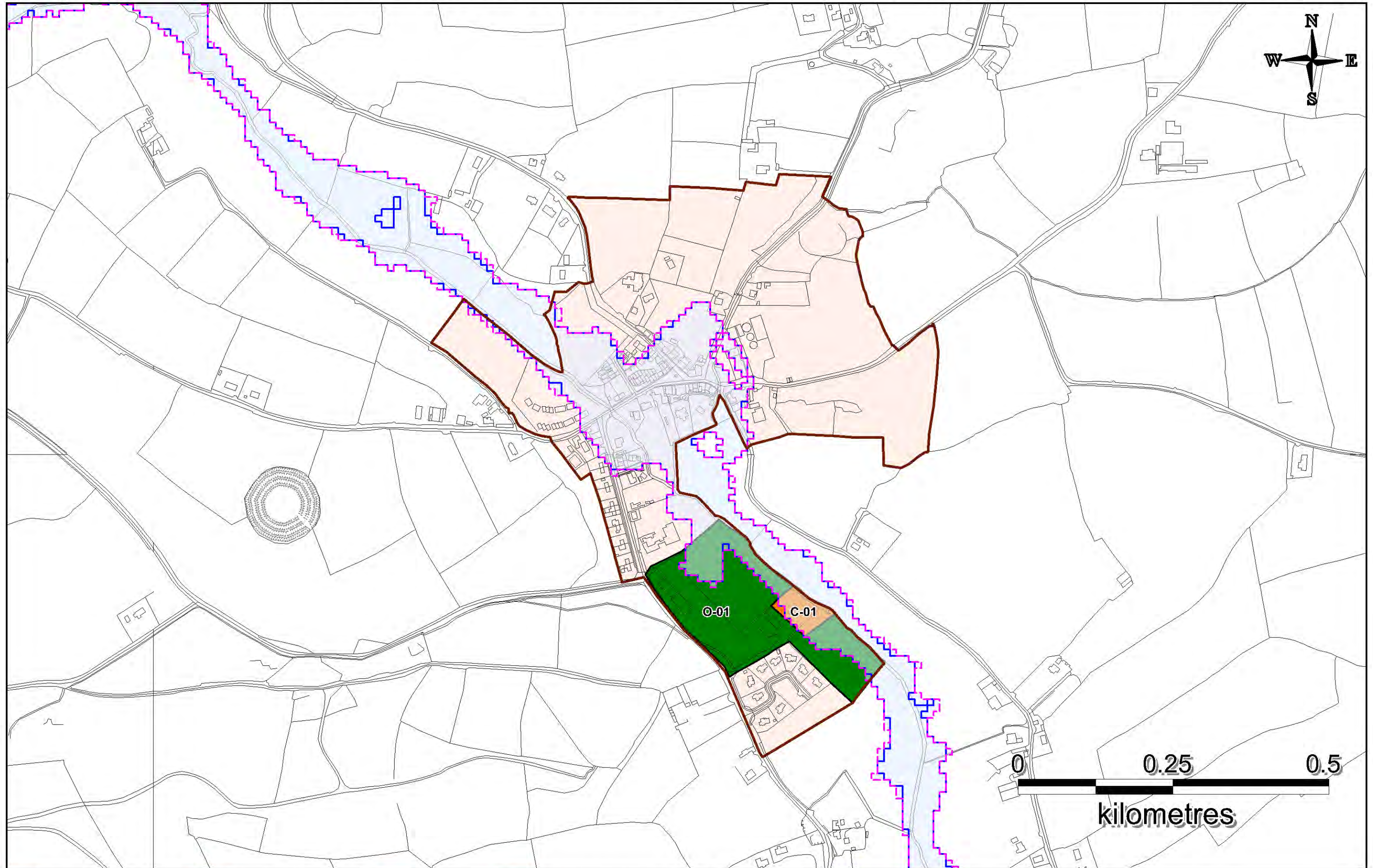
**3.4.16.** The specific open space and agricultural zoning objective for Ballinspittle is set out in the following table:

Objective No.	<b>Open Space and Agriculture</b>	Approx Area (Ha)
O-01	Maintain existing playing pitches, tennis court and open space. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.4

**Community / Utilities**

**3.4.17.** The specific community / utilities zoning objective for Ballinspittle is set out in the following table;

Objective No.	<b>Community and Utilities</b>	Approx Area (Ha)
C-01	Maintain existing septic tank and percolation area. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.4



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



## 4 Belgooly

### 4.1 VISION & CONTEXT

#### Vision

The strategic aim for Belgooly is to encourage the consolidation of the village within its attractive riverside setting, preserve the landscape setting of the settlement and to promote development in tandem with the provision of services.

#### Strategic Context

**4.1.1.** Belgooly is located within the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**4.1.2.** Belgooly is now designated as a key village within the Bandon Electoral Area. The main aims for a key village are to act as the primary focus for development in rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

**4.1.3.** The overall strategy for Belgooly will focus on the scale of growth in the village, the provision of community facilities including sports and amenity and the provision of car parking and footpaths.

#### Local Context

**4.1.4.** Belgooly is located approximately 4.5 kilometres to the northeast of Kinsale and 4 kilometres to the south of Riverstick. The main road through the village is the R600, which links the village with Cork City to the north and Kinsale to the south. The R611, which links Belgooly with Carrigaline extends eastwards from the village.

**4.1.5.** In previous plans, Belgooly along with the settlements of Riverstick and Minane Bridge, were identified as villages that would provide an alternative housing location for those who were not residents of the Kinsale area but wished to live in a rural settlement convenient to Kinsale.

### 4.2 PLANNING CONSIDERATIONS

#### Population & Housing

**4.2.1.** The 2006 Census recorded a population of 535 people in Belgooly. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Belgooly grew from 30 houses in 2001 to 267 houses in 2010, an increase of 237 houses. The village's housing stock had more than doubled during the period 2001-2005 and after 2005 the village housing stock increased by nearly three fold.

<b>Table Houses in Belgooly 2001-2010</b>				
	<b>2001</b>	<b>2005</b>	<b>2010</b>	<b>Growth</b>
<b>Housing</b>	30	74	267	<b>237</b>

**4.2.2.** Currently there are no units under construction in the village. Overall there are no vacant dwellings in the village and there is outstanding planning permission for an additional 12 units in the village.

**4.2.3.** In recent years, Belgooly has experienced a significant amount of residential development. Three individual parcels of land were identified in the 1996 County Development Plan for housing and one of the parcels of land also made provision for a caravan/camping park. A further site was zoned within the village as agriculture with the option for a caravan/camping park. Substantial residential development has occurred in the village and two of the sites zoned as residential or agriculture with the option for housing have been developed since 1996. Similarly, a large housing development "Riverbank" to the south-west of, and adjoining the village, has recently been completed.

#### Infrastructure and Community Facilities

**4.2.4.** Belgooly village is well established and current services in the village include a church, a petrol station incorporating a shop and post office, public houses, a community centre and a bicycle shop. The village is served by a public bus service.

**4.2.5.** The nearest primary school is located outside of the village itself, to the north-west. Scoil Mhuire na nGrást (Belgooly National School) is a mixed school with approximately 320 pupils. There are 12 classes and 22 staff members.

**4.2.6.** There are some under used sites within the village, which may afford some opportunities for village centre renewal and/or redevelopment. Proposals to increase the supply of services and facilities within the village in a sensitive manner should be encouraged.

**4.2.7.** There are two discrete sewerage schemes serving Belgooly. Firstly there is the old public combined system which discharges to the estuary without any treatment with the exception of the Cramers Court

development which has a secondary WWTP and treats prior to discharge to the sewer. Secondly there is the new housing development separate system discharging to a temporary WWTP. It is the intention of the Council to upgrade this temporary treatment plant to a permanent one.

**4.2.8.** While the Council's Water Services Investment Needs Assessment (2009) identifies the requirement to provide a waste water treatment plant to treat sewerage in accordance with the Urban Waste Water Treatment Regulations, Quality of Shellfish Waters Regulation, Bathing Water Quality Regulations, Belgooly is not on the WSIP 2010. It is clear that Belgooly does not have adequate wastewater treatment infrastructure to service any significant development and at best there is some capacity for limited organic growth development

**4.2.9.** At present the existing water supply serving the village is from a bored well source and the network is at capacity. The extension of the Innishannon RWSS to Belgooly has been determined to be the best solution. This has been approved by the Department. The infrastructure required to provide water to Belgooly can be advanced in a number of phases with phase 1 being determined as a mandatory requirement before any additional development is permitted.

**4.2.10.** Parts of Belgooly have been identified as being at risk of flooding. The areas at risk follow the path of the Belgooly River through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**4.2.11.** There are footpaths and public lighting serving parts of the village. However, as the settlement is located on the R600 which is the main road to Kinsale, through traffic and speeding is an issue in the settlement. It would benefit from further traffic calming initiatives.

**4.2.12.** An attractive scenic amenity walk has been developed along the River Belgooly from the south of the village towards Kinsale. This is an important local amenity for the area. The County Council will support the provision of a playground in the village

#### Environment

**4.2.13.** The Belgooly Flour Mill, a ruinous building within the village is entered in the initial Record of Protected Structures (Code 00725).

**4.2.14.** The landscape character type for the area is Rolling Patchwork Farmland. The landscape value in this area is *medium*, the landscape sensitivity is *medium* and the landscape importance is at a *local level*. In certain respects this landscape can be described as a 'classic Irish farmland' with its rolling and verdant patchwork of fields. Here nature is controlled through relatively intensive agricultural production, broken in some instances

by the incisive ‘galleried’ valleys which are articulated by scrubby banks. Multi directional interweaving valleys mean that views are, somewhat limited in extent.

**4.2.15.** As noted, the River Stick flows on the western edge of the village and joins the tidal Belgooly River to the south of the village. The water quality of the river is satisfactory, with good ecological quality, at both locations. The following table summarises information in relation to water quality in the Belgooly River.

Belgooly (Tributary of the Stick)	
Water Management Unit	<i>Bandon-Stick</i>
Waterbody Code	IE_SW_20_2216
Protected Area	<i>N/A</i>
River Status (July 09)	<i>Good</i>
Risk Assessment (River body)	<i>At Risk</i>
Objective	<i>To protect the ‘good’ status (2015)</i>
Q value	<i>N/A</i>

**Employment and Economic Activity**

**4.2.16.** The main type of employment provided in Belgooly is service based employment. Outside of the village itself there is local employment in agriculture due to the extensive agricultural hinterland.

**4.3 PROBLEMS AND OPPORTUNITIES**

**4.3.1.** Belgooly’s attractive rural setting, range of community facilities and ease of access has made it a popular location for new development in recent years.

**4.3.2.** It is important that the village core is strengthened and that further development maintains the integrity of the surrounding rural area and the rural character and setting of the village.

**4.3.3.** There is scope for some additional commercial/mixed use activity in the village core area. The village’s location on the main Cork-Kinsale road may also afford some opportunities for tourism development, however, adequate parking should also be provided.

**4.3.4.** The scale and form of development in the future will be very much dependant on improvements to the villages infrastructure.

**4.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**4.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**4.4.2.** The development boundary for Belgooly as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, some of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 12 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for an amount of additional development.

**4.4.3.** Having regard to the key village status of Belgooly and its location within the CASP Ring, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. It is proposed to extend the development boundary in order to cater for these good development opportunities, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**4.4.4.** This plan envisages development in the range of up to 150 additional dwellings in the village up to 2020, taking the housing stock to approximately 417 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

**4.4.5.** It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified on the Council’s assessment of needs will be delivered. In effect, water services infrastructure is the key requirement to unlocking the future development potential of Belgooly and its elevated place on the settlement network as a Key Village should help to make the case for the provision of this urgently required infrastructure.

**4.4.6.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

**4.4.7.** During the life of this Local Area Plan, development will focus mainly on the lands closest to the village centre and on continuing to strengthen and improve the village centre itself.

**4.4.8.** Consolidation of the village as a provider of important local services along with some limited residential expansion is considered the most appropriate strategy for the village. It is important that residential development will be developed in tandem with improvements to and maintenance of community facilities within the village.

**4.4.9.** The development boundary for Belgooly is largely determined by infrastructural and topographical constraints. This boundary defines the extent of the built up area, and also includes an extension from the previously defined boundary in order to allow the village to achieve its additional development targets.

**4.4.10.** During the lifetime of this Local Area Plan, the main focus of development will be on the lands in closest proximity to the village core. Development to the south-east and east of the village is restricted due to the elevated and exposed nature of these lands.

**4.4.11.** There are also opportunities within the village core to redevelop existing derelict sites with mixed use developments, such as the ruinous old mill building, which would also enhance the streetscape of Belgooly.

Objective No.	General Objectives
DB -01	<p>(a) Within the development boundary of Belgooly it is an objective to encourage the development of up to 150 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 25units.</p> <p>(c) In order to secure the growth proposed in (a), above appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(d) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with</p>

Objective No.	<u>General Objectives</u>
	the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

**OTHER CONSIDERATIONS**

**4.4.12.** Other uses which are important to the viability and vitality of a village, including retail and office uses should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary, subject to normal proper planning considerations.

**4.4.13.** The attractive amenities which surround the river Stick should be improved upon and extended, perhaps to include the possibility of a local amenity walk.

Objective No.	<u>General Objectives</u>
DB -02	<p>(a) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(b) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(c) It is an objective to identify suitable traffic calming measures for the main street (R600) in Belgooly.</p> <p>(d) It is an objective to identify a requirement for an accessible off street car parking solution for the village.</p> <p>(e) It is an objective to maintain the existing community facilities and where possible expand the range of sports facilities available including amenity walks.</p>

**4.4.14.** Additional traffic calming measures should be identified and provided in order to increase mobility from the east to the west of the

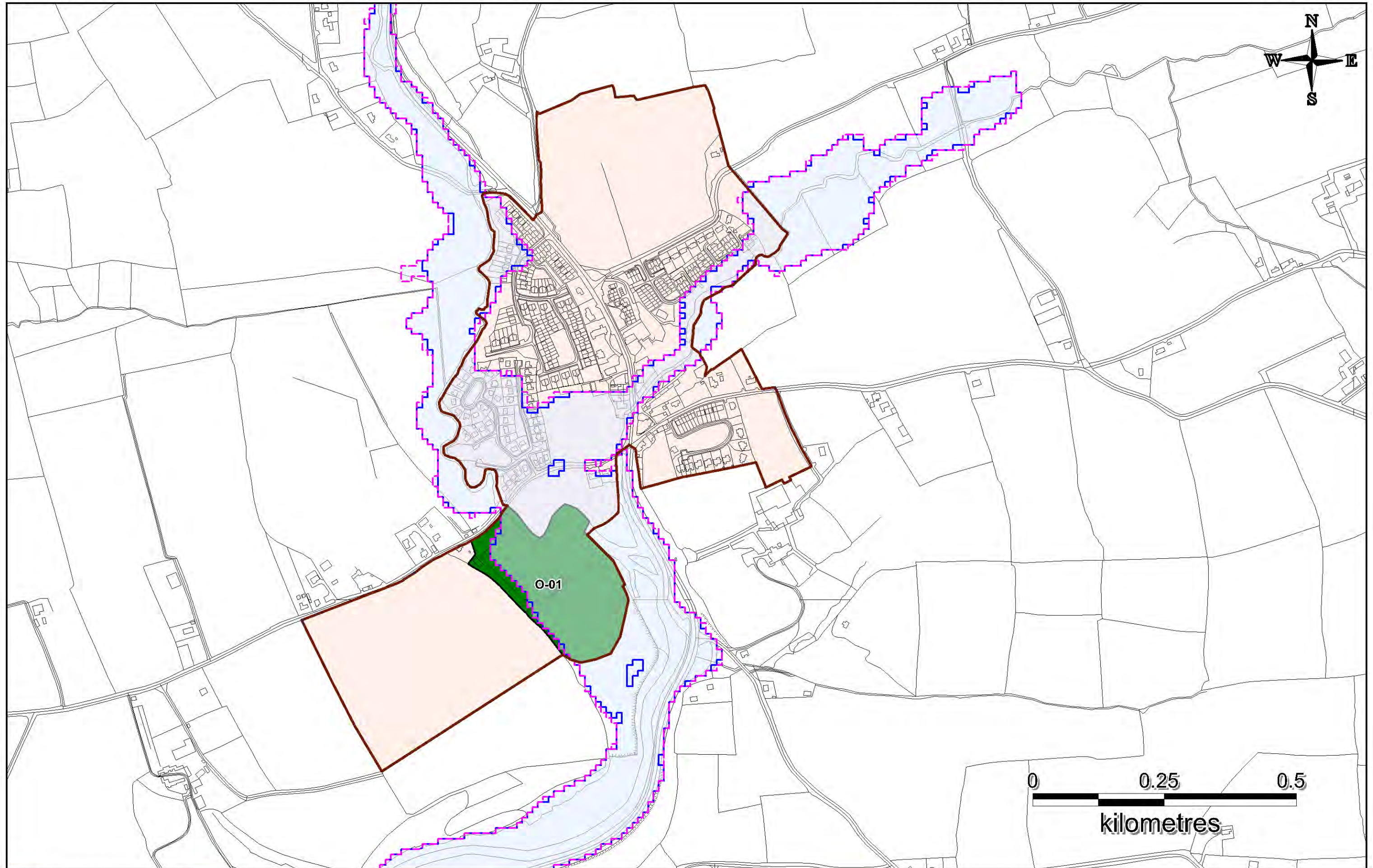
settlement. In addition, if a proposal comes about in the village core, adequate car parking should be provided.

**Open Space & Agriculture**

**4.4.15.** The specific open space and agricultural zoning objective for Belgooly is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Active Open Space, maintain existing playing pitches and open space. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.3





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

## 5 Innishannon

### 5.1 VISION & CONTEXT

#### Vision

The vision for Innishannon is to encourage the consolidation of the village within its rural setting, and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of waste water treatment facilities.

#### Strategic Context

**5.1.1.** Innishannon is located within the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**5.1.2.** Innishannon is designated as a key village within the Bandon Electoral Area. The main aims for a key village are to act as the primary focus for development in rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

**5.1.3.** The Overall Strategy for Innishannon will focus on the scale of growth in the village, the provision of community facilities including sports and amenity and the provision of car parking and footpaths.

#### Local Context

**5.1.4.** Innishannon is an attractive village located approximately 6 kilometres to the east of Bandon. The National Secondary Road, the N71 runs through the main street in the village. The River Bandon flows to the immediate south of Innishannon forming a natural boundary for the village and levels rise steeply to the north of the village.

**5.1.5.** Since 2001, much of the village's new residential development has occurred to the north of the village, in larger estate type development formats. Some renovation and sensitive redevelopment of properties along the Main Street has also taken place, which is in keeping with the character of the original streetscape.

### 5.2 PLANNING CONSIDERATIONS

#### Population & Housing

**5.2.1.** During the last census period 2002-2006, partly because of infrastructure deficiencies, the population of Innishannon remained virtually static going from 679 in 2002 to 678 in 2006. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Innishannon grew from 213 houses in 2001 to 300 houses in 2010, which is an increase of 87 units. Most of these new houses were developed after 2005.

<b>Houses in Innishannon 2001-2010</b>				
	<b>2001</b>	<b>2005</b>	<b>2010</b>	<b>Growth</b>
<b>Housing</b>	<b>213</b>	<b>235</b>	<b>300</b>	<b>87</b>

**5.2.2.** Currently there is some construction in the residential development to the north of village where about 14 units are under construction. Overall there are about 30 vacant dwellings in the village and there is outstanding planning permission for about 57 additional units.

**5.2.3.** Innishannon's attractive townscape and heritage, broad range of services and ease of access has made it a popular location for new development. Aside from a mature estate of 6 detached houses almost all of the other estates including Ard Aoibhinn, Barr na Claise, and The Spires are under construction, bringing the total number of units under construction to about 14. Ard Aoibhinn and Barr na Claise are larger scale developments which achieve a medium density. Currently, it is estimated that there are about 30 vacant dwellings in the settlement.

#### Infrastructure and Community Facilities

**5.2.4.** Innishannon has a good range of services, with three shops and a small supermarket, four pubs, three restaurant / takeaways, a petrol station, four public offices including the AIB Bank which also provides an ATM for the village. The local primary school, Scoil Eoin is a co educational mixed school with 270 children and a staff comprising of 14 teachers, 5 special needs assistants and other ancillary staff. At present there is no requirement for further accommodation to cater for incoming pupils.

**5.2.5.** Currently, there are two septic tanks serving the village, however, the collection network is old and inadequate and curtails further development within the village. The Water Services Investment Programme 2010-2012 has identified an allocation of funding for the provision of the Innishannon Sewerage Scheme.

**5.2.6.** This proposed scheme will involve extending the sewer network, storm water separation and rehabilitation of sewers. A new waste water treatment plant, with a population equivalent of 2,400 is proposed. The upgrading of the sewerage network and the proposed new treatment

works will enable the servicing of zoned lands and a reduction in ground water infiltration and storm water to foul sewers.

**5.2.7.** This scheme will cease untreated discharges and provide Waste Water Treatment Plant to treat sewerage in accordance with Urban Waste Water Treatment Regulations and provide minor collection system upgrades.

**5.2.8.** In addition, the Innishannon Water Supply Scheme is identified on the Water Services Investment Programme 2010-2012 as being at construction stage, with further extensions to other key settlements approved under the scheme.

**5.2.9.** Parts of Innishannon have been identified as being at risk of flooding. The areas at risk follow the path of the Bandon River through the southern lower lying parts of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**5.2.10.** The N71 national primary route passes through the village centre bringing a large proportion of 'through' traffic into the village. Aside from the unpleasant noise, fumes, safety and other issues associated with traffic volumes, it also has the effect of divorcing one side of the street from the other, and in effect splitting the main residential areas north of the town from the services on the southern part of the town, including the amenities associated with the river and the main community facilities in the village. There is one pedestrian crossing point in the village across the N71 – however the ideal solution would be a relief road or by-pass to alleviate this problem.

**5.2.11.** In recent years some of the shop fronts have been both repaired and renovated, including some new builds which are in keeping with the character of the main village frontage. The stone walls in the village also add to its character and where possible these should be retained.

**5.2.12.** There are public footpaths and public lighting within the village. The village is served with a public bus service, serving both Cork City and Bandon.

**5.2.13.** There are a number of recreation areas in the village including the area known locally as 'the bleach' from its historical use as a linen making area where the local GAA club and community centre is currently located. There is no playground in the village.

#### Employment and Economic Activity

**5.2.14.** The primary type of employment provided in Innishannon is service based employment. As noted, there is a broad range of services available within the village including, medical and financial services and a range of other consumer and retail facilities, including a car sales depot.

5.2.15. Outside of the village itself there is local employment in agriculture due to the extensive rural hinterland.

**Environment and Heritage**

5.2.16. The Bandon River flows through Bandon onto Innishannon through the valley and continues on before discharging into Kinsale Harbour. The following table summarises information in relation to water quality in the Bandon River.

Bandon River	
Water Management Unit	Bandon-Stick
Waterbody Code	IE_SW_20_2230
Protected Area	Yes
River Status (July 09)	Moderate
Risk Assessment (River body)	At Risk of not achieving good status
Objective	Restore to good status by 2015
Q value	Moderate

5.2.17. The draft water management unit (WMU) action plan states that there is insufficient existing capacity and that there is a discharge to a protected area. The overall objective is to restore the water quality to a 'good' status by 2015.

5.2.18. The village lies in an area of designated scenic landscape, which extends along the northern and southern banks of the River Bandon. There are also three designated scenic routes, the S64, the S63 and the S65, which run through or in close proximity to the village.

5.2.19. Along the banks of the Bandon River, to the east and west of the village, there is a proposed Natural Heritage Area – code 1740 referred to as the 'Bandon Valley above Innishannon'. The Bandon River Valley is reported to have otters in many places, a species listed in Annex II of the EU Habitats Directive as it is threatened within the EU. This area is also important as it contains an example of oak woodland on steep valley sides. The Bandon Valley is especially valuable for its woodlands and unmodified river bed. These are rare habitat in a European context.

5.2.20. The settlement of Innishannon has an attractive townscape and also contains a number of fine individual buildings. Throughout the village there are 14 buildings or other structures entered in the initial Record of Protected Structures including the Old Church of Ireland and Tower, Christ Church, Church of Ireland, St. Mary's Catholic Church, Cor Castle, Innishannon Bridge, Dundaniel Castle, Innishannon House and Belmont. On the Main Street a number of townhouses, Georgian

terraced houses and a market house are also included in the initial Record of Protected Structures. Concerns have been expressed about the condition of Innishannon Tower to the west of the village and the possibility of carrying out some remedial works in order to avoid further dereliction.

5.2.21. As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Innishannon is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be high and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

**5.3 PROBLEMS AND OPPORTUNITIES**

5.3.1. Innishannon's attractive setting and range of community facilities and services and its location on the N71 make it an attractive location for development. In recent years, however primarily due to infrastructural constraints it has not seen a large amount of development.

5.3.2. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to provide a new sewerage treatment plant.

5.3.3. The location of the village in a river valley means that the surrounding topography is of a sloping nature. It is important that any future development maintains the integrity of the surrounding landscape, particularly the designated scenic landscape which follows the valley line.

5.3.4. There is scope for development within Innishannon; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. The primary location for development is the area north of the existing village core where the most recent residential development has occurred.

5.3.5. The lands that surround the village are within the designated Rural Housing Control Zone, as established by the Cork County Development Plan 2009. Within the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

**5.4 PLANNING PROPOSALS**

**Overall Scale of Development**

5.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

5.4.2. The development boundary for Innishannon as defined in the 2005 Local Area Plan contained significant areas of zoned land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 57 dwelling units, the construction of which has yet to commence and there is capacity within the proposed development boundary for significant additional development, including employment development.

5.4.3. Having regard to the key village status of Innishannon and its location within the CASP Ring, serving a wide hinterland, it is considered necessary to extend the development boundary to the north of the settlement. It is envisaged that this extension will provide for some employment development on a designated site within the development boundary.

5.4.4. This plan envisages development in the range of up to 150 additional dwellings in the village up to 2020, taking the housing stock to approximately 450 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

5.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified on the Council's assessment of needs will be delivered. In effect, water services infrastructure is the key requirement to unlocking the future development potential of Innishannon and its elevated place on the settlement network as a Key Village should help to make the case for the provision of this urgently required infrastructure.

5.4.6. Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

Objective No.	General Objectives
DB -01	(a) Within the development boundary of Innishannon it is an objective to encourage the development of up to 150 houses in the period 2010 – 2020.  (b) The number of houses in any particular

Objective No.	General Objectives
	<p>individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 25 units.</p> <p>(c) In order to secure the growth proposed in (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(d) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(g) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. One site to the north of the village is identified for employment uses.</p> <p>(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

**Other considerations**

**5.4.7.** The provision of a bypass for Innishannon would alleviate the traffic congestion experienced in the village, but the protection of areas of scenic landscape and nature conservation will be important. In addition, if an opportunity comes about during the lifetime of this plan for accessible off street car parking to be provided within walking distance of the village, then it should be encouraged.

**5.4.8.** This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available in the village to include a tennis court and a children’s play ground within walking distance of the village. It is anticipated that these uses together with an associated car park could be achieved within the area designated as open space for the local GAA club.

**5.4.9.** It is also important that the village’s rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.

**5.4.10.** The development boundary for Innishannon defines the existing extent of the built up area, whilst also allowing for some expansion for residential and employment development. During the lifetime of this Plan, development will focus mainly on the lowest lying lands, located close to the village. The lands within the development boundary to the east of the village along the approach road into the village are sensitive and more elevated in nature and development on these lands should be of a scale in keeping with such a prominent and sensitive location.

**5.4.11.** Continued renewal of Main Street properties would be desirable and a good standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

**5.4.12.** A pedestrian walk along the northern bank of the River Bandon would allow for greater accessibility to the river, extending from the Church yard to the bridge.

Objective No.	General Objectives
DB -02	<p>(i) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking if possible.</p> <p>(j) It is an objective to identify a requirement for an initial route selection project for a by-pass in Innishannon.</p> <p>(k) It is an objective to identify a requirement for an accessible off street car parking solution within walking distance of the village.</p>

Objective No.	General Objectives
	<p>(l) It is an objective to maintain the existing community facilities and where possible expand the range of sports facilities available in the village to include a tennis court.</p> <p>(m) It is an objective to seek the provision of a children’s play ground within walking distance of the village centre.</p> <p>(n) It is an objective to protect the setting of the village, particularly the lands to the east on the approach to the village.</p> <p>(o) It is an objective to retain existing stone walls.</p>

**Open Space and Agriculture**

**5.4.13.** The specific open space, sports, recreation and amenity zoning objectives for Innishannon are set out in the following table:

Objective No.	Open Space, Sports, Recreation and Amenity	Approx Area (Ha)
O-01	Maintain existing playing pitches and open space, provision of a children’s play ground, tennis courts, a public car park and a walkway would also be given consideration. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.4

**Business**

**5.4.14.** The specific business zoning objective for Innishannon is set out in the following table:

Objective No.	Business	Approx Area (Ha)
B-01	Business development suitable for small scale light industrial/incubator units. A detailed landscaping plan should be incorporated into the overall layout of this site in order to protect the	3.8

Objective No.	Business	Approx Area (Ha)
	residential amenity and general landscape character of the area.	

**Community / Utilities**

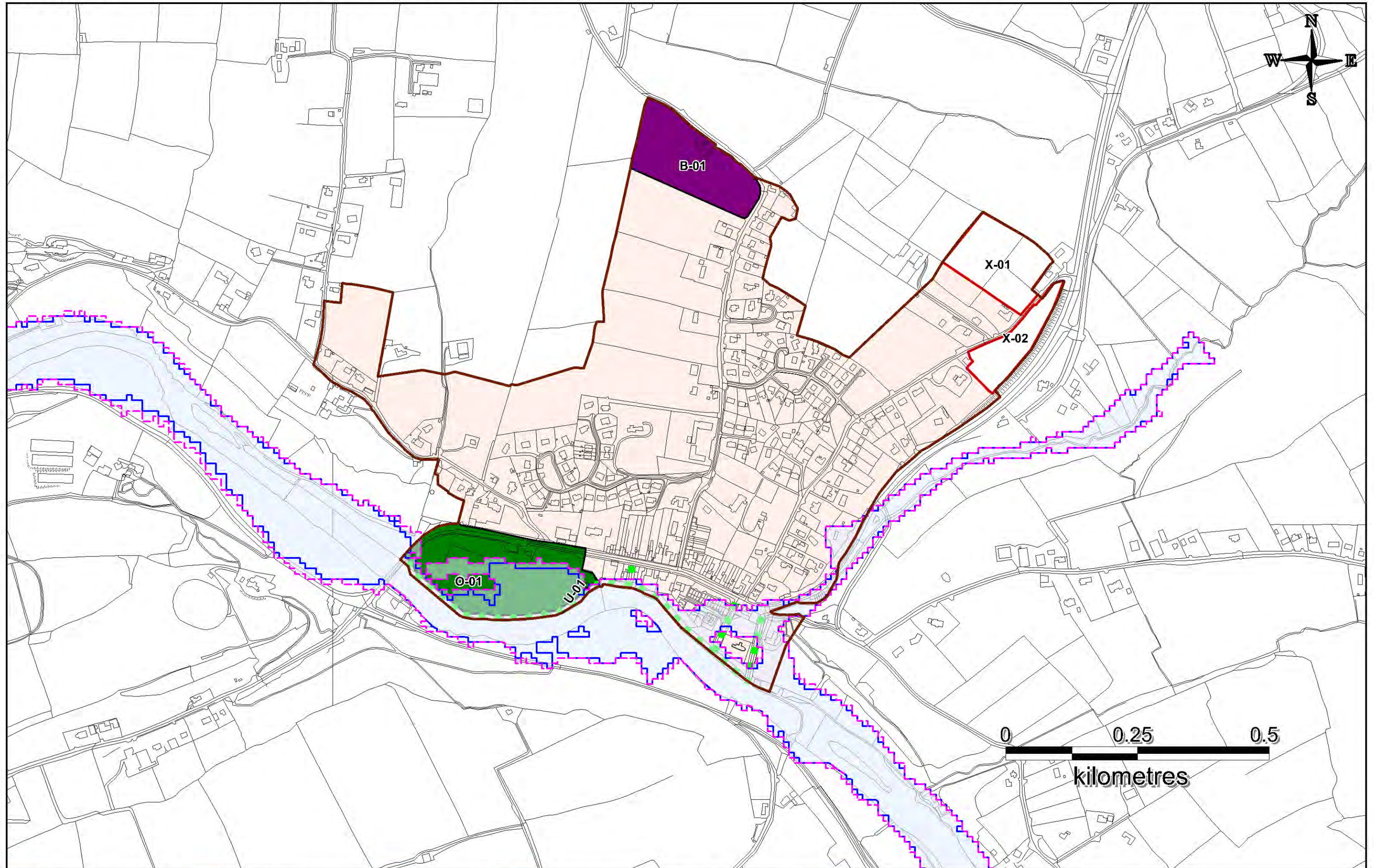
5.4.15. The specific community / utilities zoning objective for Innishannon is set out in the following table:

Objective No.	Community and Utilities	Approx Area (Ha)
U-01	Develop and maintain amenity walk.	-

**Special Policy Areas**

5.4.16. The special policy area zoning objectives for Innishannon are set out in the following table:

Objective No.	Special Policy Area	Approx Area (Ha)
X-01	Land to remain predominantly open and rural in character with potential for small scale individual housing.	2.1
X-02	Land to remain predominantly open and rural in character with potential for small scale individual housing.	1.1



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



## 6 Riverstick

### 6.1 VISION & CONTEXT

#### Vision

The strategic aim for Riverstick is to encourage the consolidation of the village within its attractive riverside setting, preserve the landscape setting of the settlement and to promote development in tandem with the provision of service including sports and amenity areas.

#### Strategic Context

**6.1.1.** Riverstick is located within the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**6.1.2.** Riverstick is now designated as a key village within the Bandon Electoral Area. The main aims for a key village are to act as the primary focus for development in rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

**6.1.3.** The Overall Strategy for Riverstick will focus on the scale of growth in the village, the provision of community facilities including sports and amenity and the provision of car parking and footpaths.

#### Local Context

**6.1.4.** Riverstick village is located approximately 8 kilometres to the north of Kinsale and 11 kilometres to the east of Innishannon. The busy Regional Route, the R600, which also serves Kinsale runs through the village. The lands to the east and west of the village core are elevated and overlook the village centre, the R600 and the River Stick.

**6.1.5.** In previous plans, Riverstick along with the settlements of Belgooly and Minane Bridge, were identified as villages that would provide an alternative housing location for those who were not residents of the Kinsale area but wished to live in a rural settlement convenient to Kinsale.

**6.1.6.** In recent years a number of residential developments have been built taking more modern formats and layouts to that usually associated with a typical village. Some of these estates are uncompleted and a number of units remain vacant.

**6.1.7.** The village itself has had a number of key infill sites within its core redeveloped. One of the most prominent of these is a mixed use development on the approach to the village from Cork City, which addresses the corner of the site very well. Further along the main street is Riverside Grove, another new mixed use development, which comprises a bakery, bridal wear, auctioneer, gym, butchers, hair salon / beauty salon, bike shop and car modifier within the complex.

### 6.2 PLANNING CONSIDERATIONS

#### Population & Housing

**6.2.1.** The village is well established and in recent years has experienced significant residential development, with village housing numbers growing from 34 houses in 2001 to 216 houses in 2010, which is an increase of 182 houses or a five fold increase in the built stock of the village. Most of these new houses were developed after 2005.

Houses in Riverstick 2001-2010				
	2001	2005	2010	Growth
Housing	34	62	216	182

**6.2.2.** Currently there are no units under construction in the village. Overall there are about 29 vacant dwellings in the village and there is no outstanding planning permission for additional units in the village.

#### Infrastructure and Community Facilities

**6.2.3.** As noted, recent new developments along the main street in Riverstick have increased the service base of the village substantially. Current facilities within the village include a church, a community centre, five shops (including some comparison), a petrol station, two pubs, a takeaway and a garage. Other services include hair/ beauty salon, bakery, butcher and a car modifier.

**6.2.4.** There is no primary school located within the village but primary school children attend the local school in Belgooly.

**6.2.5.** In Riverstick construction is to commence on a new waste water treatment plant with a proposed completion date of 2012. The required outcome of this project is to treat sewerage in accordance with the Urban Waste Water Treatment Regulations, Quality of Shellfish Waters Regulation and the Bathing Water Quality Regulations.

**6.2.6.** Riverstick is currently supplied from the Innishannon RWSS. There is no capacity issue however there are some potential risks associated with the single feed / supply pipe to the reservoir which results in indeterminate residence time resulting in the potential for low chlorine residuals.

**6.2.7.** Parts of Riverstick have been identified as being at risk of flooding. The areas at risk follow the path of the River Stick running north south through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**6.2.8.** Riverstick is accessed via a good road network and has ease of access to Cork City and the airport. The busy Regional Road, the R600 which runs through the village also provides easy access to Kinsale to the south. The village is served by a daily public bus service.

**6.2.9.** There have been footpath and traffic calming improvements within the village during the last plan period. The River Stick runs through the village and affords opportunities to use the river as a feature and as a future amenity use.

#### Economy/Employment

**6.2.10.** As noted previously, the main type of employment provided in Riverstick is service based. There is a broad range of services available within the village including, medical and financial services and a range of other consumer and retail facilities. Riverstick Motors Ltd. is an approved HGV and LGV vehicle test centre. Riverstick Motors on the main street are a truck repair garage with a testing centre.

**6.2.11.** Outside of the village itself there are local employment opportunities in agriculture due to the extensive rural hinterland that surrounds the settlement.

#### Environment

**6.2.12.** As noted, the River Stick runs through the village centre itself. The water quality of the river is satisfactory, with good ecological quality, at both locations and the following table summarises information in relation to water quality in the river.

River Stick	
Water Management Unit	<i>Bandon-Stick</i>
Waterbody Code	IE_SW_20_1209
Protected Area	<i>N/A</i>
River Status (July 09)	<i>Good</i>
Risk Assessment (River body)	<i>At Risk</i>
Objective	<i>To protect the 'good' status (2015)</i>
Q value	<i>Good</i>



**6.2.13.** Waterford Bridge in the townland of Coruragh to the north of the village is included on the Record of Protected Structures (Code: 00637).

**6.2.14.** The landscape character type for the area is Broad Fertile Lowland Valleys. The landscape value in this area is high and the landscape sensitivity is high and the landscape importance is at a county level. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon - Stick River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

**6.3 PROBLEMS AND OPPORTUNITIES**

**6.3.1.** Riverstick’s attractive rural setting, ease of access and proximity to Cork City, Kinsale and Bandon has made it a popular location for new residential development in recent years. It is important that further development protects the character, existing grain of built development and setting of the village while maintaining the integrity of the surrounding rural landscape.

**6.3.2.** It is important to improve existing village infrastructure and community facilities, in particular by continuing recent improvements to community facilities, by encouraging new facilities to locate in the village and by providing additional traffic calming measures and public footpaths.

**6.3.3.** There are significant numbers of individual dwellings to the east of the village, fronting directly onto the minor county road towards Cullen Cross Roads and additional individual dwellings in this area, on the approach to the village should be discouraged.

**6.3.4.** It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified on the Council’s assessment of needs will be delivered. In effect, water services infrastructure is the key requirement to unlocking the future development potential of Riverstick and its elevated place on the settlement network as a Key Village should help to make the case for the provision of this urgently required infrastructure.

**6.3.5.** The lands that surround the village are within the designated Rural Housing Control Zone, as established by the Cork County Development Plan 2009. In the Rural Housing Control Zone there are strict controls on commuter housing (except within established villages or village nuclei), where it is an objective to discourage strongly new individual houses and to maintain the character of the rural area. This restriction is relaxed in principle for local rural housing needs.

**6.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**6.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**6.4.2.** The development boundary for Riverstick as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, some of which remained undeveloped at the start of 2010. There is no outstanding planning permission for the construction of dwelling units in the village at present however there is capacity within the development boundary for some additional development.

**6.4.3.** Having regard to the key village status of Riverstick and its location within the CASP Ring, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development however in order to allow the village to grow an extension of this boundary is required.

**6.4.4.** The lands within the development boundary to the west of the village along the main approach road are more elevated in nature and development on these lands should include a sensitive boundary treatment.

**6.4.5.** This plan envisages development in the range of up to 150 additional dwellings in the village up to 2020, taking the housing stock to approximately 366 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 25 dwellings.

**6.4.6.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Riverstick it is an objective to encourage the development of up to 150 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 25 units.</p> <p>(c) In order to secure the growth proposed in (a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(d) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(g) It is an objective to protect the more elevated lands which contribute to the setting of the village, particularly those lands on the main approach to the village. Where development is considered appropriate, it is important that these approaches are well screened.</p> <p>(h) It is important that all new developments are linked to the main village centre by the provision of footpaths.</p> <p>(i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The</p>

Objective No.	<u>General Objectives</u>
	Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

**OTHER CONSIDERATIONS**

**6.4.7.** Other uses which are important to the viability and vitality of a village, including retail and office uses should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary subject to normal proper planning considerations.

**6.4.8.** The main street which runs through Riverstick is also the main road to Kinsale the R600, and is a very busy road. If possible additional traffic calming measures should be identified and provided in order to increase the mobility from the east to the west of the settlement. It would also give better definition to the main street.

**6.4.9.** The attractive amenities which surround the River Stick should be improved upon and extended, perhaps to include the possibility of an extended wood amenity walk.

Objective No.	<u>General Objectives</u>
DB -02	<p>(a) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(b) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(c) It is an objective to identify a requirement for traffic calming measures at suitable locations in the village. This would help to give better definition to the main street.</p> <p>(d) It is also intended to promote a footpath to the west and south of the village to link with the wood walk.</p> <p>(e) Protect and improve the River Stick amenities</p>

**Open Space & Agriculture**

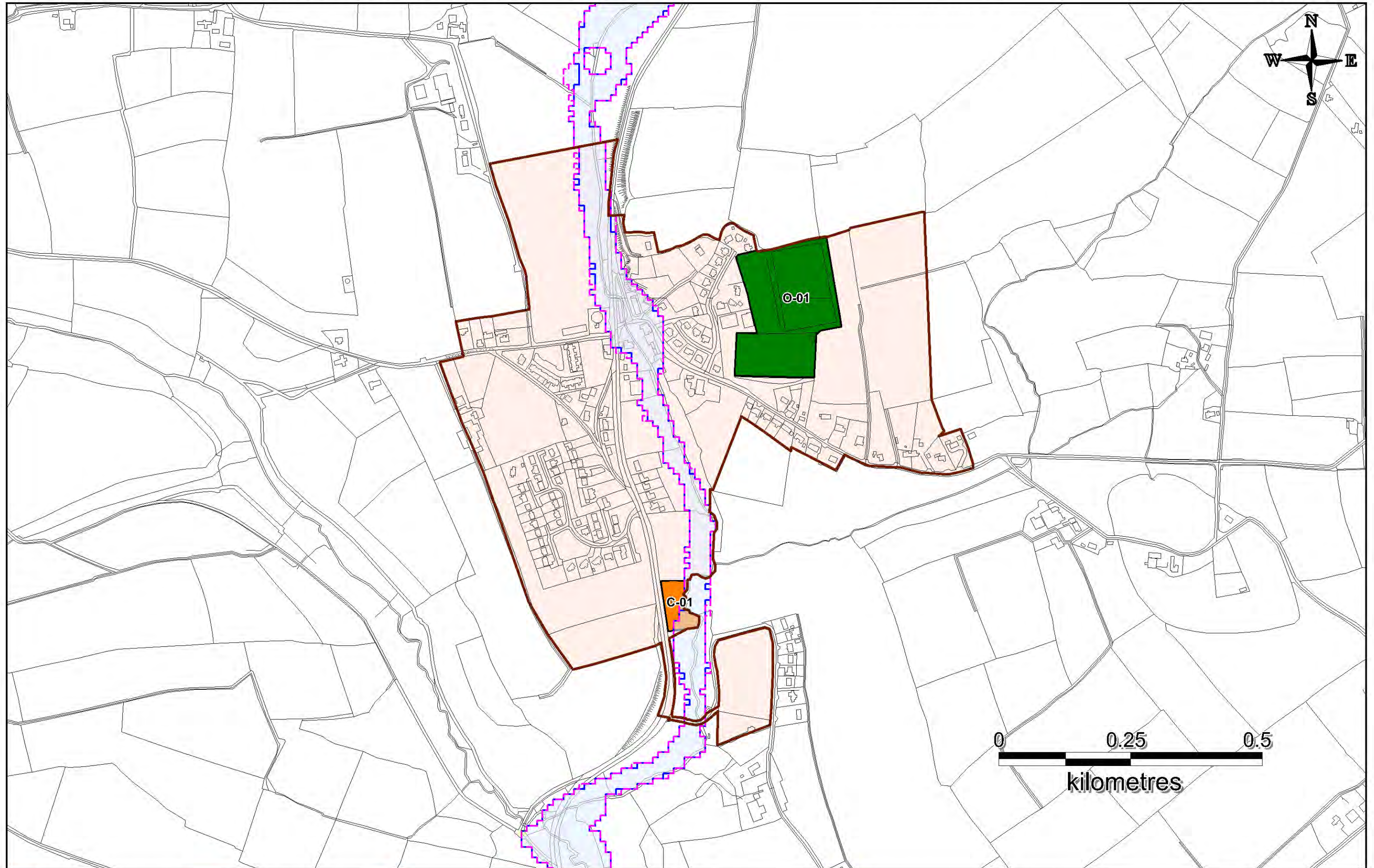
**6.4.10.** The specific open space and agriculture zoning objective for Riverstick is set out in the following table:

Objective No.	<b>Open Space, Sports, Recreation and Amenity</b>	Approx Area (Ha)
O-01	Maintain existing playing pitches as active open space.	4.0

**Community / Utilities**

**6.4.11.** The specific community / utilities zoning objective for Riverstick is set out in the following table:

Objective No.	<b>Utilities and Infrastructure</b>	Approx Area (Ha)
C-01	Maintain existing sewage treatment plant. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.5



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



**VILLAGES**

Ballinadee

Halfway

Kilbrittain

Old Chapel



## 7 Ballinadee

### 7.1 VISION AND CONTEXT

The vision for Ballinadee is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

#### Strategic Context

**7.1.1.** Ballinadee forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**7.1.2.** Ballinadee is designated as a village within the Bandon Electoral Area. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport the villages will form an important component of the settlement network and provide important services and facilities to significant rural hinterlands.

#### Local Context

**7.1.3.** It is an attractive settlement that is located about 8 kilometres to the west of Kinsale and 9 kilometres to the south-east of Bandon. Ballinadee Creek to the east of Ballinadee links the settlement with the Bandon Estuary.

### 7.2 PLANNING CONSIDERATIONS

#### Population and Housing

**7.2.1.** Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Ballinadee grew from 8 houses in 2001 to 16 houses in 2010, in effect doubling in size. Most of these new houses were developed before 2005.

**7.2.2.** The following table gives a summary of the houses in Ballinadee during the 2001 – 2010 period.

Houses in Ballinadee 2001-2010				
	2001	2005	2010	Growth
Housing	8	14	16	8

**7.2.3.** The village itself is a small compact traditional country village with a smaller number of buildings fronting onto the narrow main street. For the most part the development is small scale individual housing which is slightly dispersed in nature. The core area of the village on approach to the main street includes a church and cemetery, the community centre and the grotto.

**7.2.4.** At the other end of the main street, to the south of the village, there is an attractive public seating/picnic area adjacent to Ballinadee Creek. Southwards of Ballinadee Bridge, levels rise to the south and the village centre lies in a valley.

**7.2.5.** During the preparation of the last local area plan one additional site was added to the 4 carried forward from the previous plan. This site was added to the south of the river and permission was granted on this site for 4 units. Today, all of the sites remain undeveloped.

#### Infrastructure and Community Facilities

**7.2.6.** There is a good mix of services available in the village including a shop with petrol pumps, two public houses, churches, two cemeteries, a guesthouse with apartments and recycling facilities.

**7.2.7.** There are no public sewerage facilities available at present in Ballinadee. The "Assessment of Water Services Needs 2009" included Ballinadee within a Cork County Waste Water Bundle 7 – WWTP & Collection Systems Study; however it was not included in the Water Services Investment Programme 2010-2012.

**7.2.8.** There is a public water supply in Ballinadee; however, the supply of water is limited. The Council's Assessment of Water Services Needs 2009 indicated that it is intended to extend the Innishannon Water Supply Scheme to service Ballinadee, Ballinspittle and Garrettstown. This project is currently at construction stage and further funding was identified in the Water Services Investment Programme 2010-2012. The works are proposed under the Rural Water Supply Scheme to improve the water supply and network in Ballinadee, meet with projected demands and ensure security of supply and compliance with Drinking Water Regulations.

**7.2.9.** Parts of Ballinadee have been identified as being at risk of flooding. The areas at risk follow the path of the Ballinadee River through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of

flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**7.2.10.** There are some areas within the village, which are served by public footpaths and areas of public lighting. It should be an objective of this plan to make sure that all residential areas are accessible to the main services in the village by footpath – especially the school.

**7.2.11.** In terms of education, Ballinadee National School which caters for boys and girls is also located within the village boundary and currently has 115 pupils enrolled. Other facilities ancillary to the school include extensive playing areas, including a pitch, full sized tennis court, basketball court and a purpose built sports hall. The school also have applied to the Department of Education for funding for extension / refurbishment.

**7.2.12.** Ballinadee Community Development Association and Tidy Towns Committee have identified a number of requirements for the village including the provision of a new community building for the purpose of community groups and social events etc. The requirement for enterprise buildings, improved public lighting and public transport and the provision of a play ground in the village has also been identified.

#### Employment and Economic Activity

**7.2.13.** Some employment is generated from the services currently located within the village, as outlined previously. Other employers in the village include Ballinadee Engineering Ltd. and Ballinadee Haulage.

#### Environment and Heritage

**7.2.14.** Ballinadee has some notable structures of historical and architectural interest. There are six buildings or other structures, which are entered in the initial Record of Protected Structures including Ballinadee Catholic Church, Ballinadee Bridge, Annesville House, Ballinadee Mill, Ballinadee Church of Ireland and Glebe House.

**7.2.15.** To the east of the village there is an area of designated scenic landscape, along the Bandon Estuary, which includes Ballinadee Creek. It is an objective of the Cork County Development Plan 2009 to preserve the visual and scenic amenities and natural beauty of the area. The designated scenic route, the A63 runs through the village and affords views of the Creek and the Bandon Estuary.

**7.2.16.** The nearest Nature Conservation Area is a proposed Natural Heritage Area code pNHA 1515 which is the 'Bandon Valley below Innishannon'. The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is very high and the landscape sensitivity is very high and the landscape importance is at a national level.

**7.2.17.** The Ballinadee River, which is a tributary of the Bandon River flows through Ballinadee. Water quality in this river is poor with an overall ecological status also with a poor rating. The following table summarises information in relation to water quality in the river.

Ballinadee River (Tributary of the Bandon)	
Water Management Unit	<i>Bandon-Stick</i>
Waterbody Code	IE_SW_20_2236
Protected Area	<i>n/a</i>
River Status (July 09)	<i>Poor</i>
Risk Assessment (River body)	<i>At Risk of not achieving good status</i>
Objective	<i>Restore to good status by 2015</i>
Q value	<i>n/a</i>

**7.2.18.** There are a number of plaques in the village to commemorate the achievements of athletes from the local area, including an Olympic medallist.

**7.3 PROBLEMS AND OPPORTUNITIES**

**7.3.1.** Ballinadee’s attractive rural setting and range of community facilities make it an attractive location for development; however Ballinadee has remained relatively undeveloped in recent years. This is due partly to infrastructural constraints which have limited the development potential of the village.

**7.3.2.** To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village’s infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.

**7.3.3.** There is scope for development within Ballinadee; however, it is important that the village’s rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly the designated scenic landscape to the east and south of the village and the important views over Ballinadee Creek.

**7.3.4.** The hillside to the south of and across the river from the village is important to the setting of the village and should remain in largely agricultural use. Lands to the east of the settlement, in areas of designated scenic landscape should not be developed.

**7.3.5.** There may be opportunities for some small scale development along main street. It is important that any proposed development would be in keeping with the established character of the village.

**7.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**7.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**7.4.2.** The development boundary for Ballinadee as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 4 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for significant additional development.

**7.4.3.** Having regard to the village status of Ballinadee and its location within the CASP Ring, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**7.4.4.** This plan envisages development in the range of up to 34 additional dwellings in the village up to 2020, taking the housing stock to approximately 50 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 3-5 dwellings.

**7.4.5.** These additional dwellings take into account the existing character or grain of the village, where a total of 16 dwellings were recorded in 2010. This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified on the Council’s assessment of needs will be delivered. If these projects are not delivered then given the waste water issues affecting the settlement, its development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems.

**7.4.6.** In addition, if a proposal for a local enterprise (business) building at a scale appropriate to the village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages

the sharing of services (for example administrative services) are also to be encouraged.

**7.4.7.** If during the lifetime of the plan funding becomes available for a play ground for the village, then provision should be made on a site which provides safe convenient access within the village’s current development boundary.

**7.4.8.** Some local improvements to public footpaths and lighting are also desirable.

**7.4.9.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

Objective No.	General Objectives
DB -01	<p>(a) Within the development boundary of Ballinadee it is an objective to encourage the development of up to 34 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 3-5 units.</p> <p>(c) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 5 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.</p>



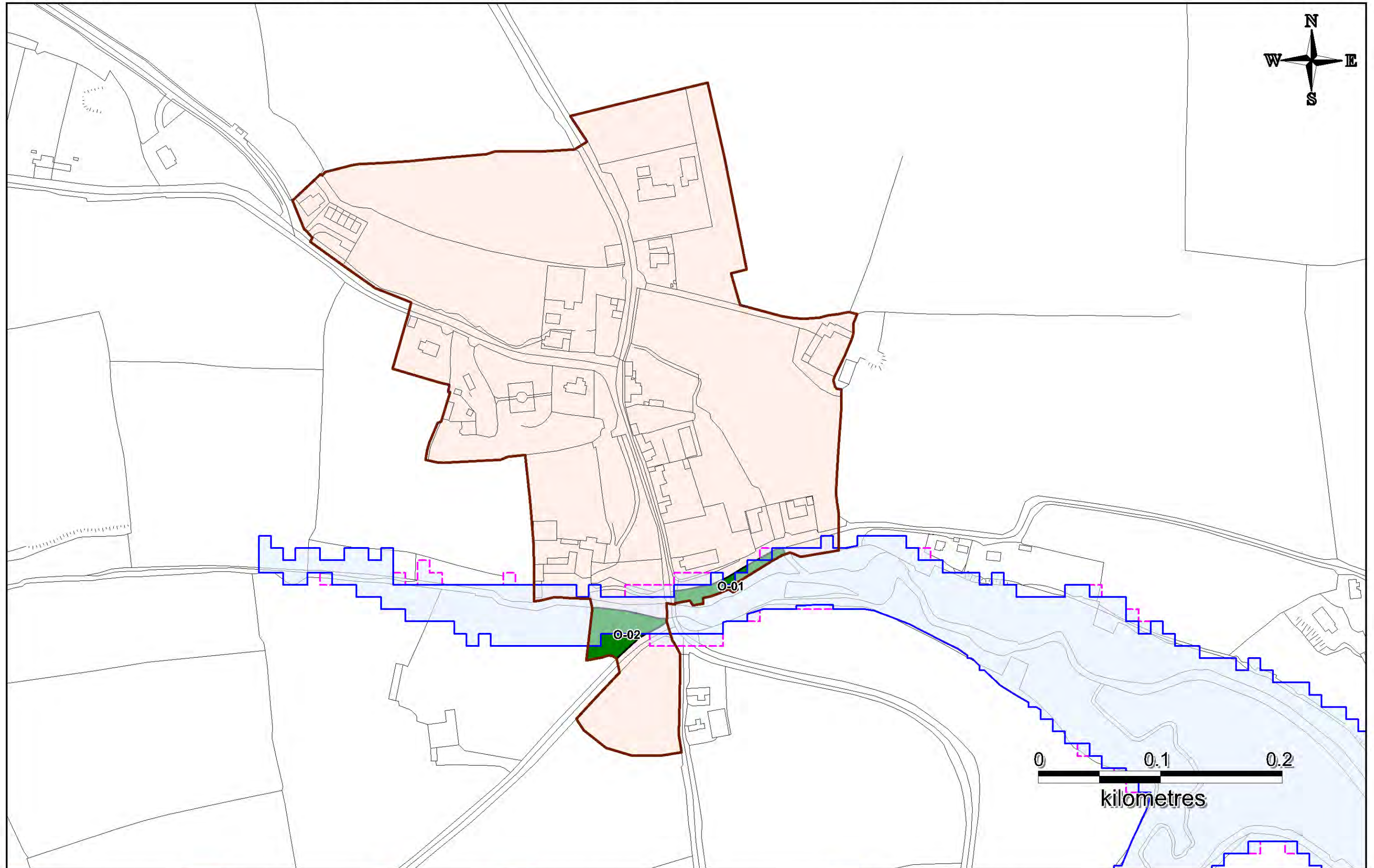
Objective No.	<b>General Objectives</b>
	<p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(g) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(h) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(i) It is an objective to protect the setting of the village, particularly the designated scenic landscape to the east and south of the village and the important views over Ballinadee Creek.</p> <p>(j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

Objective No.	<b>Open Space &amp; Agriculture</b>	Approx Area (Ha)
O-02	Maintain open space area, consideration could be given to the provision of a play ground or other community / recreation uses on this site. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.2

**Open Space / Agriculture**

7.4.10. The specific Open Space / Agriculture zoning objectives for Ballinadee are set out in the following table:

Objective No.	<b>Open Space &amp; Agriculture</b>	Approx Area (Ha)
O-01	Maintain active open space for informal public recreation. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.1



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



# 8 Halfway

## 8.1 VISION AND CONTEXT

The vision for Halfway is to encourage development within the village and restore a village core where local services are available.

### Strategic Context

8.1.1. Halfway forms part of the Bandon Electoral Area, however while most of the electoral area is covered by the CASP Ring strategic planning area, Halfway forms part of the Metropolitan Cork strategic planning area.

8.1.2. Halfway is designated as a village within the Bandon Electoral Area. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport the villages will form an important component of the settlement network and provide important services and facilities to significant rural hinterlands.

### Local Context

8.1.3. Halfway is located 2 kilometres northwest of Ballinhassig, 4 kilometres to the northeast of Innishannon and 13 kilometres to the north east of Bandon. To the immediate south of Halfway lies the Owenboy River and the National Secondary Road, the N71.

8.1.4. The old Cork-Bandon Road runs through the settlement and to the north of this roadway, levels rise steeply. The old West Cork Railway line lies to the north of the settlement and a disused viaduct is also located on this elevated ground. Priest's Bridge currently forms the western boundary of the settlement.

## 8.2 PLANNING CONSIDERATIONS

### Population and Housing

8.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Halfway grew from 18 houses in 2001 to 74 houses in 2010, a total increase of 56 dwellings. The reason for the large increase in housing numbers is due primarily to the provision of two new housing estates which were under construction when the last local area plan was being prepared.

8.2.2. The following table gives a summary of the houses in Halfway during the 2001 – 2010 period.

Houses in Halfway 2001-2010				
	2001	2005	2010	Growth
Housing	18	61	74	56

8.2.3. Currently there are no units under construction. In addition there are no new vacant units in the village, possibly with the exception of some of the first floor accommodation built as part of mixed use developments constructed over the last few years.

8.2.4. The character of the village has been changed over time with the introduction of newer single story type housing to the west and through the provision of two larger housing developments including 'An Bruach' on the southern side of the Main street, which have been completed since the last plan review.

### Infrastructure and Community Facilities

8.2.5. The village itself is characterised by a few notable traditional two storey dwellings to the east of the village core with two former notable traditional public houses, 'The Arches' and 'The Ramble Inn' on the village main street (although these appear to be no longer in use).

8.2.6. There is no public sewer in the settlement at present. However, the development of An Bruach provided for the installation of a waste water treatment plant with a population equivalent of 450 persons. It was envisaged that this would reduce discharges to the Owenboy River and help to improve the receiving waters of the settlement. The Water supply in the settlement is from the Innishannon Water Supply Scheme.

8.2.7. Parts of Halfway have been identified as being at risk of flooding. The areas at risk follow the path of the Owenboy River particularly to the west and south of the village, and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

8.2.8. There are significant numbers of individual one-off dwellings on the approach roads to Halfway, particularly from the west, fronting onto the Regional Road, the R589.

### Employment and Economic Activity

8.2.9. In the past few years the shop, post office, petrol station and public house have closed down. However, 3 replacement retail units

were granted as part of mixed use developments along the main street in Halfway. It is hoped that this plan will build on this as the beginning of a primary location for a village core.

8.2.10. Agriculture is the main economic activity in the hinterland of the settlement. Residents of Halfway for the most part commute to work.

### Environment and Heritage

8.2.11. As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Innishannon is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

8.2.12. There are no other environmental designations in Halfway.

## 8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. Halfway's attractive rural setting and proximity to the N71, to Bandon and Cork City makes it a popular location for development. However any future development in the settlement should maintain the rural character of the settlement, the integrity of the surrounding greenbelt and the Rural Housing Control Zone.

8.3.2. Having regard to the topography of Halfway, to the level of development already permitted within the settlement and the water services infrastructure required, Halfway will have a role in accommodating a limited amount of additional growth.

8.3.3. There is potential for some redevelopment of derelict sites/buildings within the settlement, which could form part of a new village type streetscape in Halfway.

## 8.4 PLANNING PROPOSALS

### Overall Scale of Development

8.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

8.4.2. The development boundary for Halfway as defined in the 2005 Local Area Plan contained largely areas of unzoned land, most of which has been developed. There is no outstanding planning permission within the village and there is capacity within the development boundary for an amount of additional development, to allow the settlement to grow organically.

**8.4.3.** Having regard to the village status of Halfway and its location, it is considered reasonable to ensure good development opportunities continue to be available within the village. As the development boundary closely reflects the existing pattern of development in Halfway, it is considered reasonable to provide two small scale extensions to the northeast and southwest.

**8.4.4.** This plan envisages development in the range of up to 10 additional dwellings in the village up to 2020, taking the housing stock to approximately 84 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 2-4 dwellings.

**8.4.5.** Outside the development boundary, lands to the south and west of the village are within the designated Rural Housing Control Zone and the lands to the north and east are within the A3 Metropolitan Cork Green Belt, as established by the Cork County Development Plan 2009.

**8.4.6.** The policies and objectives for these areas are also contained in the County Development Plan 2009.

**8.4.7.** The proposed development boundary for Halfway defines the existing extent of the built up area, while allowing for some new residential development within the boundary. The boundary of the settlement is largely determined by topography including the elevated hillside to the north, the Owenboy River and its flood plain and the N71 to the south.

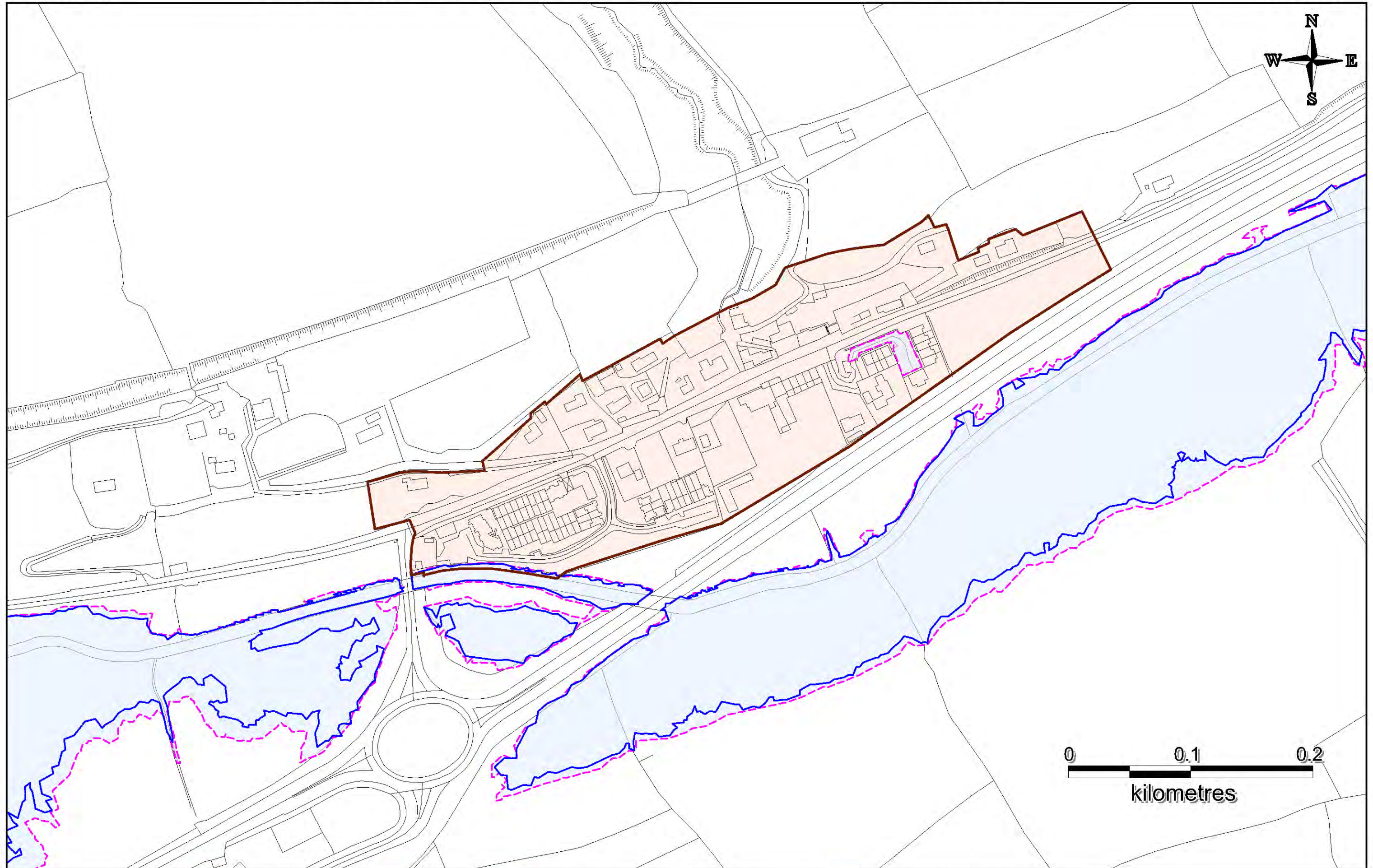
**8.4.8.** Development is avoided on the steep slopes to the north of the main road in the settlement, which form an important part of the settlements setting. Development is also avoided on lands that are to the south of the Owenboy River and the N71, on lands to the west of Priest's Bridge or on lands that are liable to flooding.

**8.4.9.** Some opportunities exist within the settlement to redevelop derelict properties or vacant sites. Some improvements to public footpaths are also desirable.

**8.4.10.** In addition, the introduction of a riverside walk should be investigated, in order to provide for some local residential amenity.

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Halfway it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 2-4 units.</p> <p>(c) Where possible, all development should be connected to the public water supply, the public</p>

Objective No.	<u>General Objectives</u>
	<p>waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 5 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(f) Residential development shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(g) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(h) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(i) The development of a riverside walk should be implemented.</p> <p>(j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>



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



## 9 Kilbrittain

### 9.1 VISION AND CONTEXT

The vision for Kilbrittain is to encourage development within the village, to maintain the compact village core where local services and amenities are available.

#### Strategic Context

9.1.1. Kilbrittain forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

9.1.2. Kilbrittain is designated as a village within the Bandon Electoral Area. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. The villages form an important component of the settlement network and provide important services and facilities to significant rural hinterlands.

#### Local Context

9.1.3. Kilbrittain village is located approximately 9 kilometres to the south of Bandon and 12.5 kilometres to the southwest of Kinsale. The village is bounded to the south and east by the Glanduff and Mill Woods, which provide an attractive landscape setting for the village. The village itself has a strong streetscape with a compact core.

9.1.4. Recent development in the village has been very minor in scale comprising mainly some individual new buildings and improvements to existing buildings.

### 9.2 PLANNING CONSIDERATIONS

#### Population and Housing

9.2.1. Estimates from An Post Geodirectory Data measuring postal addresses indicate that Kilbrittain grew from 59 houses in 2001 to 80 houses in 2010 an overall increase of just 21 dwellings.

9.2.2. The following table gives a summary of the houses in Kilbrittain during the 2001 – 2010 period.

Houses in Kilbrittain 2001-2010				
	2001	2005	2010	Growth
Housing	59	84	80	21

9.2.3. Currently there are no units under construction and in addition there are no new vacant units in the village. There are 20 units with permission which are not yet constructed.

#### Infrastructure and Community Facilities

9.2.4. A new waste water treatment plant is constructed and operational at the eastern end of the village (on a site labelled U-02). These works provide additional capacity and reduce the Biological Oxygen Demand (BOD) and nutrient loads to the Kilbrittain River.

9.2.5. The Innishannon Water Supply Scheme which is currently under construction is being extended to serve four other villages including Kilbrittain.

9.2.6. There are public footpaths and public lighting in Kilbrittain.

9.2.7. There are a number of important services within Kilbrittain village including a church, primary school, parish hall, public houses, Garda station, shop, petrol station, other retail services, a playing pitch and tennis court, garage and a post office.

9.2.8. Parts of Kilbrittain have been identified as being at risk of flooding. The areas at risk follow the path of the Kilbrittain through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

9.2.9. Kilbrittain National School has extended over the years with permission granted in 2010 for two additional portacabins on the site designated for educational uses in the last plan. Currently there are about 152 pupils attending the school.

9.2.10. In terms of local amenities, there is a village amenity park and picnic area at the eastern end of the village. There are also a number of local walks, from the village amenity park to the southern entrance gates to the castle (Kilbrittain Castle) near Bateman's Bridge. Another walk which loops through Mill Wood, needs to be upgraded and properly maintained.

9.2.11. The Regional Road, the R600 runs through the village and links Kilbrittain with Bandon to the north.

#### Employment and Economic Activity

9.2.12. There are a number of local employment uses / businesses located just outside the boundary but in the vicinity of the village. O'Connor Coach Hire, Allen Vanguard and a car sales business are all located to the east of the boundary.

#### Environment and Heritage

9.2.13. As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Kilbrittain is Rolling Patchwork Farmland. The landscape value in this area is deemed to be medium and the landscape sensitivity is also medium. The landscape importance is at a local level. In certain respects this landscape can be described as a 'classic Irish farmland' with its rolling and verdant patchwork of fields. Views are generally limited in extent.

9.2.14. East of the village, Kilbrittain Castle (RPS 00754) and Bateman's Bridge (RPS 00755) are listed in the initial Record of Protected Structures.

9.2.15. To the south of the village a large area of land, extending southwards to the coastline, is designated as an area of scenic landscape, where it is an objective of the Cork County Development Plan 2009, to preserve the visual and scenic amenities and natural beauty of the area. To the immediate south of the village both Glanduff Wood and Mill Wood, which provide attractive backdrops to the village, are included within the larger area of designated scenic landscape.

9.2.16. A short distance to the east of the village lies an estuary, which forms part of Courtmacsherry Estuary. Courtmacsherry Estuary, which includes Garranfeen Strand and Coolmain Bay, is a proposed Natural Heritage Area (pNHA – 1230), containing complex coastal habitats and is also of ornithological importance. Courtmacsherry Estuary is also a Special Area of Conservation (cSAC – 1230).

9.2.17. The R600 which extends eastwards through the village from the Church, is also a scenic route (S 68), as designated in the Cork County Development Plan 2009. The scenic route extends from the village to the coastline at Garranfeen Strand.

9.2.18. The Kilbrittain River, which is a coastal river flows through Kilbrittain. Water quality in this river is poor with an overall ecological status also with a poor rating. This is largely because the rating for fish life in the river is poor, while the q rating is good. The following table summarises information in relation to water quality in the river.



Kilbrittain River	
Water Management Unit	Bandon - Stick
Waterbody Code	IE_SW_20_1947
Protected Area	n/a
River Status (July 09)	Poor
Risk Assessment (River body)	At Risk of not achieving good status
Objective	Restore to good status by 2015
Q value	Good

**9.3 PROBLEMS AND OPPORTUNITIES**

**9.3.1.** Kilbrittain’s rural location and attractive setting has made it a preferred location for recent housing development. It is important that further development maintains the rural character of the village and does not compromise the areas of scenic landscape to the immediate south of the village.

**9.3.2.** It is important that the village’s landscape setting, particularly to the south, is adequately protected.

**9.3.3.** Any new residential development in Kilbrittain should be complemented by improvements to and the maintenance of existing community facilities.

**9.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**9.4.1.** Over the lifetime of this plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**9.4.2.** The development boundary for Kilbrittain as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 20 dwelling units, the construction of which has yet to commence.

**9.4.3.** Having regard to the village status of Kilbrittain and its location at the CASP Ring, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village and the development boundary has therefore been extended to the west.

**9.4.4.** This plan envisages development in the range of up to 86 additional dwellings in the village up to 2020, taking the housing stock to approximately 166 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 8-10 dwellings.

**9.4.5.** During the life of this Plan, development will focus mainly on lands in closest proximity to the village centre, in the first instance.

**9.4.6.** There is a substantial amount of land within the development boundary to the north of the Main Street in the village, and due to the topography being slightly more elevated, it will be important to provide innovative design solutions and high quality landscaping to preserve the overall character of the village. In addition, the provision of an amenity walk, along the northern side of the stream in the village is also desirable and should be developed in accordance with any development of the area.

**9.4.7.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

Objective No.	General Objectives
DB -01	<p>(a) Within the development boundary of Kilbrittain it is an objective to encourage the development of up to 86 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 8-10 units.</p> <p>(c) In order to secure the growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</p> <p>(d) Individual dwellings may be permitted subject to normal proper planning considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality</p> <p>(e) Where possible, all development should be connected to the public water supply or, the public waste water treatment system, make provision for</p>

Objective No.	General Objectives
	<p>connection to the public system in the future and make adequate provisions for storm water storage and disposal.</p> <p>(f) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(g) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(h) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(i) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(j) The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main street are considered to be an important part of any proposed scheme.</p> <p>(k) It is important also to maintain and improve the existing amenity walk to the east of the village.</p> <p>(l) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

**Open Space / Agriculture**

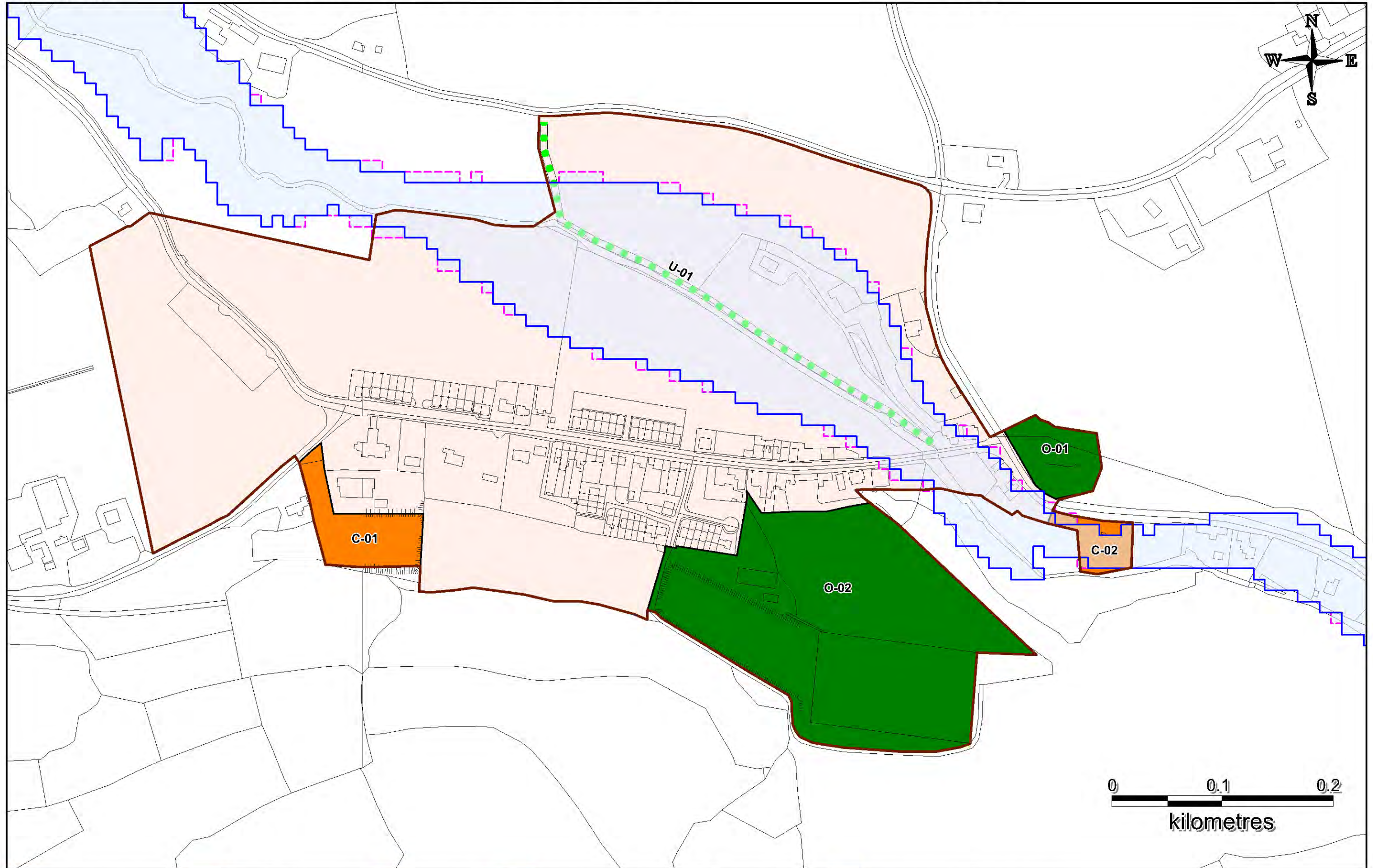
**9.4.8.** The specific Open Space / Agriculture zoning objectives for Kilbrittain are set out in the following table:

<i>Objective No.</i>	<b><u>Open Space &amp; Agriculture</u></b>	<i>Approx Area (Ha)</i>
O-01	Maintain existing village amenity park and picnic area.	0.4
O-02	Maintain existing GAA pitch, soccer pitch, tennis court and community centre.	4.9

**Community / Utilities**

9.4.9. The specific community and utilities zoning objectives for Kilbrittain are set out in the following table:

<i>Objective No.</i>	<b><u>Community / Utilities</u></b>	<i>Approx Area (Ha)</i>
U-01	Develop and maintain amenity walk	-
C-01	Extension to school	0.6
C-02	Sewage treatment plant.	0.3



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

# 10 Old Chapel

## 10.1 VISION AND CONTEXT

The vision for Old Chapel is to encourage development, improve residential amenity and maintain a separate identity for the settlement, independent to that of Bandon.

### Strategic Context

**10.1.1.** Old Chapel forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**10.1.2.** Old Chapel is designated as a village within the Bandon Electoral Area. The main aims for a village are to encourage and facilitate population growth, support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. The villages form an important component of the settlement network and provide important services and facilities to the rural hinterlands.

### Local Context

**10.1.3.** Old Chapel is located a short distance from Bandon, approximately 1 kilometre to the west of Bandon town but nevertheless it retains a separate identity from that of Bandon. The busy National Secondary Road, the N71 runs through Old Chapel. The Regional road, the R602 serving Timoleague also stems from Old Chapel.

## 10.2 PLANNING CONSIDERATIONS

### Population and Housing

**10.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses indicate that Old Chapel grew from 74 houses in 2001 to 113 houses in 2010.

**10.2.2.** The following table gives a summary of the houses in Old Chapel during the 2001 – 2010 period. Overall, the village grew by about 52%. It is clear that most of the growth has occurred during the 2005 – 2010 period.

Houses in Old Chapel 2001-2010				
	2001	2005	2010	Growth
Housing	74	75	113	39

**10.2.3.** Currently there are no units under construction, and there are no outstanding permissions on lands within the development boundary.

### Infrastructure and Community Facilities

**10.2.4.** Current services within the village include a public house, a shop, other retail services, petrol stations with forecourt shops and playing pitches. There is also a rugby playing pitch and a Baptist church in the village.

**10.2.5.** The public sewerage facilities serving Old Chapel are linked to Bandon. While the Waste Water Treatment Plant is deemed adequate for the future needs of the town, there is a deficiency in the hydraulic capacity of the sewerage network in the south of the town. The Council's Water Services Needs Assessment 2009, identifies Old Chapel as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is subject to available finance.

**10.2.6.** The village is served by a public water supply, from the Bandon Water Supply Scheme. An upgrade of the water supply system is required in Bandon if land to the south of the town is to be developed. Since the withdrawal of the service land initiative, there is no current immediate plans to carry out this work.

**10.2.7.** Parts of Old Chapel have been identified as being at risk of flooding. The areas at risk follow the path of the Bridewell River through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**10.2.8.** Old Chapel is accessed by a good road network, has easy access to Bandon and is also easily accessible from the N71. The village was bypassed in recent years and the N71 helps to identify Old Chapel as a separate settlement. The village is also served by a daily bus service.

**10.2.9.** There are public footpaths and public lighting within the village. However, there are deficiencies in the provision of footpaths to serve the entire village which needs to be rectified.

### Employment and Economic Activity

**10.2.10.** Some local employment is generated by the services available in the village, and there are two comparison retail services in the form of a stove and furniture store.

**10.2.11.** In addition, there are some areas of small industry which include a mill and tool hire centre and an Eircom depot, however one of Old Chapel's biggest distinguishing characteristics is the four motor dealerships on the N71. All of these services provide local employment and this plan will also seek to encourage the protection of lands for employment uses within the settlement.

### Environment and Heritage

**10.2.12.** To the north of the N71 there is an area of Scenic Landscape, as designated in the Cork County Development Plan 2009. This area of scenic landscape extends over the hillside to the north of Old Chapel, in the Castlebernard area, where it is an objective to preserve the visual and scenic amenities and natural beauty of the area. This area is also identified as Castlebernard Conservation Area, designated as an Architectural Conservation Area in the Cork County Development Plan 2009.

**10.2.13.** The Bridewell River, a tributary of the Bandon River flows through Old Chapel. Water quality in this river is good with an overall ecological status also with a good rating. The following table summarises information in relation to water quality in the river.

Bridewell River (Trib of the Bandon River)	
Water Management Unit	Bandon - Stick
Waterbody Code	IE_SW_20_2011
Protected Area	n/a
River Status (July 09)	Good
Risk Assessment (River body)	At Risk
Objective	To protect its good status by 2015
Q value	n/a

**10.2.14.** It should be noted that the biological quality of this section of the river is currently an issue in the receiving waters of this settlement.

**10.2.15.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Old Chapel is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

**10.2.16.** There are two structures in close proximity to Old Chapel which are recorded on the Record of Protected Structures and these are the Old Cotton Mill (RPS 647) and Mount Prospect House (RPS 649).

**10.3 PROBLEMS AND OPPORTUNITIES**

**10.3.1.** Old Chapel’s attractive rural setting and proximity to Bandon on the N71 has made it a popular location for new development in recent years, however the land zoned in the previous local area plan was not developed primarily due to infrastructural constraints.

**10.3.2.** When this deficit is overcome the settlement is capable of accommodating additional residential and commercial development and this is the main challenge for this plan. There is a derelict site in the village, a former garage which could be redeveloped to add some real value to the village core.

**10.3.3.** It is important, however that further development maintains the integrity of the surrounding rural area, the rural character of the village and ensures that Old Chapel retains strategic gap between it and Bandon, particularly, by avoiding development on the hillside to the north of the N71, in the area of designated scenic landscape or in areas to the east of the village.

**10.3.4.** There are a number of individual dwellings on the approach road to Old Chapel from Crossmahon and additional individual dwellings fronting onto this public road should be discouraged, to ensure that the settlements of Old Chapel and Crossmahon retain separate identities.

**10.3.5.** There is scope for expanding the employment base of the village within the development boundary of the village and this should be encouraged.

**10.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**10.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**10.4.2.** The development boundary for Old Chapel as defined in the 2005 Local Area Plan contained significant areas of zoned land, the majority of which remained undeveloped at the start of 2010. There is no outstanding planning permission for the construction of dwelling units, and there is capacity within the development boundary for significant additional development. In addition, permission was granted for a convalescent rehabilitation nursing home to the south west of the village and it is proposed to include this site within the new development boundary for Old Chapel.

**10.4.3.** Having regard to the village status of Old Chapel and its location within the CASP Ring, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to extend the boundary to reflect a recent permission and also to include an area of land to the east. It is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**10.4.4.** This plan envisages development in the range of up to 80 additional dwellings in the village up to 2020, taking the housing stock to approximately 193 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 8-10 dwellings.

**10.4.5.** These 80 additional dwellings take into account the existing character or grain of the village, where a total of 113 dwellings were recorded in 2010. This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements will be delivered. If these projects are not delivered then given the waste water issues affecting the settlement, its development potential will be limited to 10 individual dwellings supported by individual waste water treatment systems.

**10.4.6.** During the life of this Plan, development will focus mainly on lands in closest proximity to the village centre.

**10.4.7.** Outside the development boundary, the land forms part of the Green Belt around the Ring and County towns, namely Bandon town. It is an objective of the County Development Plan 2009 to discourage individual urban – generated dwellings. This restriction is relaxed in principle for local rural housing needs.

**10.4.8.** During the life of this Local Area Plan, development will focus mainly on lands close and accessible to the village centre. The scale and form of development will be dependent on improvements to the village’s infrastructure and the proposed new works to the Bandon Sewerage and Water Supply Schemes.

**10.4.9.** However, the specific objectives for these lands will reflect the role envisaged for the settlement in the future, its location and the topographical and servicing constraints that exist.

**10.4.10.** It is proposed to maintain the existing amenities in Old Chapel and to further develop additional amenities by providing greater access to the existing stream.

**10.4.11.** Traffic calming measures are required off the N71 to access / egress the village and these measures should be identified and implemented as soon as possible.

Objective No.	General Objectives
DB -01	<p>(a) Within the development boundary of Old Chapel it is an objective to encourage the development of up to 80 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 8-10 units.</p> <p>(c) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 10 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options, with good access to the village core.</p> <p>(g) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(h) Other business / industrial development can be accommodated on suitable sites within the development boundary, including brownfield sites, subject to normal proper planning and sustainable</p>

Objective No.	<u>General Objectives</u>
	<p>development criteria.</p> <p>(i) The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main street are considered to be an important part of any proposed scheme.</p> <p>(j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6</p>

**Open Space / Agriculture**

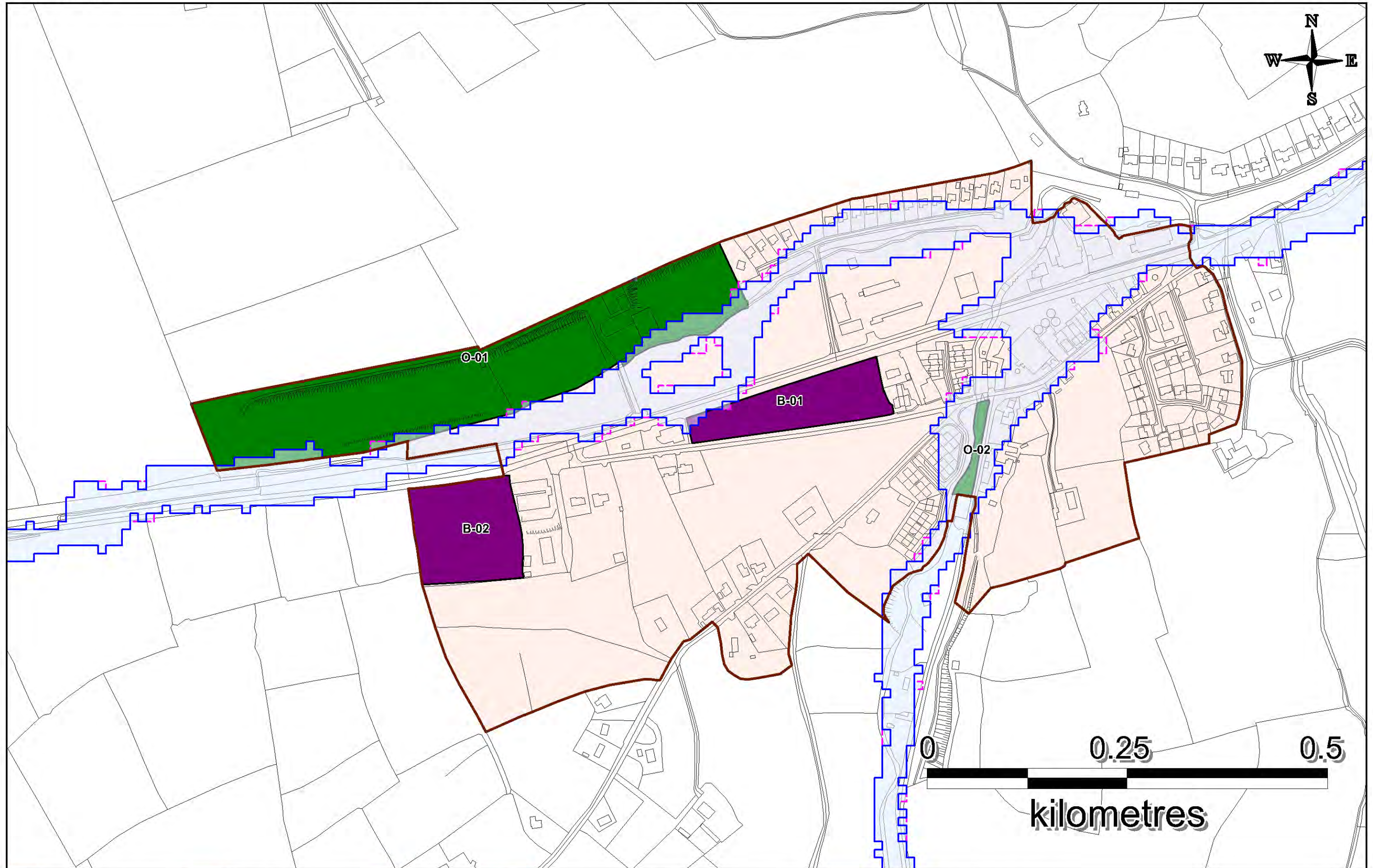
**10.4.12.** The specific Open Space / Agriculture zoning objectives for Old Chapel are set out in the following table:

Objective No.	<u>Open Space and Agriculture</u>	Approx Area (Ha)
O-01	Active open space, maintain existing playing pitches and clubhouse. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	6.5
O-02	Develop and maintain amenity area. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.2

**Business**

**10.4.13.** The specific business zoning objectives for Old Chapel are set out in the following table:

Objective No.	<u>Business</u>	Approx Area (Ha)
B-01	Business uses based on a single entrance off the existing access road serving “Castlewoods”, to include the maintenance and strengthening of natural boundaries and subject to an overall single landscaping scheme for the entire site. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.4
B-02	Non-retail business development based on access through the existing commercial development to the east.	1.6



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





**VILLAGE NUCLEI**

Aghyohil  
Ballyfeard  
Ballyheada  
Crossmahon  
Dunderrow  
Gaggan  
Garrettstown / Garylucas  
Nohoval  
Tinkers Cross



# 11 Aghyohil

## 11.1 VISION AND CONTEXT

The vision for Aghyohil is to encourage development within the village and restore a village core for the location of local services.

### Strategic Context

11.1.1. Aghyohil forms part of the Bandon Electoral Area and is located in the part of the electoral area which is covered by the West Strategic Planning Area.

11.1.2. In the overall strategy of this Local Area Plan, Aghyohil is designated as a village nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

11.1.3. Within the area around Aghyohil which is primarily agricultural, it is an objective of the Cork County Development Plan 2009, to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

### Local Context

11.1.4. Aghyohil is located approximately 4.5 kilometres to the south-east of Ballineen/Enniskeane and 11 kilometres to the south-west of Bandon.

11.1.5. The settlement consists of three individual centres/nodes, including a node at Aghyohil Cross Roads, a node adjacent to the Catholic Church and a third node at the primary school/community centre. Aghyohil primary school and a community centre are located approximately 500 metres to the east of the church. Levels rise between the church and the crossroads to the north. Aghyohil Cross Roads is located on an elevated plateau, which affords extensive views to the east.

11.1.6. There have been a number of planning applications for individual dwellings within the settlement and in close proximity to the village; however, development in Aghyohil and in the environs of the settlement has been ad-hoc to date, consisting primarily of individual dwellings.

## 11.2 PLANNING CONSIDERATIONS

### Population and Housing

11.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Aghyohil grew from 8 houses in 2001 to 19 houses in 2010.

11.2.2. The following table gives a summary of the houses in Aghyohil during the 2001 – 2010 period.

Houses in Aghyohil 2001-2010				
	2001	2005	2010	Growth
Housing	8	10	19	11

11.2.3. Currently there are no units under construction, and there are no outstanding permissions on lands within the development boundary.

### Infrastructure and Community Facilities

11.2.4. There are no public sewerage facilities available in Aghyohil at present. There is a recently developed Group Water Supply Scheme serving Aghyohil. There are no footpaths and limited public lighting in the settlement.

11.2.5. Facilities in Aghyohil, within the three nodes, include a church, public house, community centre and primary school. A short distance to the west of Aghyohil Cross Roads the GAA has playing pitches. Should the GAA wish to expand their facilities in the future there is adequate land to the north and east of the existing facilities.

11.2.6. Aghyohil National School was established in 1871, co-existing with, and eventually replacing a church school which was situated on the church grounds. In 1967 a new school was built and the old school was converted into a community centre. In 2007, under the Department of Education and Science Devolved Grants Scheme Aghyohil National School doubled in size and was re-equipped with all the modern day teaching facilities and equipment the school also began generating their own electricity via a 10 metre high wind turbine.

### Environment and Heritage

11.2.7. There are no Natura 2000 sites including Nature Conservation Areas in or near to Aghyohil.

11.2.8. As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Aghyohil is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

11.2.9. There are no known significant flood hazards in this settlement.

11.2.10. The Owenkeagh River which is a tributary of the Argideen, flows through the settlement of Aghyohil. The following table summarises information in relation to water quality for the river.

Owenkeagh River	
Water Management Unit	<i>Bandon-Stick</i>
Waterbody Code	IE_SW_20_1799
Protected Area	<i>N/A</i>
River Status (July 09)	<i>Moderate</i>
Risk Assessment (River body)	<i>At Risk</i>
Objective	<i>Restore to good quality by 2015</i>
Q value	<i>Moderate</i>

## 11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Development in Aghyohil has for the most part consisted of small scale and individual one off houses. The village has some capacity to support additional residential / commercial development and the challenge for this plan is to encourage new development in the most appropriate location. Other factors including infrastructural constraints, the form of the settlement, consisting of three separate nodes, together with the topography of the settlement, will be important determining factors, and by avoiding development on elevated and exposed lands.

11.3.2. The derelict co-op site near the pub in the village is considered to be an important opportunity site and its development would help to consolidate this node as a provider of local services and the protection of more sensitive elevated areas within the settlement.

11.3.3. In order to encourage consolidation of the settlement, it is considered important to limit the development of additional individual new dwellings between the church node and the primary school/community centre node. Some general improvements to the Aghyohil crossroads junction and additional public lighting and footpaths would be desirable.

**11.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**11.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**11.4.2.** The development boundary for Aghyohil as defined in the 2005 Local Area Plan contained an amount of land, the majority of which remained undeveloped at the start of 2010 and therefore there is capacity within the development boundary for an appropriate level of additional development.

**11.4.3.** This plan extends the development boundary to the south east to include lands to the east of the primary school, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**11.4.4.** This plan envisages development in the range of up to 20 additional dwellings in the village up to 2020, taking the housing stock to approximately 39 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 3-5 dwellings.

**11.4.5.** These 20 additional dwellings take into account the existing character or grain of the village, where a total of 19 dwellings were recorded in 2010. This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements will be delivered. If these projects are not delivered then given the waste water issues affecting the settlement, its development potential will be limited to 8 individual dwellings supported by individual waste water treatment systems.

**11.4.6.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

**11.4.7.** The general objective for Aghyohil is set out in the following table:

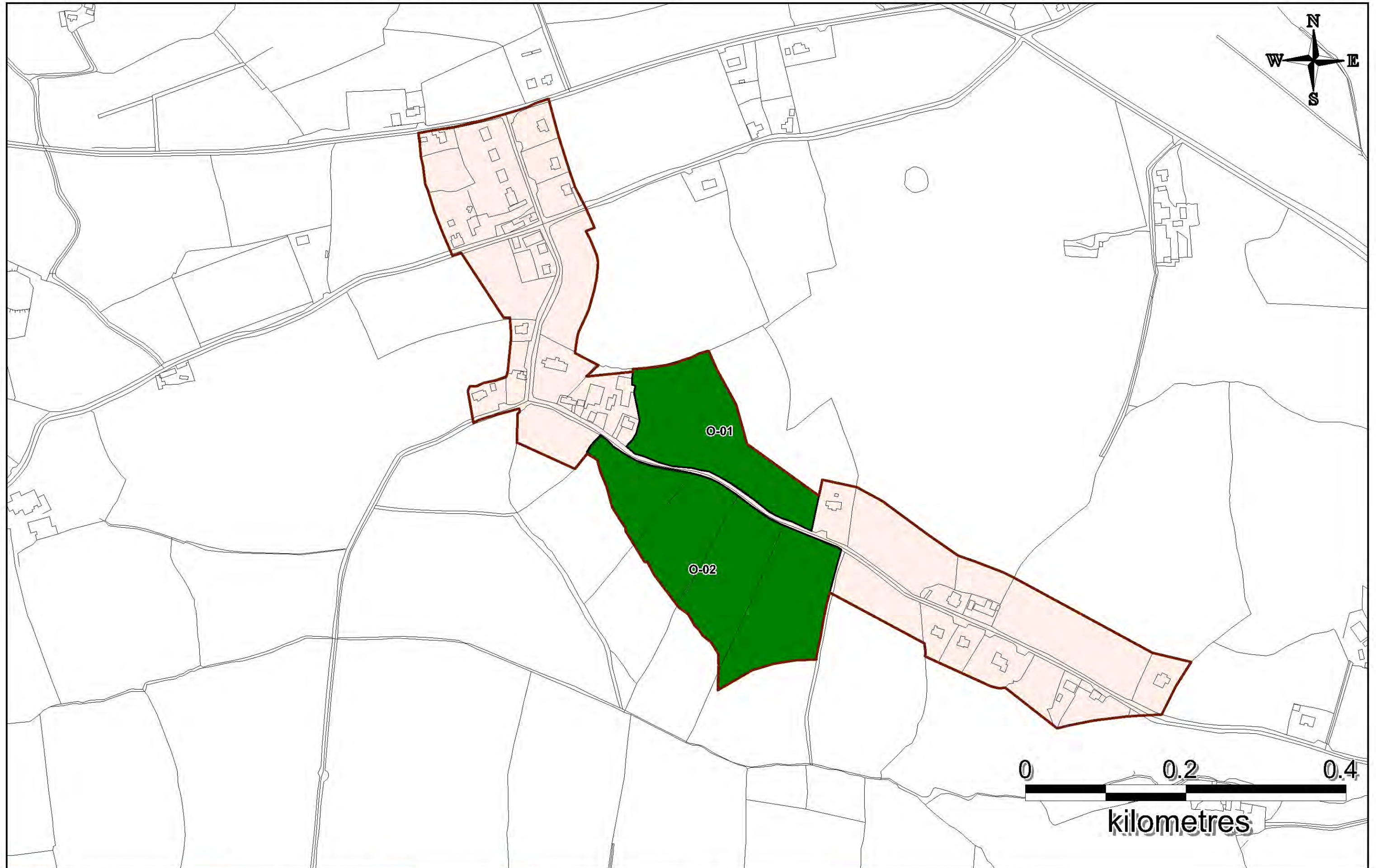
Objective No.	General Objectives
DB - 01	<p>(a) Within the development boundary of Aghyohil it is an objective to encourage the development of up to <b>20</b> houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 3-5 units.</p> <p>(c) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 8 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) It is also an objective to provide for the improvement of the main Aghyohil crossroads / junction with improved definition which would allow for better pedestrian safety.</p>

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development.	4.6

**Open Space / Agriculture**

**11.4.8.** The specific Open Space / Agriculture zoning objective for Aghyohil is set out in the following table:

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development.	2.3



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

# 12 Ballyfeard

## 12.1 VISION AND CONTEXT

The vision for Ballyfeard is to encourage development within the village and restore a village core for local services.

### Strategic Context

**12.1.1.** Ballyfeard forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**12.1.2.** In the overall strategy of this Local Area Plan, Ballyfeard is designated as a village nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

**12.1.3.** The lands that surround the village are within the designated Rural Housing Control Zone, as established by the Cork County Development Plan 2009. Within the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

### Local Context

**12.1.4.** Ballyfeard is located approximately 6.5 kilometres to the southeast of Riverstick, 2.5 kilometres to the west of Minane Bridge and 3.5 kilometres to the north of Nohoval. The R611 Regional Road, runs through the settlement and provides easy access to both Bandon and Belgooly.

## 12.2 PLANNING CONSIDERATIONS

### Population and Housing

**12.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Ballyfeard grew from 2 houses in 2001 to 4 houses in 2010.

**12.2.2.** The following table gives a summary of the houses in Ballyfeard during the 2001 – 2010 period. It is clear that growth in the village has remained quite low over the last 10 years, with an overall growth of just 2 dwellings.

Houses in Ballyfeard 2001-2010				
	2001	2005	2010	Growth
Housing	2	2	4	2

**12.2.3.** Currently there are no units under construction, and there are no outstanding permissions on lands within the development boundary.

### Infrastructure and Community Facilities

**12.2.4.** Current facilities in Ballyfeard include a public health clinic and recycling facilities (a bring site). There is also an unused petrol station and associated shop in Ballyfeard, which provides an opportunity for re-development. A short distance to the south of the settlement, fronting directly onto the R611, there is a Garda station.

**12.2.5.** There is no public sewerage or public water facilities available in Ballyfeard at present. The Council's Water Services Needs Assessment 2009 identifies Ballyfeard as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to finance.

**12.2.6.** It should be noted that the biological quality of this section of the River Minane is currently an issue in the receiving waters of this settlement.

**12.2.7.** Parts of Ballyfeard have been identified as being at risk of flooding. The areas at risk follow the path of the Ringabella River through a substantial part of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**12.2.8.** There is a small strip of footpath in Ballyfeard but there are no public lights present.

### Environment and Heritage

**12.2.9.** There are no Natura 2000 sites including Nature Conservation Areas in or near to Ballyfeard.

**12.2.10.** The landscape character type for the area is Rolling Patchwork Farmland. The landscape value in this area is medium and

the landscape sensitivity is medium and the landscape importance is at a local level. In certain respects this landscape can be described as a 'classic Irish farmland' with its rolling and verdant patchwork of fields. Here nature is controlled through relatively intensive agricultural production, broken in some instances by the incisive 'galleried' valleys which are articulated by scrubby banks. Multi directional interweaving valleys mean that views are, somewhat limited in extent.

**12.2.11.** The Ringabella River flows through the settlement of Ballyfeard. The following table summarises information in relation to water quality for the river.

Ringabella River River	
Water Management Unit	Bandon-Stick
Waterbody Code	IE_SW_20_2166
Protected Area	N/A
River Status (July 09)	Good
Risk Assessment (River body)	At Risk
Objective	To protect its good status
Q value	Good

## 12.3 PROBLEMS AND OPPORTUNITIES

**12.3.1.** The limited range of community facilities and the lack of public sewerage and water facilities limit the development potential of Ballyfeard to small-scale development.

**12.3.2.** It is important that future development maintains the integrity of the settlement and of the surrounding rural area, within the Rural Housing Control Zone. The rural character of Ballyfeard should not be undermined by insensitive inappropriate development.

**12.3.3.** The development boundary for Ballyfeard defines the extent of the built up area, while allowing for some small-scale expansion of individual housing and during the life of this Local Area Plan, some small-scale development is encouraged within Ballyfeard, as an alternative to dispersed one-off housing. Development in the village nucleus should lead to growth in the village and may lead to the redevelopment of the existing petrol station and shop. It is important that the scale and nature of any proposed development, respects the rural character of the area and that existing mature trees and hedgerows are protected.

**12.4 SPECIFIC ZONING OBJECTIVE: BALLYFEARD**

**Overall Scale of Development**

**12.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**12.4.2.** The development boundary for Ballyfeard as defined in the 2005 Local Area Plan contained an amount of land, the majority of which remained undeveloped at the start of 2010 and there is capacity within the development boundary for an appropriate level of additional development.

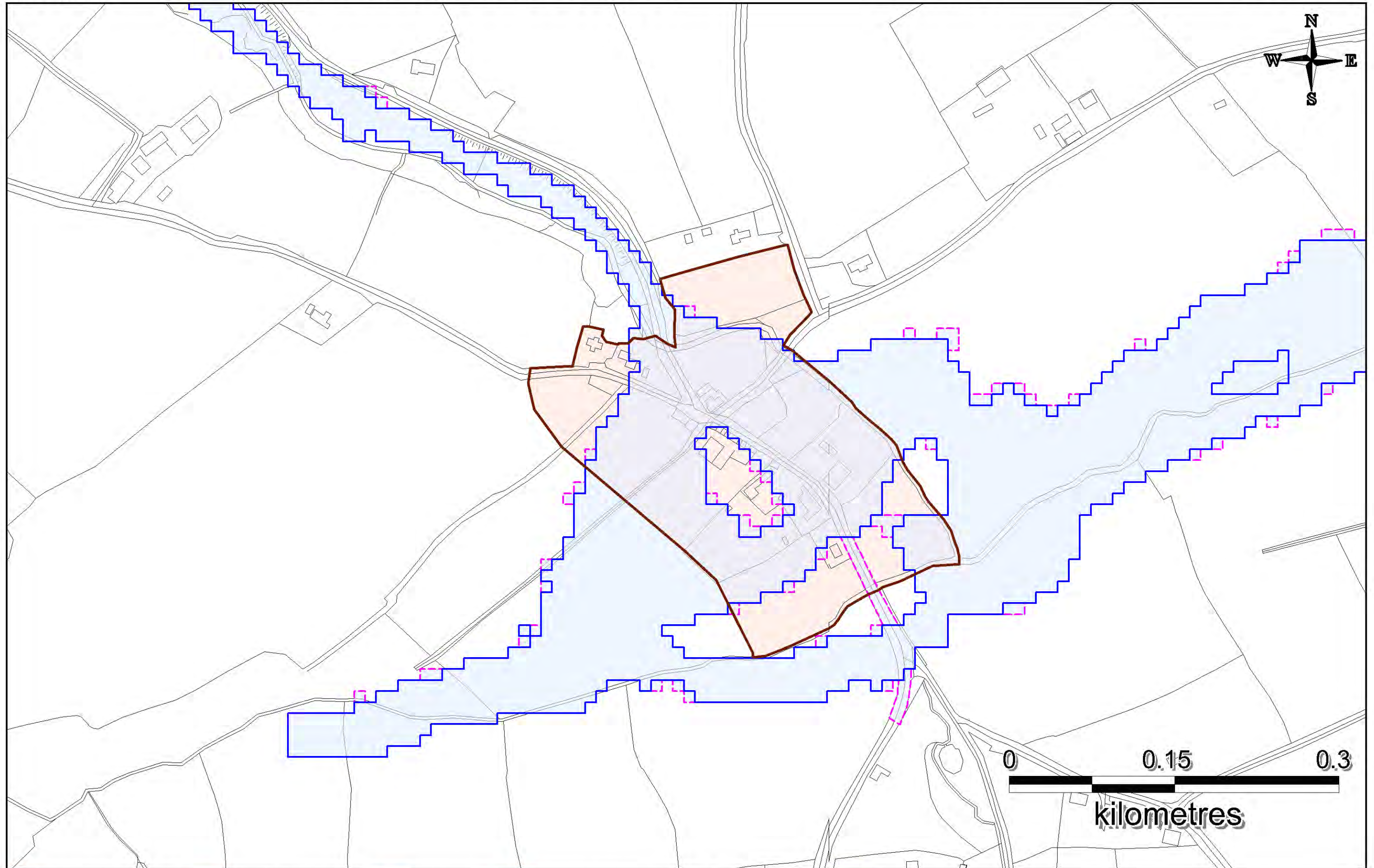
**12.4.3.** The development boundary proposed in this plan closely reflects the existing pattern of development and it is therefore considered reasonable to extend it to the north, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**12.4.4.** This plan envisages development in the range of up to 10 additional dwellings in the village up to 2020, taking the housing stock to approximately 14 units by 2020. Given the scale and development pattern of the village it is considered that small-scale expansion generally through individual housing is appropriate within the development boundary.

**12.4.5.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

**12.4.6.** The general objective for Ballyfeard is set out in the following table:

Objective No.	<u>General Objectives</u>
DB -01	<ul style="list-style-type: none"> <li>(a) Within the development boundary of Ballyfeard it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</li> <li>(b) The number of houses in any particular individual scheme, should have regard to the scale and character of the existing village and will not normally exceed the provision of more than 1-2 units at a time.</li> <li>(c) Individual dwellings may be permitted subject to normal proper planning considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</li> <li>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system or make provision for connection to the public system in the future and make adequate provisions for storm water storage and disposal.</li> <li>(e) The re-development of the derelict garage site in the core of the village shall be designed to a high standard and be sympathetic to the existing built form and layout of the village.</li> <li>(f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</li> <li>(g) It is an objective to maintain the rural character of the area and to protect existing mature trees and hedgerows.</li> </ul>



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





# 13 Ballyheada

## 13.1 VISION AND CONTEXT

The vision for Ballyheada is to encourage development within the village and restore a village core for local services.

### Strategic Context

**13.1.1.** Ballyheada forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**13.1.2.** In the overall strategy of this Local Area Plan, Ballyheada is designated as a village nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

**13.1.3.** The lands that surround the village are within the designated Rural Housing Control Zone, as established by the Cork County Development Plan 2009. Within the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

### Local Context

**13.1.4.** Ballyheada is located approximately 1 kilometre to the south of Halfway, 3.5 kilometres to the south-west of Ballinhassig and 7 kilometres to the north-east of Innishannon.

**13.1.5.** Existing residential development within the development boundary consists of a number of individual dwellings and the settlement has not seen much growth in the last number of years.

## 13.2 PLANNING CONSIDERATIONS

### Population and Housing

**13.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Ballyheada grew from 18 houses in 2001 to 19 houses in 2010.

**13.2.2.** The following table gives a summary of the houses in Ballyheada during the 2001 – 2010 period. It is clear that growth in the village has remained quite low over the last 10 years.

Houses in Ballyheada 2001-2010				
	2001	2005	2010	Growth
Housing	18	20	19	1

**13.2.3.** Currently there are no units under construction, and there are no outstanding permissions on lands within the development boundary.

### Infrastructure and Community Facilities

**13.2.4.** Current facilities in Ballyheada include a primary school and church. There is a substantial car park opposite the church. The primary school was constructed in 1988, with a pupil enrolment figure of 130 it is necessary for the school to rely on temporary accommodation. In 2009, 2 additional portacabins were granted permission. It may be necessary to identify additional lands for further extensions to the existing facilities.

**13.2.5.** There are no public sewerage facilities in Ballyheada at present and there are no proposals to install a public sewer in the settlement. The Council's Water Services Needs Assessment 2009 identifies Ballyheada as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall programme for investment under the Water Services Investment Programme 2010-2012 and is therefore subject to finance becoming available.

**13.2.6.** There is a Group Water Supply Scheme in Ballyheada; however, there is limited capacity within the scheme to accommodate additional development.

**13.2.7.** It should be noted that the biological quality of this section of the River Owenboy is currently an issue in the receiving waters of this settlement.

**13.2.8.** Approach roads to the settlement are poor and substandard. There are some limited public lighting facilities in Ballyheada, located in close proximity to the church. The settlement does not have public footpaths.

### Environment and Heritage

**13.2.9.** There are no Natura 2000 sites including Nature Conservation Areas in or near to Ballyheada.

**13.2.10.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Ballyheada is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low

well-spaced ridges. They have also created imposing views across the landscape.

**13.2.11.** The Owenboy River flows through the settlement of Ballyheada. The following table summarises information in relation to water quality for the river.

## 13.3 PROBLEMS AND OPPORTUNITIES

**13.3.1.** Ballyheada's rural setting, proximity to the N71 and Cork City make it an attractive location for development, however, the loss of the settlement's rural character resulting from insensitive large-scale development could seriously undermine the attractiveness of the area. To allow the village to develop in an orderly manner, it is particularly important that any future residential development is complimented by additional improvements to the range of existing community facilities in Ballyheada.

**13.3.2.** In previous plans lands within the development boundary were identified as an "Area for further study" or for an Area Action Plan to be drawn up for the lands within the development boundary to include community facilities, amenities and local services.

**13.3.3.** The lack of public sewerage facilities in the settlement, the absence of proposals to provide a public sewer in Ballyheada, the poor standard of access roads and the limited range of community facilities limit the type and scale of development appropriate to the settlement.

**13.3.4.** Any proposals for development in Ballyheada will be considered on issues of scale, services, access and compliance with the objectives of this Local Area Plan.

**13.3.5.** It is important to focus growth and the pressure for one-off dwellings within the settlement of Ballyheada, to ensure that the settlement does not merge with existing ribbons of development to the east and west and to ensure that Ballyheada retains its own identity, independent to that of the Halfway.

**13.3.6.** Other important issues include the need for an enhanced streetscape together with the provision of street lighting and public footpath to improve pedestrian safety in the settlement.

## 13.4 PLANNING PROPOSALS

### Overall Scale of Development

**13.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**13.4.2.** The development boundary for Ballyheada as defined in the 2005 Local Area Plan contained a substantial amount of land, the majority of

which remained undeveloped at the start of 2010 and therefore there is capacity within the development boundary for an appropriate level of additional development.

**13.4.3.** The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**13.4.4.** This plan envisages development in the range of up to 20 additional dwellings in the village up to 2020, taking the housing stock to approximately 39 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 3-5 dwellings.

**13.4.5.** These 20 additional dwellings take into account the existing character or grain of the village, where a total of 19 dwellings were recorded in 2010. This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements will be delivered. If these projects are not delivered then given the waste water issues affecting the settlement, its development potential will be limited to 5 individual dwellings supported by individual waste water treatment systems.

**13.4.6.** It is considered that the provision of additional community facilities and services including local retail etc, should be provided on lands to the north of the existing church and primary school, in the vicinity of the church car park.

**13.4.7.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

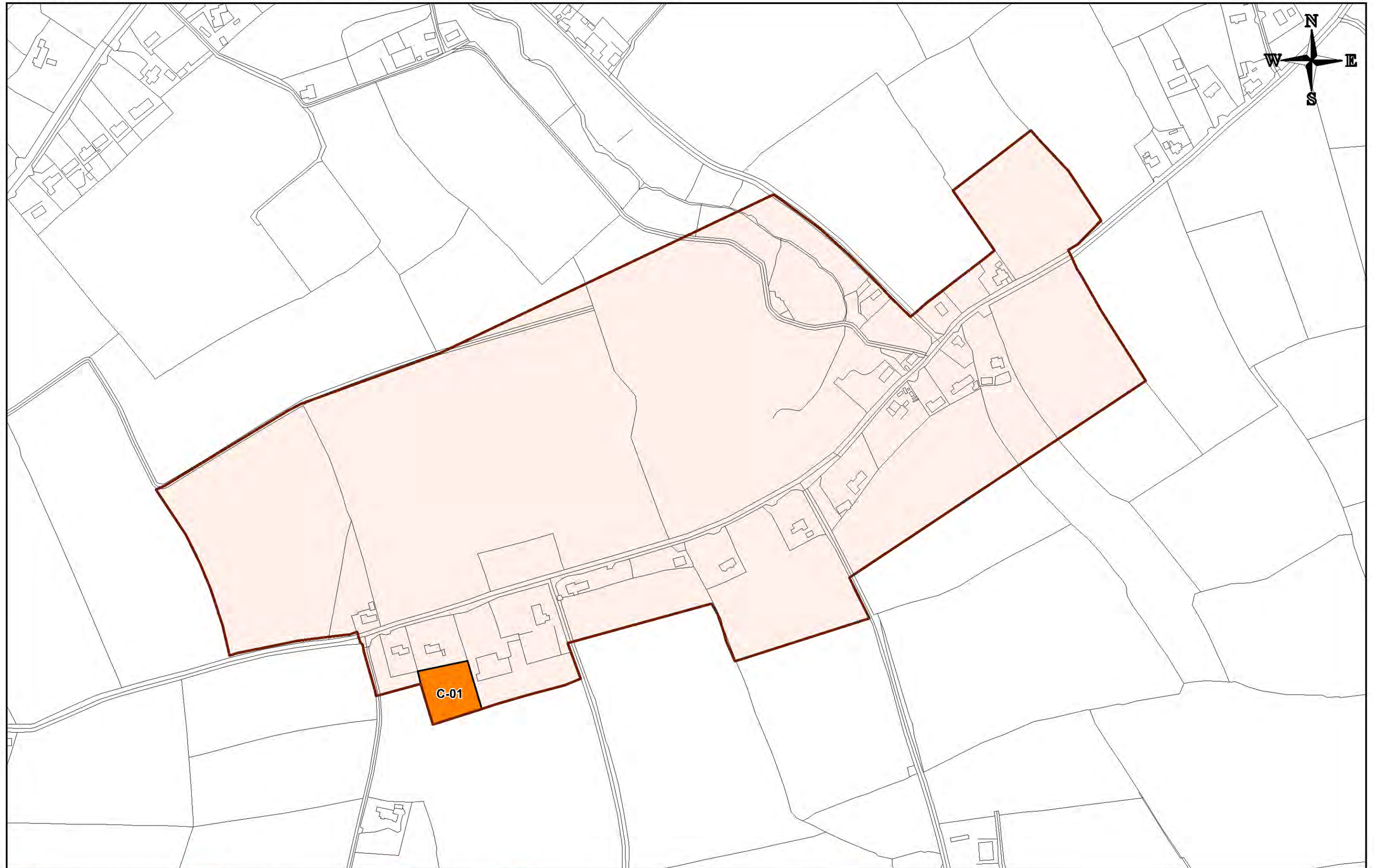
**13.4.8.** The general objective for Ballyheada is set out in the following table:

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Ballyheada it is an objective to encourage the development of up to 20 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme, should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 3-5 units.</p> <p>(c) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 5 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(e) It is also an objective to encourage an enhanced streetscape together with the provision of street lighting and public footpath to improve pedestrian safety in the settlement.</p> <p>(f) The provision for public open space, community facilities, a local shop, crèche and nursing home will be considered on lands north of the existing church and primary school.</p>

**Community / Utilities**

**13.4.9.** The community / utilities zoning objective for Ballyheada is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
C-01	Provide additional extensions to the existing primary school.	0.4



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



# 14 Crossmahon

## 14.1 VISION AND CONTEXT

The vision for Crossmahon is to encourage development within the village and to protect the main approaches to the village from ribbon development.

### Strategic Context

**14.1.1.** Crossmahon forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**14.1.2.** In the overall strategy of this Local Area Plan, Crossmahon is designated as a village nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

**14.1.3.** The lands which surround the village are part of the Green Belt around the Ring and County towns, namely Bandon town. It is an objective of the County Development Plan 2009 to discourage individual urban – generated dwellings. This restriction is relaxed in principle for local rural housing needs.

### Local Context

**14.1.4.** Crossmahon is located less than 3.5 kilometres to the southwest of Bandon and 1.5 kilometres to the southwest of Old Chapel. Crossmahon is situated at a locally elevated location and affords extensive views over lands to the north and south.

**14.1.5.** There are significant numbers of individual dwellings in the vicinity of Crossmahon, with large numbers of dwellings straddling both sides of the public road to the east and west of the crossroads in particular.

## 14.2 PLANNING CONSIDERATIONS

### Population and Housing

**14.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Crossmahon grew from 15 houses in 2001 to 21 houses in 2010.

**14.2.2.** The following table gives a summary of the houses in Crossmahon during the 2001 – 2010 period. It is clear that growth in the village has remained quite low over the last 10 years.

Houses in Crossmahon 2001-2010				
	2001	2005	2010	Growth
Housing	15	17	21	6

**14.2.3.** Currently there are no units under construction, and there are no outstanding permissions on lands within the development boundary.

### Infrastructure and Community Facilities

**14.2.4.** There is a public house and primary school in Crossmahon. The primary school, Scoil Bhríde lies approximately 400 metres to the east of the crossroads and has a current enrolment of 217 boys and girls. Since the adoption of the last local area plan, additional temporary accommodation has been constructed in the form of 1 prefabricated classroom block containing 2 no. classrooms.

**14.2.5.** There are no public sewerage facilities serving Crossmahon at present. The Council's Water Services Needs Assessment 2009, identified Crossmahon as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is subject to available finance.

**14.2.6.** The settlement is served by a public water supply scheme. Infrastructural and topographical constraints limit the area to small-scale development in the near future.

**14.2.7.** It should be noted that the biological quality of this section of the River Bandon is currently an issue in the receiving waters of this settlement.

**14.2.8.** There are no footpaths or public lighting in Crossmahon.

### Environment and Heritage

**14.2.9.** There are no Natura 2000 sites including Nature Conservation Areas in or near to Crossmahon. As noted, however there is a scenic route S63 which is identified as the route from R605 Regional Road & Local Road between Innishannon and Kinsale via Shippool with views of the woodlands & the Bandon River Valley.

**14.2.10.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Crossmahon is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

**14.2.11.** There are no known significant flood hazards in this settlement.

**14.2.12.** The Bridewell River, a tributary of the Bandon River flows through Crossmahon. Water quality in this river is good with an overall ecological status also with a good rating. The following table summarises information in relation to water quality in the river.

Bridewell River (Trib of the Bandon River)	
Water Management Unit	<i>Bandon - Stick</i>
Waterbody Code	IE_SW_20_2011
Protected Area	<i>n/a</i>
River Status (July 09)	<i>Good</i>
Risk Assessment (River body)	<i>At Risk</i>
Objective	<i>To protect its good status by 2015</i>
Q value	<i>n/a</i>

**14.2.13.** In the vicinity of Crossmahon, Crossmahon School (RPS 650) and Milton House (RPS 648) are entered on the Record of Protected Structures.

## 14.3 PROBLEMS AND OPPORTUNITIES

**14.3.1.** During the life of this plan, development will focus mainly on consolidating the village nucleus core, in the vicinity of the crossroads. Having regard to the limited range of facilities in the settlement together with the proximity of Crossmahon to the larger settlements of Bandon and Old Chapel any development within the settlement should be sympathetic in scale and form.

**14.3.2.** It is important that the landscape setting of Crossmahon is adequately protected, by avoiding extending or joining together existing ribbons of development on the hillside and minimising visual impact(s) of developments through appropriate design and adequate screening.

**14.3.3.** The provision of public lighting and public footpaths is also desirable.

### Overall Scale of Development

**14.3.4.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern

and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**14.3.5.** The development boundary for Crossmahon as defined in the 2005 Local Area Plan contained an amount of land, the majority of which remained undeveloped at the start of 2010. While it is considered that there is capacity within the development boundary for an amount of additional development, it is also envisaged that in order to allow Crossmahon to provide a viable alternative for people who would otherwise wish to live in the Green Belt around Bandon, an extension of the development boundary is warranted. It is clear however, that not all the land within the boundary will be required for development over the lifetime of this plan.

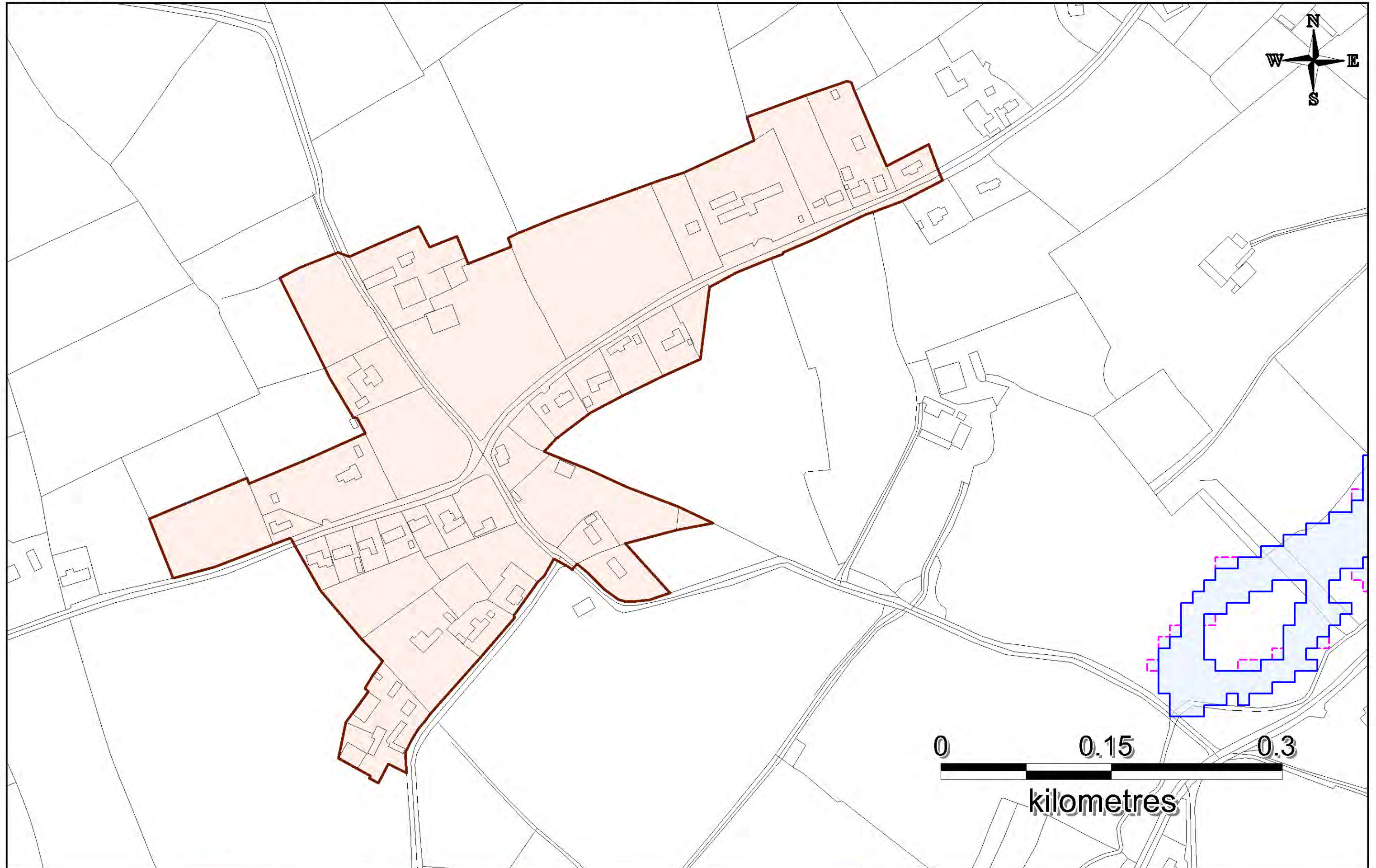
**14.3.6.** This plan envisages development in the range of up to 23 additional dwellings in the village up to 2020, taking the housing stock to approximately 44 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 3-5 dwellings.

**14.3.7.** These 23 additional dwellings take into account the existing character or grain of the village, where a total of 21 dwellings were recorded in 2010. This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements will be delivered. If these projects are not delivered then given the waste water issues affecting the settlement, its development potential will be limited to 5 individual dwellings supported by individual waste water treatment systems.

**14.3.8.** Crossmahon’s rural setting and proximity to Bandon makes it an attractive location for development, however, it is important that the settlement retains its identity and that a strategic gap remains between Crossmahon and Old Chapel. Additional individual dwellings fronting onto the road between Crossmahon and Old Chapel should be discouraged.

**14.3.9.** The general objective for Crossmahon is set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Crossmahon it is an objective to encourage the development of up to 23 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme, should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 3-5 units.</p> <p>(c) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 5 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) It is important that the settlement retains its identity and that a strategic gap remains between Crossmahon and Old Chapel. Additional individual dwellings fronting onto the road between Crossmahon and Old Chapel should be discouraged.</p>



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





# 15 Dunderrow

## 15.1 VISION AND CONTEXT

The vision for Dunderrow is to encourage development within the village and restore a village core for local services.

### Strategic Context

**15.1.1.** Dunderrow forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**15.1.2.** In the overall strategy of this Local Area Plan, Dunderrow is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

### Local Context

**15.1.3.** Dunderrow is located approximately 5.5 kilometres to the north-west of Kinsale and 6.5 kilometres to the south east of Innishannon. The Regional Road, the R605 runs to the immediate east of the settlement and is a designated scenic route, as established in the Cork County Development Plan 2009. A short distance to the south east of Dunderrow, at Ballythomas Cross Roads, the R606 merges with the R605 and then extends north-westwards, adjoining Dunderrow. The R606 also links Innishannon with Kinsale.

## 15.2 PLANNING CONSIDERATIONS

### Population and Housing

**15.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Dunderrow grew from 18 houses in 2001 to 52 houses in 2010.

**15.2.2.** The following table gives a summary of the houses in Dunderrow during the 2001 – 2010 period. It is clear that growth in the

village was positive with an overall increase of 34 dwellings in the village. Most of these occurred in the last five years.

Houses in Dunderrow 2001-2010				
	2001	2005	2010	Growth
Housing	18	20	52	34

**15.2.3.** Currently there are no units under construction; however there are 52 units with permission which are not yet constructed.

### Infrastructure and Community Facilities

**15.2.4.** Dunderrow functions as a local service centre and community facilities within the settlement include a primary school and a public house. In recent years the village has witnessed some considerable growth, in the form of residential estate type development, to the extent that it is this modern development that largely defines the character of the settlement.

**15.2.5.** Dunderrow Primary School completed in 2000, is situated on a 2 acre landscaped site with two all-weather playgrounds at Leighmoneymore. In 2007 funding was received from the Department of Education & Science to extend the school to an 8 mainstream permanent classroom school. It is now a 10 teacher, 200 pupil school.

**15.2.6.** The village enjoys some community facilities in the form of a public house alongside the R605 at the southern entrance to the village (the R605 effectively skirts the village to the north), and a school. The village public house makes a strong and characteristic statement at the junction of the R605 with the village main street.

**15.2.7.** The increase in population, which the settlement has experienced in recent years, has put extra demands on the village's infrastructure and community facilities. It is particularly important that new community facilities are encouraged in the village nucleus.

**15.2.8.** There is a public water supply serving Dunderrow. However, having regard to the level of development that has taken place within the settlement, the existing water network is inadequate to accommodate additional development.

**15.2.9.** A new development of serviced sites within the settlement is served by a private waste water treatment plant located to the south of the settlement. This treatment plant may have the potential to be upsized to accommodate some additional development.

**15.2.10.** In addition, the Council's Water Services Needs Assessment 2009 identified Dunderrow as part of the Cork County Waste Bundle 5 for a Waste Water Treatment Plant and collection systems study. However it is not included in the overall Water Services Investment Programme 2010-2012 and is subject to available finance.

**15.2.11.** Parts of Dunderrow have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**15.2.12.** There are some areas of Dunderrow served with public lighting and footpaths.

**15.2.13.** There are no buildings or other structures in the initial Record of Protected Structures within Dunderrow.

### Employment and Economy

**15.2.14.** Eli Lilly, a large pharmaceutical firm employing in excess of 450 people has been operating from Dunderrow since 1981. The plant itself is located several hundred metres to the south of the village, and quite distinct from the main body of the village, on the eastern side of the R605. The plant itself is affected by the Seveso II Directive, with a consultation distance of 1,000 meters. Any extension to this existing development will be acceptable in principle subject to the terms of the Directive and the policies and objectives of the County Development Plan.

### Environment and Heritage

**15.2.15.** There are no Natura 2000 sites including Nature Conservation Areas in or near to Dunderrow. As noted, however there is a scenic route code S63 which is identified as the route from R605 Regional Road & Local Road between Innishannon and Kinsale via Shippool with views of the woodlands & the Bandon River Valley.

**15.2.16.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Dunderrow is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

## 15.3 PROBLEMS AND OPPORTUNITIES

**15.3.1.** Dunderrow's attractive rural setting, ease of access to Innishannon and Kinsale and existing industry has made it an attractive location for development in recent years.

**15.3.2.** During the life of this Plan, development in Dunderrow will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion on low lying lands, in close proximity to the village centre.

**15.3.3.** The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. Development on steeply sloping lands should be avoided. Development on lands outside of the development boundary should be resisted, particularly to the west and north due to the steeply sloping nature of the land, which adjoins the designated scenic route.

**15.3.4.** It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

**15.4 SPECIFIC ZONING OBJECTIVES: DUNDERROW**

**Overall Scale of Development**

**15.4.1.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**15.4.2.** The development boundary for Dunderrow as defined in the 2005 Local Area Plan contained a substantial amount of land, the majority of which remained undeveloped at the start of 2010 and it is considered that there is capacity within the development boundary for an appropriate level of additional development. Only two small changes are proposed to the development boundary in order to include recent existing development which is contiguous with the development boundary.

**15.4.3.** This plan envisages development in the range of up to 67 additional dwellings in the village up to 2020, taking the housing stock to approximately 119 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 6-10 dwellings.

**15.4.4.** In the past a number of substantial planning permissions were granted for developments outside the scale now proposed and whilst an opportunity remains for the implementation of any permission granted, it is considered that development in that scale would not be in line with current ministerial policy in the scale of development in villages. It should also be noted that the rationale for retaining such a high additional dwellings figure for Dunderrow takes into account the relatively recent permissions in the settlement.

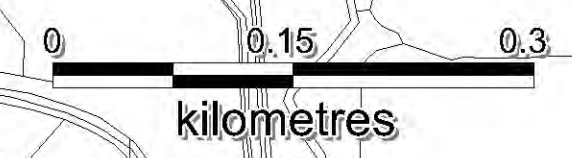
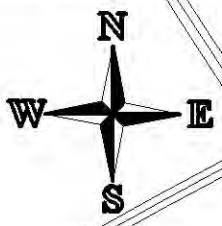
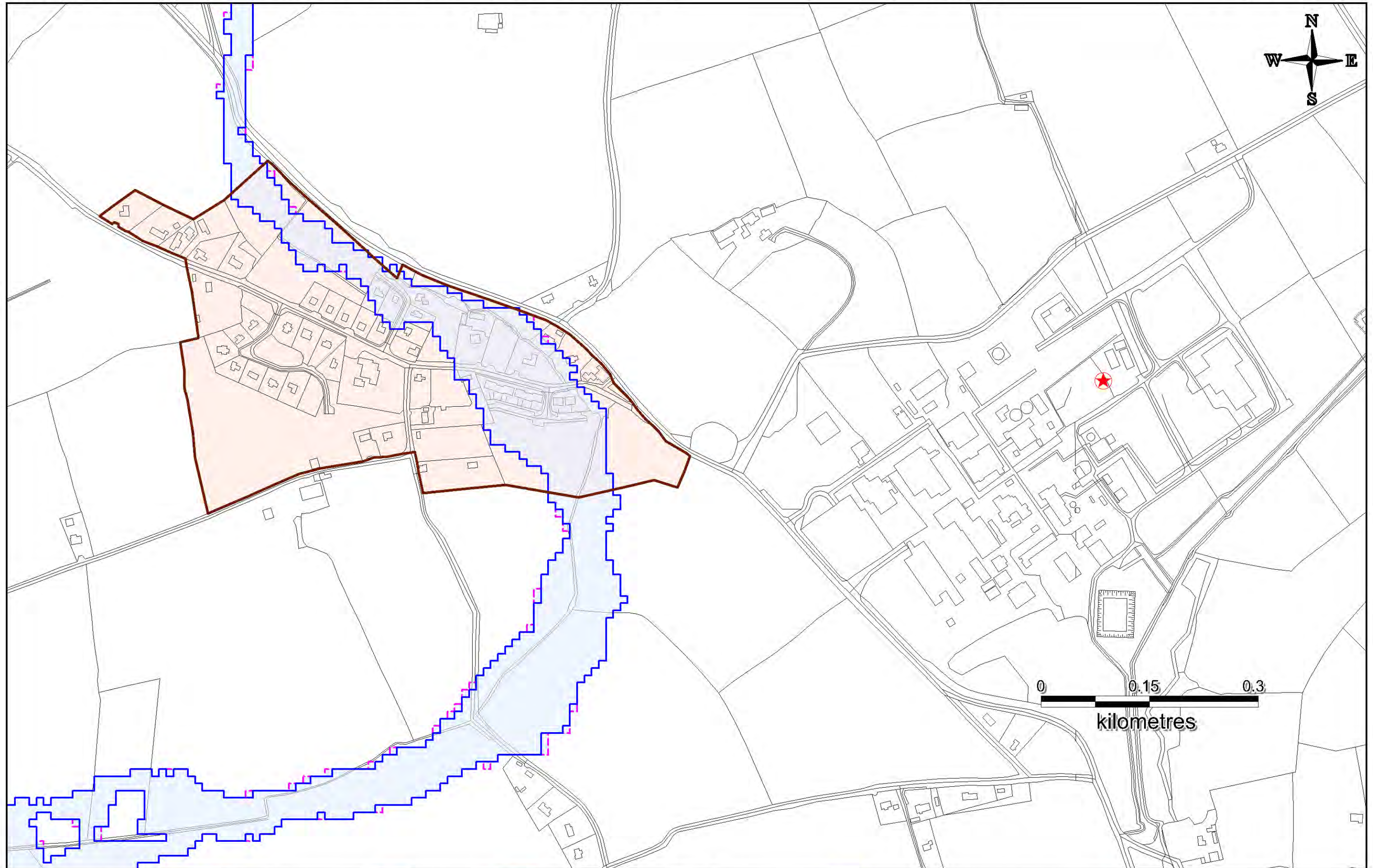
**15.4.5.** It is important that any proposed development would not be over-dominant in views of the village when approaching from the east thereby detracting from the attractive character, appearance and setting of the settlement of Dunderrow.

**15.4.6.** Outside the development boundary, the lands are within the designated Rural Housing Control Zone, as established by the Cork County Development Plan 2009. Within the Rural Housing Control Zone

it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

**15.4.7.** The general objective for Dunderrow is set out in the following table:

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Dunderrow it is an objective to encourage the development of up to 67 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 6-10 units.</p> <p>(c) Individual dwellings may be permitted subject to normal proper planning considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future.</p> <p>(e) It is important that any proposed development would not be over-dominant in views of the village when approaching from the east thereby detracting from the attractive character, appearance and setting of Dunderrow.</p> <p>(f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>



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



# 16 Gaggan

## 16.1 VISION AND CONTEXT

The vision for Gaggan is to encourage development within the village and restore a village core for local services.

### Strategic Context

**16.1.1.** Gaggan forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**16.1.2.** In the overall strategy of this Local Area Plan, Gaggan is designated as a village nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

**16.1.3.** The lands, which surround Gaggan are primarily agricultural. In this area, it is an objective of the Cork County Development Plan 2009 to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

### Local Context

**16.1.4.** Gaggan, located approximately 5 kilometres to the west of Bandon, is made up of a number of individual dwellings, which developed at a junction on the former West Cork Railway line. Gaggan lies to the immediate south of the current National Secondary Road, the N71 and allows ease of access to Bandon to the east and Clonakilty to the west.

**16.1.5.** In recent years the village has seen the construction of a number of large detached houses.

## 16.2 PLANNING CONSIDERATIONS

### Population and Housing

**16.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Gaggan grew from 12 houses in 2001 to 23 houses in 2010.

**16.2.2.** The following table gives a summary of the houses in Gaggan during the 2001 – 2010 period. It is clear that most of the overall growth of 11 dwellings occurred in the last 5 years.

Houses in Gaggan 2001-2010				
	2001	2005	2010	Growth
Housing	12	11	23	11

**16.2.3.** Currently there are no units under construction, and there is one outstanding permission for the construction of a dwelling unit on lands within the development boundary.

### Infrastructure and Community Facilities

**16.2.4.** Community facilities in Gaggan include a church and a community centre. The community centre lies to the north of the N71. The dwellings, which make up the settlement of Gaggan and the church, lie to the south of the N71.

**16.2.5.** There is a public water supply serving Gaggan, which comes from the Bandon Water Supply Scheme. There is no public sewer in Gaggan at present. The Council's Water Services Needs Assessment 2009 identifies Gaggan as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study. However it is not included in the overall Water Services Investment Programme 2010-2012 and is subject to available finance.

**16.2.6.** There are no footpaths and limited public lighting, adjacent to the church in Gaggan.

### Environment and Heritage

**16.2.7.** The Farm (Period Residence) RPS 00646, which is included on the Record of Protected Structures is a short distance to the east of Gaggan.

**16.2.8.** To the east of Gaggan, there is a proposed Natural Heritage Area, which forms part of Bandon River Valley. This area is of importance due to the remnants of broad leaved oak woodlands and unmodified river bed. The Bandon Valley is also reported to have otters in many places and is also an important area for fishing.

**16.2.9.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Gaggan is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be high and the

landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

**16.2.10.** The Gurteen River, a tributary of the Bandon River flows through Gaggan.

## 16.3 PLANNING PROPOSALS

**16.3.1.** It is important that any development in the settlement maintains the integrity of the surrounding primarily agricultural landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development on the sloping land, to the south of the settlement, should be avoided.

**16.3.2.** Gaggan's attractive rural setting, ease of access, historical development and proximity to Bandon make it an attractive location for development. The development strategy envisaged in this plan for Gaggan focuses mainly on a modest expansion of the development boundary to the west of the village.

**16.3.3.** Currently the range of community facilities is limited, however this may increase over the life time of the plan.

### Overall Scale of Development

**16.3.4.** Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village and the continued provision of local services.

**16.3.5.** The development boundary for Gaggan as defined in the 2005 Local Area Plan contained an amount of land, the majority of which remained undeveloped at the start of 2010. While it is considered that there is capacity within the development boundary for additional development, it is also envisaged that in order to cater for the proposed growth for the village, a small extension of the development boundary to the south and southwest of the village is warranted. It is clear however, that not all the land within the boundary will be required for development over the lifetime of this plan.

**16.3.6.** This plan envisages development in the range of up to 25 additional dwellings in the village up to 2020, taking the housing stock to approximately 48 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 3-5 dwellings.

**16.3.7.** These 25 additional dwellings take into account the existing character or grain of the village, where a total of 23 dwellings were recorded in 2010. This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements will be delivered. If these projects are not delivered then given the waste water issues affecting the settlement, its development potential will be limited

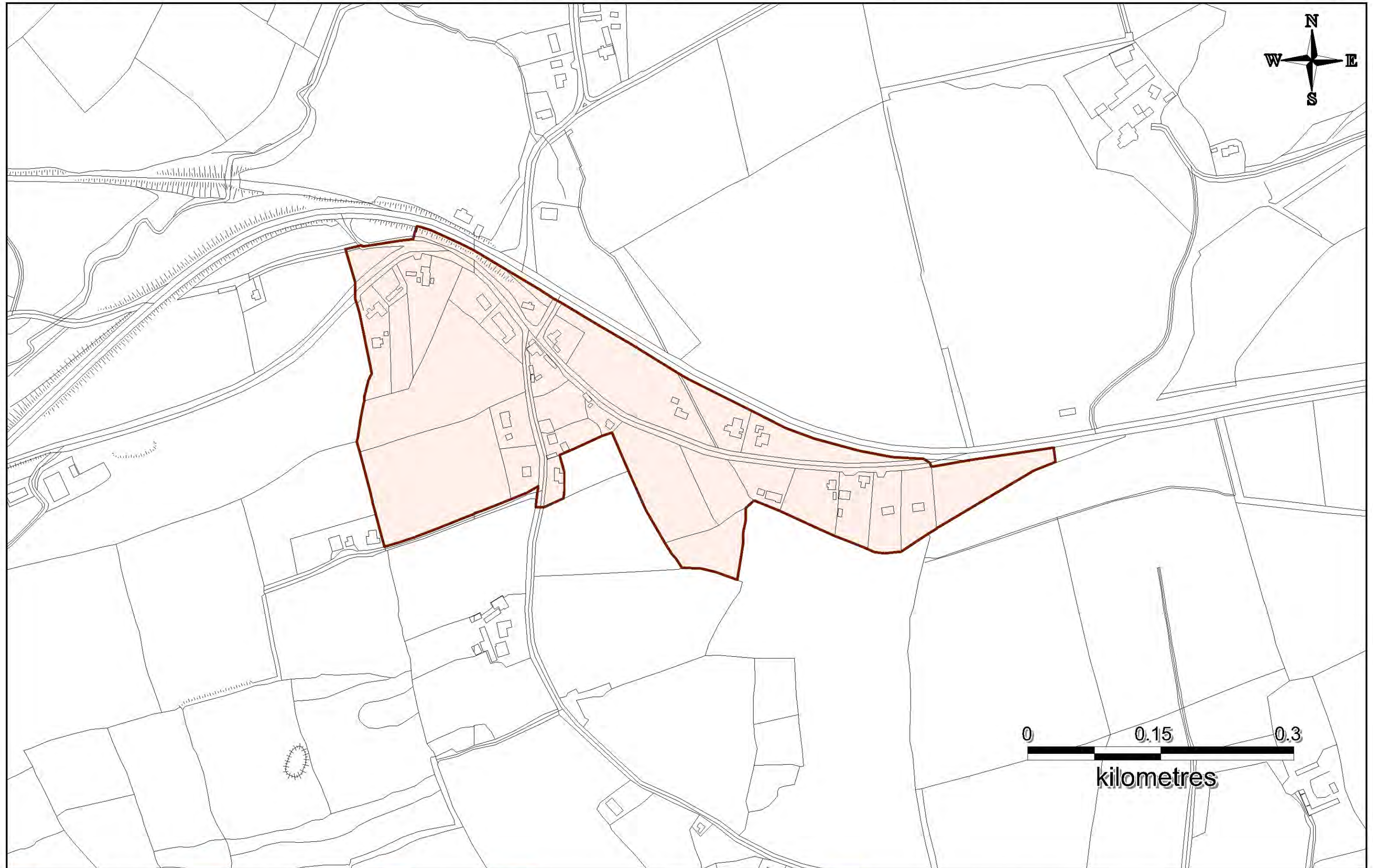
to 5 individual dwellings supported by individual waste water treatment systems.

**16.3.8.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

**16.3.9.** Any development fronting directly onto the N71 should be discouraged. Similarly, any development on the hillside to the south of the settlement should be avoided.

**16.3.10.** The general objective for Gaggan is set out in the following table:

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Gaggan it is an objective to encourage the development of up to 25 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 3-5 units.</p> <p>(c) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 5 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system or make provision for connection to the public system in the future and make adequate provisions for storm water storage and disposal.</p> <p>(e) Any development fronting directly onto the N71 should be discouraged and in addition, development on the hillside to the south of the settlement should be restricted.</p>



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





# 17 Garrettstown / Garylucas

## 17.1 VISION AND CONTEXT

The vision for Garrettstown / Garylucas is to allow for small-scale expansion which would be sympathetic with the existing settlement, to encourage the provision of additional community facilities, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and scenic landscape within and surrounding the settlement and its coastline.

### Strategic Context

**17.1.1.** Garrettstown / Garylucas forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**17.1.2.** In previous plans Garrettstown / Garylucas was identified as an Other Location, however in the overall strategy of this Local Area Plan, Garrettstown / Garylucas is designated as a Village Nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflect the character of the village.

### Local Context

**17.1.3.** Garrettstown / Garylucas is a coastal settlement and holiday resort, located approximately 3 kilometres to the south of Ballinspittle and 8 kilometres to the south-west of Kinsale. Garrettstown Strand and White Strand lie to the western end of the settlement and Bullen's Bay lies to the east. Garrettstown / Garylucas is a popular holiday resort and day trip location which is particularly busy during the summer months.

**17.1.4.** There has been very little new development in the settlement since the adoption of the last plan. The previous plan identified the

derelict hotel site as having potential to provide for additional community facilities and tourist facilities in a central location. This site has not been developed to date, but this plan will include this site as a potential hotel or other tourist accommodation facility, subject to all of the normal proper planning considerations.

## 17.2 PLANNING CONSIDERATIONS

### Population and Housing

**17.2.1.** The Garrettstown / Garylucas area comprises largely of dispersed and linear residential development. There are different nodes in the Garrettstown / Garylucas area, consisting of an existing settlement centre adjacent to the public house at the eastern end and a centre in the vicinity of the local shop/former hotel.

**17.2.2.** The settlement has a permanent year round population, but the population of the area during the summer months is significantly higher. Holiday accommodation consists mainly of large numbers of second-homes, and caravan / mobile home parks in Garrettstown / Garylucas, predominantly located adjoining the coastline and along the approach roads from Ballinspittle (R604) and on the approach road from Barrel's Cross (the R604).

**17.2.3.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Garrettstown / Garylucas grew from 35 houses in 2001 to 80 houses in 2010.

**17.2.4.** The following table gives a summary of the houses in Garrettstown / Garylucas during the 2001 – 2010 period. It is clear that most of the overall growth occurred in the last 5 years.

<b>Houses in Garrettstown / Garylucas 2001-2010</b>				
	<b>2001</b>	<b>2005</b>	<b>2010</b>	<b>Growth</b>
<b>Housing</b>	<b>35</b>	<b>46</b>	<b>80</b>	<b>45</b>

**17.2.5.** Currently there are no units under construction in the settlement.

### Infrastructure and Community Facilities

**17.2.6.** The Innishannon Water Supply Scheme has been extended to include a number of other villages including Garrettstown. This particular scheme is currently at construction stage. Particular care needs to be given to the ground water sources because of the presence of Iron and Manganese.

**17.2.7.** There is no public sewer in Garrettstown / Garylucas. However the current Water Services Investment Programme 2010-2012 includes for the provision of the Garrettstown (Ballinspittle) Sewerage Scheme. This particular scheme is to include the provision of a waste water treatment plant and outfall to treat sewerage in accordance with Urban

Waste Water Treatment regulations, Bathing Water Quality Regulations. In addition it is proposed to provide collection system to collect flows from existing houses and Caravan parks.

**17.2.8.** Parts of the coast have been identified as being at risk of flooding. The areas at risk are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

**17.2.9.** Garrettstown has a convenience shop, public houses, a nursing home, pitch and putt club, tennis courts, recycling facilities and other facilities within the settlement which support the tourist industry. There are also caravan facilities, self-catering accommodation and bed and breakfast accommodation in the area. The Council recognise the importance of providing tourism facilities in the area and the expansion of existing facilities which support the provision of integrated tourism developments that acknowledge the setting of Garrettstown House and that comply with Objective ECON 6-7 in the County Development Plan.

**17.2.10.** Amenities in the area include the two blue flag beaches of Garrettstown Strand and White Strand with associated beach walks, a pitch and putt course and tennis courts. There are public car parking facilities available and a new car park was provided adjacent to White Strand. In recent years this area has become a popular location for water sports including surfing. The presence of surf schools offering lessons to all ages and the increase in the profile of the sport itself also indicates the year round appeal of these beaches.

**17.2.11.** The Courceys Integrated Rural Development Committee provided a detailed submission which outlined the important role this part of the county plays in terms of tourist provision. The submission proposed that local tourist and amenity facilities be upgraded including waste treatment facilities, footpaths, public toilets, improvements to local road signage and the restoration of the Martello Lookout Tower as a maritime heritage centre. All of these proposals warrant further examination and are subject to funding.

### Coastal Issues

**17.2.12.** The beaches in the area, particularly White Strand, are subject to coastal erosion. Cork County Council has been involved in measures to reduce coastal erosion. Coastal protection measures are needed to maintain and re-establish the beach network in the area. Most recently Cork County Council has carried out improvements to the two car parks and beach remedial work.

**17.2.13.** In order to provide a detailed analysis of the coastal erosion issues facing the County and in particular the beaches at Garrettstown and Garylucas, it is important that an action plan is drawn up and that the measures set out in this action plan are implemented in a timely way, subject to the availability of resources. In addition, this action plan will examine the derelict sites within the village and make recommendations on their future development.

**Environment and Heritage**

**17.2.14.** The Regional Road, the R604, which runs through Garrettstown / Garylucas is a designated scenic route, the A64. The S66 extends southwards from Barrel’s Cross along the Old Head of Kinsale peninsula and then extends along White Strand and Garrettstown Strand and then northwards towards Ballinspittle.

**17.2.15.** Garrettstown Marsh, which extends northwards from Garrettstown Strand, is a proposed Natural Heritage Area and is of significant value as a lagoonal marsh with characteristic plants and is relatively undisturbed. Similarly, Garylucas Marsh, a proposed Natural Heritage Area is coastal, lime rich and unpolluted and is also a site that has been recorded as being a feeding area for Hen Harriers. It is important that any future tourism development protects the unique assets of these proposed Natural Heritage Areas.

**17.2.16.** Garrettstown House located to the north-west of Garrettstown / Garylucas is entered in the Record of Protected Structures (000760).

**17.2.17.** The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is *very high*, the landscape sensitivity is *very high* and the landscape importance is at a national level. While many of the areas along this landscape type are remote, the presence of a viable tourist industry has sustained and steadily increased the population.

**17.2.18.** The settlement itself is situated within an extensive area of designated scenic landscape, which extends along the coastline and includes the Old Head of Kinsale. It is an objective of the Cork County Development Plan 2009 to preserve the visual and scenic amenities and natural beauty of this area. The scenic landscape and coastal setting form important elements to the overall setting of Garrettstown / Garylucas.

**17.3 PROBLEMS AND OPPORTUNITIES**

**17.3.1.** Garrettstown / Garylucas’ attractive coastal setting makes it a popular destination for holidays and day trips. During the life of this plan, development will focus mainly on consolidating the settlement’s centres of development and ensuring that any further individual dwellings for permanent or second home use on the roads between the individual centres is resisted, in accordance with the policies of the County Development Plan.

**17.3.2.** Identifying a centre for the area, such as on the site of, or in close proximity to, the derelict hotel site, which is to be redeveloped, would benefit both the local community and tourists to the area. It would also provide for a broader range of community/tourist facilities in Garrettstown / Garylucas.

**17.3.3.** It is important that the landscape and environmental setting of the settlements are adequately protected. This can be achieved in part, by avoiding development on prominent hillsides, on proposed Natural Heritage Areas and in areas of ecological importance. It is also important that the coastline, particularly those areas that may be susceptible to coastal erosion, are protected from inappropriate development.

**17.4 PLANNING PROPOSALS**

**17.4.1.** In this Local Area Plan, two settlement centres have been identified for Garrettstown / Garylucas and a development boundary has been established for the two settlement centres, defining the existing extent of the built up area, while allowing for some development.

**17.4.2.** It is important to ensure that any new facility will not significantly interfere or detract from environmentally sensitive coastal areas. An integrated landscape scheme will help to integrate the site with the surrounding landscape.

**17.4.3.** It is also important to encourage sustainable tourism by maximising the potential amenity value of water bodies within this area.

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Garrettstown / Garylucas it is an objective to encourage the development of up to 20 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 3-5 units.</p> <p>(c) Consideration will also be given to the sensitive redevelopment of sites within the development boundary, subject to satisfactory sanitary services and normal proper planning considerations.</p> <p>(d) Individual dwellings may be permitted subject to normal proper planning considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(e) Where possible, all development should be connected to the public water supply, the public waste water treatment system or make provision for connection to the public system in the future and make adequate provisions for storm water storage and disposal.</p> <p>(f) Consideration also needs to be given to the importance of coastal erosion in this area and it is envisaged that an action plan will be drawn up to monitor this issue. This action plan will examine the derelict sites within the village and make recommendations on their future development.</p> <p>(g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>(h) It is an objective to protect the landscape and environmental setting of the settlement by</p>

	generally avoiding development on prominent hillsides, on proposed Natural Heritage Areas, areas of ecological importance and areas susceptible to coastal erosion.
--	---

**Open Space / Agriculture**

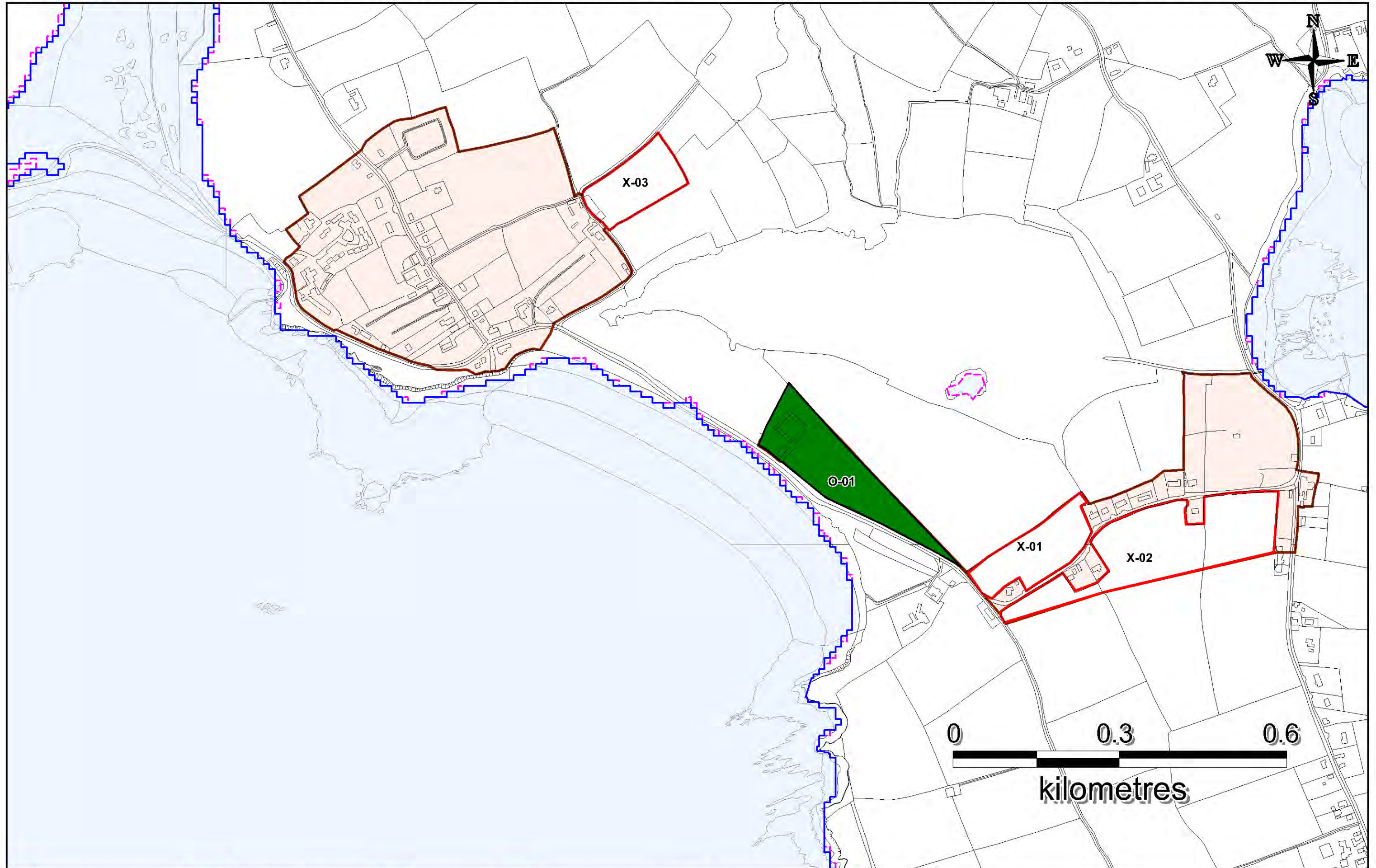
17.4.4. The specific Open Space / Agriculture zoning objectives for Garrettstown / Garylucas are set out in the following table:

Objective No.	<u>Open Space &amp; Agriculture</u>	Approx Area (Ha)
O-01	Maintain existing open space, maintain pitch and putt club and tennis court facilities.	2.9

**Special Policy Areas**

17.4.5. The specific special policy area objectives for Garrettstown / Garylucas are set out in the following table:

Objective No.	<u>Special Policy Areas</u>	Approx Area (Ha)
X-01	Lands to remain predominantly open in character with generally no linear roadside frontage development.	1.8
X-02	Lands to remain predominantly open in character with generally no linear roadside frontage development.	4.5
X-03	Provision of temporary tourist accommodation for campervans and camping facilities.	1.6



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

# 18 Nohoval

## 18.1 VISION AND CONTEXT

The vision for Nohoval is to encourage development within the village and restore sports and community facilities within the village core.

### Strategic Context

**18.1.1.** Nohoval forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**18.1.2.** In the overall strategy of this Local Area Plan, Nohoval is designated as a village nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

**18.1.3.** The lands that surround the village are within the designated Rural Housing Control Zone, as established by the Cork County Development Plan 2009. Within the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

### Local Context

**18.1.4.** Nohoval is located approximately 6 kilometres to the south-east of Belgooly, approximately 3.5 kilometres to the south of Ballyfeard and approximately 5 kilometres to the southwest of Minane Bridge. The existing settlement is within an attractive valley setting and is focussed around a T Junction of two local roads with St Patrick’s Catholic Church located on elevated ground to the south of the junction.

**18.1.5.** The Main Street runs to the west of the church and is characterised by a mix of predominantly single and two storey terraced properties. More recently, a terraced residential scheme fronting onto the street with central archway providing access to additional units to the rear has been developed. This development has added positively to the streetscape of the settlement.

**18.1.6.** Lands to the south of the settlement rise steeply with a gentler rise to the north.

## 18.2 PLANNING CONSIDERATIONS

### Population and Housing

**18.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Nohoval grew from 6 houses in 2001 to 12 houses in 2010.

**18.2.2.** The following table gives a summary of the houses in Nohoval during the 2001 – 2010 period. All of the growth in the village has occurred in the last 5 years.

Houses in Nohoval 2001-2010				
	2001	2005	2010	Growth
Housing	6	6	12	6

**18.2.3.** Currently there are no units under construction, and there is an outstanding permission for the construction of 25 dwelling units on lands within the development boundary. This development includes a treatment plant for the development and will have a population equivalent of 120 people. In addition, it is also proposed that a local and neighbourhood play area will be developed as part of the scheme.

### Infrastructure and Community Facilities

**18.2.4.** Current services within Nohoval include a shop, public house, restaurant, churches and recycling facilities. There is also a public car park which has recycling facilities, seating benches and a tourist information board.

**18.2.5.** There are no public sewerage facilities available in the settlement. The Council’s Water Services Needs Assessment 2009 identifies Nohoval as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study. However this is not included in the overall Water Services Investment Programme 2010-2012 and is subject to available finance.

**18.2.6.** There is a group water supply scheme in operation in Nohoval.

**18.2.7.** Parts of Nohoval have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued

by the Minister of the Environment, Heritage and Local Government in 2009.

### Environment and Heritage

**18.2.8.** To the south of Nohoval and extending southwards to the coastline, the land is designated as scenic landscape. It is an objective of the Cork County Development Plan 2009 to preserve the visual and scenic amenities and natural beauty of the area.

**18.2.9.** Nohoval Church of Ireland within the settlement is entered in the Record of Protected Structures, code RPS 00729.

**18.2.10.** The landscape character type for the area around Nohoval is Rolling Patchwork Farmland. The landscape value in this area is *medium*, the landscape sensitivity is *medium* and the landscape importance is at a *local* level. In certain respects this landscape can be described as a ‘classic Irish farmland’ with its rolling and verdant patchwork of fields. Here nature is controlled through relatively intensive agricultural production, broken in some instances by the incisive ‘galleried’ valleys which are articulated by scrubby banks. Multi directional interweaving valleys mean that views are, somewhat limited in extent.

## 18.3 PROBLEMS AND OPPORTUNITIES

**18.3.1.** Nohoval’s attractive setting and character together with the range of services within the settlement make it an attractive location for development. It is considered however, that there is a requirement for a new sports ground and that community facilities in the village need strengthening.

**18.3.2.** The development boundary for the village defines the extent of the built up area, whilst also allowing for some expansion.

**18.3.3.** Development on the elevated lands to the south of the settlement is to be avoided, to protect the designated scenic landscape to the south of the settlement, which provides the backdrop for the village.

**18.3.4.** During the life of this plan, development in Nohoval will focus mainly on the redevelopment of sites within the development boundary and small scale residential development to the north of the village. Development, which would improve the streetscape of the settlement, will also be given consideration.

**18.3.5.** It is important that any new development in Nohoval maintains the streetscape, is of an appropriate scale and encourages the maintenance of existing services.

**18.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**18.4.1.** Over the lifetime of this plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**18.4.2.** The development boundary for Nohoval as defined in the 2005 Local Area Plan contained an amount of developable land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 25 units which is significant in the context of the size of the existing village. There is also potential for additional development within the development boundary, and in addition, there are some opportunities for more terraced residential development fronting onto the street provided that it contributes positively to the streetscape of the settlement.

**18.4.3.** The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it largely as defined in 2005, with the exception of a small extension to the east. Although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan, it is opportune to include a small amount of additional lands to allow for the provision of a sports and community facility within the village.

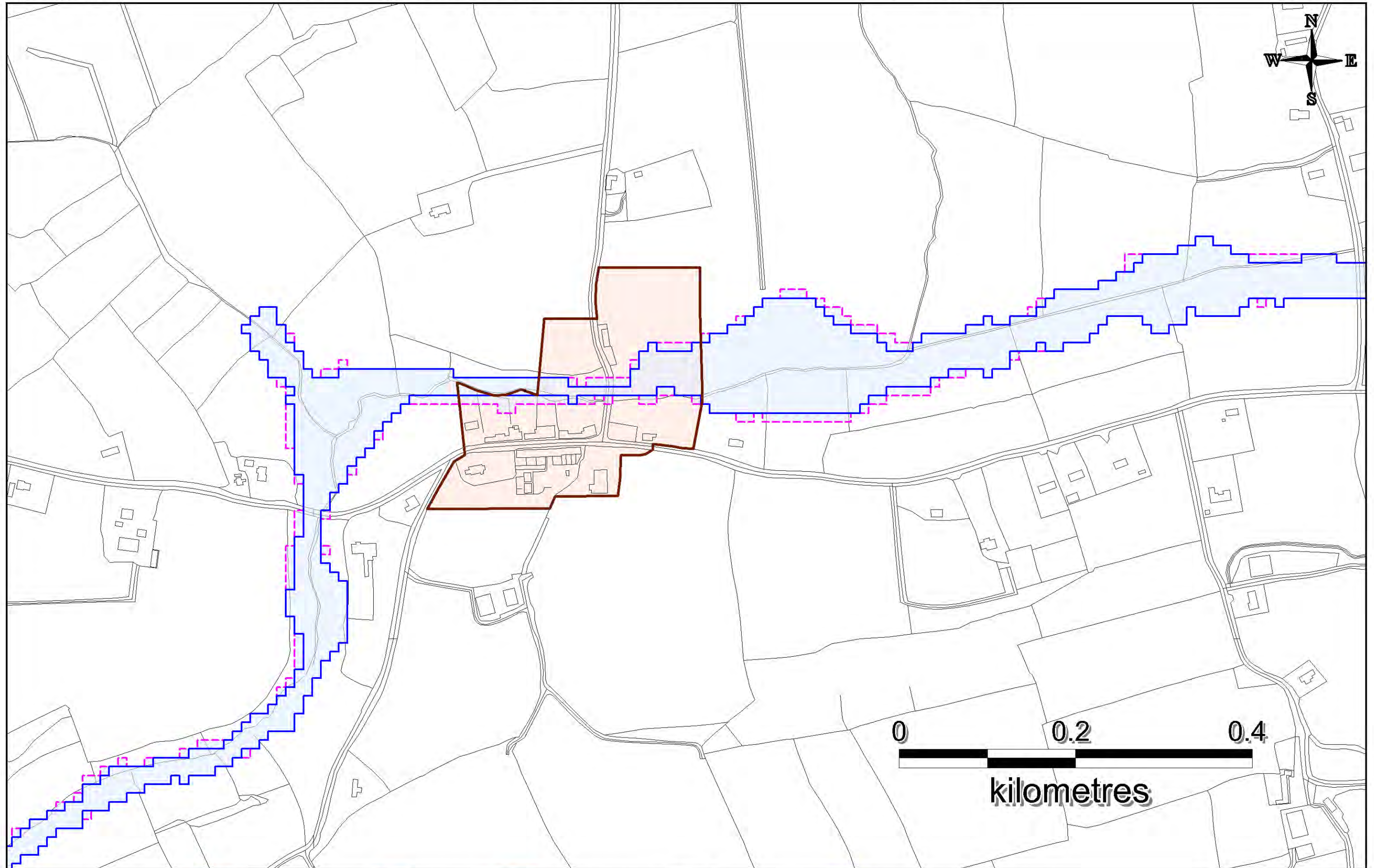
**18.4.4.** This plan envisages development in the range of up to 39 additional dwellings in the village up to 2020, taking the housing stock to approximately 51 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 3-4 dwellings.

**18.4.5.** These 39 additional dwellings take into account the existing character or grain of the village, where a total of 12 dwellings were recorded in 2010. This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements will be delivered. If these projects are not delivered then given the water services issues affecting the settlement, its development potential will be limited to 5 individual dwellings supported by individual waste water treatment systems.

**18.4.6.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Nohoval it is an objective to encourage the development of up to 39 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 3-4 units.</p> <p>(c) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, the development of up to 5 individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system or make provision for connection to the public system in the future and make adequate provisions for storm water storage and disposal.</p> <p>(e) Development along the Main Street shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(g) It is also an objective to provide for the development of a sports facility within the village.</p> <p>(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In</p>

Objective No.	<u>General Objectives</u>
	<p>particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>



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





# 19 Tinkers Cross

## 19.1 VISION AND CONTEXT

The vision for Tinkers Cross is to encourage development within the village development boundary.

### Strategic Context

**19.1.1.** Tinkers Cross forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020. The settlement is also located in the North and West Cork Strategic Plan Study Area.

**19.1.2.** In the overall strategy of this Local Area Plan, Tinkers Cross is designated as a village nucleus. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

**19.1.3.** Part of the lands which surround the southern part of the village nucleus are part of the Green Belt around the Ring and County towns, namely Bandon town. It is an objective of the County Development Plan 2009 to discourage individual urban – generated dwellings. This restriction is relaxed in principle for local rural housing needs. The remainder of the land surround Tinkers Cross is primarily agricultural. In this area, it is an objective of the Cork County Development Plan 2009 to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

### Local Context

**19.1.4.** Tinkers Cross adjoins a minor county road and is located approximately 4 kilometres to the northwest of Bandon. There is a gentle rise in levels from south to north within the settlement.

**19.1.5.** It is also an objective of the Plan to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to

a suitable site being available and normal proper planning considerations.

## 19.2 PLANNING CONSIDERATIONS

### Population and Housing

**19.2.1.** Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Tinkers Cross grew from 5 houses in 2001 to 8 houses in 2010.

**19.2.2.** The following table gives a summary of the houses in Tinkers Cross during the 2001 – 2010 period. Based on the housing stock in 2001 it is evident that growth in Tinkers Cross was organic in nature.

Houses in Tinkers Cross 2001-2010				
	2001	2005	2010	Growth
Housing	5	6	8	3

**19.2.3.** Currently there are no units under construction, and there is outstanding permission for the construction of a total of 8 dwelling units on lands within the development boundary.

### Infrastructure and Community Facilities

**19.2.4.** The current service available in Tinkers Cross is Laragh primary school, which has a current enrolment of 121 pupils. Over the years the school has been both extended and a total of 3 pre-fabricated classrooms have been permitted.

**19.2.5.** There are no public sewerage or public water supply facilities available in the settlement. The Council's Water Services Needs Assessment 2009 identifies Tinkers Cross as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study. However this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to available finance.

**19.2.6.** There are long-term proposals to bring public water facilities to Tinkers Cross under the rural water enhancement scheme, which would be connected to the Bandon supply. However, the provision of a public water supply is unlikely to happen in the short-medium term.

**19.2.7.** There are no public footpaths or public lighting in the settlement.

### Environment and Heritage

**19.2.8.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Tinkers Cross is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be high and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers

flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

**19.2.9.** There are no known significant flood hazards in this settlement.

**19.2.10.** The River Sall, a tributary of the Bandon River flows through Tinkers Cross. Water quality in this river is good with an overall ecological status also with a good rating. The following table summarises information in relation to water quality in the river.

River Sall (Trib of the Bandon River)	
Water Management Unit	Bandon - Stick
Waterbody Code	IE_SW_20_2109
Protected Area	n/a
River Status (July 09)	Good
Risk Assessment (River body)	At Risk
Objective	To protect its good status by 2015
Q value	n/a

## 19.3 PROBLEMS AND OPPORTUNITIES

**19.3.1.** The lack of public sewerage and water facilities will act as a limiting factor on the level and form of new development capable of being accommodated within the settlement. It is important that any new development in the settlement maintains the integrity of the surrounding rural landscape and the rural character of the settlement.

**19.3.2.** It is important that any new development in the settlement on the higher lands within the development boundary is of an appropriate design and will not visually dominate the wider landscape.

## 19.4 PLANNING PROPOSALS

### Overall Scale of Development

**19.4.1.** Over the lifetime of this plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of the continued provision of local services.

**19.4.2.** The development boundary for Tinkers Cross as defined in the 2005 Local Area Plan contained a large amount of developable land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of a total of 8 units which is significant

in the context of the size of the existing village. There is also potential for additional development within the development boundary.

**19.4.3.** The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it largely as defined in 2005, with the exception of a small extension to include a dwelling to the east. It is also clear that not all the land within the boundary will be required for development over the lifetime of this plan.

**19.4.4.** This plan envisages development in the range of up to 13 additional dwellings in the village up to 2020, taking the housing stock to approximately 21 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 1-2 dwellings.

**19.4.5.** This plan also indicates a further extension to the existing school site, should additional facilities be required in the future.

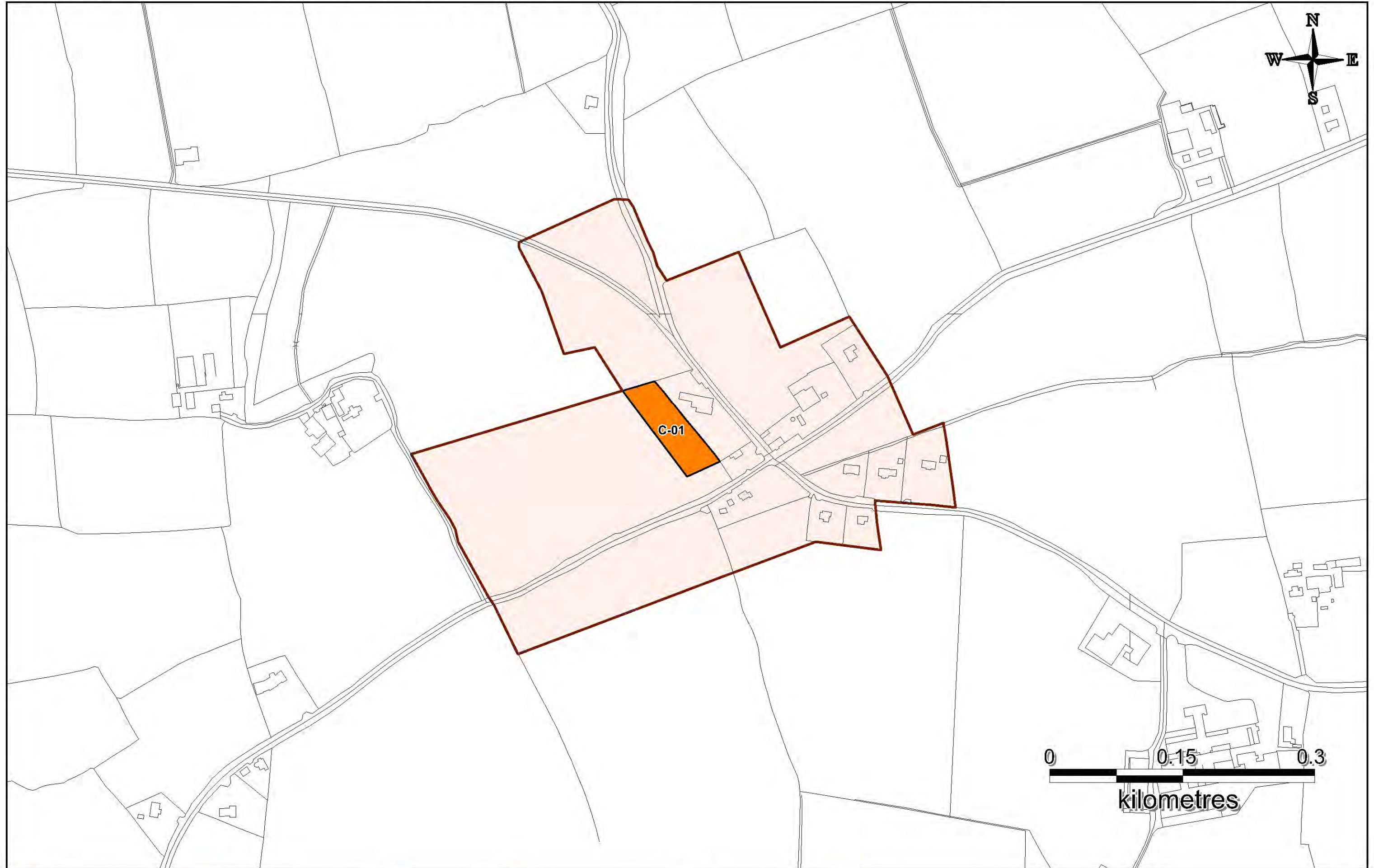
**19.4.6.** Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

<i>Objective No.</i>	<b><u>General Objectives</u></b>
DB -01	<p>(a) Within the development boundary of Tinkers Cross it is an objective to encourage the development of up to <b>13</b> houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to <b>1-2</b> units subject to normal proper planning considerations.</p> <p>(c) Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future.</p> <p>(e) It is also an objective to provide for the development of a sports facility within the village.</p> <p>(f) It is an objective to ensure that development reflects the character of the settlement and does not dominate the wider landscape.</p>

***Community / Utilities***

**19.4.7.** The specific community / utilities zoning objective for Tinkers Cross is set out in the following table:

<i>Objective No.</i>	<b><u>Community / Utilities</u></b>	<i>Approx Area (Ha)</i>
C-01	Provide for additional extensions to the existing primary school.	0.5



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





**OTHER LOCATIONS**

Ballymartle  
Barrels Cross  
Brownsmills  
Gogganshill  
Jagoes Mills  
Kilcolman  
Killeady  
Kilmacsimon Quay  
Oysterhaven  
Robert's Cove  
Sandy Cove





## 20 Ballymartle

### 20.1 VISION AND CONTEXT

The vision for Ballymartle is to maintain the rural character of the area while allowing for some small scale individual dwellings in accordance with the policies of the County Development Plan.

#### Strategic Context

**20.1.1.** Ballymartle forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**20.1.2.** In the overall strategy of this Local Area Plan, Ballymartle is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**20.1.3.** Ballymartle is located within the Rural Housing Control Zone, offers very limited community facilities and does not have public services available. Any additional development should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

**20.1.4.** The primary function of Ballymartle is that of a dispersed rural community.

#### Local Context

**20.1.5.** Ballymartle lies approximately 2 kilometres to the east of Riverstick and 4.5 kilometres to the south of Ballinhassig. It is located on a wooded hillside, with levels falling from south to north.

### 20.2 PLANNING CONSIDERATIONS

**20.2.1.** Current facilities within Ballymartle include a church, which is also entered in the Record of Protected Structures (Code: 00638).

**20.2.2.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Ballymartle is Broad Fertile Lowland

Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

**20.2.3.** There are no public sewerage or water supply facilities available in Ballymartle. The Council's Water Services Needs Assessment 2009, identified Ballymartle as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to finance.

### 20.3 PROBLEMS AND OPPORTUNITIES

**20.3.1.** The area is characterised by a number of dispersed one off dwellings, clustered around a crossroads. There is only one available facility which is Ballymartle Church of Ireland Church, graveyard and church car park, which as noted above is also entered in the Record of Protected Structures.

### 20.4 PLANNING PROPOSALS

**20.4.1.** In the overall strategy of this Local Area Plan, Ballymartle is recognised as a centre which provides a local service. Within the settlement strategy of this Local Area Plan, a very limited amount of further development may be suitable in the vicinity of Ballymartle, provided that it is in compliance with the overall objectives of the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

**20.4.2.** The hillside setting of Ballymartle, together with its areas of mature trees, which define the character of the settlement, require protection.

**20.4.3.** Ballymartle does not have a wide range of services and offers limited scope for further development.

## 21 Barrels Cross

### 21.1 VISION AND CONTEXT

The vision for Barrels Cross is to maintain its landscape setting, while allowing for some small scale individual dwellings in accordance with the policies of the County Development Plan.

#### Strategic Context

**21.1.1.** Barrels Cross forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**21.1.2.** In the overall strategy of this Local Area Plan, Barrels Cross is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**21.1.3.** The primary function of Barrels Cross is that of a dispersed rural community.

#### Local Context

**21.1.4.** The settlement of Barrels Cross is located at Barrels Cross Roads, to the southwest of Kinsale and to the northeast of Ballinspittle. Barrels Cross adjoins the busy Regional Road the R600, which links Kinsale to Ballinspittle. The R604 which serves the Old Head also extends southwards from Barrels Cross.

**21.1.5.** A number of individual dwellings lie a short distance to the north of the shop and front directly onto minor county roads. Similarly, to the south of the existing shop a number of dwellings also front onto the R600, the R604 and other minor county roads.

### 21.2 PLANNING CONSIDERATIONS

**21.2.1.** In the overall strategy of this Local Area Plan, Barrels Cross is recognised as a centre which provides a local service. There is an existing shop in Barrels Cross with an area of open space to the immediate south of the shop.

**21.2.2.** The designated Scenic Route the S63 which extends from Innishannon to Ballinadee to Kinsale Western Bridge runs through Barrels Cross. Similarly, the scenic route the S66 extends southwards from the Bandon River Estuary through Barrels Cross and extends to the Old Head of Kinsale. To the north of Barrels Cross lands are designated as scenic landscape along the northern and southern sides of the Bandon River Estuary.

**21.2.3.** The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is *very high*, the landscape sensitivity is *very high* and the landscape importance is at a national level. While many of the areas along this landscape type are remote, the presence of a viable tourist industry has sustained and steadily increased the population.

### 21.3 PROBLEMS AND OPPORTUNITIES

**21.3.1.** There are no public sewerage or public water supply facilities available in the settlement. The Council's Water Services Needs Assessment 2009, identified Barrels Cross as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to finance.

### 21.4 PLANNING PROPOSALS

**21.4.1.** Having regard to the location of Barrels Cross in close proximity to Kinsale, the Old Head of Kinsale and the coast, the area is seen as an attractive area for individual dwellings and there is pressure in this area for individual new dwellings. A very limited amount of further development may be suitable in the vicinity of Barrels Cross.

**21.4.2.** Any additional development in Barrels Cross should be subject to the availability of suitable sites, normal proper planning considerations and should not compromise the area's attractiveness or landscape setting.

## 22 Browns Mills

### 22.1 VISION AND CONTEXT

The vision for Browns Mills is to maintain its setting, while allowing for some small scale individual dwellings in accordance with the policies of the County Development Plan.

#### Strategic Context

**22.1.1.** Browns Mills forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring strategic planning area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**22.1.2.** In the overall strategy of this Local Area Plan, Browns Mills is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**22.1.3.** Browns Mills performs the function of a clustered rural community, which also has a heritage role. The settlement is located within the Cork Area Strategic Plan study area and the lands that surround Browns Mills lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2009, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

#### Local Context

**22.1.4.** Browns Mills is an attractive small settlement, located a short distance to the north of Kinsale. Browns Mills lies in relative close proximity to the north of the development boundary of Kinsale Environs. Browns Mills is a short distance to the east of the busy Regional Road, the R607 which links Halfway with Kinsale.

### 22.2 PLANNING CONSIDERATIONS

**22.2.1.** In the overall strategy of this Local Area Plan, Browns Mills is recognised as a centre which provides a local service. There is an existing public house in Browns Mills together with some attractive old mill buildings and a stone faced apartment building. The old mill building,

Browns Mills, is listed in the initial Record of Protected Structures (000727).

**22.2.2.** The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is *very high*, the landscape sensitivity is *very high* and the landscape importance is at a national level. While many of the areas along this landscape type are remote, the presence of a viable tourist industry has sustained and steadily increased the population.

**22.2.3.** A small stream flows through Browns Mills.

### 22.3 PLANNING PROPOSALS

**22.3.1.** A very limited amount of further development may be suitable in the vicinity of Browns Mills. However, any additional development in Browns Mills should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

## 23 Gogganshill

### 23.1 VISION AND CONTEXT

The vision for Gogganshill is to recognise its function as a clustered rural settlement which provides local services.

#### Strategic Context

**23.1.1.** Gogganshill forms part of the Bandon Electoral Area, however while most of the electoral area is covered by the CASP Ring strategic planning area, Gogganshill forms part of the Metropolitan Cork strategic planning area.

**23.1.2.** In the overall strategy of this local area plan, Gogganshill is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**23.1.3.** Gogganshill performs the function of a clustered rural community. Lands in Gogganshill lie within the designated A1, A2 and A3 areas of the Cork Metropolitan Green Belt, and within the Rural Housing Control Zone, as established in the Cork County Development Plan 2009. It is an objective of the plan that the lands that lie within the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses. In the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated dwellings. This restriction is relaxed in principle for local rural housing needs. The detailed wording of these objectives is contained in the County Development Plan 2009.

#### Local Context

**23.1.4.** Gogganshill is located 2 km to the northwest of Ballinhassig, 4.5 km to the south of Waterfall and 9 km to the north-east of Bandon. Gogganshill is located in a locally elevated situation, with levels rising northwards within the area. The hillside location of Gogganshill forms part of the attractive setting of the area.

**23.1.5.** In the overall strategy of this Local Area Plan, Gogganshill is recognised as a centre which provides local services. A very limited amount of further development may be suitable within the A3 area or Rural Housing Control zone of Gogganshill, provided that it is in compliance with the overall objectives of the relevant settlement policy as

set out in the Cork County Development Plan 2009. Similarly, any development permitted within the A1 and A2 Green Belt areas should only be given consideration if it does not conflict with the overall objectives of the Metropolitan Green Belt, established in the Cork County Development Plan 2009.

### 23.2 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**23.2.1.** Currently there is a church and primary school located in Gogganshill and the area is largely characterised by established ribbons of development fronting onto minor county roads. Gogganshill primary school is a mixed primary school which caters for about 153 pupils. The school currently has a request with the Department for an extension / refurbishment funding.

**23.2.2.** The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks. There are no public sewerage supply facilities available in the settlement. The Council's Water Services Needs Assessment 2009, identified Gogganshill as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to finance.

**23.2.3.** There is a public water supply serving Gogganshill.

#### Environment and Heritage

**23.2.4.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Gogganshill is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be high and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

### 23.3 PLANNING PROPOSALS

**23.3.1.** Many recent dwellings have failed to achieve a satisfactory degree of integration with the landscape and the area is generally at risk of being overdeveloped with urban-generated one-off housing. The hillside setting of Gogganshill, which defines the character of the local area, should be protected.

**23.3.2.** In Gogganshill a very limited amount of further one-off development may be possible, but proposals will need to demonstrate a high degree of visual enclosure to preserve the rural character of the area and provide solutions to waste water that meet the Council and EPA current standards.

**23.3.3.** During the preparation of the last plan, a significant area of land in Gogganshill was removed from the Metropolitan Green Belt and now forms part of the Rural Housing Control Zone. Any additional development on these lands shall be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

## 24 Jagoes Mills

### 24.1 VISION AND CONTEXT

The vision for Jagoes Mills is to recognise its role as a centre which provides local services.

#### Strategic Context

**24.1.1.** Jagoes Mills forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**24.1.2.** In the overall strategy of this Local Area Plan, Jagoe's Mill is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**24.1.3.** Jagoes Mill performs the function of a dispersed rural settlement. The settlement is located within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2009, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

#### Local Context

**24.1.4.** Jagoes Mills is located at a crossroads, a short distance to the north of Kinsale. It adjoins the busy Regional Road, the R607 which links the Halfway with Kinsale. Two minor county roads also converge at Jagoes Mills.

**24.1.5.** In the overall strategy of this Local Area Plan, Jagoes Mills is recognised as a centre which provides local services.

### 24.2 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**24.2.1.** There is an existing public house and pottery workshop in Jagoes Mills. The pottery workshop lies in an old mill which dates back

to the seventeenth century. There are also a number of individual dwellings which front directly onto the R607 and the minor county roads in the vicinity of Jagoes Mills.

**24.2.2.** Mullendully Bridge is located at Jagoes Mills where two small streams converge and then extend southwards to Browns Mills to the southeast.

**24.2.3.** There are no public sewerage or public water supply facilities available in the settlement.

#### Environment and Heritage

**24.2.4.** Hettyville House at Farrangalway lies a short distance to the west of Jagoes Mills and is listed in the Record of Protected Structures, Code (00724). Farrangalway Golf Course also lies a short distance to the northwest of Jagoes Mills.

**24.2.5.** The landscape character type for the area is Rolling Patchwork Farmland. The landscape value in this area is *medium*, the landscape sensitivity is *medium* and the landscape importance is at a *local level*. In certain respects this landscape can be described as a 'classic Irish farmland' with its rolling and verdant patchwork of fields. Here nature is controlled through relatively intensive agricultural production, broken in some instances by the incisive 'galleried' valleys which are articulated by scrubby banks. Multi directional interweaving valleys mean that views are, somewhat limited in extent.

### 24.3 PLANNING PROPOSALS

**24.3.1.** As Jagoes Mills is located within the Rural Housing Control Zone and offers limited community facilities, any additional development should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

## 25 Kilcolman

### 25.1 VISION AND CONTEXT

The vision for Kilcolman is to encourage development within the village and restore a village core for local services.

#### Strategic Context

**25.1.1.** Kilcolman forms part of the Bandon Electoral Area and is located in the part of the electoral area which is covered by the West Strategic Planning Area.

**25.1.2.** In the overall strategy of this Local Area Plan, Kilcolman is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**25.1.3.** Kilcolman performs the function of a dispersed rural settlement. The lands which surround Kilcolman are primarily agricultural. In this area it is an objective of the Cork County Development Plan 2009, to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

**25.1.4.** It is also an objective of the Plan to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

#### Local Context

**25.1.5.** Kilcolman is located approximately 4.5 kilometres to the south of Murragh and 5 kilometres to the east of Ballineen/Enniskeane. Kilcolman is also located to the east of Farran Cross Roads and to the south of the River Bandon.

**25.1.6.** The settlement itself consists of a clustering of individual houses, the church and school are more scattered in nature and are located outside of the settlement core.

### 25.2 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**25.2.1.** In the overall strategy of this Local Area Plan, Kilcolman is recognised as a centre which provides local services. Kilcolman does not have a wide range of services, the local post office has closed since the last plan review. A very limited amount of further development may be suitable in the vicinity of Kilcolman, subject to normal proper planning considerations.

**25.2.2.** Current facilities in Kilcolman include a church and a primary school. Kilcolman primary school caters for boys and girls and has about 65 pupils on its enrolment. The school currently has an application for extension / refurbishment with the Department of Education.

**25.2.3.** There are no public sewerage or water supply facilities available in Kilcolman. The Council's Water Services Needs Assessment 2009, identified Kilcolman as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to finance.

#### Environment and Heritage

**25.2.4.** Garrivol Church of Ireland (St. Mary's) Code (00697) and Church Hill House Code (00696) to the south of the settlement are entered in the Record of Protected Structures.

**25.2.5.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Kilcolman is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

### 25.3 PLANNING PROPOSALS

**25.3.1.** Kilcolman has limited community facilities and does not have public services available. Any additional development must be in accordance with the objectives of Cork County Development Plan 2009 and should be subject to the availability of suitable sites and normal proper planning considerations.

## 26 Killeady

### 26.1 VISION AND CONTEXT

The vision for Killeady is to recognise its function as a clustered rural settlement which provides local services.

#### Strategic Context

**26.1.1.** Killeady forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**26.1.2.** In the overall strategy of this local area plan, Killeady is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**26.1.3.** Killeady performs the function of a clustered rural settlement. The settlement is located within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2009, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

#### Local Context

**26.1.4.** Killeady is located approximately 11 km to the northeast of Bandon, 5 km to the northeast of Innishannon and 3.5 km to the west of Halfway. Current facilities in Killeady include a public house, and playing pitches.

**26.1.5.** The busy Regional Road, the R589 runs through Killeady where road alignment is generally poor. In the vicinity of the settlement (north of the R589) levels rise to the north-east.

**26.1.6.** On the approach roads to Killeady, from the east, northeast and west there are large numbers of individual dwellings that front onto the R589 or other minor county roads.

**26.1.7.** To the north of Killeady there is an existing large quarry.

### 26.2 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**26.2.1.** There are no public sewerage or water supply facilities available in Killeady and there are also problems relating to surface water disposal in the area. The Council's Water Services Needs Assessment 2009, identified Killeady as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to finance.

**26.2.2.** There is no public lighting or public footpaths in Killeady. There is a small 1798 bicentenary area in the village which is its sole open space.

#### Environment and Heritage

**26.2.3.** As detailed in the Draft Landscape Strategy 2008, the 'character type' for the area around Killeady is Broad Fertile Lowland Valleys. The landscape value in this area is deemed to be high and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. The valleys in these areas are created by the rivers flowing east to west, for example the Bandon River, and are surrounded by low well-spaced ridges. They have also created imposing views across the landscape.

### 26.3 PLANNING PROPOSALS

**26.3.1.** In the overall strategy of this Local Area Plan, Killeady is recognised as a centre which provides local services.

**26.3.2.** As Killeady is located within the Rural Housing Control Zone, has limited community facilities, does not have public services and is served by a poorly aligned road, any additional development needs to be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

**26.3.3.** Development should avoid the lands in close proximity to the existing quarry. Similarly, development should also avoid the elevated lands to the east of Killeady, on Killeady Hill.

**26.3.4.** The existing sports pitches within Killeady should be maintained.

**26.3.5.** Killeady can benefit from its access and proximity to the settlements of Crossbarry and the Halfway, both of which provide a wider range of services than are available in Killeady. While it is important that links between Killeady and nearby settlements exist, strategic gaps between the settlements are also of importance and should be retained.

**26.3.6.** It is important that any new development in Killeady maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that any new development will not

visually dominate the wider landscape or lead to further increases in the numbers of individual houses fronting directly onto the R589 or the minor county road to the northeast of Killeady.

## 27 Kilmacsimon Quay

### 27.1 VISION AND CONTEXT

The vision for Kilmacsimon Quay is to recognise its function as a clustered rural settlement which provides local services.

#### Strategic Context

**27.1.1.** Kilmacsimon Quay forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**27.1.2.** In the overall strategy of this local area plan, Kilmacsimon Quay is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**27.1.3.** The main role which Kilmacsimon Quay plays is that of a rural clustered community.

**27.1.4.** In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2009 to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

**27.1.5.** It is also an objective of the plan to recognise the special needs of rural communities and in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

#### Local Context

**27.1.6.** Kilmacsimon Quay is an attractive settlement with an established streetscape that overlooks and adjoins the Bandon Estuary. Kilmacsimon Quay is located approximately 4 km to the southeast of Innishannon and 8 km to the northwest of Kinsale. Kilmacsimon has a well defined settlement pattern comprising a nucleated riverside settlement consisting of an attractive long established terrace of

dwellings, with what would appear to be a number of second homes. This established terrace adds to the character of the area.

### 27.2 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**27.2.1.** Current facilities within Kilmacsimon Quay include a public house, a boat yard and a marina. An old mill building within the settlement has been renovated and converted to residential units.

#### Environment and Heritage

**27.2.2.** Kilmacsimon Quay is situated within an area of designated scenic landscape, where it is an objective to preserve the visual and scenic amenities and natural beauty of the area.

**27.2.3.** A proposed Natural Heritage Area in the Bandon Estuary adjoins Kilmacsimon Quay. This proposed Natural Heritage Area (pNHA – 1515) has important aquatic habitats, wetlands and wetland vegetation.

**27.2.4.** The designated Scenic Route, the S65 lies in close proximity to Kilmacsimon Quay, extending from Cloghane Cross Roads along the Bandon Estuary towards Innishannon.

### 27.3 PLANNING PROPOSALS

**27.3.1.** Due to the settlement's scenic landscape setting, the area of nature conservation in the adjoining Bandon Estuary, the elevated lands to the south of the existing settlement, the existing limited community facilities and the poor access road serving Kilmacsimon Quay together with its limited range of public services, capacity for new development is limited.

**27.3.2.** The settlement's estuarine setting and existing boatyard allow some potential for marine based tourism development.

**27.3.3.** There is potential for some redevelopment of some derelict sites/buildings within the settlement, which could form part of a new or extended streetscape in Kilmacsimon Quay. A very limited amount of further development may be suitable in the vicinity of Kilmacsimon Quay, provided that it is in compliance with the overall objectives of the Cork County Development Plan 2000, and normal proper planning considerations.

**27.3.4.** Development on the elevated lands to the southern side of the access road serving Kilmacsimon Quay should be discouraged, to preserve the visual amenities of the area and protect areas of scenic landscape.

**27.3.5.** Any additional development, on greenfield sites in Kilmacsimon Quay, needs to be in accordance with the objectives of the Cork County Development Plan 2009 and should be subject to the availability of suitable sites and normal proper planning considerations.

**27.3.6.** A pedestrian walk, along the southern bank of the River Bandon would be desirable to allow for greater accessibility to the river.



## 28 Oysterhaven

### 28.1 VISION AND CONTEXT

The vision for Oysterhaven is to recognise its function as a tourist location which provides local services.

#### Strategic Context

**28.1.1.** Oysterhaven forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**28.1.2.** In the overall strategy of this local area plan, Oysterhaven is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**28.1.3.** Oysterhaven performs a mainly tourist role where the main characteristics and function are generally to promote tourist activities.

**28.1.4.** The lands in Oysterhaven are within the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

#### Local Context

**28.1.5.** Oysterhaven is a scenic coastal settlement, which lies approximately 6 kilometres to the south-east of Belgooly and approximately 3.5 kilometres to the south-west of Nohoval.

**28.1.6.** Oysterhaven is characterised by a large number of one off dwellings on both sides of the S60 designated scenic route, which extends to the south from the outdoor pursuits centre towards the Coastguard Station. This route ends in a cul de sac, adjacent to the Coastguards Station and is poorly aligned.

### 28.2 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**28.2.1.** Current services available in Oysterhaven are primarily tourist or sports and recreation related and include self-catering tourist accommodation, an outdoor pursuits centre and a coastguard's station all of which are important to the tourist and recreation industry in the area. The outdoor adventure centre and the coastal setting of Oysterhaven, attract visitors on a daily and specialist holiday basis. With sheltered creeks and direct access to the open sea this location provides a perfect opportunity for windsurfing and dinghy sailing, and the spectacular rugged coastline is also very suitable for sea kayaking adventures.

**28.2.2.** There are no public sewerage or public water supply facilities available in the settlement. The Council's Water Services Needs Assessment 2009, identified Oysterhaven as part of the Cork County Waste Bundle 7 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 and is therefore subject to finance.

**28.2.3.** There are no public footpaths or public lighting in Oysterhaven.

#### Environment and Heritage

**28.2.4.** The Coastguard Station (Code 00761) in Oysterhaven and Walton Court (Code 00734) in the vicinity of Oysterhaven are entered in the Record of Protected Structures.

**28.2.5.** The entire headland within which Oysterhaven is located is in an area of Scenic Landscape, where it is an objective of the Cork County Development Plan 2009 to preserve the visual and scenic amenities and natural beauty of the area.

**28.2.6.** The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is *very high*, the landscape sensitivity is *very high* and the landscape importance is at a national level. While many of the areas along this landscape type are remote, the presence of a viable tourist industry has sustained and steadily increased the population.

### 28.3 PLANNING PROPOSALS

**28.3.1.** A very limited amount of further development may be suitable in Oysterhaven, provided that it is in compliance with the overall objectives of the Cork County Development Plan 2009 and the Rural Housing Control Zone established in the Plan. The designated scenic landscape and scenic route must be protected in accordance with the objectives of the Cork County Development Plan 2009.

**28.3.2.** Oysterhaven's attractive rural and coastal setting, together with the range of tourist and recreation facilities makes it a popular visitor and residential location. Having regard to its very sensitive scenic and coastal location, it is important to protect the environment and the landscape setting of Oysterhaven.

**28.3.3.** The lack of public sewerage and water supply facilities and road access to the settlement will act as factors, which limit the level of new development capable of being accommodated in the settlement. Similarly, the limited range of community facilities within the settlement may detract from the attractiveness of the area as a location for residential development.

**28.3.4.** Any additional development needs to be in accordance with the objectives of the Rural Housing Control Zone and objectives relating to Rural Houses in Scenic and Coastal Areas and should be subject to the availability of suitable sites and normal proper planning considerations. If these considerations are achieved, a very limited amount of residential development may be accommodated, to facilitate the individual housing needs of persons that live or grew up within the local area.

## 29 Robert's Cove

### 29.1 VISION AND CONTEXT

The vision for Robert's Cove is to recognise its function as a settlement which provides important community, local and tourist services.

#### Strategic Context

**29.1.1.** Robert's Cove forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**29.1.2.** In the overall strategy of this local area plan, Robert's Cove is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**29.1.3.** Robert's Cove performs a mainly tourist role where the main characteristics and function are generally to promote tourism activities. Over the years the area has become a popular destination for both day trips and longer-term holidays.

**29.1.4.** Due to its scenic landscape setting and proximity to Carrigaline and Cork City, the rural and coastal hinterland surrounding Robert's Cove is particularly susceptible to development pressure. To offset this pressure a Rural Housing Control Zone is established in the Cork County Development Plan 2009. Its purpose is primarily to restrict individual urban-generated houses in certain areas, while protecting the rural character of the area. This restriction is relaxed in principle for local rural housing needs.

#### Local Context

**29.1.5.** Robert's Cove is located approximately 5 kilometres southeast of Minane Bridge and approximately 12 kilometres from Carrigaline.

**29.1.6.** In the overall strategy of this Local Area Plan, Robert's Cove is recognised as a location, which provides important community, local and tourist services. Parts of Robert's Cove are particularly exposed and should remain undeveloped.

### 29.2 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**29.2.1.** Robert's Cove is served by a public water supply. There are long term proposals to upgrade the public water supply, including mains replacement. The need for a new reservoir is also identified and additional sources are required to cater for peak summer demand.

**29.2.2.** There is no public sewer serving the area. The Council's Water Services Needs Assessment 2009 identified Robert's Cove as part of the Cork County Waste Bundle 4 for a Waste Water Treatment Plant and collection systems study, however this is not included in the overall Water Services Investment Programme 2010-2012 is therefore subject to finance.

**29.2.3.** Current facilities in the area include two public houses and a caravan park located just immediately east of the cove. A weekly bus service connects the village to Carrigaline and to Cork City. There is also a recycling centre in the settlement.

**29.2.4.** Road access to Robert's Cove is considered adequate at present. There are two car parks on the approach road from Minane Bridge, which generally facilitate summertime visitors to the area. There are also a number of very attractive cliff walks, overlooking the cove, and these should be maintained and protected.

#### Coastal Issues

**29.2.5.** Proposals to upgrade and improve the car park in Robert's Cove need to be developed. The coast and shoreline of the area offers opportunities for the development of informal recreation facilities through the provision of additional walkways.

**29.2.6.** Investigation into the provision of a cliff walk in Roberts Cove will be undertaken as soon as feasible.

#### Environment and Heritage

**29.2.7.** Just south of Robert's Cove at Britfieldstown, a Signal Tower, which is situated on a prominent hilltop overlooking a wider coastal area, is entered in the initial Record of Protected Structures (Code 00735).

**29.2.8.** The coastal area immediately surrounding Robert's Cove and extending southwards to Roberts Head and Carrigadda Bay is designated as scenic landscape, where it is an objective to preserve the visual and scenic amenities and natural beauty of the area.

**29.2.9.** The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is *very high*, the landscape sensitivity is *very high* and the landscape importance is at a national level. While many of the areas along this landscape type are remote, the presence of a viable tourist industry has sustained and steadily increased the population.

### 29.3 PLANNING PROPOSALS

**29.3.1.** Any further development in Robert's Cove should protect the coastal and rural character of the area, avoid sensitive coastal locations and the provision of large-scale holiday accommodation should be discouraged. Priority will be given to development that contributes to the year round population in Robert's Cove.

**29.3.2.** The provision of public lighting and a footpath connecting the caravan-park and beach to the public houses together with the provision of street furniture would enhance the attractiveness of the area.

## 30 Sandy Cove

### 30.1 VISION AND CONTEXT

The vision for Sandy Cove is to recognise its function as a location which provides local and recreation services.

#### Strategic Context

**30.1.1.** Sandy Cove forms part of the Bandon Electoral Area which is for the most part covered by the CASP Ring Strategic Planning Area. The CASP Update (2008) identified a requirement to regulate the rapid rate of population growth experienced in the villages and rural areas of the CASP Ring where recent high rates of development have come close to overhauling targets set for 2020.

**30.1.2.** In the overall strategy of this local area plan, Sandy Cove is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 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, including residential.

**30.1.3.** Sandycove performs a mainly tourist role where the main characteristics and function are generally to promote tourism activities. Over the years the area has become a popular destination for both day trips and longer-term holidays.

**30.1.4.** Due to its scenic landscape setting and proximity to Kinsale and Cork City, the rural and coastal hinterland surrounding Sandycove is particularly susceptible to development pressure. To offset this pressure a Rural Housing Control Zone is established in the Cork County Development Plan, 2009. Its purpose is primarily to restrict individual urban-generated houses in certain areas, while protecting the rural and special character of the area. This restriction is relaxed in principle for local rural housing needs.

### 30.2 SANDY COVE IN CONTEXT

**30.2.1.** Sandy cove is located about 4 km south of Kinsale on the coast inland from Sandy Cove Island.

### 30.3 PLANNING CONSIDERATIONS

#### Infrastructure and Community Facilities

**30.3.1.** There is no public water supply or waste water treatment in Sandycove.

**30.3.2.** Road access is by means of a local road off the main road from Kinsale to Ballinspittle the R600.

#### Coastal Issues

**30.3.3.** The coast and shoreline of the area offers opportunities for the development of informal recreation facilities through the provision of additional walkways. In 1996 Cork County Council set out the requirements for an amenity walk from Sandycove south along the coast incorporating the ruined Church of Courtmather and the abandoned fishing village of Courtaparteen.

#### Environment and Heritage

**30.3.4.** Just north of Sandycove in the townland of Castlelands, lies Ringrone Castle, which is entered in the Record of Protected Structures (Code 00723).

**30.3.5.** The coastal area immediately surrounding Sandycove and Sandycove Island itself is designated as scenic landscape, where it is an objective to preserve the visual and scenic amenities and natural beauty of the area.

**30.3.6.** The landscape character type for the area is Indented Estuarine Coast. The landscape value in this area is *very high*, the landscape sensitivity is *very high* and the landscape importance is at a national level. While many of the areas along this landscape type are remote, the presence of a viable tourist industry has sustained and steadily increased the population.

### 30.4 PLANNING PROPOSALS

**30.4.1.** Any further development in Sandycove should protect the coastal and rural character of the area, avoid sensitive coastal locations and the provision of large-scale holiday accommodation should be discouraged. Priority will be given to the development of recreation and amenity facilities including walks along the coastline.

**30.4.2.** The designated scenic landscape must be protected in accordance with the objectives of the Cork County Development Plan 2009. Having regard to its very sensitive scenic and coastal location, it is important to protect the environment and the landscape setting of Sandycove. It is also important to avoid development on sensitive coastal locations and discourage large-scale holiday accommodation in such locations.

**30.4.3.** In addition to those policy objectives outlined in the County Development Plan 2009, the lack of public infrastructure and road access

to the settlement will act as factors which limit the level of new development capable of being accommodated in the settlement.





[www.corkcoco.ie](http://www.corkcoco.ie)