

**BANTRY ELECTORAL AREA
LOCAL AREA PLAN
2011**



1

Volume 1

Main Policy Material

Cork County Council
Planning Policy Unit



Bantry Electoral Area Local Area Plan

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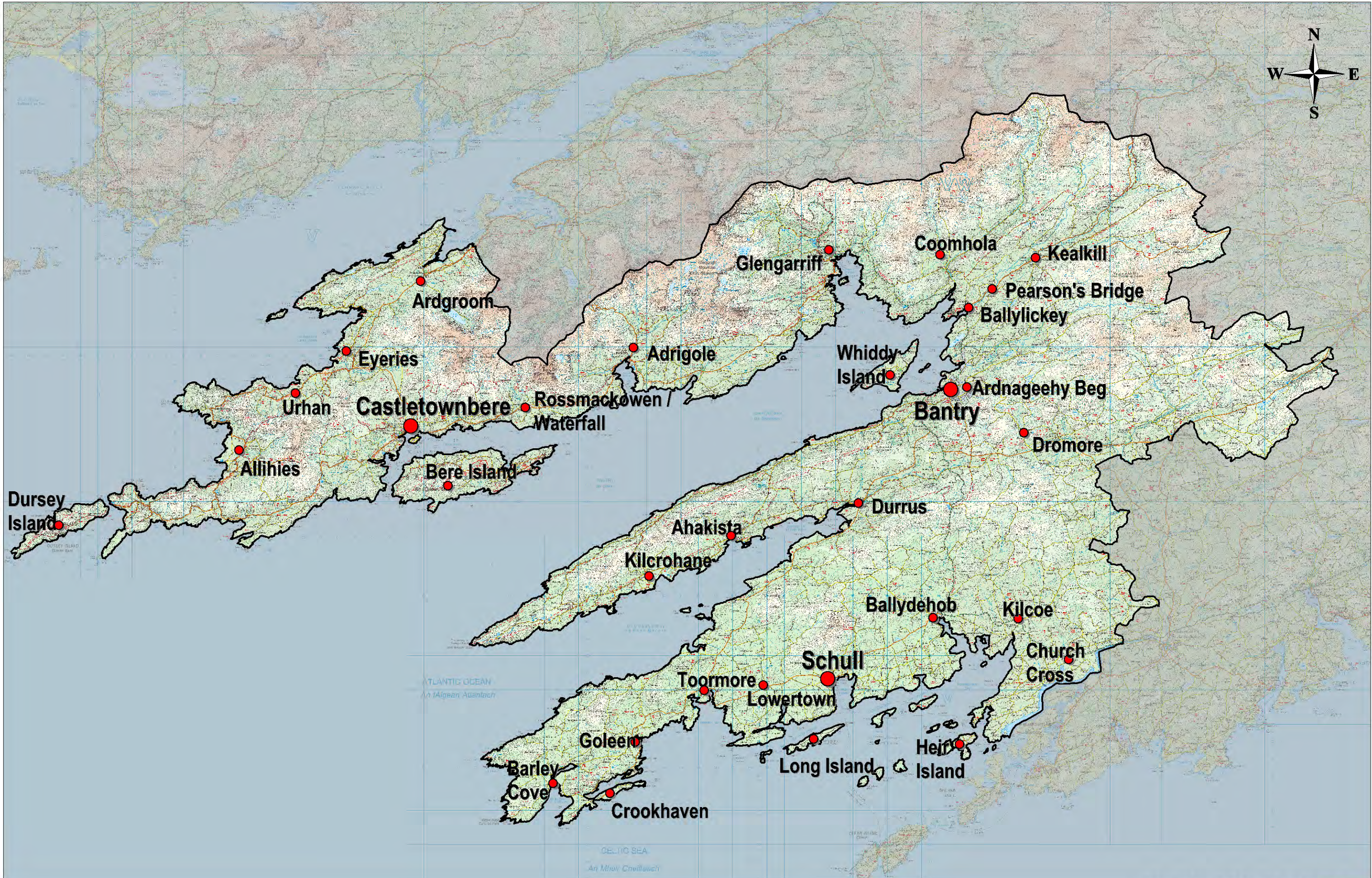
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Bantry Electoral Area Local Area Plan 2011



Bantry Electoral Area

Section 1 Introduction to the Bantry 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 25th 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 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 provision 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of the review of the plan can be deferred for up to a maximum of 10 years from the date on which the plan was originally made.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 its 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 would give rise to any significant negative 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 county 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 and that, therefore, these objectives are especially in need of review so that they can 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 Bantry 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 100 submissions from the public during the consultation period on the Draft Bantry 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 across all Electoral Areas, were published for consultation between 21st April & 18th May 2011.

1.4.5. There were a total of 11 submissions received during the public consultation period on the proposed amendments to the Draft Bantry Electoral Area Local Area Plan. Following this, a Managers Report was published on the 15th 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 19th 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 25th of July and came into effect on the 22nd 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. 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 the 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 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:

- 3 Main Settlements comprising Bantry, Castletownbere and Schull.
- 3 Key Villages comprising Ballydehob, Durrus and Glengarriff.
- 5 West Cork Island Communities Bere Island, Dursey Island, Heir Island, Long Island, Whiddy Island.
- 9 Villages comprising Ahakista, Allihies, Ardgroom, Ballylickey, Crookhaven, Eyeries, Goleen, Kealkill and Kilcrohane.
- 10 Village Nuclei comprising Adrigole, Church Cross, Coomhola, Dromore, Kilcoe, Lowertown, Pearson's Bridge, Rossmackowen/Waterfall, Toormore and Urhan.
- 2 Other Locations comprising Ardnageehy Beg and Barleycove

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 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 which follows);

Key Villages, West Cork Island Communities, 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. Settlements designated as **West Cork Island Communities** are an important element of the West Cork Region as a whole. Many of the West Cork Islands have a similar range of services to that found in a key village. They are a distinctive element within the area and add to the overall amenities and attractiveness of the area for locals and visitors alike

1.5.20. Over the the life of this Local Area Plan the West Cork Islands will be supported in their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support viable socio-economic island communities in order that the permanent population will be sustained and increased.

1.5.21. 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.

1.5.22. 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.

1.5.23. 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.

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

1.5.25. 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.

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

1.5.27. 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.

1.5.28. 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 take into account in the discharge of their functions.

1.5.29. 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 LAP 2-2 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”

1.5.30. 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.

1.5.31. 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 – 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 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 the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at a scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and 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 for 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 is the introduction of a new land use class for 'business' uses. This definition has replaced the former 'commercial' category and is based on 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 have been discontinued 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.

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. The County Council has also conferred with officials of the OPW, the lead agency for flood risk management in Ireland, in the preparation of 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 26th 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 at risk of flooding; and
- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

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, has compiled 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 'Draft 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 section 1.8.19 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 the flooding area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information 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 the detailed site-specific flood risk assessment that the proposed development, and its

infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

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 a 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, 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.

Flood Risks – Overall Approach	
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"> • Avoid development in areas at risk of flooding; and • Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
FD 1-2	<p>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.</p>
FD 1-3	<p>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.</p>

Development in Flood Risk Areas	
FD 1-4	<p>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.</p>
FD 1-5	<p>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</p>

Development in Flood Risk Areas	
	<p>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.</p>
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"> • The development 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: <ul style="list-style-type: none"> ▪ 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.

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 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.

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.

Green Belts Around the Ring and County towns	
GB 1-1	<p>Green Belts Around the Ring and County towns</p> <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 for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</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>

Green Belts Around the Ring and County towns	
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> <p>(c) The proposal is consistent with the proper planning and sustainable development of the area.</p>

The Bantry Green Belt

1.9.12. Bantry town has a spectacular setting with land rising steeply to the south-east, sequences of ridges and individual round hills (drumlins) within the town and to the east, south-west and north, and fine views of and from the town over Bantry Bay.

1.9.13. There are numerous designated Scenic Routes around the town – the N71 to both the south and north; the R591 Durrus road; the coast road along the north side of the Sheep’s Head peninsula; the road and path south from the Derreengreanagh (Vaughan’s Pass) viewing point; and the two routes out towards Dunmanway (via Lough Boffinna and Trawlebane) from Ardnageehy Beg. The Bantry drumlins are an identified Area of Geological Interest.

1.9.14. The village of Ballylickey lies just 5km to the north, and the key villages of Glengarriff and Durrus lie 17km to the north and 10 km to the south, respectively.

1.9.15. There is a considerable sprawl of housing along most routes from the town, but especially along the N71 towards Ballylickey and onto Glengarriff. There is significant pressure for development outside of but close to the town, and because of the premium on sea views, a significant proportion of this is either on coastal or higher ground. Particularly intrusive are those developments where the ground has been built up, and/or all trees and hedgerows removed to maximise views out of the site. Unrestricted development around the town would dissipate the potential for developing the town and the rural villages further out, and in some cases prejudice the more efficient development of lands at some point in the future as the town further expands. For these reasons it is considered important that further development of these areas is generally resisted.

1.9.16. An area (GB1-2) has been identified where some development of individual houses could take place without compromising the overall objectives of the green belt. This is

adjoining the Bantry development boundary on the minor roads to Dunmanway, in the vicinity of the Ardnageehy Beg.

1.9.17. While the outer boundary of the greenbelts remains unchanged the inner boundary has been adjusted in line with the new development boundary for Bantry town since the previous plan.

1.9.18. Overall, provision has been made in or near Bantry for small scale and individual house development, providing the character of the area remained open and rural, by both the Cork County Development Plan 2009 and this Plan as follows:

- Flexibility on zoned lands within the town development boundary for serviced sites, and other potential for small scale residential development etc
- Village Nucleus at Coomhola; and
- Extensive areas exist outside the green belt and the designated scenic and coastal areas where there is no objection in principle to individual rural houses; and
- Area within the proposed Green Belt, where objective GB 1-2 applies, where this form of development could be acceptable.

The Castletownbere Green Belt

1.9.19. An important and attractive characteristic of the town of Castletownbere is the dramatic mountainous backdrop which forms the setting of the town. The roads from the town eastwards towards Glengarriff, northwards towards Eyeries, and westwards towards Allihies and Dursey Island, are designated scenic routes.

1.9.20. There is significant pressure for development outside of but close to the town, but given the topography such development is almost always highly visible either by its elevation, or position along the main roads and coast. It also dissipates the potential for developing the town and the rural villages further out. For these reasons it is considered important that further development of these areas is generally resisted.

1.9.21. The village of Eyeries is just over 7km to the north. Allihies lies about 18km away to the west.

1.9.22. To the north of the town the land rises steeply towards the pass over towards Eyeries. It is therefore highly visible from parts of the town, the mainland to the south and west, and Bere Island opposite. Some development, including houses and some industrial and transport uses as well as the Council Depot and civic amenity site, have been developed in this area, but it remains at the moment predominantly open and should be retained so.

1.9.23. To the west of the town a scattering of houses on the rising land is rather visible and should not be consolidated.

1.9.24. To the south-west of the town the road is not so affected by ribbon development as that to the east, and further development

along here should be resisted. Further out there is a cluster of housing on higher ground around Clonglaskan and Cahergarriff. Further consolidation here should also be resisted.

1.9.25. To the east there is an extensive ribbon of development along the main road. In general further ribbon development beyond the development boundary should be strongly resisted outside of the proposed GB1-2 within which some infill opportunities may arise.

1.9.26. There is also considerable sprawl along and above the minor east-west road just inland of the main road to the east of the town. Some of this is highly visible, particularly those on higher ground inland of the minor road, and those houses which have been built on an elevated platform and/or have cleared trees and vegetation to improve their sea view. However, if these particular problems are avoided there is some potential for development of individual houses.

1.9.27. An area adjacent to the development boundary to the north-east of the town is also judged to offer some potential for individual houses in a rural setting but relatively close to the town. This area is visible from the road in from Eyeries, but otherwise relatively unobtrusive despite its elevation. It is close to some existing one-off development and zonings for future development, and despite its rural qualities is within potential walking or cycling distance of the town centre and schools. Such journeys would also be made more manageable and pleasant if the connecting path proposed by Development Plan Objective U-08 for Castletownbere were implemented.

1.9.28. Another area identified as having some further potential for low density residential development is that between the south of the town and Traillaun harbour. Further development in this area is likely to require some upgrading to the road via Cametrigane, and therefore the potential need for a special development contribution for such works should be investigated. Existing development in this area is relatively well integrated into the landscape by the extensive trees and hedges around it, and it should be ensured that any new development in the area provides and/or retains such planting.

1.9.29. A coastal area has also been identified on the approach to Dunboy Castle as having potential for some individual residential development. Any development in this area will have to have regard to its impact on the natural setting and in particular its impact on Dunboy/Puxley Castle (RPS764) which is a significant tourist asset to the area.

1.9.30. Overall, provision has been made in or near Castletownbere for small scale and individual house development, providing the character of the area remained open and rural, by both the Cork County Development Plan 2009 and this Plan as follows:

- Flexibility on zoned lands within the town development boundary for serviced sites, and other potential for small scale residential development.
- Village Nuclei at Urhan and Adrigole; and

- Extensive areas outside the green belt and the designated scenic and coastal areas where there is no objection in principle to individual rural houses; and
- Areas within the proposed Green Belt, where objective GB 1-2 applies, where this form of development could be acceptable.

The Schull Green Belt

1.9.31. Schull benefits from a beautiful location and setting, wrapped, as it is, around the head of the bay and backed by rising ground including, to the west and north, a prominent ridge rising to Mount Gabriel.

1.9.32. The whole of the fringe of the bay is designated Scenic and Coastal Area. Almost every road coming into the town is a designated Scenic Route. The whole of the harbour is part of the Roaringwater Bay and Islands proposed Natural Heritage Area and candidate Special Area of Conservation.

1.9.33. The key villages of Ballydehob and Durrus lie about 7km and 17km, respectively, to the east and north, while the village of Goleen is about 15km west.

1.9.34. Schull does not suffer extensive ribbon development along the main roads out of town to the same degree as most of the other towns in West Cork, and this advantage should be maintained.

1.9.35. There are areas of ribbon development, especially around the southern edge of the development boundary, and further growth of these should be resisted.

1.9.36. There are also areas where there is a fairly close clustering of individual houses. Some of these, where they could be further developed without encroaching further into the setting of the town, have been specially identified (see below).

1.9.37. The green belt has been drawn as closely as possible while including the key areas in the setting of the town and especially sensitive areas such as the Croagh estuary.

1.9.38. Opportunities for limited development within the green belt have been identified to the north-west of the town, in an area which has seen a number of dwellings constructed, and which, while high, is less obtrusive than some areas. Areas closer to the main road and proposed relief road are excluded because they offer the potential for fully serviced and more urban type development at some stage in the future and should not be compromised by one-offs. A sizeable area beyond is identified where some development of individual dwellings could be accommodated.

1.9.39. Colla Pier has also been identified as a location in which some limited individual residential development sensitive to the coastal setting can be considered. This area is located adjacent to Roaringwater Bay and Islands Special Area of Conservation. Development proposals here are likely to require the provision of an

ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that only they will not have a significant negative impact on the SAC. A buffer zone may be required between any development proposed for this area and the Special Area of Conservation.

1.9.40. Overall, provision has been made in or near Schull for small scale and individual house development, providing the character of the area remained open and rural, by both the Cork County Development Plan 2009 and this Plan as follows:

- Flexibility on zoned lands within the town development boundary for serviced sites, and other potential for small scale residential development.
- Village Nuclei at Lowertown and, further afield, Toormore;
- Extensive areas outside the green belt and the designated scenic and coastal areas where there is no objection in principle to individual rural houses; and
- Areas within the proposed Green Belt, where objective GB 1-2 applies, where this form of development could be acceptable.

1.10 Strategic Environmental Assessment and Habitats Directive Assessment

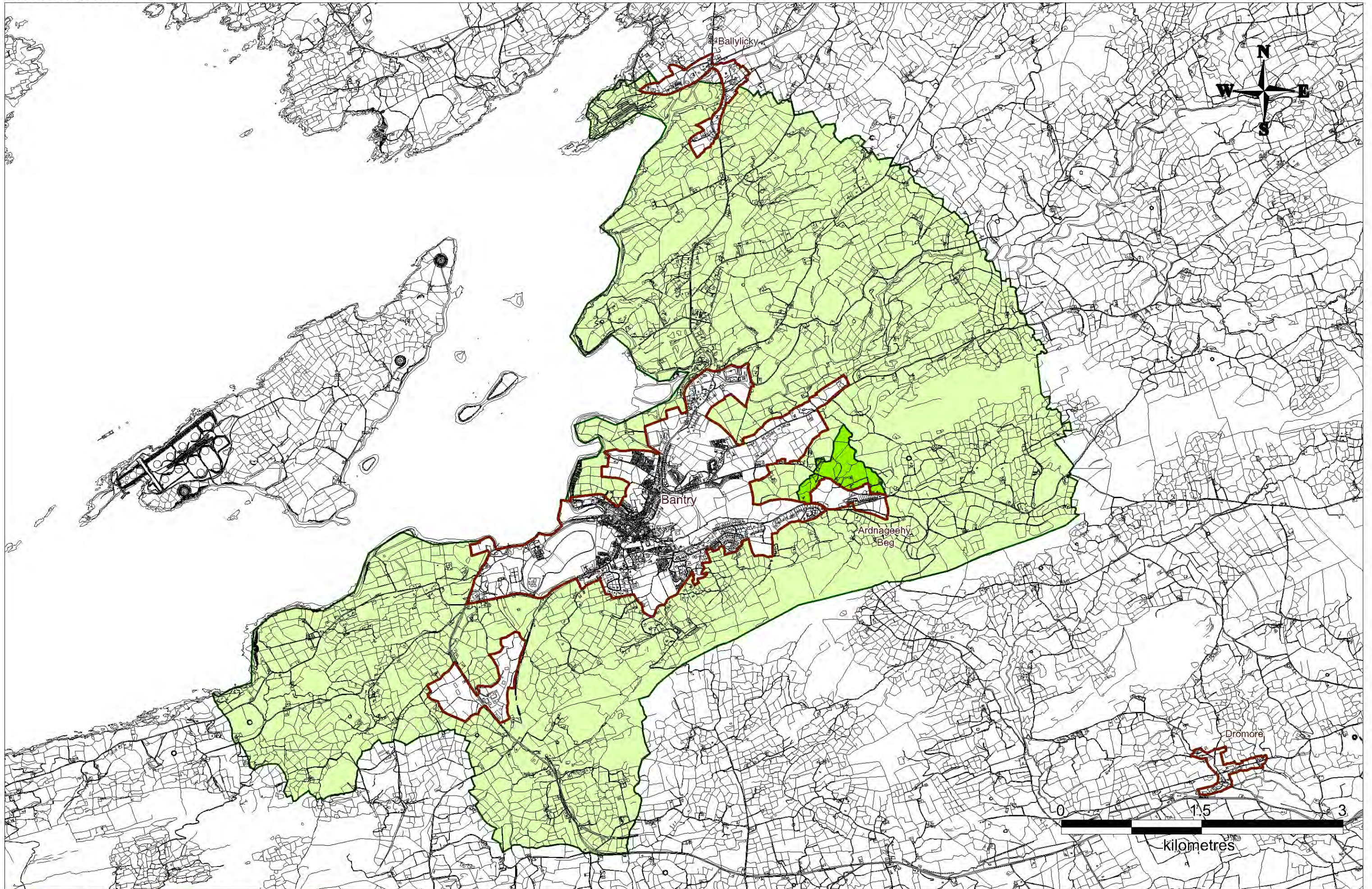
1.10.1. The Strategic Environmental Assessment and Appropriate Assessment (Habitats Directive Assessment) are contained in Volume 2 of this plan.

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.

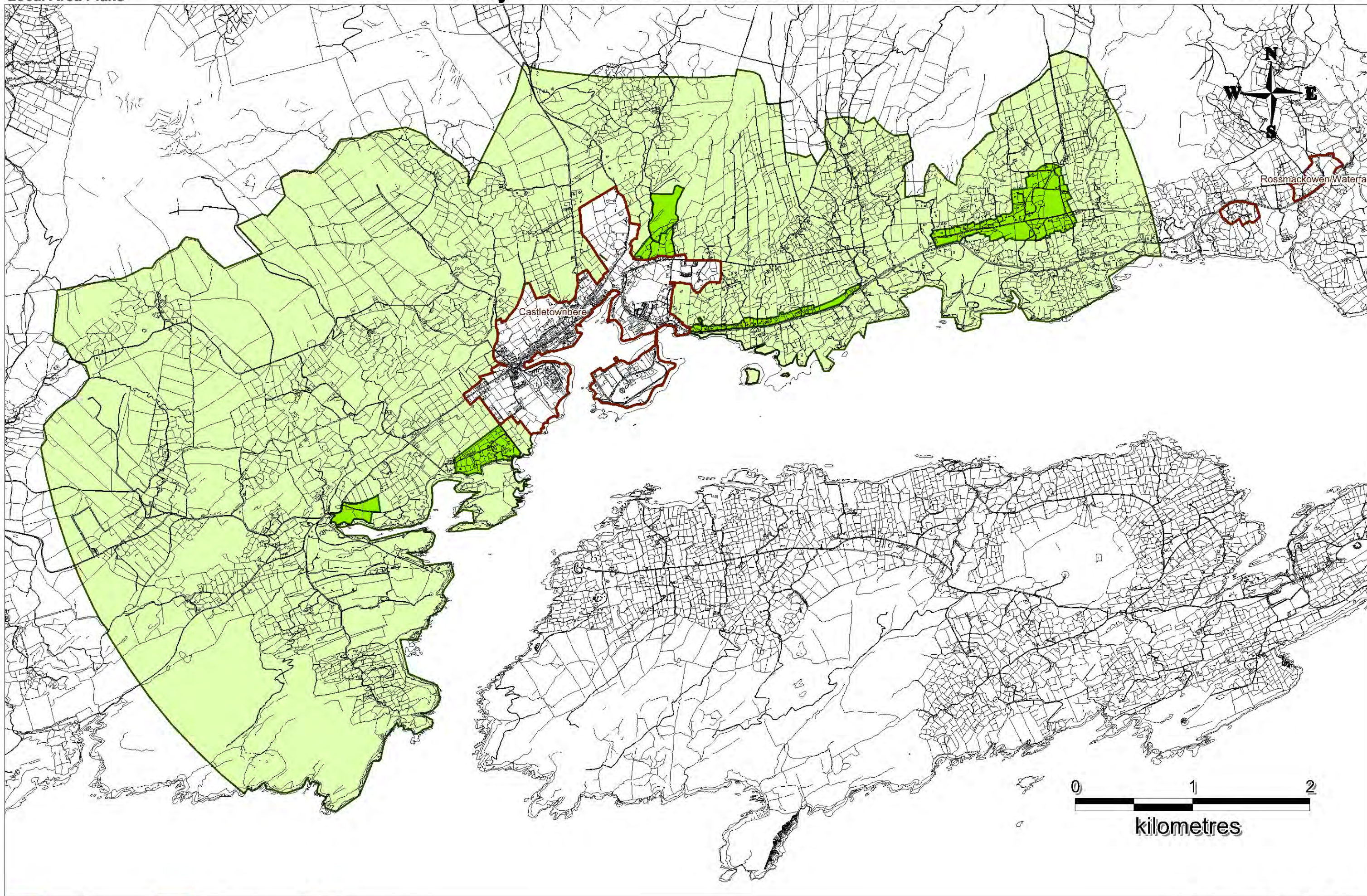
1.10.3. The SEA Directive was transposed into Irish Law under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and became operational 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.

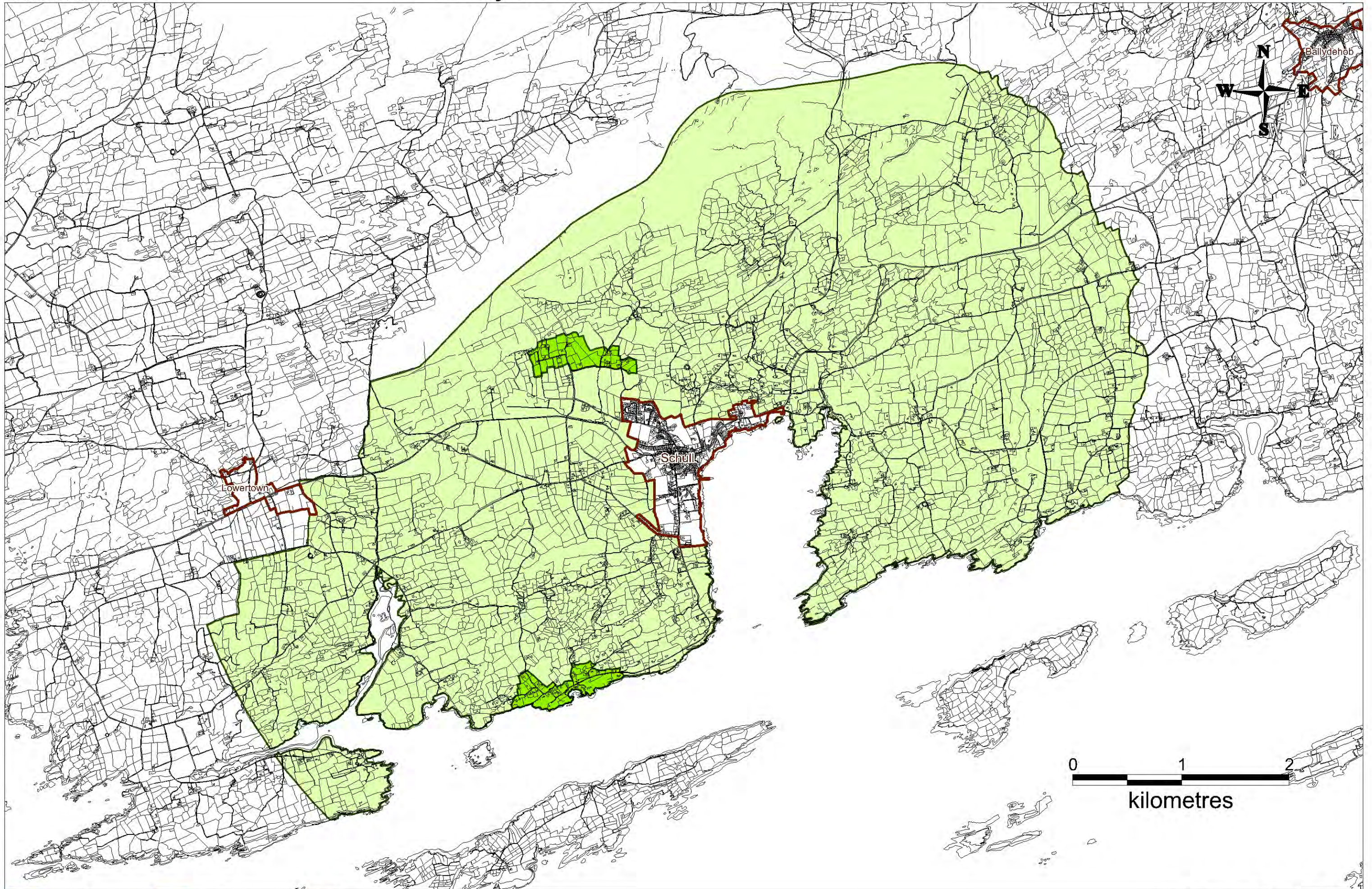
1.10.5. The final Natura Impact Report for the Bantry Electoral Area Local Area Plan, 2011-2017 summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details 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



Green Belt Map



Green Belt Map

Section 2 Local Area Strategy

2.1 Introduction

2.1.1. This section sets out the overall strategy for the Bantry 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 Bantry Electoral Area Strategy

Vision

2.2.1. The County Development Plan identified the main issues to be addressed in the Local Area Plan for the electoral area which include :

- Encourage balanced population growth so that the main towns can achieve their full economic potential.
- Develop Bantry as an important centre of population, employment, services, marine and tourist facilities.
- Develop Castletownbere's employment function with a particular focus on fishing and marine and tourism related activities.
- Develop Schull as a Principal Tourist Attraction incorporating marine and tourism related attractions.
- Capitalise on the attractive landscape setting of the Bantry Electoral Area, in particular the hills, lakes and coastal landscapes.
- Development in villages and rural areas will complement the planned growth in the towns at a scale that respects the setting and character of each village.

2.2.2. The Bantry Electoral Area is part of the West Cork area, a recognised regional brand with a strong image and established profile. The future vision for the Bantry Electoral Area is to sustain, promote and develop the area as a progressive, living, vibrant, innovative and sustainable rural region by capitalising on its unique social, cultural, natural and economic assets.

2.2.3. The vision within this local area plan to sustainably strengthen and broaden the range of existing attractions, infrastructure and employment while carefully managing the unique character and landscape of the area and ensuring it continues to be an attractive option as a place to live, work and enjoy leisure time. The town of Bantry, in

particular, because of its strategic location at the heart of the area has an important function as the main economic driver and service centre to the region supported by the other main towns, villages and rural areas. The challenge here is to maintain its attractiveness as a place to live and work and to further market itself as a strong and progressive town and a gateway to the area.

2.2.4. The economic strength of the Electoral Area is characterised by the natural and coastal resources, in particular the fishing industry, aquaculture, agriculture and tourism. This strategy aims to promote the further growth and development of these sectors which will in turn stimulate economic growth in the wider region. There are also opportunities within the Electoral Area for the promotion and development of further economic diversification measures.

2.2.5. The strong positive quality of life factors associated with West Cork, have made the area an attractive place to live in and have enhanced the tourism potential of the sub-region. Furthermore, the relative peripherality of parts of West Cork has contributed to the attractiveness of this area for persons wishing to experience a rural lifestyle and the positive quality of life factors that West Cork offers.

2.2.6. The key challenge for this local area plan will be to create vibrant towns within the Electoral Area, which will act as an anchor to the vibrant and sustainable villages and rural areas. The aim of this strategy for the Electoral Area is to achieve balanced future growth between the main towns and the villages / rural areas of the County, to achieve the vision of making Bantry Electoral Area an attractive and sustainable place to live and work in.

Strategy

2.2.7. The Electoral Area is located within the West Strategic Planning Area (defined in the County Development Plan, 2009) which also includes the adjoining Skibbereen Electoral Area located to the east. There are three designated 'Main Towns' in the Bantry Electoral Area, Bantry, Castletownbere and Schull. These are supported by three 'key villages', five West Cork Island Communities and a series of other 'villages', 'village nuclei' and 'other location' settlements. The Electoral Area includes the Beara, Mizen and Sheeps Head peninsulas.

2.2.8. Bantry is the principal town in the Electoral Area and is the largest population, services and employment centre where the majority of future growth is targeted. Castletownbere and Schull are the other towns in the Electoral Area. Castletownbere is an important service centre for the remote Beara Peninsula and functions principally as a specialist employment centre (fishing related industry) while Schull functions as a local employment and tourist centre. It is an objective of the County Development Plan to prioritise the sustainable development of these main towns so that they can better support the rural communities that they serve.

2.2.9. Parts of the Electoral Area are strongly influenced with regard to some services and employment by towns outside of the electoral area, in

particular Kenmare (County Kerry) and Skibbereen. Links outside the area to Cork City, and to the other South West towns of Dunmanway, Clonakilty and Macroom are also important.

2.2.10. Parts of the Bantry Electoral Area have experienced long term persistent population decline. As a result the entire Bantry Electoral Area lies within designated CLAR areas. CLAR provides funding to projects through an investment programme launched to address rural areas of special disadvantage which have demonstrated the greatest population decline from 1926 onwards.

2.2.11. Tourism continues to be an important contributor to the economy of the Electoral Area, which is well placed to offer a unique tourism product, due to its many natural assets and tourist destinations. The future development of the tourism sector in West Cork offers a significant opportunity to strengthen the areas economy through diversification and needs to be encouraged and promoted. The reinstatement of the Cork-Swansea Ferry route (Fastnet Line) by the West Cork Tourism co-operative will boost the tourism industry in West Cork and should be supported.

Population and Housing

2.2.12. In the period 2002-2006, there was an overall population increase in the Bantry Electoral Area of 3.4%. Bantry town was the only main settlement which demonstrated population growth (5%) in the period 2002-2006. The town of Castletownbere (- 0.8%) showed a slight decrease in terms of population growth while the town of Schull showed a significant population decline of 17%. The rate of growth even in Bantry appears to be significantly less than many of the other main settlements in the county. The potential of all the main towns has been effected by infrastructural deficiencies.

2.2.13. The Villages and Rural Areas overall show a positive, although moderate, rate of growth of 4.2% over the period 2002-2006. However the Key Villages of Ballydehob (16.5%) and Durrus (10.6%) showed substantial population growth over the same period. There are no separate census based population figures available for Glengarriff.

2.2.14. The 2006 population figures also demonstrate that 95% of the growth in the population of the Electoral Area between 2002-2006 occurred in the villages & rural areas with 5% taking place in the main towns, in this case only in Bantry town.

Table 2.1 Population Change in Bantry Electoral Area 2002-2006

Settlement Hierarchy Bantry Electoral Area	Population		
	2002	2006	% Change
Main Settlement			
Bantry	3,150	3,309	+ 5%
Castletownbere	875	868	- 0.8%
Schull	693	576	- 17%
Villages and Rural	15,423	16,073	+ 4.2%
Total Population	20,141	20,826	+ 3.4%

2.2.15. Table 2.2 which follows shows a 2020 population growth target of 4,049 for the Bantry EA. The North and West Cork Strategic Plan, 2002 and the County Development Plan, 2009 state that, across the West Strategic Planning Area as a whole, in order to achieve the full social and economic potential of the area, the intention is to achieve a balanced distribution of future population growth with 50% of future growth in the main towns and 50% of future growth in the villages and rural areas. The principle behind this approach is to ensure that both the towns and rural areas remain healthy and vibrant.

2.2.16. In this electoral area, between 2002-2006 only 5% of the population growth occurred in the three main towns. If the full social and economic potential of the electoral area is to be achieved, then the review of the local area plan needs to set out policies and objectives that will help achieve a better balanced population growth broadly in line with the North and West Cork Strategic Plan and the County Development Plan, 2009. Therefore, the focus for future population growth needs to shift towards the main settlements of Bantry, Castletownbere and Schull whilst still providing for 50% of future growth to occur in the villages and rural areas. If this strategy is successful, by 2020 30% of the population of the Electoral Area will be living in three main towns and 70% in the villages and rural areas. Bantry town has target growth set at an additional 2,175 persons or 66%, focusing on accelerated growth within the town up to 2020. Population targets for Castletownbere show an increase of 571 persons or 66%, and the increase for Schull is 172 person or 30%. Growth in the villages and rural areas will be consolidated with a 1,131 persons or 7% increase envisaged over a 14-year period. The 2020 target for the electoral area as a whole is 24, 875 persons.

Table 2.2 Population Target in Bantry Electoral Area 2006-2020

Settlement Hierarchy Bantry Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Bantry	3,309	2,175	5,484
Castletownbere	868	571	1,439
Schull	576	172	748
Villages and Rural	16,073	1,131	17,204
Total Population	20,826	4,049	24,875

2.2.17. Table 2.3 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 3,355 new dwellings could be required for the period 2006-2020.

Table 2.3 Households Target in Bantry Electoral Area 2006-2020

Settlement Hierarchy Bantry Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Bantry	1,165	1,139	2,304
Castletownbere	306	299	605
Schull	203	111	314
Villages and Rural	5,919	1,032	6,951
Total Households	7,593	2,581	10,174
New Dwellings Required			3355

2.2.18. The following Table 2.4 summarises the amount of new housing that has been constructed and the amount of under construction/vacant housing in the Electoral Area. Since 2006 about 877 houses have already been built and 100 are either under construction / vacant. Therefore the total overall scale of development which needs to be accommodated from the 2010 base year of this plan is 2,378 houses.

Table 2.4 Number of dwellings already built, under construction and vacant.

Settlement Name	Already Built ¹ 2006-2010	Under Construction & Vacant
Main Settlements		
Bantry	162	21
Castletownbere	94	14
Schull	130	29
Key Villages	109	20
Villages and Other Settlements	382	16
Total	877	100
	Total Units accounted for during 2006- 2010	977

¹ *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

2.2.19. Table 2.5 below provides an overview of the main housing set out in this plan. It should be noted that facilitating the levels of growth identified below is dependent on the availability of adequate finance to provide the required supporting infrastructure.

Table 2.5 Summary of Bantry 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 growth 2010-2020
Bantry	Main Town	1,362	419	30	1376
Castletownbere	Main Town	499	151	116	287
Schull	Main Town	436	176	5	150
Total Main Settlements					1,813
Ballydehob	Key Village	181	46	3	39
Durrus	Key Village	169	101	30	100
Glengarriff	Key Village	133	80	5	60
Total Key Villages					199
Ahakista	Village	47	16	0	15
Allihies	Village	90	49	0	35
Ardgroom	Village	58	32	3	29
Ballylickey	Village	46	27	0	23
Crookhaven	Village	80	17	0	40
Eyeries	Village	60	16	0	25
Goleen	Village	114	63	22	40
Kealkill	Village	101	59	51	60
Kilcrohane	Village	81	57	0	40
Adrigole	Village Nucleus	32	1		15
Church Cross	Village Nucleus	14	6	0	7
Coomhola,	Village Nucleus	26	12	0	13
Dromore	Village Nucleus	25	13	0	12
Kilcoe	Village Nucleus	12	6	0	6
Lowertown	Village Nucleus	6	3	0	10
Pearson's Bridge	Village Nucleus	29	29	2	10
Rossmacko/Waterfall	Village Nucleus	5	3	5	10
Toomore	Village Nucleus	21	9	0	6
Urhan	Village Nucleus	8	0	0	7
Total Villages and Other Settlements					403
Bantry Electoral Area Total Units					2,415

2.2.20. 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. 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.

2.2.21. This has had the net effect of increasing the growth proposed in the three 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.

2.2.22. Growth targets in the key villages and villages have been set to take account of the existing scale and grain of development, the level of infrastructure and services and other relevant specific considerations as set out in Section 3 of this plan.

2.2.23. 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 more sustainable choice of location.

2.2.24. 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 and 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

Infrastructure

2.2.25. 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 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.

2.2.26. 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>Water & Waste Water Infrastructure</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 the Natura 2000 sites. This must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p>
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2.2.27. In **Bantry** the new Waste Water Treatment Plant has sufficient capacity to cater for planned development and is capable of treating effluent for a population equivalent (pe) of 6,000 people. In the short term drinking water supply capacity will be available for limited development with the completion of the Bantry Interim Water Supply Scheme. The medium to long term supply for the town is dependent however on the completion of main Bantry Water Supply Scheme which is currently at contract within the WSIP.

2.2.28. In **Castletownbere** there is no wastewater treatment plant. Proposals for a Waste Water Sewerage System are at a preliminary report stage. It is envisaged that it will be over 5 years before the Waste Water Treatment Plant will be completed. Drinking water is available at present. There is a Water Supply Scheme proposed in order to improve water quality and enhance capacity but at present this is only at preliminary report stage. In the short term, there would appear to be adequate drinking water supply but it is uncertain how much capacity will be available into the future.

2.2.29. In **Schull** the existing wastewater treatment plant is at capacity. A new water and sewerage scheme proposed should be complete within 3-5 years and is now at construction stage under the WSIP. There are problems in relation to drinking water capacity in the town of Schull at present. Capacity is limited pending the completion of Schull Water Supply Scheme (Phase 1) which is likely in the next 2 years.

2.2.30. In **Ballydehob** the wastewater currently receives only primary treatment (septic tank). The EPA require that secondary treatment is provided at minimum so there can be considered to be no effective capacity in the system to accommodate new development. No plans exist for upgrading of wastewater infrastructure within the current WSIP. Due to the presence of 'shellfish designated areas' in the bay it is likely

that tertiary treatment will now be required. There is adequate water supply capacity but the existing Water Supply Network needs upgrading.

2.2.31. In **Durrus** there is limited spare capacity in the waste water treatment plant. There is adequate public water supply that is supplied from a stand alone scheme which provides water from Four Mile Water River.

2.2.32. In **Glengarriff** the wastewater treatment plant has adequate capacity, however it currently only provides primary treatment. The presence of shellfish designated areas in the bay means that is likely that tertiary treatment will be required. In terms of water, there is currently only limited scope for expansion because of restrictions in the water supply.

2.2.33. 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.

2.2.34. The only national road in the area, the N71, follows an indirect route through most of the area. The Council have identified the need to upgrade this road as a priority and seeks the support of the National Roads Authority in the implementation of this project. Consequently more direct regional roads carry a significant proportion of the traffic to and from the area. In particular the R586, from Bandon to Bantry, has been identified by the North and West Cork Strategic Plan as having strategic importance to the development of the area, and a programme of improvement to this route is now being progressed.

2.2.35. The Regional Road network including the R572 (Glengarriff to Castletownbere) R584 (Macroom to Bantry), & R585 (Crookstown to Bantry) play a key role in facilitating transport links within the Electoral Area and in connecting the area to the rest of Cork and the wider road system, and this is likely to increase in importance when the Cork-Macroom dual-carriageway is completed. In particular the R572 provides a key link between the white fish port of Castletownbere and the wider road network. It is an objective of the Council to promote the improvement of these roads and to seek funding for their upgrading.

2.2.36. The proposed Bantry relief road is intended to remove much through traffic on the N71 from the centre of Bantry, but no firm date has yet been set for the construction of this.

2.2.37. Preliminary investigations of potential relief roads for Castletownbere and Schull have been carried out, but these are unlikely to proceed during the Plan period.

2.2.38. Public Transport opportunities in the electoral area are solely focussed on bus operators both private and public. The travel to work patterns which have emerged from the 2006 census have shown that car dependant travel plays a large role in the Bantry Electoral Area. Given the settlement patterns of the area the main opportunity to reduce reliance on car travel is by encouraging more housing development in the

main settlements and key villages and improved provision for walking and cycling facilities within all of the settlements.

Employment and Economic Activity

2.2.39. The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the County. The West Strategic Planning Area has a target to achieve a total of 4,045 jobs by 2020. As part of this strategy, the number of jobs in the Bantry Electoral Area is envisaged to increase by up to 1,538. It is projected that approximately 25% of these new jobs are likely to be in villages/rural based employment including the leisure and tourism services sector.

2.2.40. In order to help meet the jobs targets additional land for business and industrial uses has been identified in both Bantry and Castletownbere. Also it will be important to give some consideration to the future suitability of existing individual sites for various types of business development taking account of the proper planning and sustainable development of the area as a whole. The expansion and development of partnerships with various third-level educational bodies needs to be further promoted.

2.2.41. It is important that this jobs target is achieved in order to help sustain the level of population growth envisaged in the electoral area and to promote sustainable commuting patterns. 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 and other villages.

2.2.42. Bantry town is designated as a district employment centre with a proposed increase in employment estimated in the region of 500 jobs by 2020. Castletownbere is a specialist employment centre with a proposed increase in employment in the region of about 400 jobs. Schull is identified as a local employment centre with a proposed increase in employment in the region of about 133 jobs.

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

	Local Area Plan	
	Business	Industry
Bantry	49.3	13.6
Castletownbere	18.8	21.4
Schull	7.4	1.4
Total	75.5	36.4

* These figures indicate the total amount of land zoned for business and industry in each settlement including existing established employment areas.

2.2.44. The plan has made provision in the main settlements for additional business and industrial lands to cater for the proposed increase in new jobs. The intention is to provide a range of options for the location of employment uses in each settlement.

2.2.45. Bantry, as the largest town in the electoral area, is likely to emerge as the principal centre for future employment growth. Provision has been made for a substantial supply of future business land to provide for a range of suitable business locations. This additional business land has been provided through a combination of revising existing zoning objectives and the identification of additional business lands adjoining the existing built up area.

2.2.46. In Castletownbere between 2003-2008 the industrial land located on Dinnish Island has been developed largely for uses relating to the fishing industry and other marine activities however there remains significant potential for development on brownfield sites on the island in the coming years. The level of business land supply in Castletownbere has been increased in order to allow further expansion of its role as a specialist employment centre for the fishing industry and to provide opportunities for a variety of other future business uses.

2.2.47. It is considered that there are adequate zoned lands for business related development in Schull to cater for present demand but the nature of the specific zonings has in some cases been revised so as to better meet the business land requirements of the town and its hinterland.

2.2.48. The 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007', identifies the importance of the provision of strategically placed infrastructure and the development of integrated clusters of water based tourism and associated land based activities, which would serve to attract local, national and international visitors and further contribute to the economy of West Cork. Proposals are being developed to facilitate and encourage the implementation of the strategy for the benefit of the Bantry Electoral Area. The Bantry Bay area also has the potential to further develop itself as a base for cruise liner traffic.

Retail

2.2.49. In relation to retail provision for all the main settlements, the plan confirms the role of the town centre as the primary location for retail development. In Bantry, Castletownbere and Schull the existing town centre has been expanded to allow for a greater range of retail options to be provided.

2.2.50. The overall strategy for Castletownbere is to provide for incremental growth in line with current and planned population levels. It is considered desirable that provision should be made to accommodate modern format convenience retail outlets at an appropriate scale on an edge of existing town centre site.

2.2.51. As the largest town in the electoral area, Bantry has the potential to provide the highest level of retail facilities and additional development here could help reduce the tendency to make longer

distance shopping trips to destinations outside the electoral area. The overall strategy for Bantry is to provide for incremental growth in line with current and planned population levels. There is a clear requirement for additional convenience and some comparison retail provision in the town. The plan sets out policies and objectives to achieve appropriate balance between providing an increased quantum of retail floorspace especially convenience floorspace, and protecting the vibrancy and vitality of the town centre by retaining people and shopping activity within the town. The overall aim is to make Bantry more self sustaining in regard to retail provision.

Fisheries

2.2.52. Fishing and mariculture are important to both the economy and the character of the area. The fishing industry overall has been hard pressed by changes in stocks and international regulation. Castletownbere is Ireland's largest white fish port, but the many smaller piers and harbours around the Electoral Area are also well used and contribute to the vitality of the area.

2.2.53. Onshore space and facilities are important and, where land is available close to piers etc., it can be important to reserve this for port related uses, including fish processing and protect it from pressure for higher value uses such as housing. (Experience also shows that new housing close to harbours and piers causes concerns about noise, traffic and night-time activity.)

2.2.54. In many harbours there is potential conflict between commercial marine activity and marine leisure uses. Given the importance of tourism to the area, and the identification by the Strategic Plan of marine leisure as having potential for economic growth in West Cork, it is important that such conflicts are managed and, where possible, facilities are expanded to minimise such conflict.

2.2.55. Mariculture is another important component of marine industry in the area, Bantry Bay mussel farming being a particular example. In particular mari-culture has been identified as an opportunity for the islands, which find it difficult to compete with the mainland in fishing. Many of the same issues about harbour facilities and management apply equally to the mariculture industry as to fishing.

2.2.56. A significant component of the area's process industries are dependent on the fishing and mariculture industries, for instance various facilities at Dinish Island, Castletownbere, and shellfish depuration plants.

Tourism

2.2.57. West Cork is well known as a tourist destination, and tourism contributes significantly to the economic activities in the county. Bantry Electoral Area is well endowed with a number of tourist attractions that have been developed and promoted, including:

- An attractive coastline with a number of beaches which attract a large number of tourists in the summer months.

- A number of accessible West Cork islands that provide the visitor with a contrasting schedule of views and experiences.
- A number of archaeological, architectural and historical attractions throughout the electoral area, including Bantry House, Dunboy Castle, Allihies mines, etc..
- Attractive towns and villages, many with unique settings, such as Bantry, Schull, Ahakista, Crookhaven and Eyeries.
- Location on the principal route (N71) through to other West Cork/Kerry tourist destinations such as Clonakilty, Baltimore, Kenmare, Dingle, Killarney.
- A beautiful and challenging environment, and a range of facilities and services, for marine leisure activities.
- An attractive countryside of rolling hills, wild mountains, rugged cliffs and sandy beaches.
- Important festivals such as the Bantry Mussel Fair, West Cork Chamber Music Festival, various regattas and rallies, etc.

2.2.58. Tourism is crucial to the Bantry Electoral Area's economy. Probably the key element in attracting tourists to the area is its landscape, scenery and character of its towns and villages. It is thus vital that the quality of these assets is protected.

2.2.59. 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.

2.2.60. The availability of a range of holiday accommodation is an important factor in developing the area's tourism potential (see below).

2.2.61. Large-scale tourism developments should normally be located in the larger settlements. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism development facilities (i.e. those serving both tourists and local residents) such as sports and recreation activities 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.

2.2.62. The cruise liner tourism product has the potential to contribute significantly to the economy of the area. A 'Cruise West Cork Strategy' feasibility study is currently being prepared by a subgroup in co-operation with the Port of Cork which will consider the role of area for cruise related promotion and infrastructure particularly along the peninsulas.

Holiday Homes

2.2.63. Holiday and second homes are common throughout most of the Electoral Area.

2.2.64. 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. On the other hand such development tends to raise the cost of housing beyond the reach of many local residents, and an over-preponderance can erode the social and community fabric of an area. Future development of holiday accommodation should focus on short-term lettings, rather than second homes, because of the greater contribution to local employment and economy. 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.

2.2.65. The existence of, and high demand for, holiday and second homes, can make access to housing more difficult for local people. There are also important effects on the local economy. Second homes tend to put relatively little into the local economy, whereas regularly let holiday homes often directly generate employment and bring more money in. In both cases the consumption patterns of occupants are likely to be very different from permanent residents, so generating some additional jobs, but in some cases weakening the provision of services and facilities that are relevant to local, especially young people.

Community Facilities

2.2.66. 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.

Environment and Heritage

2.2.67. 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.

2.2.68. 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 Planning Authorities through the SEA and AA process to ensure that planned development does not adversely affect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there are a range of plants and animals that are protected under national legislation.

2.2.69. 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 shown on the Heritage and Scenic Amenity Maps in Volume 3 that Plan.

2.2.70. Candidate Special Areas of Conservation (cSACs) have been selected because they support habitats, plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The 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.

2.2.71. 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 that Plan.

2.2.72. The Bantry Electoral Area is characterised by a substantial range and quantity of nature conservation designations. There are five NHA’s in the Bantry Electoral Area. These are generally composed of lowland and upland bogs and habitats. While all of these areas have ecological value, the other reasons for their designations vary from woodland and geological to botanical and ornithological values. There are 31 proposed Natural Heritage Areas in the Bantry Electoral Area.

2.2.73. There are 13 Candidate Special Areas of Conservation. These range from coastal habitats, oak woodlands, bogs, etc. Within the electoral area there is one Special Protection Areas and two candidate Special Protection Areas designated as areas of importance from an ornithological perspective. Bird species in need of conservation in these areas include Chough, Fulmar, Peregrine, Petrel, Gannet and Puffin. These are located on the Sheep’s Head and Beara Peninsulas. The SAC’s and SPA’s form the Natura 2000 sites and have been assessed by the appropriate assessment of the plan.

2.2.74. Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits to the local population and to visitors alike.

2.2.75. 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.

2.2.76. 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.

2.2.77. 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.

2.2.78. 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>Environment Objective</p> <p>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</p>
LAS-2-3	<p>It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning 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.</p>
LAS-2-4	<p>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.</p>

West Cork Islands

2.2.79. The West Cork Islands consist of seven inhabited islands. These are:

- Oileán Chléire
- Sherkin Island
- Heir Island
- Long Island
- Whiddy Island
- Bere Island
- Dursey Island

Oileán Chléire, Sherkin, Heir and Long Islands are located in the Roaringwater Bay area of West Cork, Long Island is separated from Schull by Croagh Bay and the other three islands are located closer to Baltimore. Whiddy, Bere and Dursey Islands are located in the Bantry Bay/Beara area; Dursey is separated narrowly from the tip of the Beara Peninsula by Dursey Sound, Whiddy lies close to Bantry and Bere Island is located near Castletownbere.

There are a large number of uninhabited islands in West Cork, with particular concentrations around the areas of the seven inhabited islands (e.g. in the Roaringwater Bay area).

2.2.80. The seven inhabited islands fall into two electoral areas, and hence two local area plans. The inhabited West Cork islands covered by the Bantry Electoral Area Local Area Plan are Bere Island, Dursey Island, Heir Island, Long Island and Widdy island. The individual islands are dealt with in more detail in Section 3 of this plan.

2.2.81. The 2009 County Development Plan recognised the unparalleled reputation of the island communities for resourcefulness and their unique culture and identity. The plan also recognises the potential of the islands for inward investment from second homes and has identified a number of objectives that encourage and support the islands:

- The need to prioritise investment in access, infrastructure and services,
- The development of speciality or niche economic sectors,
- High priority for all year round population,
- Restriction on the development of individual second homes except where existing homes are being restored or extended,
- New development should be sympathetic to individual form and island landscape and traditional building patterns, and
- Any development on individual islands should respect any existing public access or rights of way.

2.2.82. The West Cork Islands were designated in the 2005 Plan as Other Locations in the settlement network. It is considered given the unique and diverse character of the islands, their isolation from other settlements and the level of existing services provided that they should be recategorised. In many cases they have similar characteristics to a key village. Therefore in

order to properly reflect their importance within the settlement network of West Cork it is proposed that a new category of West Cork Island Community be inserted into the network. This designation would better encompass the full range and diversity of the West Cork Islands.

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

2.2.84. The key strategic objectives for the West Cork Islands identified by the strategy are;

“To protect and enhance the islands’ valuable physical characteristics, landscapes and environments and to ensure that new development providing for improvements in the infrastructural, transport, economic, housing and recreational needs of residents and visitors occurs in a sustainable and integrated manner that is appropriate to the circumstances of the islands”

“To maintain vibrant island economies, focusing on the skills and resources available on the islands and acknowledging the benefits of mixed activities in island settings”

“To retain and support island populations, and ensure access to essential social and community facilities and services is available at an appropriate level”

“To improve appreciation of the cultural significance of the Islands including island traditions, architectural, archaeological, maritime, and military heritage whilst also expanding the awareness of the Arts and the Irish Language within each community”

2.2.85. It is the policy of the Council to work with island communities and other agencies to encourage and facilitate the implementation of the West Cork Integrated Islands Strategy.

2.2.86. The West Cork Islands are an important element of the West Cork region as a whole. They are a distinctive element within the area, and add to the overall amenities of the area for locals and visitors alike. The inhabited islands of West Cork therefore clearly have an economic value and are of strategic importance to the region. The Strategy provides an opportunity to develop actions that can improve the status of the Islands locally, nationally and internationally. West Cork is well-established as a region within Cork and Ireland as a whole and is relatively well-known in terms of international tourism and for food products nationally for example. There are opportunities for the islands to benefit from the existing strong profile of the area in which they are located.

2.2.87. The West Cork Islands contribute to the skill base of the West Cork area, particularly in terms of marine-based services and increasingly, in the arts and crafts sector.

2.2.88. The West Cork Islands are a key attractor of the wider area due to their attractive landscapes and distinctive island cultures. The islands add significantly to the rich heritage on offer of West Cork.

2.2.89. A number of key settlements and access points on the mainland are of importance to the inhabited islands in terms of service provision and access. These include Castletownbere, Schull, Bantry, Crookhaven, Skibbereen, Baltimore and Cunnamore. All of the inhabited West Cork Islands are linked to the mainland via subsidised ferry or via cable car services. The islands with lower populations depend particularly heavily on nearby mainland settlements for access to goods and services. Retention of and improvements in facilities and services in the mainland towns and access points have clear merits for island residents and visitors and therefore must be supported.

2.2.90. There are opportunities for enhanced interaction between the islands and the nearby mainland settlements. There are opportunities in the implementation of the West Cork Islands Integrated Development Strategy to enhance the perception of and enjoyment of the island amenities by nearby mainland residents and to increase the level of services provided on the islands for the benefits of both island and mainland communities.

2.2.91. In terms of population trends, the overall population living on the West Cork Islands has generally declined steadily in recent years. Sherkin and Heir are exceptions, with both islands experiencing some growth from 1996 to 2002. However, a decrease in population levels followed again from 2002 to 2006. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it.

2.2.92. There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is particularly acute on the islands of Dursey and Long, with Whiddy also retaining only a small population. The permanent year-round habitation of some islands is clearly under threat.

Uninhabited West Cork Islands

2.2.93. There are a large number of uninhabited islands in West Cork, with particular concentrations around the areas of the seven inhabited islands (e.g. in the Roaringwater Bay area). It is noted that the uninhabited islands in the bays and harbours in which the inhabited islands of West Cork exist are of relevance to the development of a strategy for the inhabited islands. Examples include Garinish Island in Bantry Bay and the Three Calves in Roaringwater Bay. The uninhabited islands should be seen as a natural advantage to West Cork as they represent a unique resource in terms of scenic amenity and the overall attractiveness of the setting of the inhabited islands.

2.2.94. It is desirable to avoid the privatisation of uninhabited islands by development for individual holiday / second homes or complexes not open to the public, and to ensure continuing public access to islands and their beaches and the respecting of existing public rights of way.

2.2.95. Recognition should be given to the potential for tourism development on currently uninhabited islands where this preserves public access and is in conjunction with facilities on the mainland or inhabited islands.

Section 3
Settlements and Other Locations

Main Settlements

Bantry

Castletownbere

Schull

1 Bantry

1.1 Vision and Context

Over the lifetime of this plan it is the intention to develop Bantry significantly as the primary urban centre and gateway for this western part of Cork. The plan will promote a significant expansion of the population based on an important marine related role, including aquaculture, and key employment functions in the service and tourism industries. It will promote good access to modern shops and services without destroying the unique setting of the town on which its attractiveness to tourist depends.

Strategic Context

1.1.1. Bantry is the largest town in the Bantry Electoral Area and is identified as a Main Settlement within the West Strategic Planning Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2009.

1.1.2. The County Development Plan has as an objective to develop Bantry as a 'District Employment Centre' while protecting its built and natural heritage.

Local Context

1.1.3. Bantry is situated about 80km west of Cork City, 64km west of Clonakilty and 32km from Skibbereen. It functions as a large market town providing commercial, retail and tourism/leisure facilities for an extensive coastal and inland catchment area. It is an important holiday and tourist centre for the scenic and coastal area that surrounds it, conveniently situated to give easy access to Bantry Bay, the Beara and Sheeps's Head Peninsulas. The N71 National Route passes through the settlement taking traffic from Cork City to Killarney.

1.1.4. In past centuries Bantry was a base for major pilchard fisheries, and was visited by fishing fleets from Spain, France and the Netherlands. Wolfe Tone Square in the town commemorates Theobald Wolfe Tones ill-fated attempted French landing in Bantry Bay of 1796.

1.1.5. The town of Bantry is located at the head of a narrow inlet on the eastern shore of Bantry Bay. This inlet is enclosed by steep slopes that provide natural shelter and a dramatic and attractive landscape setting for the town centre. Much of the sloping open land around the town that overlooks Bantry Bay has been designated for its scenic value. Because of this unique topography and landscape setting, much of the sloping and elevated land around the town centre is unsuitable for development either because of servicing difficulties or because of the contribution that the land makes in its open state to the setting of the town. Of particular

importance and contributing to the setting of the town is Bantry House and its estate.

1.1.6. The town centre of Bantry contains architectural and urban design features of considerable importance. Wolfe Tone Square is a dominant public space and the most important townscape feature. The contrast between this expanse of open space, its setting and the close-knit Georgian and Victorian shopping streets to the east give the town a special character and charm.

1.1.7. Outside of the town centre area of Bantry more recent development has tended to concentrate along the main access routes out of town. This is primarily due to the nature of the challenging topography of the area and the relative ease of access from these roads into Bantry town centre. This trend has persisted with development in some cases ribboning out as far as 2.5km from the town centre which compromises the potential to maintain a compact form and risks damaging the unique setting of the town through unnecessary sprawl. In parallel to this the more gently sloping hills to the south and south west have been increasingly witness to continual pressure for upland development availing of vistas over Bantry Bay.

1.2 Planning Considerations

Population

1.2.1. The 2006 Census of population recorded a total population increase of 159 to 3,309 (5% increase). The County Development Plan 2009 sets an overall population target of 5,484 for Bantry for the year 2020 which represents a projected population increase of 2,175 persons (or a 66% population increase). The projected household growth for the same period is 1,139 which equates to a need for an additional 1,481 dwelling units.

Bantry	2002 Census	2006 Census	2020 Target	Increase to 2020
Population	3,150	3,309	5,484	2,175
Households	1,061	1,165	2,304	1,139

Housing

1.2.2. Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2001 and 2010 about 419 new dwellings were constructed in Bantry with Bantry now containing approximately 1,362 dwellings. Using the geodirectory figures it is estimated that 182 units were constructed in the period 2006-2010. Survey work on new housing areas in 2010 estimates that 19 units were under construction with 2

vacant units. There were also outstanding planning permissions for 30 units.

Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
943	1,160	1,362	19	2	30	1,413

1.2.3. To accommodate the target increase in population by 2020 the outline strategy prepared in 2009 to assist the preparation of this plan, identified the need to provide an additional 1,481 units in the period 2006-2020 as outlined in Table 1.3 below.

1.2.4. The land zoned for housing in this Local Area Plan has capacity to accommodate in excess of 1,300 units in Bantry. Whilst additional land is therefore not required to accommodate the 1,268 units required to achieve the 2020 target, there is a requirement for additional growth to be accommodated in the town to help address the need to regulate development in the villages at a level which is in keeping with the character and grain of these settlements.

New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permission 2010	Additional New Development Required to 2020
1,481	183	30	1,268

1.2.5. Much of the bulk of development in recent years in the town has been single site housing in combination with some more consolidated housing estate developments. Infrastructural deficits to date, particularly in relation to water and waste water, have hampered the potential to consolidate a more compact development form for the town and have contributed to the relatively low rate of growth in recent years.

1.2.6. Recent housing schemes have occurred in the Newtown, Dromleigh and Sheskin areas with one scheme at Dromleigh catering for the demand for serviced sites in the town. The schemes developed have typically been of a moderate scale in the range of 20-60 units likely hindered by infrastructural capacity constraints. A number of

schemes remain partly under construction or have phases to be completed with present economic circumstances having slowed progress considerably. The number of vacant units however is generally low in newly built housing estates. Unlike other towns in the area Bantry does not have a significant supply of holiday tourist accommodation.

1.2.7. Survey work in 2010 indicates that there was capacity for about 1,200 houses based on the zoning objectives for residentially zoned lands in the 2005 plan. Therefore, there was a requirement to identify additional lands to accommodate projected population growth to 2020 particularly as the zoning objectives of existing sites were reviewed taking into account site specific limitations and the need to provide for a range and choice of development options.

Employment and Economic Activity

1.2.8. Bantry is identified as a ‘District Employment Centre’ in the County Development Plan 2009 and the town has developed as a key location for a variety of employment uses. Services and retailing provide a considerable proportion of existing employment while established industries continue to play an important role.

1.2.9. Bantry, as the largest town in the electoral area is likely to emerge as the principal centre for future employment growth. The Census 2006 showed that Bantry accommodated 1,832 jobs in 2006. Bantry has a jobs growth target of 500 jobs in the period up to 2020.

1.2.10. In 2003, there was a supply of 42ha zoned land available in Bantry for employment uses, including 2ha zoned for ‘stand alone industry’. In the period between 2003-2008 approximately 13 hectares of this employment land had either been developed or was no longer available to the town of Bantry. Therefore some 30ha of this land remained available for development.

Settlement	2020 Jobs Target	Growth in Jobs 2006 – 2020	Land Supply 2003	Land Supply 2008
<i>Bantry</i>	2,332	500	42ha	29ha

1.2.11. Under the ‘Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007’ Bantry is designated as a Primary Hub. This requires the provision of facilities to cater for all year round marine leisure operations. The strategy requires that adequate and appropriate infrastructure, complementary ancillary services and Harbour Management Plans be developed for Bantry Town. The development of a marina and the future use of the railway pier site will play an important role in the provision of marine and mixed use developments around the harbour which will in turn improve the tourism and employment potential of the town. The Bantry Harbour Board have recently developed an access slipway to the west of the

town serving Whiddy Island and a complementary slipway on the island. In Bantry there exists future potential to extend a walking route creating access to Black Strand while the area around the Abbey slip may have potential to provide for winter storage and repairs for boats. The plan also supports proposals to develop Cove Strand for amenity purposes provided such proposals are in accordance with the proper planning and sustainable development of the area.

1.2.12. Bantry continues to play a strong role as the primary service centre for the area and the planned population targets determine that this role is likely to continue. Tourism remains a very important component of the local economy.

Retail

1.2.13. The Joint Cork Retail Study 2008 identified Bantry as a County Town that needs an expanded retail capacity to overcome potential isolation from higher order markets and a tendency towards retail spending “leakage” to other competitive centres. Bantry is defined as a small urban centre serving a large rural hinterland. The Study showed that Bantry Town had 2,810sqm of comparison floorspace and 1,105sqm of convenience floorspace and recorded a relatively low level of vacancy in the town with the overall strategy outlined for Bantry to provide for incremental growth in line with current and planned population levels.

1.2.14. The Joint Retail Study identified that there was only one main supermarket in the town but that there was significant interest in additional development from major stakeholders in the convenience retailing arena. A number of subsequent planning applications have confirmed this interest. Permission has recently been permitted for a 1,125sqm discount foodstore within the town centre.

1.2.15. It is clear that Bantry suffers a significant shortfall in convenience floorspace demand and that at least a doubling of existing convenience floorspace could easily be accommodated within the town. It is noted that there are a number of vacant or underused properties visible within the current town centre.

1.2.16. In terms of retail warehousing, a number of comparison retailers presently located in the town centre have expressed interest in relocating to larger premises. Such retail warehouses often require extensive areas of showroom space grouped around a common car park. By their nature, retail warehouses necessitate usage of the car and often town centre locations are unsuitable. The challenge for this plan is to identify areas where such uses can be appropriately located.

Community Facilities

1.2.17. Bantry has a range of community facilities including a hospital, garda and fire station. It also includes a public library, modern cinema, art gallery, community centre and churches. The presence of a General Hospital is a particularly important community facility for the region and for local healthcare. Other localised medical centres exist within the town.

1.2.18. There are 4 primary schools and 2 secondary schools in the town at present with permission at Sheskin for two new schools which represents an amalgamation of some of the existing schools. The new schools proposed will consist of a post primary school catering for approximately 700 pupils and a Gaelscoil catering for approximately 180 pupils. The existing County Development Plan notes that the further expansion of primary school sites will be based on the population growth. The Department of Education have estimated that on the basis of population and household targets to 2020 there will be a need to provide an additional 16 classroom primary school over the plan period and the plan has now identified a suitable site accordingly.

1.2.19. Generally Bantry is well catered for in terms of passive recreation with coastal walking routes and small urban spaces however consideration needs to be given to the provision of further active recreational areas. In particular an upgrading and provision of modern sporting facilities is necessary to allow for field sports, athletics and basketball.

1.2.20. Bantry has recently been designated as a cycling hub under Failte Irelands new cycling strategy. This has resulted in the commencement of work on the development of full day and half day signed looped cycling routes. It is important that complementary facilities are provided in the town. In conjunction with this designation it is a priority that the feasibility for a dedicated Bantry to Glengarriff cycling route adjoining the N71 should be investigated during the lifetime of the plan.

Infrastructure

Road Infrastructure & Public Transport

1.2.21. Bantry town suffers from periodic traffic congestion caused by movement and various turning manoeuvres of vehicles through the compact town centre. This is a particularly problematic as the N71 National Route passes through the settlement taking traffic from Cork City to Killarney. It has been a long-standing objective in previous plans to remove through traffic from the town via the provision of a relief road. The road design is complete and the compulsory purchase orders of the lands have been finalised. The project is presently at tender documentation stage and awaiting confirmation of funding however it is anticipated that the road will not be completed in the medium term (5 – 10 years).

1.2.22. Bantry has an expressway bus service which regularly serves Cork City to Castletownbere while Kenmare and Killarney are served during the summer season. The Cork to Killarney bus runs through Skibbereen, Bantry, Glengarriff, Kenmare and Killarney while the Cork to Castletownbere bus runs through Bantry, Dunmanway and Glengarriff. A Bus Eireann local service also serves Macroom and Kilcrohane during the summer months. Whiddy Island, in the bay, is served by a regular car ferry service.

1.2.23. It is particularly important that overnight commuter and tourist bus parking areas should be provided to cater for potential Cruise Liner and other tourist related traffic. During the lifetime of the plan the

council will seek to identify appropriate sites for this purpose in conjunction with relevant authorities.

Water Supply

1.2.24. In the short term drinking water supply capacity will be available for limited development with the completion of the Bantry Interim Water Supply Scheme (Phase 1). The medium term supply for the town is dependent however on the completion of the Bantry Interim Water Supply Scheme Phase 2 to start 2010-2012. This has not yet commenced. The Bantry Regional Water Supply Scheme Phase 1 which is at planning stage 2010-2012 within the current WSIP will provide for new impoundment, treatment plant and storage for the increased regional scheme.

Waste water

1.2.25. Construction works on the Bantry Waste Water Treatment Plant have been completed and the plant is now operational. The Treatment Facility is capable of treating effluent for a population equivalent (pe) of 6,000 people.

Surface water

1.2.26. There are existing surface water capacity issues with the Mill River and the existing surface water culverts in the town centre need to be upgraded. Any new development will require provision of separate storm and foul sewers and should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

1.2.27. Bantry has a tidal problem in relation to flooding but there are also problems with the poor structural condition and flow capacity of culverts in the town. Some details are available on the flood events dating from 1981 – 1983. There were also recorded flood events in 2000 (tidal flooding in the Square, Bantry and Barrack Street) and 2005 at Lahadane, Bantry (Fresh water flooding of commercial and domestic properties).

1.2.28. Parts of Bantry have been identified as being at risk of flooding. The areas at risk in particular follow the path of the Mealagh River through the town and include other smaller watercourses and tributaries as illustrated on the settlement map. Coastal areas which are at risk have also been identified. 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.

1.2.29. The 'Indicative Flood Extent Map' shown as part of the zoning map for Bantry 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 in paragraph 1.8.19 in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.

Broadband

1.2.30. Fixed line broadband is available within the town.

Environment and Heritage

Natural Heritage

1.2.31. There are no nature conservation sites either within or directly adjoining the current development boundary of Bantry. Much of the town, particularly lands toward the coast are included within designated Scenic Landscape in the County Development Plan 2009, are the subject of existing Green Belt designations and are within more visually sensitive coastal areas.

1.2.32. As detailed in the Draft Landscape Strategy 2008 Bantry is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The town is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

Built Heritage

1.2.33. Much of the town centre, including Wolfe Tone Square is designated as an Architectural Conservation Area (ACA). Details of this can be found in Volume 2 of the Cork County Development Plan 2009. Throughout the town as a whole, there are over 40 buildings or other structures entered in the Record of Protected Structures. Bantry House and gardens represent the most impressive of these and are a particularly important visitor attraction for the town.

Water Quality

1.2.34. Bantry is located within the Inner Bantry Bay Water Management Unit. The River Mealagh which flows into Bantry Bay has a status which is currently described as 'good' in terms of river quality according to the South Western River Basin District (SWRBD) plan with an objective to 'protect' it.

1.2.35. At present, the wastewater treatment plant discharges into the Bay, a protected area, which is a 'Designated Shellfish Area'. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is 'high'. The existing wastewater treatment facilities have been improved and upgraded which will contribute to the protection of water quality status.

Seveso Sites

1.2.36. Whiddy Island contains a Seveso site (Bantry terminals) which is the location for a strategic oil reserve operated by the Conoco Phillips

Corporation. The terminal is working to full capacity and sees up to forty ships berth every year.

1.3 Problems and Opportunities

Housing

1.3.1. The requirement for additional growth in residential development in Bantry stems directly from the detailed assessment of the villages and smaller settlements in the Electoral Area that was carried out and has led to the conclusion that many villages and smaller settlements could not for a variety of reasons accommodate larger numbers of dwellings. To compensate, some increased provision has been made for additional growth in the towns where the extra housing can be more readily assimilated.

1.3.2. In order to cater for the target growth in population and dwelling units additional residentially zoned land will be required in the town. Lack of infrastructural capacity, particularly in the areas of waste water and water supply limited the development potential of the town during the last plan period. Many of these issues have now been resolved or will be resolved in the near future.

1.3.3. A number of submissions have illustrated that the many of the rural DEDs outside Bantry and within the Greenbelt grew at a faster rate than Bantry Urban area. The implications are that this reflected the demand for self build or lower density housing not being adequately facilitated within the development boundary. It is considered necessary in the plan to increase the range of housing opportunities within the town.

Employment and Economic Activity

Employment Lands

1.3.4. Provision needs to be made in the local area plan for continuation of the supply of future business land to provide for a range of suitable business uses. In addition to lands remaining undeveloped from the 2005 local area plan a further 13 hectares of zoned land has been identified in this plan to provide for business related uses. The topography of the area around Bantry is such that it is a challenge to identify suitable land for medium to large scale employment.

1.3.5. There are relatively few areas suitable for industrial and business development within the existing built up area or close to the town centre. Indeed, in the past it was necessary to develop the successful Bantry Enterprise Centre and the Bantry Business Park in locations somewhat remote from the town centre. Therefore, although the main areas identified are in locations that are removed from the existing built up area these are considered appropriate areas for new industrial and business development. New areas specifically earmarked for business related development seek the consolidation of uses around existing employment clusters and involve the further provision of lands for business related uses at Seafield and the existing Bantry Business Park at Dunbittern.

1.3.6. In general the primary location for office based development should be within the town centre or on suitable edge of town centre sites. Non retail office based development where the services provided do not principally require visiting members of the public may be given consideration on lands zoned for Business Uses (where identified). Similarly some of the business lands may be considered suitable for retail warehousing.

1.3.7. The potential contribution of the private airstrip close to the town as an economic asset for the region needs to be given consideration during the lifetime of the plan.

Town centre

1.3.8. The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependant on the delivery of the relief road and off street parking in and around the edge of the town centre.

1.3.9. Expanding the amount of pedestrian orientated urban space within the town can have substantial economic benefits for the town and the wider economy of the area. This can have an important social and economic function and contribute significantly to the attractiveness of the town. An overall traffic and transportation plan should be prepared which includes a movement strategy for the town centre which seeks to reduce traffic related impacts and enhance pedestrian priority. It is also proposed that such a plan should resolve issues in relation to parking and provide ample parking for the needs of the town. It should also be an objective to prioritise a relief road for the town.

1.3.10. Some of the development opportunities suggested through the consultation process include provision of a new street/indoor market, potential for the redevelopment of the historic laneways of the town and old cinema site. The redevelopment of the harbour area in particular will be an important catalyst for regeneration of the town.

Retail

1.3.11. It is clear that Bantry town has a significant convenience floorspace shortfall which has lead to substantial retail leakage to other centres. The variety of smaller retail units within the existing town contributes significantly to the comparison floorspace level and this contributes to the vitality and viability of the existing town centre.

1.3.12. Through the granting of planning permission the council has demonstrated its commitment to expanding retail within the town but decisions show that there is a challenge to plan more comprehensively to incorporate this form of development within the urban fabric of the town. The plan acknowledges lessons learned in recent decisions regarding the possible impact of retail development at the edge of the town on the future viability of its centre.

1.3.13. Realising the potential of the town centre, this plan has identified a core shopping area for the town within or adjoining which

there are reasonable opportunities for new small to medium sized convenience and comparison retail development. The recent grant of permission for a discount foodstore is a useful first step towards this and demonstrates that difficulties can be overcome and that the town centre remains an appropriate location for modern forms of new small to medium sized convenience and comparison retailing. A number of submissions to the plan have confirmed that there is genuine interest in town centre sites.

1.3.14. The town centre and adjoining areas continue to remain the most appropriate location for future retail development and it is important that its vitality and viability is maintained. The expanded town centre area in this plan will support this role and continue to provide opportunities to meet some of the future convenience retail needs of the town. The town centre has historically focussed on the area around the town square, the heart of Bantry, where much of the existing retailing still occurs. In looking for new directions to expand the town centre, constraints in relation to topography dictated that further expansion was inappropriate to the north and south of the square however lands to the west formed a potential development opportunity site with the advantage of direct proximity to the Wolfe Tone Square. The other logical area to expand the town centre was along the Glengarriff road, to include brownfield lands around the Boys Club.

1.3.15. The rationale in the expansion of the town centre zoning was that it included a choice of brownfield sites with the potential to accommodate new small to medium sized retail development. The design and scale of proposed retail developments should have regard to the size of existing town centre and edge of centre sites.

1.3.16. However there is also a clear requirement within the town for at least one medium to large scale convenience retail outlet. If such a development does not take place within the lifetime of this plan retail leakage to other centres is likely to continue. Outside of the town centre there are a number of sites which could realistically facilitate such a medium to large scale retail development. These sites include Wolf Tone Park and adjoining lands to the east. The two sites have been the subject of previous planning applications for retail development. Although not in the town centre these sites could be considered suitable on the basis that they have suitable topography, are located in close proximity to established and planned residential areas and are of sufficient size to accommodate medium to large scale convenience retail developments. Wolfe Tone Park is presently used to provide GAA playing pitches, while the adjoining site is a mix of brownfield and greenfield uses. This Local Area Plan concludes that no sites within the town centre or edge of centre can readily satisfy the retail requirements of the town for medium to large scale convenience retailing. Therefore it is considered that subject to the sequential test the sites identified above could provide a suitable location for convenience retailing provision within the town of Bantry.

1.3.17. If additional convenience retail development does not take place within the lifetime of this plan retail leakage to other centres is likely to continue. Medium to large scale convenience retail development cannot be easily accommodated within the expanded

town centre. If it can be demonstrated that no town centre or edge of town centre sites are suitable, viable or available then consideration should be given to alternative out of centre sites. There are a number of out of centre sites which could realistically facilitate such retail development. These sites include the Wolfe Tone Park and adjoining lands to the east. The development boundary of the town has been expanded to allow for further consideration of these sites. The Wolfe Tone Park site and the adjoining site have been the subject of previous planning applications for retail development.

Retail Warehousing

1.3.18. The wide catchment of Bantry requires that adequate provision should be made for retail warehousing. While the Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing there are immediate difficulties in identifying suitable edge of centre sites in the town of Bantry. The town centre itself is already relatively compact while much of the lands outside of the town centre are topographically challenging or have restricted accessibility. Visual and amenity considerations rule out the potential of other sites.

1.3.19. The present difficulties with congestion around the town centre imply that bringing further HGV traffic associated with retail warehousing through the town centre in the medium to long term would not be the best strategy. To this end, and considering the lack of suitable sites to the east it is suggested that the west or south west of the town present themselves as the most logical locations for retail warehousing type development in the town.

1.3.20. Looking towards the west of the town, it is evident that there are two immediate choices which present themselves as suitable lands for retail warehousing options. Lands at Seafield (B-02 zoning) are the closest in terms of proximity to the town centre however there are accessibility issues from the east which are likely to remain until such time as a relief road for the town is realised. In the interim lands at Dunbittern (Bantry Business Park, B-03 zoning) present themselves as an option for retail warehousing development. The advantage of the B-03 site is that it is less constrained in terms of access although B-02 may be the most appropriate site for such uses in the medium to longer term.

Neighbourhood Centre

1.3.21. The Council have also identified a site for a Neighbourhood centre to the north east of the town centre within the R-04 site. This site is centrally located to serve the existing surrounding residential areas and also the new residential areas proposed for this part of the town. This Neighbourhood centre could consist of a small group of shops, comprising a newsagent, small supermarket/general grocery store, sub post office and other small shops of a local nature serving a small localised catchment population along with appropriate community facilities.

Open Space, Recreation and Heritage

1.3.22. Generally Bantry is well catered for in terms of passive recreation with coastal walking routes and small urban spaces however consideration needs to be given to the provision of further active recreational areas. The town and its rural hinterland could benefit from the addition of a modern sports complex including leisure facilities and running track.

1.3.23. The dramatic location, setting and topography of Bantry provide a range of different landscape experiences for both visitor and tourist alike. This plan seeks to link areas of current and future passive and active recreation within a dedicated network of open space creating a pedestrian and cyclist friendly environment and maintaining the key landscape features which contribute to the identity and sense of place of Bantry.

Landscape

1.3.24. The attractive setting of the town in Bantry Bay is a key draw for visitors to the area and protection of this is paramount to the future of the local tourism industry. Much of the bay area is already designated as Coastal and Scenic Landscape. Of particular concern has been the haphazard sprawl of the town upwards to the south west in particularly elevated locations. The plan has been prepared to generally avoid further extensive upland development particularly where it occurs beyond the limit of the 80 metre contour line.

Built Heritage

1.3.25. Some concerns were expressed during the preliminary public consultation prior to the preparation of this plan that the heritage of the town was being compromised by poor quality design, inappropriate shopfronts/signage and that further protection was necessary. To assist with this the level of guidance for the defined Architectural Conservation Area could be expanded to provide clarity for prospective developers in relation to what may or may not be acceptable.

Bantry House

1.3.26. The association of Bantry House with the town is extremely important. The House represents a jewel in the heritage of the town and together with its gardens and setting are of international renown and a perfect complement to the attractive town centre. The house attracts over 30,000 visitors per year and for many of these visitors Bantry House is the primary reason for their visit to Bantry and to West Cork. The house is an important recreational amenity for locals and visitors. The house and gardens are open to the public to enjoy with self guided tours of the house, accommodation is available on a B&B basis within the house or self catering in the gate lodge, civil weddings and functions are catered for, there is a tearoom, musical events/festivals take place throughout the year, country courses on basketry, bee keeping, vegetable growing, poultry, working horses, seed saving and orchards are run, and other special events are also held.

1.3.27. The synergistic role of the town and house may need to be strengthened to ensure its viability is maintained into the future however this must be done in the most sensitive and appropriate manner possible. Maintaining the future of Bantry House and enhancing its role is critical component in the success of the town. The house and gardens are of national and international importance and has been open to the public since 1946. The house is still owned and lived in by Egerton Shelswel-White, who is a direct descendant of Richard White (1st Earl of Bantry), and his family. The house and gardens present opportunities for reuse/refurbishment of existing buildings, tourist retail, sign posted garden walks, sculpture trail, events centre, themed events, children's playground/activity centre and vegetable gardens. The preference will be for the reuse and refurbishment of existing structures and buildings rather than new buildings.

1.4 Planning Proposals**Overall Scale of Development**

1.4.1. Over the lifetime of this plan, it is envisaged that there will be substantial housing and employment growth in Bantry consistent with the objectives for the settlement set out in the County Development Plan. The town's 2020 target population is 5,484 requiring the provision of an additional 1,268 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 some additional growth to be identified for residential development in Bantry because of the ability of the town to assimilate a proportion of the remainder of the development allocated to the overall electoral area.

1.4.2. 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 by the Council will be delivered.

1.4.3. The majority of the newly proposed development areas are proposed to be concentrated towards the east of the town away from the more sensitive coastal and upland areas where development could be visually intrusive and potentially conflict with the natural character of the area. On existing residentially zoned lands each of the zoning objectives were reviewed to achieve a more effective utilisation of land and to provide greater flexibility and expansion where required.

1.4.4. Substantial newly zoned areas have been proposed at both Caherdaniel (R-02) and Knocknamuck (R-07). The vision proposed in the objectives seeks to promote pedestrian and cyclist permeability and connectivity through all new and existing developments to connect to new housing developments, town centre proposals and community facilities. The planned expansion of residential development in this area will also necessitate the provision of localised neighbourhood and community facilities and an area has been identified at Newtown (R-04) to cater for this requirement.

1.4.5. Outside the development boundary, the land forms part of the open countryside where the objectives of the Cork County Development Plan 2009 apply. These aims seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. The provisions of the Green Belt also apply in this area with regard to one off housing in particular – see section one of this plan for more detail.

Development Boundary Objectives

1.4.6. The following general objectives shall apply to all development within the development boundary of Bantry.

Objective No.	General Objectives
DB-01	Within the development boundary of Bantry it is an objective to increase the population to 5,484 in the period up to 2020.
DB-02	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	In order to secure the sustainable population growth and supporting development 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.
DB-04	It is an objective to support and promote the town centre as the primary location for the expansion of retail development in the town of Bantry. Consideration will be given to edge of town sites within the new development boundary of the town for medium to large scale convenience retail development where no suitable alternative town centre sites are shown to be available.
DB-05	It is an objective to encourage the re-use of unused or undeveloped land and buildings subject to the appropriate consideration of the potential impact on the character of their surroundings.
DB-06	It is an objective to prioritise the development of a relief road for the town as a priority in promoting town centre improvements (including increased emphasis on pedestrian priority). In tandem with this it is also an objective to prepare a Traffic and Pedestrian Movement Strategy for the town centre to improve the physical environment, public realm and provision for off street parking.

Objective No.	General Objectives
DB-07	It is an objective of the plan to recognise the strategic importance of Bantry House as a key tourist attraction for West Cork and the Region. It is an objective to work with the owners to increase the attractiveness of the house and its setting, to protect and conserve the house and work with local and national stakeholders to achieve the desired outcomes.
DB-08	It is an objective, in a sustainable manner, to support the preparation and implementation of a Harbour Management Plan for the harbour area and support the development of the marina for the town. In addition it is an objective to support the development of marine leisure proposals generally in Bantry which are in line with securing the objectives of the Marine Leisure Strategy which designates Bantry as a primary hub.
DB-09	It is an objective to encourage the provision of further community facilities within the town. The council will support appropriate alternative uses for the former school sites having regard to the importance of the buildings and their visual setting.
DB-10	It is an objective to encourage provision of further self catering tourist accommodation in Bantry
DB-11	It is a general objective to support and promote: <ul style="list-style-type: none"> - general improvements to the public realm including pedestrianisation. - the refurbishment/upgrading of historic laneways - the provision of an indoor market - Redevelopment of brownfield sites including the harbour or old cinema site.
DB-12	It is an objective to prepare further guidance in relation to the Bantry Architectural Conservation Area during the lifetime of the plan.

Objective No.	General Objectives
DB-13	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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.
DB-14	It is an objective to maintain and enhance the attractive coastal setting and landscape character of the town and further extensive upland development will be discouraged. A visual impact assessment may be required for development in areas of significant and sensitive landscape character.

Residential Areas:

1.4.7. The residential zoning objectives for Bantry are set out in the following table. A range of additional zoned lands have been included since the last plan and based on the revised and new zoning objectives it is envisaged that in excess of 1,300 units can be provided. In general low to medium density is encouraged on designated sites for residential development outside of the town centre while the proposals seek to provide significant additional opportunities for self build housing on serviced sites in order to facilitate needs and to counteract development pressure on lands outside the town development boundary.

1.4.8. The overall aim of this plan is to secure the development of 1,376 new dwellings in Bantry 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. The following are the residential objectives for Bantry Town:

Objective No.	Residential Objectives	Approx Area (Ha)
R-01	Low density residential development including serviced sites.	0.8
R-02	Low to medium residential density development including some serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites and the Mealagh River Valley. A centralised open space/amenity area shall be provided with good pedestrian/cycle linkages to adjoining residential 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.	19.5
R-03	Low density residential development to include the provision of a local access road. Development should be set back and ridge heights shall generally not break the skyline to the west in order to protect the visual setting of the town. Retention of hedgerows and extensive landscaping will be a prerequisite to any development proposals. Provision should be made for linkages to the nearby Mealagh river valley walkway.	17.3
R-04	Medium density residential development with provision for a neighbourhood centre and community facilities, including 16 classroom primary school, on the western part of the lands and fronting onto existing public roads. Provision of pedestrian/cycling links to surrounding existing and planned residential areas and the Mealagh River Valley. Proposals shall be subject to a development brief prepared by the Planning Authority.	10.7
R-05	Low/Medium density residential development including serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites.	3.5

Objective No.	Residential Objectives	Approx Area (Ha)
R-06	Low/Medium Density residential development with provision for link road connecting site with R-08 to the south. In general no buildings shall be visible on the skyline and in-depth planting shall be provided along the entire southern and western boundaries. All existing hedgerows/trees shall be retained and augmented. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	8.2
R-07	Low density residential development which will be subject to a detailed development brief to be carried out by landowners and agreed by the Planning Authority to include detailed visual and landscape analysis. Proposal shall provide for extensive areas of open space, avoiding hilltop development and including a proportion of serviced sites as part of an overall development framework. Provision of pedestrian/cycling linkages within and to surrounding residential areas to be included. 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.	28.5

Objective No.	Residential Objectives	Approx Area (Ha)
R-08	Low/Medium density residential development with provision for link road connecting site with R-06 to north. The housing shall be set back from the western boundary and shall be predominantly single storey in nature where it is close to the existing development boundary. Hedgerow and tree line to west shall be retained and augmented in order to protect the visual setting of the town and bay area. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	5.1
R-09	Low density residential development including serviced sites.	1.8
R-10	Medium density residential development to be designed and laid out in accordance with a special planning and development brief for this area (as proposed in objective X-01). 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.	4.1
R-11	Low density residential development including serviced sites. Proposals should be accompanied by a comprehensive landscaping scheme which seeks to retain and augment existing boundaries. Development proposals shall be accompanied by a detailed visual impact assessment where appropriate.	6.4
R-12	Elderly housing development. Provision of housing for the elderly.	0.2
R-13	Low density community housing including open space.	4.0
R-14	Low density residential development including individual serviced sites.	2.3

Employment and Economic Activity:

1.4.9. The Business objectives for Bantry are set out in the following table:

Objective No.	Business/Industry Objectives	Approx Area (Ha)
B-01	Business Development. Comprehensive landscape screening shall be retained and provided to the northern boundary of the site to protect the visual sensitivity of the Mealagh valley. 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
B-02	Business Development (Seafield) and small scale residential development. High quality retail warehousing will be considered within business park environment. 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.	18.5
B-03	Business Development (Dunbittern). Retail warehousing and petrol filling station may be acceptable uses in this location. Lands shall be served by a single road access and development proposals make provision for a full traffic and transportation assessment and road safety audit.	7.1
B-04	Business Development (Dunbittern). Lands shall be served by a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit.	12.7

Objective No.	Business/Industry Objectives	Approx Area (Ha)
B-05	Business Development (Dunbittern). Lands shall be served by a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit.	7.9

1.4.10. The Industry objectives for Bantry are set out in the following table:

Objective No.	Industry Objectives	Approx Area (Ha)
I-01	Industry and/or warehousing and distribution subject to acceptable layout. Lands shall be served by a single road access and development proposals shall make provision for a full traffic and transportation assessment and road safety audit. 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.	13.7

Town centre:

1.4.11. The historic town centre, harbour and attractive setting are a key focal point for tourism in Bantry town. Part of this is a defined Architectural Conservation Area within the County Development Plan. The opportunities section of the plan has outlined some of the areas in which the town can be positively improved. Town centre objectives for Bantry are set out in the following table:

Objective No.	Town Centre Objectives	Approx Area (Ha)
T-01	To promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements. 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.	13.7
T-02	To facilitate mixed use development including marine and marine related activities, leisure tourism uses, offices, residential, specialist and small to medium sized retail development. Any development should avoid prejudicing existing marine related activities. The development of the lands shall provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Bantry Bay. 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.	3.4

Community Facilities:

1.4.12. Over the lifetime of the plan it is proposed that the range of educational, sporting and community facilities be expanded. New schools are to be provided while the development of further active recreation is supported. In principle there is no objection to the provision of community facilities within residential areas and a location has been identified at the slip where neighbourhood centre and community facilities can be provided in conjunction with residential uses (see housing proposals). The community objectives for Bantry are set out in the following table:

Objective No.	Community Objectives	Approx Area (Ha)
C-01	Community with specific objective for healthcare and community facilities	1.6
C-02	Community lands reserved for hospital	2.5

Open Space, Recreation and Amenity:

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

Objective No.	Open Space, Recreation and Amenity Objectives	Approx Area (Ha)
O-01	Ridge protection of lands which contribute to the setting of the town. Lands to remain predominantly open in character. 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.	27
O-02	Prominent slope to be protected for its significant contribution to the landscape setting of the town and its value for local visual and recreational amenity.	2.6
O-03	Open space, including the Peace Park, providing visual amenity and informal public recreation. Retain and promote openness, seating, trees and shrubs.	0.9
O-04	Open space in residential area to be protected because of the contribution it makes to the setting.	0.4

Objective No.	Open Space, Recreation and Amenity Objectives	Approx Area (Ha)
O-05	Open space to remain predominantly open in character with potential for pocket park/recreational area/viewing point for the town.	5
O-06	Open space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town.	20
O-07	<p>Bantry House.</p> <p>a) To protect the open space which is of great landscape importance while providing private and semi-public recreational space around Bantry House. Retain and enhance the general openness, dominance of trees, and parkland quality of the gardens which are integral to the setting of Bantry House.</p> <p>b) Support and encourage the conservation and maintenance of Bantry House and gardens through provision of expert advice and guidance.</p> <p>c) Any new development proposals should be compatible with the existing uses of the house and gardens and contribute to the achievement of objective (a) above.</p> <p>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.</p>	35
O-08	It is an objective to support and facilitate the development of allotments within or close to the development boundary of Bantry.	-
O-09	It is an objective to establish and develop a network of pedestrian/cycling routes through the town of Bantry linking the key current recreational and tourist amenities to those areas in which future development is planned.	-

Infrastructure:

1.4.14. The specific utilities and infrastructure objectives for Bantry are set out in the following table:

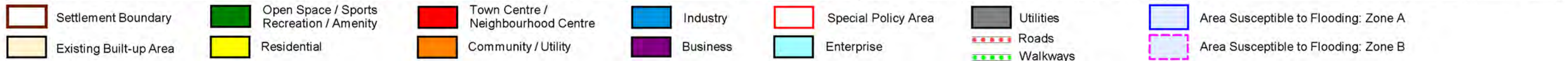
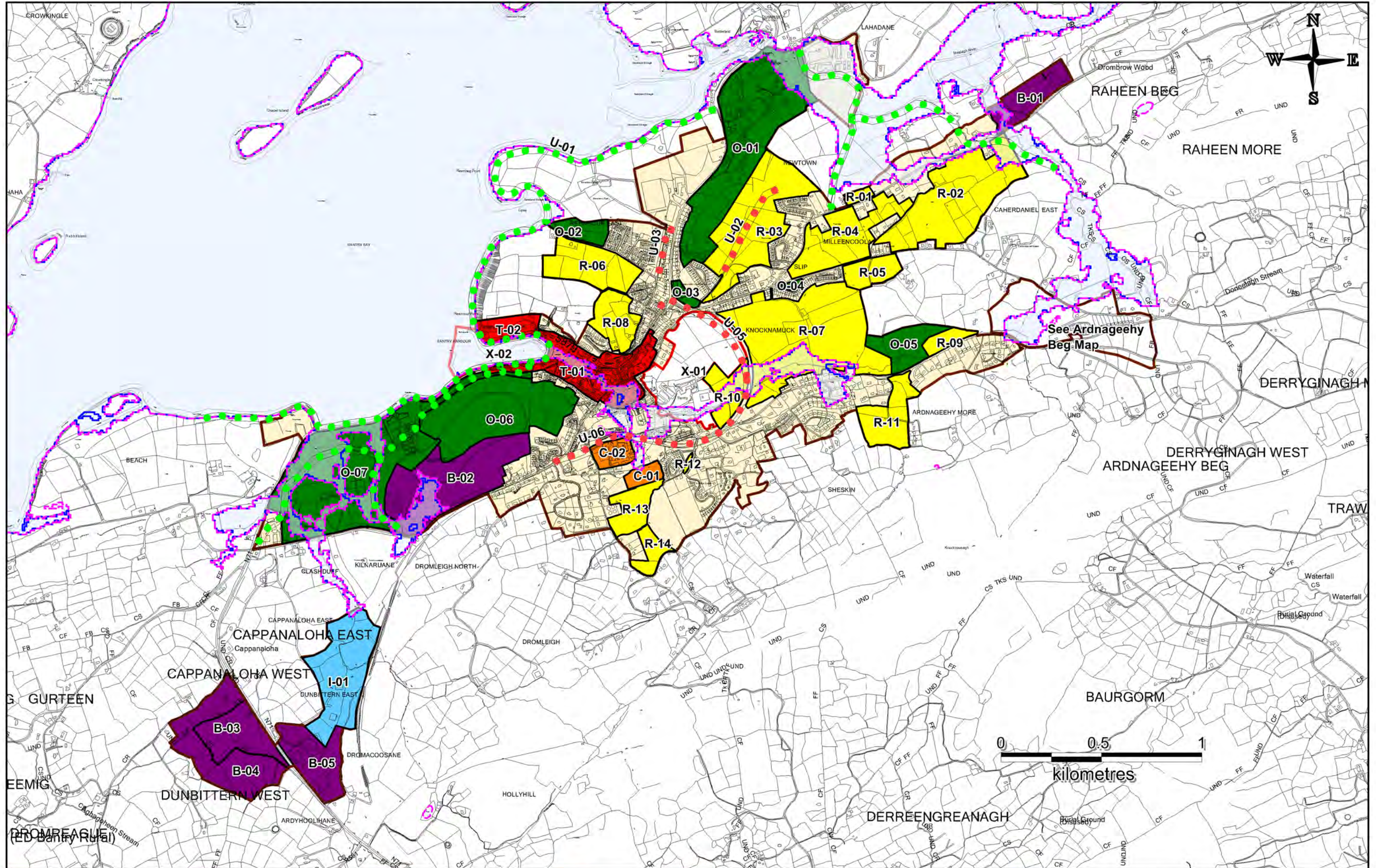
Objective No.	Infrastructure Objectives	Approx Area (Ha)
U-01	Proposed pedestrian walking route	-
U-02	Proposed local access road to link through existing estate and access opposite R-04	-
U-03	Proposed relief road.	-
U-04	Road Improvements.	-
U-05	Proposed relief road.	-
U-06	Identify route for proposed road including pedestrian and cyclist links during the lifetime of the plan to connect from the U-05 relief road to proposed Seafield Business Park.	-
U-07	It is an objective to seek the upgrading of existing surface water culverts along the existing Mill River to deal with present surface water capacity issues.	-

Special Policy Areas

1.4.15. A number of areas, in Bantry, that are suitable for development, require a mix of uses including more than one of the normal categories or may merit a masterplan approach. These sites have been given special zoning objectives to best facilitate their development. The special use objectives for Bantry are set out in the following table:

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
X-01	Development of this area (including the area that is subject to objective R10) shall be subject to a comprehensive planning and development brief, to be carried out by landowners and agreed by the Planning Authority. Such a brief shall have regard in particular to the configuration of the proposed relief road, the distinctive topography of the area (which contributes to the visual amenity of the town), the development potential of all the lands (including in particular the potential of the convent lands and the importance of the existing buildings and their setting) and the kinds of land uses (including residential, amenity open space and other suitable uses) that are appropriate in this location. In particular, the brief shall make provision for the form and layout of new development to make a positive contribution to the townscape and visual amenities of the town. 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

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
X-02	<p>Support the redevelopment of the Inner Harbour for recreational, amenity, residential, retail, office, tourist and marina related uses. In general a gateway development consisting of residential, retail and office uses should be located on the southern quay opposite the existing hotel.</p> <p>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</p> <p>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay.</p> <p>Any development should avoid prejudicing existing marine related activities.</p> <p>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.</p>	7.0



2 Castletownbere

2.1 Vision and Context

The overall strategy aims to promote population expansion and consolidation of Castletownbere as a key fisheries harbour and an important local services centre and to promote its role for marine-based tourism and as an employment location. One of the key considerations for the future development of the town is the provision of waste water treatment facilities.

Strategic Context

2.1.1. Castletownbere is the main population, employment and service centre for the Beara Peninsula. It is identified as a Main Settlement within the West Strategic Planning Area. The town plays an important strategic role for the commercial fishing industry as the major white fish port in the state.

2.1.2. It is an objective of the County Development Plan 2009 to support and expand the role of Castletownbere in this capacity while protecting the natural and built heritage and protecting and improving the quality of life of the town.

2.1.3. The North and West Cork Strategic Plan suggests that towns like Castletownbere may attract new population growth from outside the county, based on economic strength and quality of life factors.

Local Context

2.1.4. Located on the northern shore of Bantry Bay, Castletownbere is the primary urban economic and social centre on the remote Beara Peninsula providing key services to a wide rural hinterland remote from other urban centres. The fishing industry underpins the economic life of the town and it is therefore important that it can achieve reasonable freedom to grow and expand.

2.1.5. Castletownbere is a fishing town which has developed organically around a natural harbour. The setting up of a British naval base on Bere Island after the Napoleonic Wars and the development of copper mining in Allihies from 1812 onwards led to the growth of the town. During this period houses were built along the north side of the road that linked the two clusters of fisherman's cottages on the north side and developed what is now known as Castletownbere Harbour. Fishing became well established in the area over this time. In the 1960's Castletownbere Harbour was developed as the major fishing port for Southwest Ireland.

2.1.6. The historic centre of Castletownbere retains its original character and recent years have witnessed significant infrastructural and industrial investment primarily supporting fishing and port activities.

2.1.7. Historically development in the town was focussed around the main street and adjoining the port. The town centre can be a lively location with a range of competing activities associated with its port side location. This type of activity makes the town an attractive place to visit in its own right.

2.2 Planning Considerations

Population

2.2.1. The 2006 Census of population showed that the population had a small decline since 2002. The County Development Plan 2009 sets an overall population target of 1,439 for Castletownbere for the year 2020 which represents an ambitious projected population increase of 571 persons (or a 65% population increase). The projected household growth for the same period is 299 which equates to a need for an additional 389 dwelling units.

Castletownbere	2002 Census	2006 Census	2020 Target	Increase to 2020
Population	875	868	1,439	571
Households	295	306	605	299

Housing

2.2.2. Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table 2.2 that between 2001 and 2010 about 151 units were constructed with the town now containing approximately 499 houses. Using the geodirectory figures it is estimated that 94 units were constructed in the period 2006-2010. Survey work indicates that within newly developed areas 12 units were under construction with 2 units vacant. There remained outstanding planning permission for 116 units.

2.2.3. Like many other settlements more recent development has radiated outwards along the approach roads particularly those from the west. This has manifested itself in an almost continuous ribbon of development along the right hand side of the road as one approaches the settlement from the Bantry direction.

2.2.4. In comparison to other main towns there are few housing estates within Castletownbere. Outside of the main town core development primarily consists of single site housing including infill development and a number of small local authority schemes. One of the more recent schemes being developed is located in an elevated position overlooking the town. This scheme however is presently only

partially completed, 78 units were permitted and 30 have been completed to date while a number remain under construction or in the early stages of construction. The scheme is somewhat remote from the town centre (over 1.4km) and because of its elevated location makes walking or cycling for the residents an unlikely option.

Table 2.2 Castletownbere Housing Stock 2010

Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
348	381	499	12	2	116	629

2.2.5. Vacancy is not particularly high within the new schemes. Most of the schemes which have been developed in Castletownbere have been in the order of 30 units or less while relatively few of these have been private developer led schemes.

Table 2.3 Castletownbere Housing requirement to 2020

New House Construction target to 2020	Already Built 2006-2020 plus units which area vacant and under construction	Outstanding planning permissions 2010	Additional New Development Required to 2020
389	108	116	165

2.2.6. To accommodate the target increase in population by 2020 the outline strategy prepared in 2009 to assist the preparation of this plan, identified the need to provide an additional 389 units in the period 2006-2020 as outlined in Table 2.3. Taking account of both the units built since the 2005 Local Area Plan and those for which permission has been granted gives a figure for Additional New Development Required to 2020 of 165 units.

2.2.7. The land zoned for housing in this Local Area Plan and inherited from the last local area plan has considerable capacity to accommodate over 500 units in Castletownbere. Whilst additional land is therefore not required to accommodate the 165 units required to achieve the 2020 target, there may be a requirement for additional growth to be accommodated in the town to help address the need to regulate development in the villages at a level which is in keeping the character and grain of these settlements.

Employment and Economic Activity

2.2.8. Castletownbere is identified as a ‘Specialist Employment Centre’ in the County Development Plan 2009 because of its strategic role for the commercial fishing industry. The Census 2006 showed that Castletownbere accommodated 539 jobs in 2006. Castletownbere has an ambitious jobs growth target of 400 jobs in the period up to 2020.

2.2.9. Castletownbere remains one of the most important fishing ports in Ireland. Fish processing and onshore-based ancillary activities support both local and international fishing industries, and are extremely important to the town. Much of this activity now takes place on Dinnish Island.

2.2.10. The Council recognises the importance of the related socio-economic activity centred in Castletownbere. The maintenance and continued growth of the critical mass in port related businesses is essential for future development. Consequently the Council are committed to safeguarding the role of Castletownbere as a centre of fleet activity, processing and ancillary services. The town is capable of positioning itself as a premier fishing port and commercial base to service the offshore renewable and exploration industry due to its strategic location, deep-water port and unrivalled onshore infrastructure.

2.2.11. In 2003, there was a supply of 21ha zoned land available in Castletownbere for employment, largely located on Dinnish Island. In the period between 2003-2008 the available land on Dinnish Island has been developed largely for uses relating to the fishing industry and other marine activities however there remains significant potential for development on brownfield sites on the island in the coming years.*

Settlement	2020 Jobs Target	Growth in Jobs 2006 – 2020	Land Supply 2003	Land Supply 2008
Castletownbere	939	400	21ha	1ha*

2.2.12. The level of business land supply in general in Castletownbere has been increased in order to allow further expansion of its role as a specialist employment centre for the fishing industry and to provide opportunities for a variety of other future business uses.

Tourism/Marine

2.2.13. The potential of the town as a tourist centre for visitors to the Beara Peninsula, including provision of leisure activities, retail services, accommodation and access to Bere Island should be further encouraged. Under the ‘Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007’ Castletownbere is designated as a Primary Hub. This requires the provision of facilities to cater for all year round marine leisure operations. The Marine Leisure

Infrastructure Strategy requires that adequate and appropriate infrastructure, complementary ancillary services and Harbour Management Plans be developed for Castletownbere.

2.2.14. The port of Castletownbere due to its strategic position also has the potential to function as a base for offshore oil exploration, commercial freight and cruise liner traffic amongst other possibilities.

Retail

2.2.15. The Cork Joint Retail Study 2008 identifies Castletownbere as a County Town and seeks its consolidation as a local services centre. The overall strategy for Castletownbere is to provide for incremental growth in line with current and planned population levels. However, modest growth in tourism numbers could give rise to potential for greater comparison shopping within the town. Castletownbere has over 2,915sqm of retail floorspace, consisting of 1,795 sq.m of comparison and 1,120 sq.m of convenience retailing. The Retail Study recorded a relatively high level of vacancy in Castletownbere of 1,071sqm. Castletownbere does not have the same population base and catchment to support retailing as Bantry but has an important function as the principle retail centre within the hinterland of the Beara Peninsula.

Community Facilities

2.2.16. There is one primary and one secondary school in Castletownbere. Scoil an Chroi Ro Naofa (national school) records 206 pupils in attendance in the school year 2008/2009. The Regional Fisheries Centre (RFC) in Castletownbere has become a major focus for third-level training and development activities in fisheries and aquaculture in the South West.

2.2.17. In general terms Castletownbere is relatively well catered for in terms of passive recreation perhaps lacking the provision of a town park, although the topography dictates that options in this regard are limited. Much of the open space provided in the town is passive in nature and contributes to the setting of the town. There is a modern playground located to the west of the town centre.

2.2.18. There are some dramatic coastal walking routes possible some of which have been highlighted in this plan. Whilst the town may be lacking with regard to provision of sporting facilities there are some located outside the town boundary such as the GAA club and ease of access to the coastal and rural landscape allows for ample informal active recreation possibilities. The absence of a community hall in the town is noteworthy although the proposed extension of the Beara Sport Hall has the potential to function for a range of community related uses.

2.2.19. Castletownbere has a number of community facilities appropriate to a town of its size. Modernisation and upgrading including replacement of existing facilities will also be considered for existing and future services.

2.2.20. It is also noteworthy that the town has a local hospital, community childcare facility and a day care centre for the elderly. The town also contains a public library, art gallery, hotel, garda station, fire

and lifeboat stations and church. In general the most appropriate location for community related facilities is within the town centre where they can be accessible to all.

Infrastructure

Road Infrastructure and Transport

2.2.21. There is only one principal regional road running east-west through the town, giving rise to certain traffic circulation and parking problems. A preliminary indicative route for a future relief road to the north of the town centre has been identified which has been carried through from the last local area plan.

2.2.22. The main issues for the town include internal traffic management, harbour management and parking. There are preliminary proposals in place for a roundabout and revised parking layout including lifeboat station adjoining the existing ferry slipway/town centre area.

2.2.23. Castletownbere is served by public transport (bus) which operates to Bantry and Cork City most days of the week. The ferry which serves the local population and tourists alike is a critical transport mode particularly for those living on Bere Island. Regular ferry services serve the island.

2.2.24. It is particularly important that overnight commuter and tourist bus parking areas should be provided to cater for potential Cruise Liner and other tourist related traffic. During the lifetime of the plan the council will seek to identify appropriate sites for this purpose in conjunction with relevant authorities.

Water and Wastewater

2.2.25. Drinking water is available at present in Castletownbere. There is a Water Supply Scheme proposed in order to improve water quality and enhance capacity but at present this is only at preliminary report stage.

2.2.26. The capacity of the water supply system to serve new development is constrained by impediments in the existing Castletownbere scheme which sources water from a river which is the habitat of pearl water mussel.

2.2.27. There is no wastewater treatment plant in Castletownbere at present with the outfall to a number of individual septic tanks while some is discharged untreated. This has had a significant impact on the potential for industry and related economic development. The existing effluent load is 1100 p.e. Proposals for a Waste Water Sewerage System are at a preliminary report stage. It is envisaged that it will be over 5 years before Waste Water Treatment Plant will be completed, subject to funding being made available, although a site has now been identified. Presently this proposal is only at the planning stage within the WSIP.

Surface water

2.2.28. Generally, surface water is disposed to a combined network. This causes problems at times of peak rainfall. Some surface water

runs into stone culverts that serve parts of the town while others drain directly to the sea or streams. Separation of foul and storm sewers will be required for the new sewerage scheme. Any new development will require provision of separate storm and foul sewers and should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

2.2.29. Parts of Castletownbere have been identified as being at risk of flooding. The areas at risk follow the path of the Aghakista River, Creevoige Stream and various tributaries of these and are illustrated on the settlement map. Some coastal areas are also shown to be at risk. 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.

2.2.30. Evidence exists of occasional flood events relating to the existing stormwater drainage system. There is a requirement for improvement works to the network serving the back lands to the northwest of the town centre.

Waste Management

2.2.31. A waste transfer station to aid the efficient collection of waste in the county has been completed recently at Castletownbere. The town also has a Civic Amenity Site which accepts a wide range of goods to be recycled.

Broadband

2.2.32. Fixed line broadband is available within the town.

Environment and Heritage

Natural Heritage

2.2.33. There are no nature conservation designations within and in close proximity to Castletownbere.

2.2.34. As detailed in the Draft Landscape Strategy 2008 Castletownbere is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The town is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

2.2.35. A portion of lands within the town boundary (to the west) are designated as scenic landscape while the scenic routes S113, S117 and S118 converge on Castletownbere. Development proposals will

need to take consideration of the visual impacts adjoining these designated lands in particular.

Built Heritage

2.2.36. There are approximately 20 protected structures within the town indicating the relative architectural and heritage importance of the town. Many of these are shopfronts and other local historical buildings. The BIM Regional Fisheries Centre represents a good example of modern architecture and is also included in the Record of Protected Structures.

Water quality

2.2.37. Castletownbere is located within the Castletownbere Peninsula Water Management Unit. Wastewater is presently discharged to the bay which according to the South Western River Basin District (SWRBD) Plan adjoins a protected area - 'Designated Shellfish Area'. Transitional and Coastal Water Status is described as 'High' with an objective to 'Protect' these. The existing wastewater treatment facilities in Castletownbere will need to be improved and upgraded which will contribute to the improvement of water quality to good status by 2021.

2.3 Problems and Opportunities

Housing and development

2.3.1. Any requirement for additional growth in residential development in Castletownbere stems directly from the detailed assessment of the villages and smaller settlements in the Electoral Area that was carried out and has led 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.

2.3.2. The lack of modern wastewater infrastructure and capacity within the water supply may significantly constrain future development prospects for the town however with the appropriate infrastructure there is ample land within the development boundary to cater for population target requirements.

Employment and Economic Activity

2.3.3. There are two main areas of opportunity in terms of employment growth, namely marine and tourist based industries. The council will continue to support the development of a marina, leisure and commercial facilities within the harbour provided these do not compromise the operations of the existing commercial fishing industry. The Council are committed to safeguarding and enhancing the role of Castletownbere as a centre of fleet activity, processing and ancillary services therefore expansion of employment lands has been provided for.

2.3.4. There may also be opportunities for the development of the cruise liner tourism product in the area and the council will support the development of Castletownbere as a hub for this type of tourism.

2.3.5. The various port facilities in the Bantry Electoral Area including Castletownbere represent potential opportunities to develop as bases for offshore energy explorations and renewable energy projects.

Employment Lands

2.3.6. The plan recognised the need to identify additional employment lands for business uses within the town. Given the topographical and infrastructure constraints, in particular road access and wastewater, faced by the various options, it was difficult to identify suitable lands.

2.3.7. Potentially suitable lands exist to the west but were not considered appropriate given the absence of good road access and the possible negative impacts of drawing significant HGV traffic through the town. Similarly lands to the immediate north of the town have access issues relating to the provision of the relief road and were also discounted.

2.3.8. Therefore the most suitable option to emerge was lands to the north east. Much of these lands were identified as part of a submission to the outline strategy. Although much of the identified lands are within an elevated position, the character of the area selected is already semi-urbanised with a number of business/industrial type developments already naturally locating in this area.

2.3.9. A considerable advantage of selecting an area of land to the north east is that related traffic can be kept free from the already congested town centre. Appropriate signage and junction upgrading will be required in order to ensure the successful movement of traffic from the east to the planned business lands

2.3.10. The formal designation of lands for business related units in this area will ensure a more ordered and planned layout for units in this area with appropriate attention to screening landscaping and layout design. There will be a requirement to prepare an overall plan for the area outlining how it is to be developed including phasing arrangements. Access directly into the site is proposed from the eastern side and the overall plan makes provision for this.

2.3.11. Dinish Island is strategically important to the fisheries and marine industry. It is important that any developments on the island complement this key strategic use. Therefore it is proposed to reserve all lands on the island for fisheries and marine related industrial activities and an objective to this effect is included in the plan.

2.3.12. Even though the town plays an important role as a tourism hub for the Beara peninsula, Castletownbere is in need of additional high quality tourism accommodation. This would include hotel accommodation (with associated facilities e.g. leisure centre) as well as a range of self-catering enterprises, hostels etc. Such uses will be accommodated within the town at appropriate locations in such a way as to support the general economic vitality of the town and may be appropriate in varying locations. Tourism accommodation proposals

could be located on residential lands (at an appropriate scale) given the significant oversupply in Castletownbere.

2.3.13. Dunboy Castle and grounds (RPS 0764) is a particularly important historic building located to the west of the town and was subject of a recent redevelopment for a hotel, spa and wellness centre. Although substantially complete, the hotel remains unopened at present but has the potential to be a great economic asset in the area and its redevelopment is supported.

2.3.14. The ferry service to Bere Island is a key service for islanders and for visitors wishing to access the islands. It is important that this facility be retained and protected within the harbour where it has direct access to the local services and facilities provided in the town. A harbour management plan should be prepared to address these issues.

Town Centre

2.3.15. There are a number of derelict sites and dilapidated buildings in the town. The council will encourage renovation or redevelopment in such areas, subject to maintaining existing building lines. The town centre has been expanded to the north to provide for increased opportunities for town centre related uses.

2.3.16. Scope for pedestrian linkages will need to be assessed to increase permeability between existing and new town centre zoning during the lifetime of the plan. In terms of pedestrian linkages between the existing and expanded town centre, the laneway adjoining the church and the laneway currently used for car access to the west of the town provide existing options. It is intended that the Traffic and Pedestrian Movement Strategy proposed under DB-06 will provide further guidance.

Retail

2.3.17. Pressure for retail and commercial development in peripheral locations could progressively undermine the vitality and attractiveness of the town centre. It is therefore important to identify options for retail related development within or adjoining the existing town centre.

2.3.18. The convenience and comparison retail requirements of the town should be accommodated in accordance with the provisions of the Joint Retail Study for Cork City and County and the Retail Planning Guidelines. The overall strategy for Castletownbere is to provide for incremental growth in line with current and planned population levels. It is considered desirable that provision should be made to accommodate modern format convenience retail outlets within an extended town centre.

Community Facilities

2.3.19. Expansion of community facilities, healthcare and recreation are welcomed generally in Castletownbere and should occur in line with planned development. In general the town centre and expanded town centre will be supported as the optimum location for such community and healthcare facilities.

2.3.20. The plan has sought to identify lands for healthcare and community facilities in the town. A suitable site has been identified for provision of such facilities and zoned B-03 in this plan. While a portion of the lands have been identified as being at risk of flooding the designation of these lands are justified on the basis that there are no available sites directly to the west of the town centre while lands to the north of the town remain land locked pending delivery of a Northern Relief Road.

2.3.21. It is considered that the lands identified are the closest lands to the existing town centre which are available and accessible and will help to promote compact and sustainable growth. There are no suitable alternative lands available at lower risk adjoining the core of the settlement i.e. within 300-400 metres. The justification is also appropriate as Castletownbere is targeted for growth in the Cork County Development Plan 2009. Any development proposals on these lands will be required to be subject to a Flood Risk Assessment.

2.3.22. In tandem with this the plan has also identified an additional site to the east of the town (R-02) on which healthcare and community facilities may be considered. This site near the community hospital offers the potential to provide complementary healthcare facilities near an established healthcare facility.

2.3.23. Although outside the town boundary the importance of Traillaun beach as a local amenity area is recognised and improvement of roads, parking and infrastructure are necessary improvements that should be given consideration over the plan period.

Roads Infrastructure

2.3.24. The town suffers from periodic traffic congestion. Much of this could be resolved by appropriate traffic management and the identification of further parking areas. However provision of a relief road could play a significant role in relieving this congestion and freeing up space for streetscape improvements. There is also a need to identify a new car park location and to provide public lighting and footpaths in a number of locations.

2.3.25. While progress in relation to delivery of a relief road to the north of the town has been slow to date it is proposed to expand the town centre zoning northwards to include part of the proposed northern relief road which could encourage higher value uses and the construction of at least part of the relief road.

2.3.26. It is also proposed that consideration be given to the provision of a road link connecting the existing pier area to the access road to Cametringane House. This could potentially serve the town as a more cost effective relief road option in the short to medium term. It would also present opportunities for the provision of marine leisure facilities and other amenities on adjoining lands. The option of routing the proposed U-07 objective (road link) directly to the south of the T-01 zoning merging directly to the west of the town centre should be considered. There may be merit in further consideration of this as an alternative option during the lifetime of the plan.

2.4 Planning Proposals

Overall Scale of Development

2.4.1. Over the lifetime of this plan, it is envisaged that there will be substantial housing and employment growth in Castletownbere consistent with the objectives for the settlement set out in the County Development Plan. The town's 2020 target population is 1,439 requiring the provision of an additional 165 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 growth to be identified for residential development in Castletownbere because of the ability of the town to assimilate a proportion of the remainder of the development allocated to the overall electoral area.

2.4.2. This plan will encourage the development of approximately 165 additional houses in the period 2010-2020 within the current development boundary. Outside the development boundary, the land forms part of the open countryside where the objectives of the Cork County Development Plan 2009 apply. These aims seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. The provisions of the Green Belt also apply in this area with regard to one off housing in particular - see section one of this plan for more detail.

2.4.3. 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 by the Council will be delivered.

2.4.4. The new development boundary established has been rearranged to include additional areas of development where they directly adjoin the existing boundary and overall a more compact development boundary form is promoted.

Development Boundary Objectives

2.4.5. The following general objectives shall apply to all development within the development boundary of Castletownbere.

Objective No.	General Objectives
DB-01	Within the development boundary of Castletownbere it is an objective to increase the population to 1,439 in the period up to 2020.
DB-02	All new development shall in general be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-03	In order to secure the sustainable population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Glanmore Bog must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
DB-04	Notwithstanding the scale of growth outlined in objective DB-01 above, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and shall be provided with a sustainable properly maintained water supply 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.
DB-05	It is an objective to support and promote the town centre as the primary and most appropriate location for the expansion of retail development in the town of Castletownbere.
DB-06	It is an objective to prepare a Traffic and Pedestrian Movement Strategy for the town centre and expanded town centre to improve the physical environment, public realm and provision of off street parking.

Objective No.	General Objectives
DB-07	It is an objective to support the preparation and implementation of a Harbour Management Plan for the harbour area.
DB-08	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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.

Residential Areas

2.4.6. By rationalising the development boundary and readjusting zonings for residential purposes it is estimated that the zoned lands now provided can cater for approximately 500 dwellings while the targets in Section 2 require that in the region of 290 houses be provided (which includes permitted development). This leaves a significant surplus of lands to account for external factors potentially hindering the release of lands to the market while other uses may be suitable on some of the residentially zoned sites.

2.4.7. The overall aim of this plan to secure the development of 290 new dwellings in Castletownbere 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.

2.4.8. It is intended that the revised residential development zonings now proposed will include a mix of densities and serviced sites and will provide an alternative to the development of individual houses in the countryside beyond the town.

2.4.9. The specific zonings for residential areas are set out in the following table:

Objective No.	Residential Objectives	Approx Area (Ha)
R-01	Low density residential development to include detached and serviced sites subject to preparation of a detailed landscaping plan and provision of adequate road access for in-depth development and a link to adjoining residential site (R-02).	8.8
R-02	Low to Medium density residential development including healthcare and community facilities to include detailed landscaping plan.	8.4

Objective No.	Residential Objectives	Approx Area (Ha)
R-03	Mixed low/medium density residential development including the phased construction of relief road (U-03).	9.8
R-04	Medium 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.	0.5
R-05	Low density residential development including serviced sites and provision for access road.	4.6
R-06	Mixed low/medium density residential development including provision for access road. 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.	6.2

Employment and Economic Activity

2.4.10. The very specialised nature of marine related employment present in the town combined with the importance of the town strategically in a regional context for fish production, necessitate that its role be safeguarded and enhanced as the centre of fleet activity, processing and ancillary services, supporting the development of added value food processing (particularly in the fisheries sector). It also supports the creation of a positive employment-generating environment, which can attract inward investment, supported by a strong research and development base, the diversification of job creation and promotion of small-scale start up enterprises and incubator units. The specific industry and business zoning objectives for Castletownbere are set out in the following table:

Objective No.	Business Objectives	Approx Area (Ha)
B-01	Business Development. Small to medium sized business units within an overall planned business park layout subject to provision of adequate water services and roads infrastructure and a detailed landscaping plan.	17.6
B-02	Business Development	0.8
B-03	Business Development to include healthcare and community facilities. 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 FD1-4, 1-5 and 1-6 in Section 1 of this plan.	0.8

Objective No.	Industry Objectives	Approx Area (Ha)
I-01	Dinish Island. Small to medium sized industrial units for specialist marine related activities. 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.	21.3

Retail/Town Centre

2.4.11. The Council recognise that there are significant constraints in terms of lack of vacant land, availability of town centre sites, potential conflict with port related facilities and in some cases a lack of car parking spaces. It is proposed that the town centre be extended to the north in order to address these issues and to allow the town centre to extend in an orderly manner to accommodate future convenience and comparison retail requirements.

Objective No.	Town Centre Objectives	Approx Area (Ha)
T-01	To promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements. 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
T-02	Provide for expansion of town centre to facilitate additional retail/mixed use development, provision of community facilities and construction of part of U-03 northern relief road.	10.3

Open Space, Sports and Recreation

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

Objective No.	Open Space, Sports and Recreation Objective	Approx Area (Ha)
O-01	Open space with provision for pedestrian and cycling link between the two roads and along the river bank. 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.	3.8

Objective No.	Open Space, Sports and Recreation Objective	Approx Area (Ha)
O-02	Passive open space: Retain openness, trees and parkland quality. 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.	2.8
O-03	Passive open space contributing to character and amenity of the town. Protect trees and view across the site and cove.	0.6

Community Objectives

2.4.13. The specific community zoning objectives for Castletownbere are set out in the following table:

Objective No.	Community Objectives	Approx Area (Ha)
C-01	Lands reserved for community purposes and the provision of outdoor education facilities. 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

Infrastructure and Utilities

2.4.14. The specific utilities and infrastructure objectives for Castletownbere are set out in the following table:

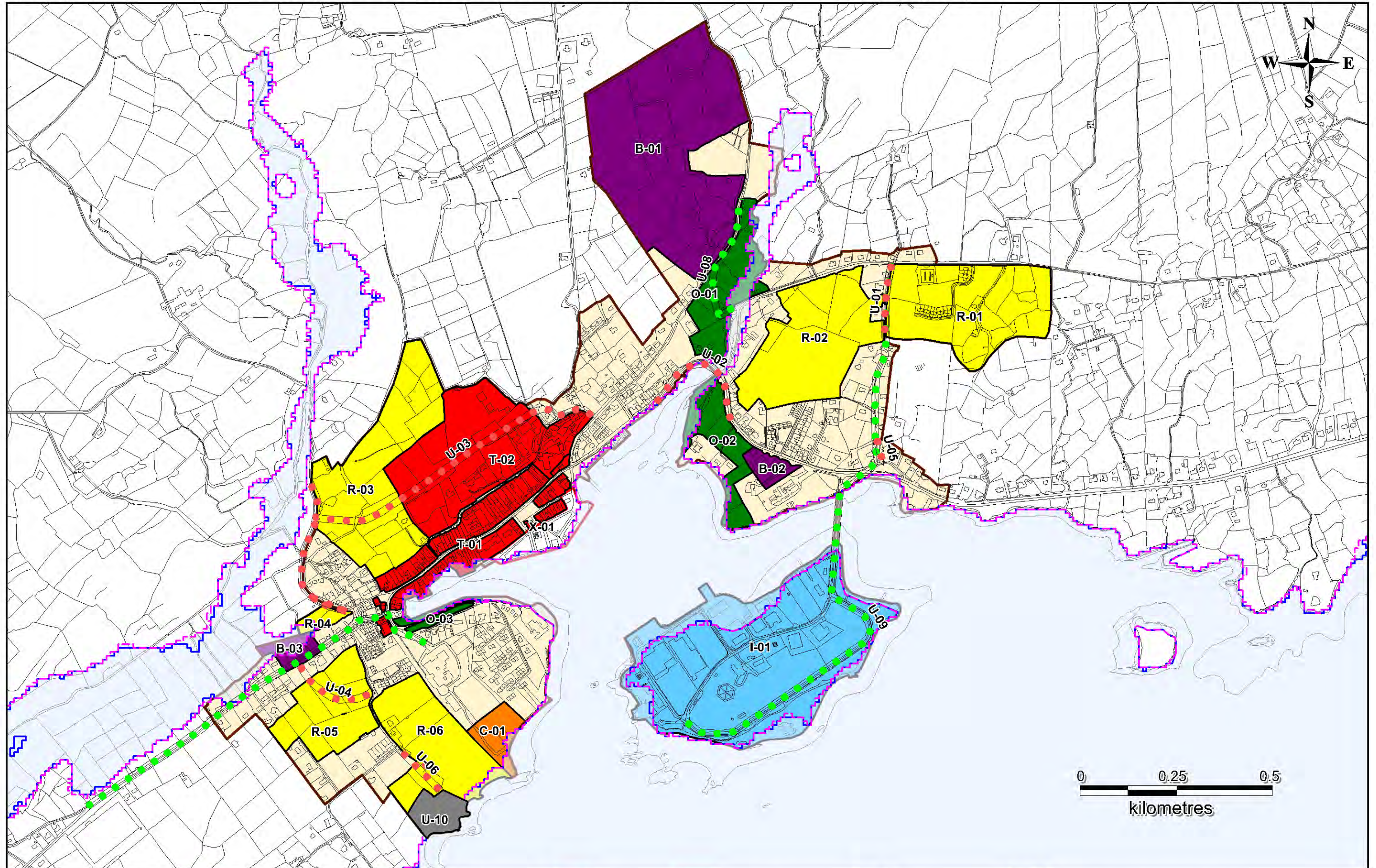
Objective No.	Infrastructure Objectives	Approx Area (Ha)
U-01	Improve local access road.	-
U-02	Proposed road realignment to improve entrance to town.	-
U-03	Proposed future northern relief road to the north of the town centre	-

<i>Objective No.</i>	<u>Infrastructure Objectives</u>	<i>Approx Area (Ha)</i>
U-04	Local access road.	-
U-05	Local access road.	-
U-06	Local access road.	-
U-07	It is an objective that during the lifetime of the plan a feasibility study shall be prepared to investigate the potential of and identify an appropriate route for a southern relief road from the docks west of the X-01 and linking to the R572 road (west).	-
U-08	Provision of Pedestrian walking route	-
U-09	Provision of coastal and inland walking route	-
U-10	Reserve site for wastewater 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.	1.3
U-11	Proposed upgrading and provision of footpath from Community School to GAA field.	-

Special Policy Areas

2.4.15. The harbour area adjacent to the town centre is associated with the important marine industry and fisheries and in recognition of this has been given a special zoning objective to guide the future development of the area.

<i>Objective No.</i>	<u>Special Policy Area Objective</u>	<i>Approx Area (Ha)</i>
X-01	To protect this area for specialist marine related uses and other complementary harbour activities. 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



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	

3 Schull

3.1 Vision and Context

The overall strategy aims to develop Schull as the main service centre for both the permanent and tourist population of the Mizen Peninsula. The strategic aim is to promote the development of the town within its scenic coastal setting and to continue the promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.

Strategic Context

3.1.1. Schull is an attractive coastal town overlooking a sheltered harbour in the Bantry Electoral Area and is identified as a Main Settlement within the West Strategic Planning Area in the North and West Cork Strategic Plan

3.1.2. Schull is located 24km west of Skibbereen town and 25km from Bantry town. Given its strategic location on the Mizen Peninsula and its attraction as a holiday centre it functions as the main service centre for both the permanent and tourist population of this area. The town acts as a multi-purpose centre for tourism on a seasonal basis. Schull accommodates a wide range of activities and in particular those associated with coastal recreation. The County Development Plan has as an objective for Schull to maintain its attractive setting and its status as a local employment centre.

Local Context

3.1.3. Schull is located at the head of Schull harbour on the southern shoreline of the Mizen Peninsula. The landscape setting of the town is of a high quality and is designated scenic landscape. The town is an important employment, service, social and cultural centre in this area of West Cork.

3.1.4. Historically the town developed from a small fishing village. The town has an attractive main street which opens onto an amenity area to the East and out to Schull harbour which is a haven for watersport activities.

3.1.5. The main street is where much of the commerce of the town occurs and is closely linked to the harbour. Development outside of this area is generally more dispersed and a mix of smaller schemes and single site housing predominant. A significant portion of the constructed dwellings have a holiday function and the important role of tourism is clearly evident in the range of facilities available. The harbour today is an important and attractive focal point for waterside access and links with amenity areas, playgrounds and coastal walking routes. These features are particularly attractive elements of the town and contribute to the attractive setting.

3.2 Planning Considerations

Population

3.2.1. The 2006 Census showed that the population had declined by 117 (decrease of 17%) since 2002. It appears that the decline in population since 2002 is indicative of the seasonal nature of the town and the popularity of the town with those seeking a second or holiday home in the area. Sustaining and expanding the permanent population continues to be a very significant challenge for the town. Without a sustainable permanent population Schull may lose many of the attractive qualities that attract visitors. Consideration needs to be given to the most appropriate mechanisms to put in place in order to encourage the growth of the permanent population in the town.

3.2.2. The County Development Plan 2009 sets an overall population target of 748 for Schull for the year 2020 which represents a projected population increase of 172 persons (or a 30% population increase). The projected household growth for the same period is 111 which equates to a need for an additional 144 dwelling units.

Table 3.1 Population and Households 2006-2020

Schull	2002 Census	2006 Census	2020 Target	Increase to 2020
Population	693	576	748	172
Households	233	203	314	111

Housing

3.2.3. Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table below that between 2001 and 2010 176 units were constructed in the period with Schull now containing approximately 436 dwellings. Using the geodirectory figures it is estimated that 130 units were constructed during the period 2006-2010. Recent survey work indicates that 13 units were under construction, 16 units were vacant while there remained outstanding planning permission for 5 units.

Table 3.2 Schull Housing Stock 2010

Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
260	274	436	13	16	5	470

3.2.4. To accommodate the target increase in population by 2020 the outline strategy prepared in 2009 to assist the preparation of this plan, identified the need to provide an additional 144 units in the period 2006-2020 as outlined in Table 3.3 below. Taking account of both the units built since the 2005 Local Area Plan and those for which permission has been granted it would appear to demonstrate that there is no Additional New Development Required to 2020.

Table 3.3 Schull Housing requirement to 2020

New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permission 2010	Additional New Development Required to 2020
144	159	5	No requirement

3.2.5. The land zoned for housing in this Local Area Plan has capacity to accommodate approximately 250 units in Schull. Whilst additional land is therefore not required to accommodate the 2020 target, there is a requirement for additional growth to be accommodated in the town to help address the need to regulate development in the villages at a level which is in keeping the character and grain of these settlements.

3.2.6. While it would appear that the new house construction target identified in the County Development Plan for Schull has already been exceeded it is appropriate to plan for further development within this Main Town. Much of the previous zonings have been retained in order to increase the choice of land for permanent year round occupation.

3.2.7. A significant portion of the existing housing stock in Schull has a specific holiday function. Of the lands zoned in the last plan only 2 of the 9 parcels of land zoned for residential purposes were developed. A low density residential scheme of serviced sites to the north of the town which is almost entirely completed is one of the more successful developments. One of the more recent schemes remains partially completed on the road to the west out of town.

Employment and Economic Activity

3.2.8. Schull is identified as a 'Local Employment Centre' in the County Development Plan 2009 because of its important role as the main service and tourism centre for the Mizen Peninsula. Most of the employment provision in the town is in the area of services particularly in the shops, pubs and restaurants within the vibrant town centre. There is little in the way of manufacturing/industry in the settlement with the focus mainly on tourist related industry and other community facilities.

3.2.9. The Census 2006 showed that Schull accommodated 380 jobs. Schull has a jobs growth target of 133 jobs in the period up to 2020. In 2003, there was a supply of 6ha zoned land available in Schull for business uses. In the period 2003-2008 none of this land was developed and remains available for development. The 2006 Census indicates that Schull has a broadly similar number of employees relative to the number of jobs available and is primarily a local centre for employment.

Table 3.4: Jobs Growth and Business Land Supply in Schull

Settlement	2020 Jobs Target	Growth in Jobs 2006 – 2020	Land Supply 2003	Land Supply 2008
Schull	513	133	6ha	6ha

3.2.10. The well-established sailing school provides employment, attracts visitors and is important in sustaining the local economy of this coastal community. The secondary school is unique in offering sailing related courses as part of the curriculum.

3.2.11. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Schull is designated as a Primary Hub. This requires the provision of facilities to cater for all year round marina leisure operations. Plans are in place to facilitate and encourage the implementation of the strategy in Schull and to develop associated employment prospects including the provision of a community marina. The strategy requires that adequate and appropriate infrastructure, complementary ancillary services and Harbour Management Plans be developed for Bantry Town.

Retail

3.2.12. The Cork Joint Retail Study 2008 identifies Schull as a County Town and seeks its consolidation as a local services centre. The Retail Strategy shows that Schull has over 1,080sqm of retail floorspace consisting of 750 sq.m. of comparison and 330 sq.m. of convenience retail space. The Retail Strategy shows that there was no vacancy at the time of the survey. It is considered that this may be related to the town's strength as an attractive tourist destination providing a wide range of niche retail and other services such as bars and restaurants. The level of retailing is considerably less than the main towns of Bantry and Castletownbere but reasonable considering that Schull is a local employment and service centre. Expansion of the town centre area will provide further opportunities for retail related development.

Community Facilities

Education and health

3.2.13. The town contains one community school (secondary), a national school and a third level educational facility. Scoil Mhuire National School has recently been granted a 600 square metre

extension. The 2008/2009 school records noted there were 198 pupils in this school. The County Development Plan notes that the further expansion of primary school sites will be necessary based on the population growth projections. The presence of the local hospital is a particularly important community facility for the region and for local healthcare.

Sports and Recreation

3.2.14. In general terms Schull has a range of different smaller scale sporting and recreational facilities available to it owing particularly to its function as a tourist destination. It lacks any larger scale community sporting provision such as a GAA facility/sports hall. Implementation of the objectives of the Marine Leisure Strategy for West Cork should be continued.

3.2.15. Schull has a range of community facilities including a hospital, garda and fire station. The town also includes a hotel, small community hall, art gallery, library and church. Schull generally has a strong provision of services and facilities which would be expected for a town of its size in the settlement network.

Infrastructure

Road Infrastructure and Public Transport

3.2.16. Schull is located on the through route of the R591 which connects to the N71 linking the town to Cork City and Bantry and the Mizen peninsula to Goleen and Mizen Head and as a result there are seasonal traffic congestion/parking issues within the town. Schull is served with a daily bus service to Cork City, Clonakilty and Skibbereen. Access to the islands of Oilean Chleire and Long Island are available via ferry connections to the south of the town.

3.2.17. It is particularly important that overnight commuter and tourist bus parking areas should be provided to cater for potential Cruise Liner and other tourist related traffic. During the lifetime of the plan the council will seek to identify appropriate sites for this purpose in conjunction with relevant authorities.

Water and Wastewater infrastructure

3.2.18. There are supply capacity problems in relation to drinking water in the town of Schull at present which are restraining development. Capacity is limited pending the completion of Schull Water Supply Scheme (Phase 1) which is currently at tender stage and is likely to be completed in the next 2 years. The existing wastewater treatment plant in Schull is at capacity. A new water and sewerage scheme proposed should be complete within 3-5 years and is now at construction stage under the WSIP. The proposed treatment plant will have a capacity for a 2000PE.

Surface Water

3.2.19. Some local watercourses used for the disposal of surface water pass under buildings in the town centre which has potential to lead to some localised flooding. Any new development will require provision of separate storm and foul sewers and should deal with

surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

3.2.20. Parts of Schull have been identified as being at risk of flooding. The areas at risk follow the path of a watercourse which traverses the town west to east and is illustrated on the settlement map. In particular the 'at risk' area affects much of the established town centre of Schull. 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.

Broadband

3.2.21. Fixed line broadband is available within the town.

Waste Management

3.2.22. An action of the Waste Management Strategy 2004 proposes the construction of a waste transfer station to aid the efficient collection of waste at Derryconnell, Schull but this is presently on hold. It is intended that this will serve both Schull and Bantry. There is a Civic Amenity Site located at Derryconnell, Schull which accepts a wide range of goods to be recycled.

Environment and Heritage

Natural Heritage

3.2.23. Schull is located directly adjoining the Special Area of Conservation (cSAC-0101) and proposed Natural Heritage Area of Roaringwater Bay and Islands (pNHA-0101). Almost the entire town due to its coastal location on Roaringwater Bay is included within designated Scenic Landscape within the County Development Plan 2009.

3.2.24. As detailed in the Draft Landscape Strategy 2008 Schull is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The town is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

3.2.25. There are a number of designated scenic routes in or close to Schull. These include the S96, S97, S100 and S101. The approach road from the west is a particularly attractive arrival point into Schull.

Water Quality

3.2.26. Schull is located within the Clonakilty/Skibbereen Water Management Unit. Wastewater in Schull discharges into Roaringwater Bay which according to the South Western River Basin District (SWRBD) Plan is within a Natura 2000 site (SAC) and close to a protected area - 'Designated Shellfish Area'.

3.2.27. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is 'moderate'. Improvements to the wastewater treatment facilities in Schull should contribute to the restoration of water quality to good status by 2021.

3.3 Problems & Opportunities

Housing

3.3.1. The requirement for additional growth in residential development in Schull stems directly from the detailed assessment of the villages and smaller settlements in the Electoral Area that was carried out and has led 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. This has had the net effect of increasing the growth proposed for Schull.

3.3.2. In recent years, Schull experienced some growth, mainly for residential development at relatively low densities often related to the tourist accommodation and second home market. A recurring issue for Schull has been the need to ensure that the demands for housing from permanent residents are not overwhelmed by that for tourist accommodation or second homes however it is difficult to regulate this through the planning system. The best approach may be to increase the provision of serviced sites for self build options for permanent occupation as opposed to additional multiple housing developments.

3.3.3. Survey work in 2010 indicated that there was capacity for 351 units in Schull under the remaining available 2005 local area plan zonings. Therefore the capacity of zoned residential land in Schull in this local area plan is in excess of that required to accommodate projected population growth to 2020.

Employment and Economic Activity

3.3.4. In consideration of the poor uptake of previous employment related zonings the plan needs to encourage more flexibility in the type of uses permissible to better meet the business land requirements of the town and its hinterland.

3.3.5. The proposed hotel site (carried over from the former plan) needs to be retained in the long term because of its strategic economic importance in attracting high economic value tourism to the town. Greater flexibility in the usage of the site including community gain from any development proposals should be promoted.

3.3.6. It is also noted that while the town has a substantial complement of fixed holiday home tourist accommodation there is a clear absence of alternatives for touring and camper van visitors to the area, or for those wishing to use a camp site where they would have access to facilities and the village. The lands around the Cadogan's strand area may be suitable for a dedicated overnight camping ground. Fixed mobile homes are likely to be inappropriate due to the potentially negative impact on the visual setting of this attractive area.

3.3.7. While the tourism/leisure marine role is well established and continues to develop it is also important to make appropriate provision for the future development of the fishing industry in the town.

Retail/town centre

3.3.8. The town centre should continue to be the focus of convenience retail provision in the town. Expansion of the town centre zoning especially to facilitate an expansion of the town's tourist/retail role is proposed should the need for additional retailing arise.

3.3.9. During the tourist season there is a persistent problem with traffic congestion on the main street of the town. Much of this is a traffic management or enforcement problem. While a car parking area has been provided to the rear of the Eurospar premises there would appear to be considerable room for expansion in this area and lands to the north of the existing main street form the most logical location for the long term expansion of the town centre.

Community Facilities

3.3.10. There are opportunities to expand and develop on the range of amenity and recreational areas available within the town including linking walking routes and active and passive areas along the shoreline. Cadogan's Strand forms a particularly attractive entrance to the town and can be an important amenity area for tourists and residents alike. The Tidy Towns Committee already have advanced proposals for an amenity area, with signage, slipway and picnic area including parking.

3.3.11. Provision in the town should be made for a primary healthcare facility as one of the key services in the town. It is considered that lands zoned for business uses, which are relatively close to the town centre are a suitable location for such a facility.

3.3.12. The plan encourages the reuse/redevelopment of the former Golf Course Site at Coosheen with potential for a high quality integrated tourism development strategically linked to the settlement of Schull. Any proposal on these lands must give due consideration to the impact of the development on the sensitive setting of the bay and in consideration of the proper planning and sustainable development of the area.

Water and Wastewater

3.3.13. Infrastructural difficulties in relation to water and wastewater infrastructure have impacted on some recent development proposals however the infrastructural situation in Schull is being rectified and

Schull is likely to be in a good position in terms of water services infrastructure within 3-5 years.

Environment and Heritage

3.3.14. The designation of much of the lands within the development boundary as Scenic Landscape necessitates that a high design standard is required in Schull.

3.4 Planning Proposals

Overall Scale of Development

3.4.1. Over the lifetime of this plan, it is envisaged that there will be substantial housing and employment growth in Schull consistent with the objectives for the settlement set out in the County Development Plan. The town's 2020 target population is 748 which would appear to have adequate housing units supplied when taking account both the units built since the 2005 LAP and those for which permission has been granted. This plan does however make provision for additional growth to be identified for residential development in Schull because of the ability of the town to assimilate a proportion of the remainder of the development allocated to the overall electoral area.

3.4.2. Over the lifetime of this Plan it is envisaged that the population of the town will increase in line with the objective of achieving the 2020 target of 748 persons. In consideration of Schull's role as a main town, the disproportionate amount of holiday or second home developments within the town and the lack of infrastructural capacity in some of the lower tier settlements and the amount of land available from the previous plan, it is proposed to encourage the development of approximately 150 additional dwelling units over the plan period to 2020.

3.4.3. The new development boundary has been rearranged to include additional areas of development where they directly adjoin the existing built up area and overall a more consolidated development boundary form is promoted.

3.4.4. Outside the development boundary, the land forms part of the open countryside where the objectives of the Cork County Development Plan 2009 apply. These aims seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. The provisions of the Green Belt also apply in this area with regard to one off housing in particular – see section one of this plan for more detail.

3.4.5. The established town centre is considered to be the primary location in Schull for retail and commercial activities and provision is made for its expansion. The town centre zoning has been extended to the north to link with any future relief road for the town which along with appropriate traffic management also has an important role to play in relieving present congestion from the town centre.

3.4.6. 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 by the Council will be delivered.

Development Boundary Objectives

3.4.7. The following general objectives shall apply to all development within the development boundary of Schull.

Objective No.	General Objectives
DB-01	Within the development boundary of Schull it is an objective to increase the population to 748 in the period up to 2020.
DB-02	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	In order to secure the sustainable population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
DB-04	Notwithstanding the scale of growth outlined in objective DB-01 above, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. 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. 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 and on the Special Area of Conservation.

Objective No.	General Objectives
DB-05	It is an objective to support and promote the town centre as the primary and most appropriate location for the expansion of retail development in the town of Schull.
DB-06	It is an objective to support the development of a traffic and transportation study for Schull town to deal with parking and traffic issues in particular and improve accessibility for public transport, cyclists and pedestrians within the town.
DB-07	It is an objective to identify suitable sites within the town for the provision of community facilities (including an arts and craft centre) which have good pedestrian /cycling links to residential areas and are located close to and adjoining the town centre.
DB-08	It is an objective to support the preparation and implementation of a Harbour Management Plan for the harbour area and to support the development of a community marina for the town.
DB-09	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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.
DB-10	Schull is located on the western shore of Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.

Residential Areas

3.4.8. The principal concern regarding residential development in Schull is to ensure a balance between permanent residents and holiday visitors avoiding an excess of often vacant holiday homes. Holiday home developments, if inappropriately located, can result in a serious loss of vitality in towns such as Schull during the winter months.

3.4.9. The overall aim of this plan is to secure the development of 150 new dwellings in Schull 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.

3.4.10. By rationalising the development boundary and readjusting zonings for residential purposes it is estimated that the zoned lands now provided can cater for approximately 250 dwellings while the revised targets require 150 houses. This leaves an adequate surplus of lands to account for external factors potentially hindering the release of lands to the market while other uses may be suitable on some of the residentially zoned sites. The local area plan proposes that more serviced sites be made available within the zoning options for those wishing to self build for their own occupation.

3.4.11. The specific residential zoning objectives for Schull are set out in the following table. Managed holiday home developments will be considered on any of the residentially zoned lands. Consideration will also be given to the provision of a caravan/camping ground/service area on lands zoned for residential purposes:

Objective No.	Residential Objectives	Approx Area (Ha)
R-01	Low density residential development. Consideration may also be given to use of the site as a camper van park/camp site.	0.7
R-03	Low to Medium density residential development including individual serviced sites subject to construction of the relief road. In-depth screen planting along northern and eastern site boundaries.	1.4
R-04	Medium density residential development in-depth screen planting along northern and eastern boundaries.	1.8
R-05	Low density single storey development or nursing home/sheltered housing. Consideration may also be given to use of the site as a camper van park/camp site.	0.6
R-06	Low to Medium density residential development including serviced sites in-depth screen planting along western and southern site boundaries.	1.9
R-07	Medium density residential development.	2.1

Objective No.	Residential Objectives	Approx Area (Ha)
R-08	Medium density residential development, permanent occupation. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.	0.5
R-09	Low to Medium density residential including serviced sites. Development to include in-depth screen planting along western site boundary.	3.6

Employment and Economic Activity

Business:

3.4.12. A number of sites within the town have been identified for business related uses in order to provide a range and choice of sites.

Objective No.	Business Objectives	Approx Area (Ha)
B-01	Business Development. Land reserved for business uses to include provision for primary healthcare.	1.4
B-02	Business Development with option of petrol station and ancillary retail.	0.3
B-03	Site with potential for hotel/leisure centre and/or other tourist related infrastructural development only. Any development proposals should respect the setting and make provision for the upgrading and protection of pedestrian walkway along the shoreline to the east of the site. Proposals should provide for the protection of the setting of the old church ruins and graveyard and provide an additional public amenity area to the south of the town	3.8
B-04	Business Development with in-depth screen planting along western, southern and eastern boundaries.	1.4

Industry:

3.4.13. The Council considers that the reservation of the identified lands adjacent to the pier for port related industry is vital to the continued well being of the town, because of its potential importance to marine employment and the character of the town. The Council is

particularly concerned that no development should take place on the lands which would prejudice such provision, and that development on adjoining land should be compatible with port related uses and not lead to conflict with, or restraint upon, those uses.

Objective No.	Industry Objectives	Approx Area (Ha)
I-01	Port related industry, with provision for parking and local relief road. 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.	1.0

Town Centre:

3.4.14. The specific town centre objectives for Schull are set out in the following table

Objective No.	Town Centre Objectives	Approx Area (Ha)
T-01	To facilitate mixed use development including retail and residential. 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.	3.3
T-02	Town centre expansion to include community facilities and the provision of adequate access and parking and incorporate the development of a portion of proposed northern relief road. 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

Open Space, Sports, Recreation and Amenity

3.4.15. The plan proposes the expansion of the provision of passive and small scale active recreational areas particularly along the coastline which is an important focus and offers the most attractive views of the area. The specific open space, sports, recreation and amenity zoning objectives for Schull are set out in the following table:

Objective No.	Open Space, Sports and Recreation Objectives	Approx Area (Ha)
O-01	Area around Cadogan's Strand. Passive open space and public amenity area to include provision for car parking. Preserve and promote general openness, views of cove from road, and trees.	1.0
O-02	Passive and active open space providing informal recreation including playground, and incorporating coastal pathway. Consideration will be given to the further expansion of public recreational facilities in this area. Protect general openness, views of sea from road, and retain and provide trees, shrubs and general parkland quality. 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.	3.15
O-03	Passive open space along bank of stream and private gardens to protect the visual amenity of the locality. Protect from excessive development and retain/promote openness/encourage retention of tree cover. 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.	0.7

Objective No.	Open Space, Sports and Recreation Objectives	Approx Area (Ha)
O-04	Passive open space providing local visual amenity, and accommodating informal recreation and sport. 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

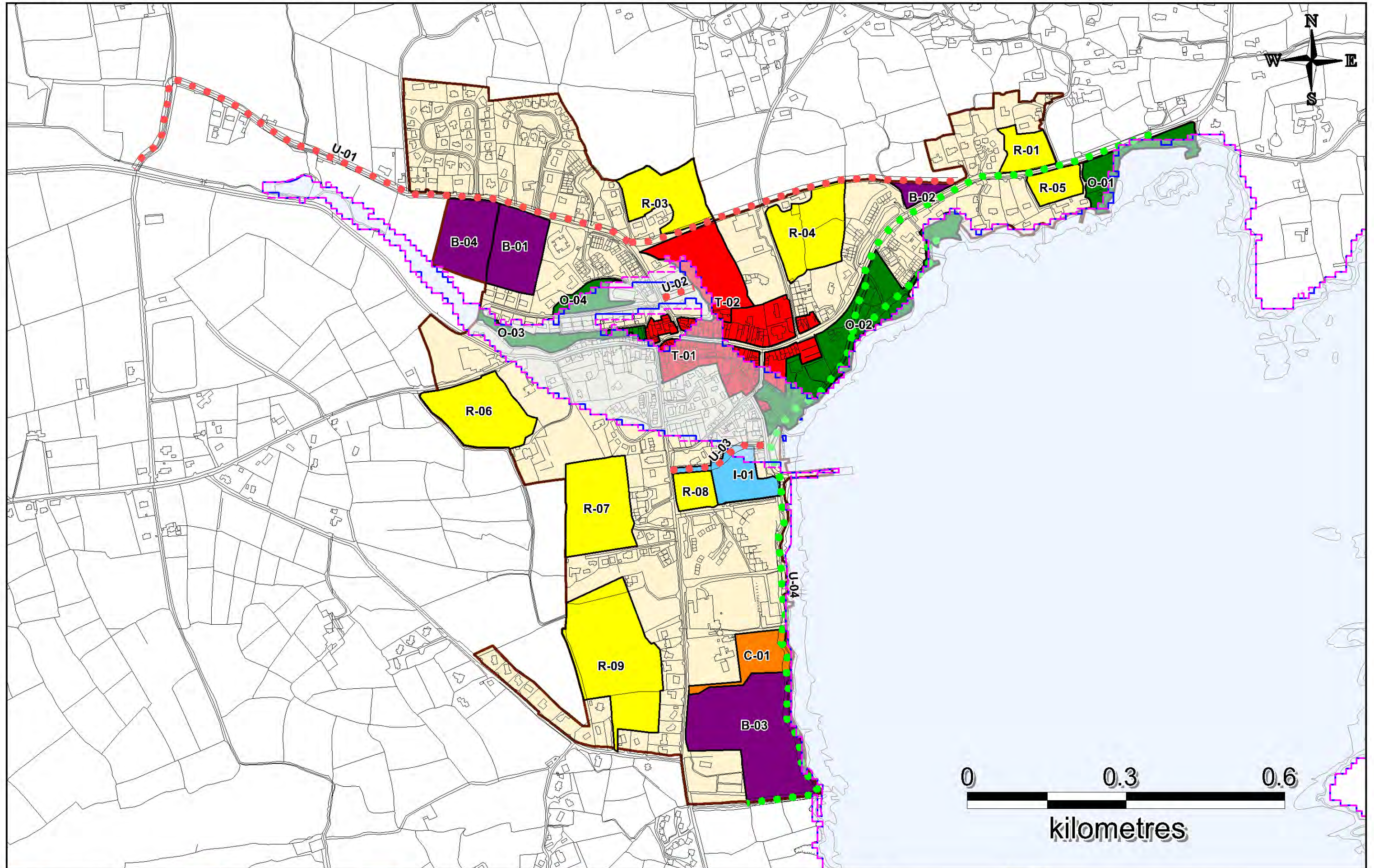
3.4.16. An area of land has been earmarked for educational community and marine purposes which is located to the south of the existing school.

Objective No.	Community Objective	Approx Area (Ha)
C-01	Educational, marine and leisure purposes	0.9

Utilities and Infrastructure

3.4.17. The specific utilities and infrastructure objectives for Schull are set out in the following table:

Objective No.	Infrastructure Objectives	Approx Area (Ha)
U-01	Northern relief road.	-
U-02	Local access road.	-
U-03	Local relief road.	-
U-04	Develop and maintain pedestrian walkway through open space and along shoreline and continued via footpath to Cadogan's strand	-



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

Ballydehob

Durrus

Glengarriff

4 Ballydehob

4.1 Vision and Context

The strategic aim for Ballydehob is to encourage the consolidation of this colourful village by preserving the unique architectural character and landscape setting of the settlement whilst promoting 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 adequate waste water treatment facilities.

Strategic Context

4.1.1. Ballydehob is designated as a key village within the County Development Plan 2009. The village is located within the North and West Cork Strategic Plan study area. The lands surrounding the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

4.1.2. In the overall strategy of this Local Area Plan, Ballydehob is designated as a key village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that Key Villages are important locations for the provision of jobs and services in rural areas. The strategic aims for this village are that it will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

4.1.3. It is also an objective of the Cork County Development Plan 2009, to make provision for sufficient land to accommodate new development at a scale, layout and design that reflects the character of each village.

Local Context

4.1.4. Ballydehob is a charming and colourful coastal village on the south side of the Mizen peninsula and adjoining the main N71 between Skibbereen and Bantry. It is also located within 6km of the main town of Schull which is located to the west of the settlement and within 30km of Bantry and Skibbereen.

4.1.5. The village presently has a very good range of facilities, including a variety of shops, pubs and cafes, schools, two churches and a regular bus service. There is a modest amount of local employment generating activity.

4.1.6. The village has a vibrancy not always found in a settlement of this size with a number of popular festivals occurring throughout the year. This is a precious quality, especially if young people are to be retained or attracted to the wider rural area.

4.1.7. The village has a very attractive setting and attractive streetscape. This has been recognised in the designation of a significant portion of the settlement as an Architectural Conservation Area which runs from the coastal area around the small harbour and railway viaduct up along the main street. This area represents much of the historic core of the village of Ballydehob. The area around the estuary in particular has a very attractive and picturesque setting.

4.1.8. There is evidence of a settlement where the village of Ballydehob now stands from as early as the fourteenth century. It is known as "Beal Atha Da Chab" in the gaelic meaning - "The Ford Mouth of the Two Rivers"

4.1.9. Nowadays Ballydehob has the reputation of nurturing the arts and is home to several writers, artists, sculptors and craft workers in a variety of media. The village boasts antique and craft shops, a book shop and gallery.

4.2 Planning Considerations

Population and Housing

4.2.1. Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the table below that between 2001 and 2010 there were 48 dwelling units constructed within the boundary of the village, which equates to growth of approximately 38% for this period. These results indicate that the majority of this growth (29%) in the settlement took place after 2005. This can be considered to be significant, particularly over such a short period of time. Permission in the village exists for a further 7 units, 3 of which are currently under construction. The 2006 Census indicated that Ballydehob had a population of 240 an increase of 16.5% since the previous census.

Table 4.1 Ballydehob Housing Units (Geo-directory)			
	2001	2005	2010
Housing	133	140	181

4.2.2. Recent development has primarily been in the form of small scale housing schemes ranging from 4 to 12 units and other single site housing. The topography and protruding surface rock outcrops make development particularly challenging. Much of the land which was zoned in the last Local Area Plan in Ballydehob remained undeveloped.

4.2.3. Historically the grain of development was centred around the village core where a very attractive ambling street layout emerged. Development has since occurred in locations more peripheral to the

village core. While some development in the past decades has been less successful in respecting the established design reference of the village more recent development has been more sympathetic and the high design standard now established in the village should be maintained and promoted.

Infrastructure and Community Facilities

Physical Infrastructure:

4.2.4. Located adjoining the N71 (national route) the village enjoys good access to Bantry and Skibbereen. There is daily public bus service available in the village to Schull, Cork, Skibbereen and Bantry. The Main Town of Schull, given its close proximity to the settlement, is readily accessible from Ballydehob. In general the provision of footpaths and lighting is adequate.

4.2.5. Wastewater currently receives only primary treatment (septic tank) which has a design capacity of 700 and a current PE of 560. No plans exist for upgrading of wastewater infrastructure within the current WSIP. Due to the presence of 'shellfish designated areas' in the bay it is likely that tertiary treatment will be required.

4.2.6. Water Supply Network needs upgrading. Presently water is supplied from Skibbereen Rural Water Supply Scheme, which currently has adequate capacity.

Community/Social Infrastructure:

4.2.7. The village of Ballydehob has a range of recreational and tourist facilities associated with its attractive location and setting. Such a range would be considered the envy of many similarly sized settlements and contributes significantly to the attractiveness of the place. This includes amenity walks, playgrounds, public toilets, etc.

4.2.8. The GAA pitch is located on lands outside the village development boundary to the north east but in relatively close proximity. The village contains a community building and a church. It has a bring centre, post office and pier.

4.2.9. The village also contains 2 primary schools and a small medical centre. Scoil Bhride has 128 pupils and St. Matthias NS had 51 pupils in academic year 2008/2009.

Employment and Economic Activity

4.2.10. Much of the employment in the village is associated primarily with the service industry in the form of visitor accommodation, restaurants, pubs and retailing. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination. The range of employment associated with tourism can be further expanded while recognising that the traditional forms of employment such as fishing also need to be nurtured and developed. Outside of the village itself there is local employment in agriculture due to the extensive rural hinterland.

Environment and Heritage

- 4.2.11.** Ballydehob Bay, which abuts the town, is within the Roaringwater Bay and Islands candidate Special Area of Conservation and proposed Natural Heritage Area. Roaringwater Bay and Islands is a site of exceptional conservation importance, supporting diverse marine and terrestrial habitats.
- 4.2.12.** Parts of Ballydehob have been identified as being at risk of flooding. The areas at risk follow the path of the Rathruane River through the village and are illustrated on the settlement map along the banks of the river. 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.
- 4.2.13.** Ballydehob is located within the Clonakilty/Skibbereen Water Management Unit. The Rathruane and Bawnaknocknane Rivers merge and flow through Ballydehob into the Bay and are currently of 'good' river quality status, according to the South Western River Basin District (SWRBD) plan. At present wastewater in Ballydehob discharges into Roaringwater Bay which according to the SWRBD Plan is part of a protected area - 'Designated Shellfish Area' and is a Natura 2000 site (SAC)
- 4.2.14.** According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is 'moderate'. The existing wastewater treatment facilities in Ballydehob will need to be improved and upgraded which will contribute to the improvement of water quality to good status by 2021.
- 4.2.15.** The railway viaduct in Ballydehob is included in the Record of Protected Structures. Within the Ballydehob Architectural Conservation Area (see the Cork County Development Plan 2009-2015) development should conserve and enhance the architectural character and streetscape of the area, and high standards of design will be required. There are three designated Scenic Routes which traverse the settlement (S95, S97, S90).
- 4.2.16.** As detailed in the Draft Landscape Strategy 2008 Ballydehob is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

4.3 Problems and Opportunities

- 4.3.1.** Ballydehob's attractive setting and range of community facilities and services make it an attractive location for development. In recent years however, primarily due to infrastructural constraints it has not capitalised on this potential and to allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's wastewater infrastructure. Currently only preliminary treatment (septic tank) of wastewater exists within the village. This issue will need to be addressed in order to further enhance aquaculture activity in the immediate area.
- 4.3.2.** Whilst it is recognised that there is scope for development within Ballydehob, 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 therefore the sympathetic consolidation of sites within the development boundary.
- 4.3.3.** The surrounding countryside given its attractive coastal location is under considerable development pressure from individual rural housing. Therefore it is important that adequate provision is made to accommodate individual dwelling units and serviced site developments within the village to reduce the pressure on the surrounding countryside.
- 4.3.4.** Small and medium scale tourism development, including the provision of managed rental holiday accommodation, is positively encouraged in the village, provided it is compatible with the scenic qualities of the locality. There may be opportunities to provide further tourist accommodation within the town
- 4.3.5.** Traffic congestion is a problem, particularly during the peak tourist season. Provision of further off street parking is required. To the rear and north of Main Street, land uses, which include parking and garages, give rise to some amenity and traffic issues, and the full potential of these lands have not been realised. An objective is suggested which would facilitate appropriate re-development of this area.

4.4 Planning Proposals

Overall Scale of Development

- 4.4.1.** The development boundary for Ballydehob as defined in the 2005 Local Area Plan contained a number of areas of zoned and unzoned land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 7 dwelling units and there is capacity within the development boundary for additional development.
- 4.4.2.** 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.

- 4.4.3.** The topographical constraints identified previously do not lend themselves easily to development however there are a number of parcels of land within the development boundary which still have potential to contribute to addition of future housing stock.
- 4.4.4.** Having regard to the key village status of Ballydehob and its location serving a wide hinterland and tourist trade, it is important to maintain development opportunities 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.
- 4.4.5.** 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 220 units by 2020. Given the scale and development pattern of the village to date it is considered that any individual scheme for new housing development should not be larger than 12 units.
- 4.4.6.** These 39 additional dwellings take into account the existing character or grain of the village, where a total of 181 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.
- 4.4.7.** 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.
- 4.4.8.** 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 by the Council will be delivered.

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Ballydehob it is an objective to encourage the development of up to 39 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands SAC must be provided in advance of development. Waste water infrastructure must be capable of treating current and projected loads. Sustainable Urban Drainage Systems (SUDS) will be required for developments within this area.</p> <p>(c) 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 12 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 10 dwelling units served by individual treatment systems. 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. 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 and on the Special Area of Conservation.</p> <p>(e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(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</p>

Objective No.	General Objectives
	<p>development should be in the form of terraced development / courtyard schemes.</p> <p>(g) 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>(h) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(i) Retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(j) 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>(k) It is an objective to support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(l) It is an objective to identify a requirement for an accessible off street car parking solution within walking distance of the village centre.</p> <p>(m) It is an objective to maintain the existing community facilities and where possible expand the range of sports facilities available in the village.</p> <p>(n) It is an objective to protect the setting of the village. It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan.</p> <p>(o) It is an objective to prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan</p> <p>(p) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Open Space and Agriculture

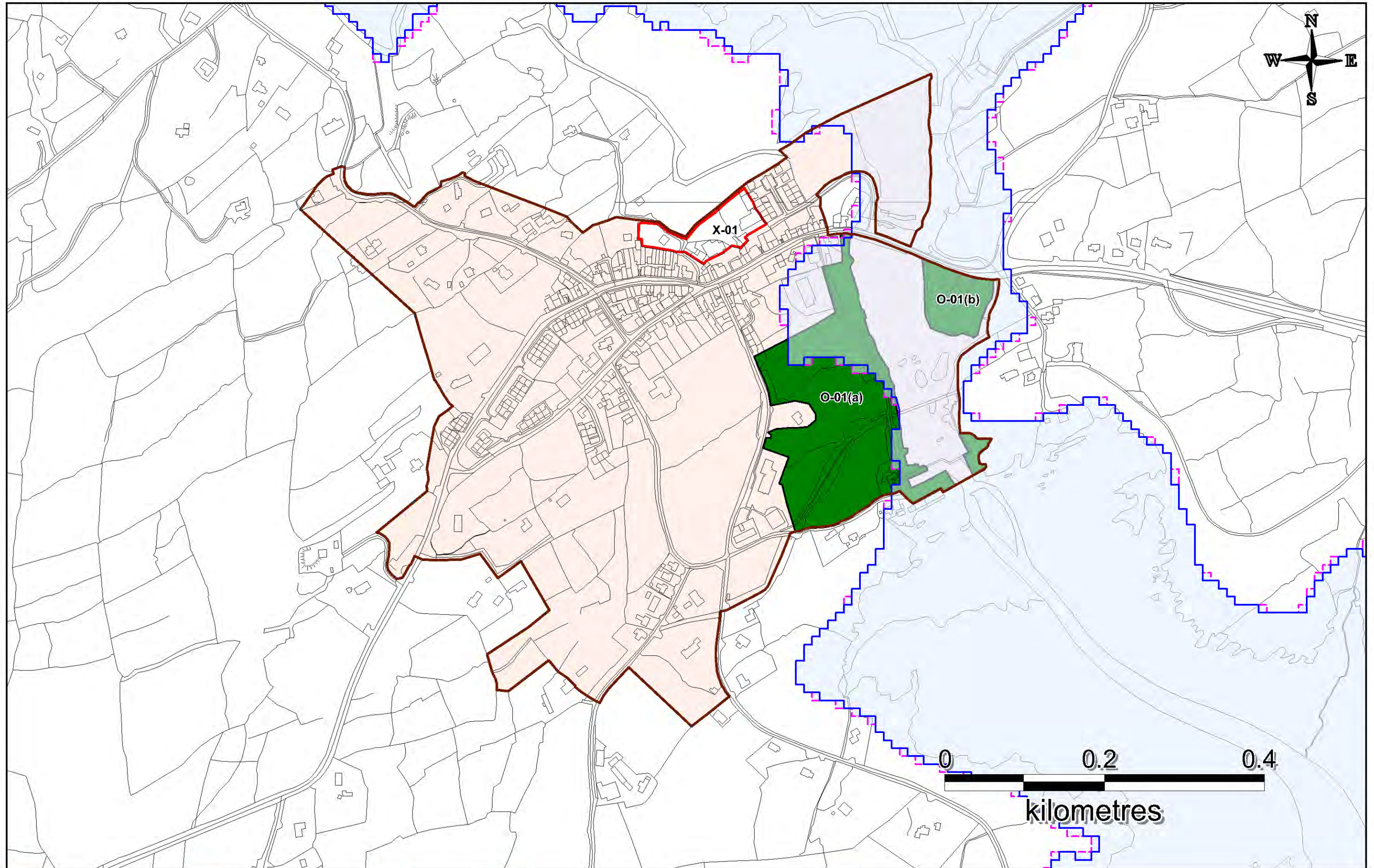
4.4.9. The specific open space, sports, recreation and amenity zoning objectives for Ballydehob are set out in the following table:

Objective No.	Open Space, Sports, Recreation and Amenity Objectives	Approx Area (Ha)
O-01	Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Parts of this zone are within the Special Area of Conservation and are not suitable for development. Any development proposals in other lands zoned O-01 must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. 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.	4.6

Special Policy Area

4.4.10. A special zoning objective has been attached to a site within the village core to encourage the regeneration of that site as follows:

Objective No.	Special Policy Objectives	Approx. Area (Ha)
X-01	Potential redevelopment area with a range of potential uses including town car park. Use and design of any new development should have regard to the limited vehicular access to the area the residential amenity of occupiers of properties on the road frontage, and the desirability of enhancing the physical fabric of the locality.	0.6



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 | |

5 Durrus

5.1 Vision and Context

The strategic aim for Durrus is the continued expansion of its role by developing the settlement in a consolidated manner whilst respecting the pattern and character of development in the village. The aim seeks to further protect the most valuable heritage and landscape assets of the area, to promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the continued and necessary upgrading of appropriate infrastructure.

Strategic Context

5.1.1. Durrus is designated as a key village within the County Development Plan 2009. The village is located within the North and West Cork Strategic Plan study area. The lands surrounding the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

5.1.2. In the overall strategy of this Local Area Plan, Durrus is designated as a key village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that Key Villages are important locations for the provision of jobs and services in rural areas. The strategic aims for this village are that it will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

5.1.3. It is also an objective of the Cork County Development Plan 2009, to make provision for sufficient land to accommodate new development at a scale, layout and design that reflects the character of each village.

Local Context:

5.1.4. The key village of Durrus is located 10km from the town of Bantry and represents a gateway and service centre to the scenic Sheeps Head Peninsula and Mizen Peninsula along the R591 route.

5.1.5. The settlement of Durrus has an impressive range of services for its size, with a variety of shops, pubs, and churches, primary schools, health centre and nursery. There is also some industry. Being off the main national route (N71) the settlement has only a limited public transport service.

5.1.6. Growth in recent years in the settlement has been strong while the settlement has still managed to retain many elements of its original

character. The footprint of the town has remained relatively compact despite the large development boundary and much of the more recent development has been clustered within 300-400 metres of the heart of the village.

5.2 Planning Considerations

Population and Housing

5.2.1. Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the table below that between 2001 and 2010 there were 66 dwelling units constructed within the boundary of the village, which equates to growth of approximately 64% for this period. These results indicate that the majority of this growth in the settlement took place after the adoption of the 2005 Local Area Plan for the settlement. This can be considered to be significant, particularly over such a short period of time. The 2006 Census indicated that Durrus had a population of 313 an increase of 10.6% since the previous census.

Table 5.1 Durrus Housing Units (Geo-directory)			
	2001	2005	2010
Housing	103	105	169

5.2.2. Survey work in 2010 indicates that there are 12 units completed which have not been occupied to date. Recent development has primarily been in the form of small to medium sized housing schemes. Many of these are holiday home schemes. A scheme located between the primary school and the church has permission for 24 units. 12 of these are completed to date but remain vacant while 12 remain to be commenced. A scheme of 25+ units (including holiday homes) attached to the refurbishment of an old mill has been successfully completed in recent years. A number of smaller schemes (4 units or less) and single site developments also occurred over the plan period. Much of the land zoned in the last plan in Durrus remains undeveloped.

5.2.3. The historic footprint of the settlement is based primarily around a small green, a crossroad and a traditional streetscape. The street has been enhanced and consolidated over recent years with some of the more recent schemes tying in with relative success to the existing streetscape. The area towards and beyond the Catholic Church contains more low density single site type development as does the higher road in the village.

Infrastructure

5.2.4. The village has no regular bus service. The road network in the area is in need of upgrading/resurfacing including footpath provision and traffic calming measures throughout the village. The back road running east-west direction needs resurfacing and provision of

footpaths and public lighting. Footpaths should be continuously extended from the heart of the village down to the Catholic Church, the community field and beyond. Public lighting to St. James Church needs to be extended along this popular walking route in the village.

5.2.5. The present water supply can cater for a population equivalent (PE) of 500. This is served from a stand alone scheme which provides water from Four Mile Water River. Future water supply for Durrus is dependant on the Bantry Regional Water Supply Scheme Phase 2. This scheme however is not included within the current WSIP. This scheme includes the provision of network to hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.

5.2.6. Existing treatment plant has design capacity of 500PE. A licence has been applied to the EPA for 500. Indications are that there is only a small spare capacity of 65PE at present.

Community Facilities

5.2.7. The village of Durrus has a range of recreational and tourist facilities which could be expanded. The area around the community field is an important asset to the community. It also contains a pre-school, tennis courts, small park/playground and soccer pitch. Access for both pedestrians and vehicles however is extremely hazardous at this location around the existing bridge with junction upgrade and footpaths provision being extremely important to connect these important community facilities safely with the rest of the village. Support for expansion of community facilities in this area should be continued.

5.2.8. Long term there may be potential for further development of the estuarine area for boating and other community recreation but this would need to be developed in a manner sympathetic to the setting.

5.2.9. The village contains two churches, a number of pubs, shop and other services. The village contains two primary schools and a community childcare facility. The 2008/2009 school records demonstrate that Carraigboy NS had 100 pupils while SN Naomh Sheamus had 19 pupils.

Employment & Economic Activity

5.2.10. Much of the employment in the village is associated primarily with the service industry. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination and local service centre. The range of employment associated with tourism needs to be expanded.

Environment and Heritage

5.2.11. Much of the village and its surroundings are included within the defined Scenic and Coastal Area. The scenic landscape designation stretches into a substantial portion of the settlement through the estuary and up along the Four Mile Water River. Sensitivity must be exercised in relation to any proposals in this area as it represents an undoubted asset in terms of the setting of the village and

contributes to its attractiveness as a place to live. There are two designated Scenic Routes (S108/S109) which traverse the village.

5.2.12. Parts of Durrus have been identified as being at risk of flooding. The areas at risk follow the path of the Four Mile River and Ahanegavanagh stream 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.

5.2.13. Durrus is located within the Bantry Bay South/Dunmanus Water Management Unit. At present wastewater in Durrus discharges into the Four Mile River which flows into Dunmanus Bay Inner Harbour part of which is a protected area –'Shellfish Area'. The Four Mile Water River and Ahanegavanagh Rivers which flow through the village are currently of 'good' river quality status, according to the South Western River Basin District (SWRBD) plan. The river is a Drinking Water Protected Area.

5.2.14. At present, the wastewater treatment plant discharges to Dunmanus Bay. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is presently unassigned. The existing wastewater treatment facilities in Durrus will need to be improved and upgraded as population expands in order to ensure water quality is of good status by 2021.

5.2.15. Nearby Coolnalong Castle is included in the Record of Protected Structures. It is also located in close proximity to Dunbeacon Shingle (Special Area of Conservation)

5.2.16. As detailed in the Draft Landscape Strategy 2008 Durrus is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

5.3 Opportunities and Constraints

5.3.1. Much of the village development boundary is included within the designated Scenic Landscape in the Cork County Development Plan 2009-2015. This requires that sensitivity must be exercised in the consideration of appropriate forms of development particularly around the estuary and the designated scenic landscapes. It is important that any future development maintains the integrity of the surrounding landscape particularly as Durrus is a gateway to the attractive Sheeps Head Peninsula.

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. The future capacity of infrastructure has the potential to limit the development potential of sites within the development boundary of the village.

5.3.3. While there are available sites within the present development boundary it is difficult to predict the future direction of growth of the village beyond the 2020 current plan period. Topography of the area does not lend itself easily to future development. It is therefore important that development is consolidated on available lands within the current boundary.

5.3.4. There are a number of sites within the village which are derelict or remain vacant some of which are recently constructed or where construction has ceased. Best practice would indicate that these should be occupied prior to any further development being permitted. In particular the old co-op site may have some potential for redevelopment.

5.3.5. As highlighted earlier improvements to the urban environment in particular providing safe footpaths for recreation and amenity along the existing road network are required. The area around the estuary has a very attractive and sensitive character and remains relatively unspoilt. Mature stands of trees and woodland characterise this tidal area around the Church of Ireland which is attractive and can be considered sensitive to development.

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 Durrus as defined in the 2005 Local Area Plan contained a number of areas of zoned and unzoned land, the majority of which remained undeveloped at the start of 2010.

5.4.3. In 2010 there was outstanding planning permission for 12 units within the development boundary of the plan. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for significant additional development.

5.4.4. Topographical constraints within the boundary do not lend themselves easily to development however there are a number of parcels of land within the development boundary which do not suffer such physical constraints.

5.4.5. Although there are available lands within the current development boundary with the potential to accommodate up to 200 units this plan envisages development in the range of up to 100 as an

appropriate scale for additional dwellings in the village to 2020, taking the housing stock to approximately 270 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 units.

5.4.6. These 100 additional dwellings take into account the existing character or grain of the village, where a total of 169 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 25 individual dwellings supported by individual waste water treatment systems.

5.4.7. Having regard to the key village status of Durrus and its location serving a wide hinterland and tourist trade, it is important to maintain development opportunities 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 with a limited expansion to cater for permitted, committed developments and established areas.

5.4.8. 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

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Durrus it is an objective to encourage the development of up to 100 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development 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 and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) 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 12 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 25 dwelling units served by individual treatment systems. 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. 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) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(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) 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</p>

Objective No.	General Objectives
	<p>to be an important part of any proposed scheme.</p> <p>(h) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(i) Retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(j) 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>(k) It is an objective to support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(l) It is an objective to identify a requirement for an accessible off street car parking solution within walking distance of the village.</p> <p>(m) It is an objective to maintain the existing community facilities and where possible expand the range of sports facilities available in the village particularly in the area around the Community Field.</p> <p>(n) It is an objective to protect the setting of the village. It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan.</p> <p>(o) It is an objective to prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan</p> <p>(p) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Recreation, Amenity and Open Space

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

Objective No.	Open Space, Sports, Recreation and Amenity	Approx Area (Ha)
0-01	Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Limited development will be permitted where it can be sensitively integrated into the setting. Objective includes the protection of the present community field facility, playground and community facilities. 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.	5.1ha
0-02	Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Limited development will be permitted where it can be sensitively integrated into the setting. 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.	17ha

Infrastructure

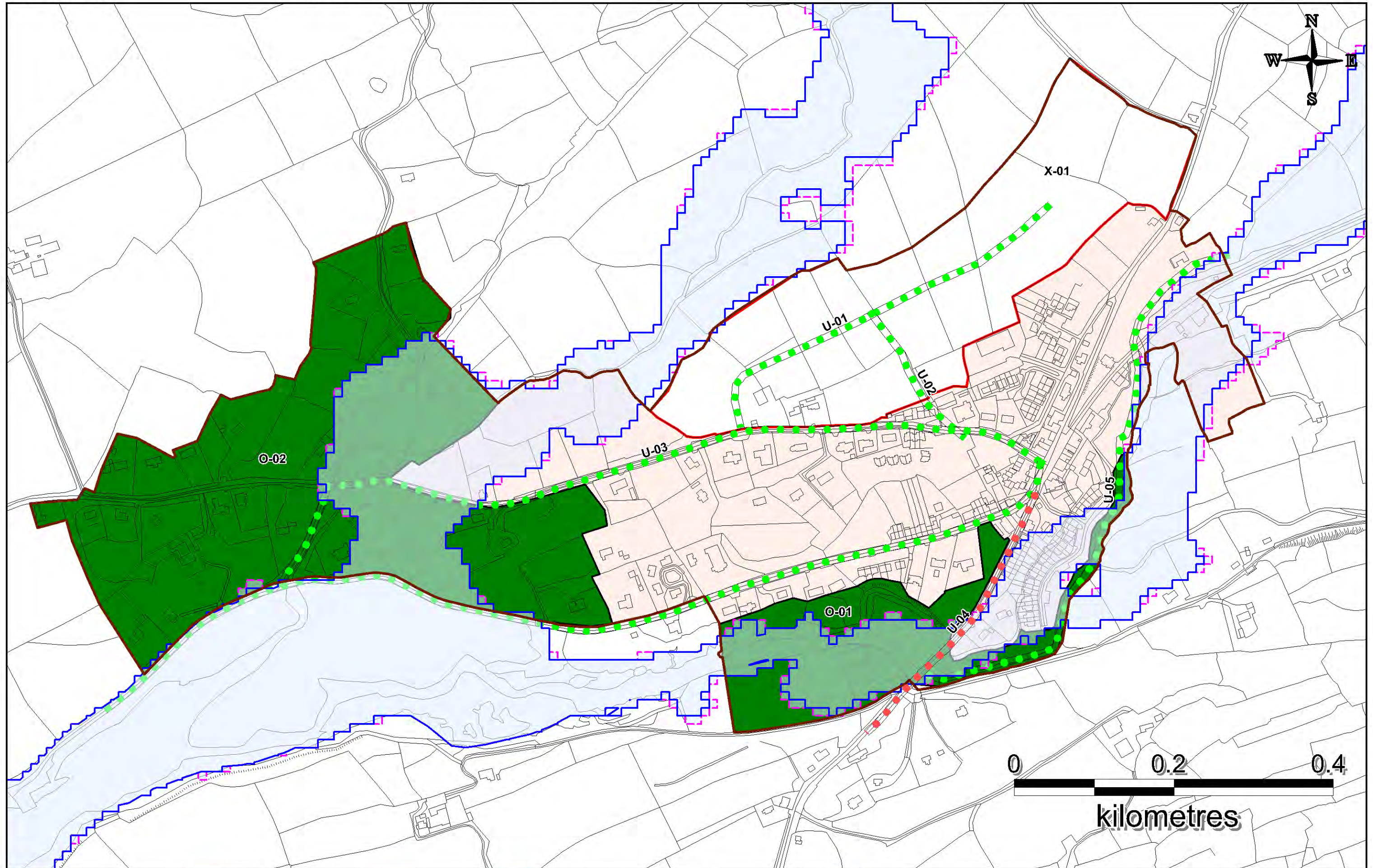
5.4.10. The specific objectives in relation to infrastructure for Durrus are set out in the following table:

<i>Objective No.</i>	<u>Infrastructure Objectives</u>	<i>Approx. Area (Ha)</i>
U-01	New road providing access to housing development. Note alignment shown is indicative rather than prescriptive. Area should be protected from development which may prejudice the orderly layout and delivery of the road.	-
U-02	Path (pedestrian and cycle) to provide direct access between proposed housing development and village centre and facilities.	-
U-03	It is an objective to develop a looped walk along the existing roads in the village (church road via St. James church and estuary along the upper road and around to the village centre). It is proposed that this road could also connect to the pier. It is also a longer term objective to develop public lighting along the identified route.	-
U-04	It is an objective to prioritise the upgrading and widening of roads within the village during the lifetime of the plan. In particular it is an objective to upgrade and make safe the access junction and bridge at the community field/playground.	-
U-05	Develop and maintain amenity walk	-

Special Policy Areas

5.4.11. A special zoning objective has been attached to a site within the village as follows:

<i>Objective No.</i>	<u>Special Policy Area Objectives</u>	<i>Approx. Area (Ha)</i>
X - 01	Medium density residential development, subject to availability of and connection to mains sewerage. Provision of through road linking to identified potential future development lands is required (U-01) and all reasonable endeavours should be made to provide a direct and convenient pedestrian link to the village core.	11.4ha



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Glengarriff

6.1 Vision and Context

The strategic aim for Glengarriff as a key village is to encourage and consolidate sympathetic development within this unique and sensitive landscape setting. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

- 6.1.1.** Glengarriff is designated as a key village within the County Development Plan 2009. The village is located within the North and West Cork Strategic Plan study area. The lands surrounding the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.
- 6.1.2.** In the overall strategy of this Local Area Plan, Glengarriff is designated as a key village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that Key Villages are important locations for the provision of jobs and services in rural areas. The strategic aims for this village are that it will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.
- 6.1.3.** It is also an objective of the Cork County Development Plan 2009, to make provision for sufficient land to accommodate new development at a scale, layout and design that reflects the character of each village.

Local Context

- 6.1.4.** Glengarriff is scenically situated on the northern shore of Bantry Bay some 15km north west of Bantry town. It is a through route of the N71 national route and brings traffic from Kenmare and the Beara peninsula to Bantry and beyond. The village presents itself as a particularly attractive stop off point due to its ancient woods, lakes and subtropical gardens.
- 6.1.5.** The settlement of Glengarriff is principally a location for tourist related development, with a mix of hotels, tourist shops, pubs, restaurants, gardens, etc and a pier serving tourist ferries and fishing boats. It is the principal point for embarking on small ferries providing access to Garinish Island which is a significant tourist attraction to the area. It also acts as a small centre providing convenience shopping,

employment and other services to the residents of the rural hinterland. The relative accessibility (compared to the peninsulas), scenic but gentle landscape and position on the national route all contribute to its popularity as a location for holiday, second and retirement homes. Its attractive setting means the entire village and much of its surroundings are included within the defined Scenic and Coastal Area and there are two designated Scenic Routes.

- 6.1.6.** The character and appearance of the core of the village is somewhat disparate. The traditional buildings are built to the street frontage, as are some more recent commercial and other developments. Recent houses (and some recent commercial developments) though, tend to be placed back on their plots, giving a rather suburban character and weakening the definition of the village core. It is proposed that new development should be built up to the traditional building line unless there are over-riding reasons to do otherwise.
- 6.1.7.** The visual weakness of the village core is exacerbated by the great width of part of the road. This does allow a good amount of parking space (though this is only fully used for part of the year) but it has a dominating and negative impact on the visual quality of the village, contributes to the excessive speed of many passing vehicles, and makes it more difficult for pedestrians to cross the road. These issues could be addressed by 'build-outs' at intervals. These could be planted with trees and shrubs, or incorporate pedestrian crossings.
- 6.1.8.** At a yet finer grain, some of the buildings are somewhat poorly maintained or presented, and some of the signage is rather unsympathetic in size and character. The Council has little power over the former, but some signage does require permission and therefore controls can be used.
- 6.1.9.** Development sprawls for a considerable distance from the heart of the settlement, especially in the direction of Bantry, and some development over the years has been rather suburban in character. Together, these risk reducing the long term appeal of the settlement and locality.

6.2 Planning Considerations

Population and Housing

6.2.1. Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the table below that between 2001 and 2010 there were 36 dwelling units constructed within the boundary of the village, which equates to growth of approximately 37% for this period.

Table 6.1 Glengarriff Housing Units (Geo-directory)			
	2001	2005	2010
Housing	97	102	133

- 6.2.2.** Since 2005 there has been little significant development in the village. All land zoned in the last plan period for residential purposes failed to be developed.
- 6.2.3.** The additional increase of 30 units primarily relates to the occupation of units constructed during the last plan period rather than any increase in new dwelling numbers. Infrastructural deficiencies, topographical constraints and the sensitive nature of the setting of the village have undoubtedly been contributing factors in limiting development. Of particular concern has been the amount of recent development (last 10 years) occurring outside the development boundary much of which has occurred in a rather haphazard manner.
- 6.2.4.** Many infill sites exist along the main street and it is important that these sites are developed as a priority in redressing the balance of the village which continues to sprawl outwards. It is important however that any proposals in this location respect the character and pattern of this attractive village centre location.

Infrastructure and Community Facilities

- 6.2.5.** Located on the N71 (national route) the village enjoys good access to Bantry and Kenmare. There is daily bus public transport available in the village to both Cork and Killarney and further along the peninsula along the R572 (Regional Road). In recent years local roads accessing the village have come under increasing pressure due to the expansion of development in the hinterland and widening or upgrading of these roads will continue to be issues into the future. Those roads located both within and adjoining the development boundary should be given priority in this regard.
- 6.2.6.** New paving to footpaths in the village has increased the width to accommodate external seating. Pinch points and build outs at intervals could address traffic calming and further establish pedestrian priority in the settlement.
- 6.2.7.** In terms of wastewater treatment Glengarriff is not on the present Water Services Investment Programme (WSIP). Although the present system has a design capacity of 1000PE with present loading of 750PE the system currently only provides primary treatment. Due to the presence of shellfish designated areas in the bay it is likely that tertiary treatment will be required. The upgrading of existing wastewater treatment facilities is critical to the future development potential of Glengarriff.
- 6.2.8.** In terms of water, there is currently only limited scope for expansion because of restrictions in the water supply. A small local river is the current source. Future water supply for Glengarriff is dependant on the Bantry Regional Water Supply Scheme Phase 2 which may include Glengarriff. This scheme however is not included within the current WSIP. This scheme includes the provision of network to hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.
- 6.2.9.** Parts of Glengarriff have been identified as being at risk of flooding. The areas at risk follow the path of the Glengarriff River and

other tributaries which drain into Glengarriff Harbour 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.

Community/Social Infrastructure:

6.2.10. The village of Glengarriff has a range of recreational and tourist facilities associated with its attractive location. This contributes significantly to the town and includes walks, playground, public toilets, etc. There are also proposals in place for an indoor sports hall on the grounds of the GAA club.

6.2.11. The village contains a community building, 3 hotels, church and cemeteries. There may be need to provide for expansion of the cemetery and the local authority will work with the church authorities to identify lands and facilitate an expansion should this be required during the lifetime of the current plan.

6.2.12. The village contains one primary school and a small medical centre. The 2008/2009 school records show that SN Fhiachna has 57 pupils.

Employment & Economic Activity

6.2.13. Much of the employment in the village is associated primarily with the service industry in the form of visitor accommodation, restaurants and retailing. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination. The range of employment associated with tourism needs to be expanded while recognising that the traditional forms of employment such as fishing also need to be nurtured and developed.

6.2.14. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Glengarriff is designated as a Secondary Hub which requires appropriate planning for marine related infrastructure and the provision of a Harbour Management Plan for the busy tourism season.

Environment and Heritage

6.2.15. Much of the area around the village forms the Glengarriff Harbour and Woodland Candidate Special Area of Conservation. This is important because it is the only sizeable area of old Oak woodland remaining in West Cork and is considered second only to Killarney as an example of Oceanic Sessile Oak/Holly woodlands. Furthermore, the site supports populations of four animal species listed on Annex II of the Habitats Directive - Common Seal (the largest colony in the south-west of Ireland), Lesser Horseshoe Bat, Freshwater Pearl Mussel and Kerry Slug. It contains a rich variety of flora and fauna, including rare plants and fungi.

6.2.16. Glengarriff is located within the Sheen Glengarriff Water Management Unit. At present, the municipal septic tank discharges into the Bay, a protected area, which is a 'Designated Shellfish Area' and the Glengarriff Harbour and Woodland (SAC). According to the South Western River Basin District (SWRBD) Plan the overall status of these 'Transitional and Coastal Waters' is 'high'.

6.2.17. Three rivers flow both within and adjoining the development boundary and discharge to Glengarriff Harbour. The current status of both Glengarriff and Reenmeen rivers is described as 'high' while the overall status of the Dromgarriff river is described as 'good'. The overall strategy outlined in the SWRBD Plan is to protect the status of these. The existing wastewater treatment facilities in Glengarriff will need to be improved and upgraded which will contribute to the protection of water quality status.

6.2.18. As detailed in the Draft Landscape Strategy 2008 Glengarriff is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

6.3 Problems and Opportunities

6.3.1. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. Restrictions in relation to availability of infrastructure are limiting the development potential of sites within the development boundary of the village.

6.3.2. It is also important that any future development maintains the integrity of the surrounding landscape. The entire local area including lands within the development boundary are included within the designated Scenic Landscape in the Cork County Development Plan 2009-2015. This requires that sensitivity must be exercised in the consideration of appropriate forms of development.

6.3.3. The woodlands around Poulgorm and access point to Garinish Island are an area in which development should be strictly limited while the land immediately north of the village development boundary contributes significantly to the scenic and visual amenity of the village. Any development in this area needs to be extremely sensitive to the setting.

6.3.4. The entrance to Glengarriff Woods Nature Reserve is located approximately 1km from Glengarriff village, Co. Cork, on the Kenmare Road (N17) and outside the village boundary. There are a number of very attractive local walks/hikes and a picnic area within the reserve. Considering the national significance of the SAC and the attraction of the native woodlands a walking route should be developed linking this to the village.

6.3.5. The challenge is to further develop the role of Glengarriff as a tourist centre without compromising the scenic qualities which give it its character and attract visitors and investment. To advance this, in the village core, a Village Design Statement is proposed. An objective encouraging the development of a strong streetscape is also proposed. Glengarriff is heavily reliant on tourism and it is considered that the encouragement of marine related development in the village would enhance its tourist potential whilst simultaneously providing a broader employment and economic base for the settlement and its surrounding area. The expansion of community/tourist related facilities is encouraged within this key village. The area around the pier was earmarked during the last plan as an opportunity site for a community/tourism project. It is considered that the potential of the site still remains however it needs to be reinforced that any proposals should aim to respect the setting of the site.

6.3.6. It is important that the settlement policy aims to consolidate development within the present boundary. The rationale for this is to contain the problem of increasing sprawl of the village outwards. It is recognised that there is little capacity to develop the village to the south (coastal) or to the north in the visually and ecologically sensitive uplands which contribute significantly to the attractive setting of the area but there remain opportunities for infill including greenfield sites within the current boundary. The extensive nature of permanent and holiday residential development also generates unnecessary traffic and demand for parking in the village core, and the distance from the core of some commercial development dissipates, to some extent, the commercial potential of Glengarriff. Further built development along the N71 between Barony Bridge, Glengarriff and Snavel Bridge, Ballylickey should be avoided.

6.3.7. There is potential in the core of the village for intensification of both commercial related and residential uses to maximise and further capitalise on the tourist potential of the area.

6.3.8. The development of small groups of housing, detached housing and serviced sites/self build options may be the most appropriate form of development for the village in terms of attracting population and offering an alternative to those who would otherwise consider housing in the open countryside.

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, supported by the availability of employment opportunities in the locality and the continued provision of local services.

6.4.2. The development boundary for Glengarriff as defined in the 2005 Local Area Plan contained a number of areas of zoned and

unzoned land, the majority of which remained undeveloped at the start of 2010.

6.4.3. At the time of writing the plan there were no outstanding planning permissions. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for significant additional development.

6.4.4. Having regard to the key village status of Glengarriff and its location serving a wide hinterland and tourist trade, it is important to maintain development opportunities 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.

6.4.5. This plan envisages development in the range of up to 60 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 12 units.

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.

6.4.7. 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 by the Council will be delivered.

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Glengarriff it is an objective to encourage the development of up to 60 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Glengarriff Harbour and Woodland Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(c) 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 12 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment systems. 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. 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 and on the Special Area of Conservation.</p> <p>(e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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.	<u>General Objectives</u>
	<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) 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>(h) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(i) The plan shall seek to expand and encourage a further mix including the provision of a range of social and affordable housing</p> <p>(j) Retail and office development should be accommodated within the village core of the village and should make adequate provision for parking.</p> <p>(k) 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>(l) It is an objective to support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(m) It is an objective to resist further development along the N71 between Barony Bridge, Glengarriff and Snave Bridge, Ballylickey in order to encourage the consolidation of the settlement and protect the setting of the area.</p> <p>(n) It is an objective to maintain the existing community facilities and where possible expand the range of sports facilities available in the village. It is an objective to identify a suitable location for the expansion of the cemetery during the lifetime of the plan.</p> <p>(o) It is an objective to protect the sensitive setting of the village and the key characteristics and landscape features which make Glengarriff an attractive place. In particular, these areas include the coastal woodlands and gateway to</p>

Objective No.	General Objectives
	<p>Garnish Island and sensitive uplands including the ancient oak woodlands of Glengarriff.</p> <p>(p) It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan.</p> <p>(q) It is an objective to prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.</p> <p>(r) It is an objective to develop a pedestrian/cycle route along the N71 to Bantry.</p> <p>(s) It is an objective to improve and extend footpaths generally within the village, particularly to the GAA grounds. It is also an objective to develop a pedestrian/cycle route to link with the Glengarriff Woods Nature Reserve and other amenities in this area (located 1km to the east of the village settlement)</p> <p>(t) It is an objective to upgrade, where feasible, existing tourist infrastructure including the provision of public toilets at key tourist access points.</p> <p>(u) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(v) Situated on Glengarriff Harbour, this settlement is surrounded on its landward sides by old oak woodland which forms the Glengarriff Harbour and Woodland Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>The settlement boundary is adjacent to designated woodland in places. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p>

Objective No.	General Objectives
	A buffer zone will be required between any developments proposed adjacent to designated woodland. The size of the buffer zone will be determined at project level.

Open Space, Recreation and Amenity Objectives

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

Objective No.	Open Space, Sports, Recreation and Amenity Objectives	Approx Area (Ha)
0-01	<p>Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. A significant part of the area is located within the Glengarriff Harbour and Woodland SAC, and is protected as it supports habitats and species of high conservation value. Development proposals will not be considered for land zoned as O-01 that are within the SAC.</p> <p>Any development proposals in other lands zoned O-01 must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</p> <p>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.</p>	16.4

Objective No.	Open Space, Sports, Recreation and Amenity Objectives	Approx Area (Ha)
0-02	Open Space to be protected for visual amenity and scenic qualities and contributing to the setting of the village. 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.	1.2
0-03	Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village.	1.1
0-04	Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. Zoning includes provision for a maximum of 3 sensitively designed houses subject to a detailed landscaping scheme which seeks to retain and augment existing tree and vegetation cover and provide for adequate site access.	3.9

Infrastructure Objectives

6.4.9. The specific Infrastructure zoning objectives for Glengarriff are set out in the following table:

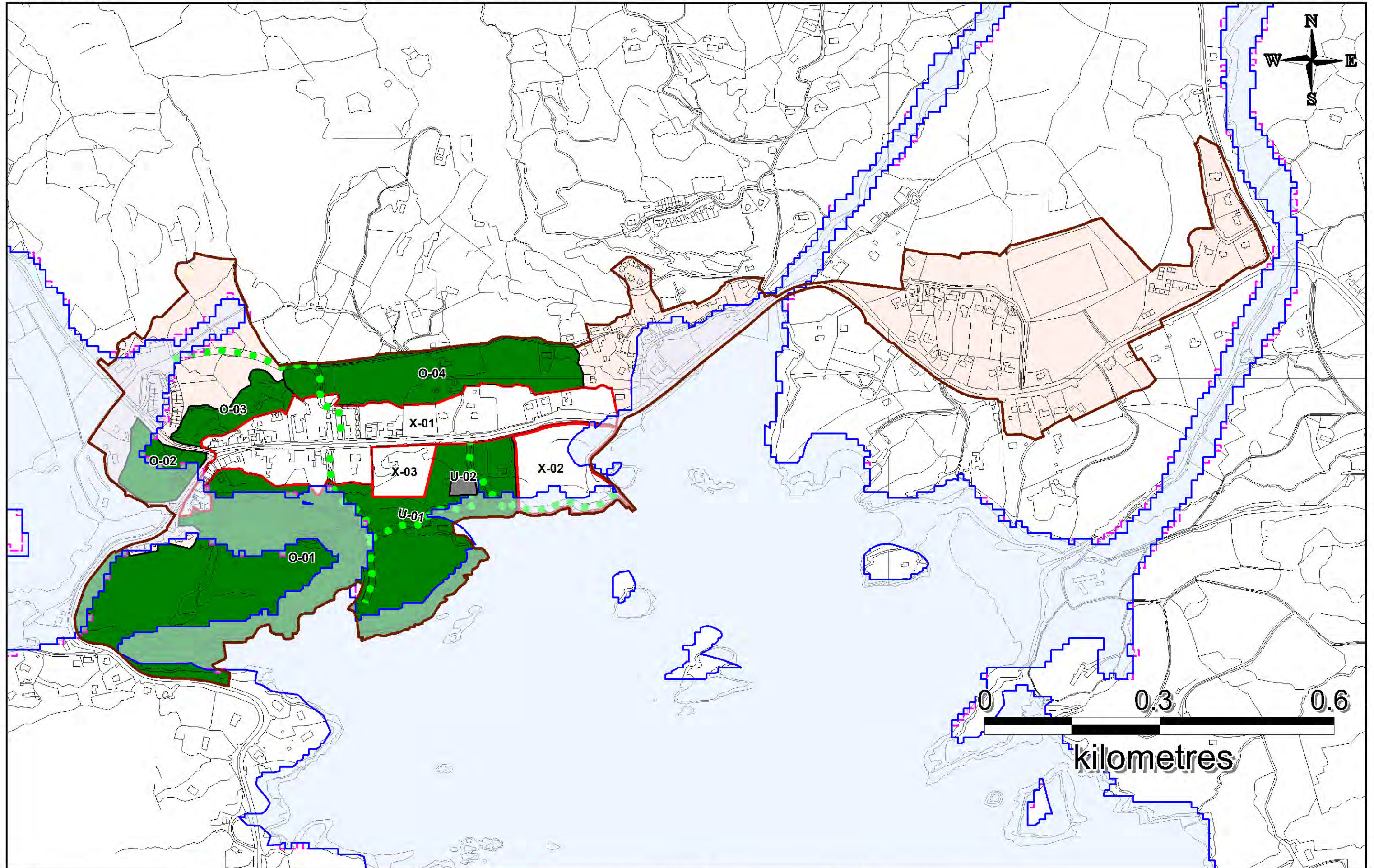
Objective No.	Infrastructure Objectives
U-01	Provision of a pedestrian link and amenity walk
U-02	Wastewater Treatment Plant

Special Policy Areas:

1.1.1. The specific policy area objectives are set out in the following table:

Objective No.	<u>Special Policy Area Objectives</u>	Approx Area (Ha)
X - 01	Within the village core area built development should usually abut the road frontage. Where development is, exceptionally, permitted set back from the road frontage, this should be set far enough back so that the road frontage line can be reinforced by dense tree planting or retention of existing trees, and/or substantial walls of quality design and materials across as much of the frontage as is practicable. Off street car parking, where provided, should usually be accommodated to the rear or side of buildings, and frontage parking avoided. Any further development of sites which already have their buildings set back from the road should incorporate frontage treatments along the lines indicated above. 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.	6.6

Objective No.	<u>Special Policy Area Objectives</u>	Approx Area (Ha)
X - 02	An action plan shall be prepared for the entire site outlining proposals for mixed use, comprising community and amenity uses, in addition to some marine related tourism and leisure uses along the eastern portion of the site, close to the pier area. Provision shall be made for additional parking areas and existing trees and landscaping shall be maintained where possible. 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. This area is within 100m of Glengarriff Harbour and Woodland SAC. Development proposals must be designed to minimise potential for impacts on water quality within the harbour and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. A buffer zone is likely to be required between any development proposed for this area and the Special Area of Conservation.	2.2
X-03	Lands to be reserved for specific tourist related/heritage project. Proposals should respect the sensitive setting of the village, contribute positively to the streetscape and seek to retain the natural setting to the rear of the site as much as possible.	0.9



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 | |

West Cork Island Communities

Bere Island

Dursey Island

Heir Island

Long Island

Whiddy Island

7 Bere Island

7.1 Vision and Context

The strategic aim for Bere Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.

Strategic Context

- 7.1.1. Bere Island forms part of the Bantry Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.
- 7.1.2. In the overall strategy of this Local Area Plan, Bere Island is designated as a West Cork Island Community in the Bantry Electoral Area. The strategic aims for West Cork Island Communities are to support their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support 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 transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.
- 7.1.3. The West Cork Island Communities are an important element of the West Cork Region as a whole. Many of the West Cork Islands have a similar range of services to that found in a key village. They are a distinctive element within the area and add to the overall amenities and attractiveness of the area for locals and visitors alike. Over the life of this Local Area Plan the West Cork Islands will be supported to ensure viable socio-economic island communities in order that the permanent population will be sustained and further increased.

Local Context

- 7.1.4. Bere Island is located at the mouth of Bantry Bay and is separated from the mainland by Berehaven Harbour to the North. The island is seven miles long by three miles wide; the direct translation of its Irish name being 'The Big Island'.
- 7.1.5. The closest town to the island and main service centre for the Beara peninsula is the main town of Castletownbere which is accessed by ferry boat. The island is predominantly rural in character however there are a few key areas on the island where development and services are clustered.
- 7.1.6. The island was an important military base and, though now reduced in scale and intensity, the military presence remains an

important factor in the island's land use and economy. The military history of the island has also left a rich archaeological heritage of buildings and fortifications. An impressive variety of archaeological sites, dating from the Bronze Age through the Medieval to the 19th century, are found on Bere Island.

7.1.7. Historically the grain of development has occurred primarily around Rerrin village where many services are located. The Ballynakilla area also has a number of services. The pattern of development on the remainder of the island is more dispersed but development is primarily gathered to the more sheltered northern section of the island.

7.2 Planning Considerations

Population and Housing

- 7.2.1. The key issue is the need to stabilise and increase the permanent population on the island.
- 7.2.2. The population of the island is approximately 209 according to the Bere Island Projects Group Development Plan, (CSO figures for 2006 record a population of 187). There are a significant number of holiday homes on the island, and the island population increases considerably during the summer months. The Department of Defence camp on the island caters for FCA and army personnel in training which influences population and activity levels on the island. It is evident from previous Census data that Bere Island in the last two decades has suffered from a degree of population decline even through a sustained period of economic growth.
- 7.2.3. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it. There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is a particularly important issue.

1986	1991	1996	2002	2006
230	216	212	207	187

7.2.4. Statistics from 2006 indicate that the islands experienced a lower unemployment rate than the national average figure. However CSO statistics predate the current economic recession and it is likely

that the unemployment rate on the islands has increased in the past four years as per the national trend. It is noted however, that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.

7.2.5. During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island. The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled. Existing residential development is dispersed across the lower parts of the islands, with concentrations in the villages of Rerrin and Ballynakilla. The military base (currently a training camp) is located mainly at the eastern end of the island.

Employment & Economic Activity

- 7.2.6. The economy of the islands is largely based on agriculture, tourism, fishing/aquaculture, service industries, the boat yard and dry dock, education and a number of small businesses. These areas continue to offer viable employment options.
- 7.2.7. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Rerrin on Bere Island is designated as a Secondary Hub which requires appropriate planning for marine related infrastructure and the provision of a Harbour Management Plan for the busy tourism season.
- 7.2.8. In terms of tourism, the strongest opportunities on the island are in the areas of military history and other heritage features, marine leisure, walking and cycling. There are two beaches on the Island – Scart and Lonehort.
- 7.2.9. The key site of interest in terms of military history on the island is the Lonehort battery, where a number of buildings and guns survive. A deep moat surrounds the military fortification. Lonehort was built on behalf of the English army by the Royal Engineers and is currently owned by the Department of Defence. The sustainable redevelopment of this and other features as part of the tourist package should be promoted.
- 7.2.10. The Heritage Centre is an excellent example of a successful restoration of an attractive island building to provide a range of functions to the resident community and visitors alike. It is used as a meeting venue, exhibition centre, shop, café and accommodates evening classes. Existing Island community facilities should be used for a mixed range of activities to avoid the need for substantial new building projects on the island.

Community Facilities

7.2.11. The island contains numerous and varied community facilities particularly considering the relatively small size of the population. In comparative terms the range of facilities and employment available are at a similar level to those of a key village although the peripheral island

location dictates that many of these facilities are more critical than on the mainland.

7.2.12. The community centre and the heritage centre provide a range of services, social functions and classes. There is a cafe/restaurant and recycling facility near the Derrycreeveen pier at the western end of the island. The 2008/2009 school records demonstrate that Mhichil Naofa primary school had 20 pupils. There is one small community health centre located on the island.

7.2.13. There are a number of signed walking routes. Part of the Beara Way covers much of the island. The island's potential as a walking destination should be promoted. There is also a signed cycle route around the island roads. Attracting cyclists to the island represents a more viable option for visitors using the ferries than transporting private cars across and allows much of the island to be explored on a day-trip. The potential for an off-road mountain bike trail could be investigated.

Infrastructure

Roads and Transport

7.2.14. The island is accessed via a ten minute ferry journey from Castletownbere to Derrycreeveen and a second ferry operates from the Pontoon, east of Castletownbere, to Rerrin pier. Both ferries can cater for vehicles. The island transport service should be examined in terms of any potential role in accommodating visitors to encourage more visitors to the island. However it is key that the primary purpose of the rural transport bus remains as a service for the residents of the islands.

7.2.15. The services of the rural transport bus can also be expanded to allow mainland residents to access facilities and events on the island and facilitate different sectors of the island community as well as visitors to the island.

7.2.16. The dispersed nature of the island make the provision of public lighting difficult or inappropriate however there is public lighting in the Rerrin area and near the church at Ballynakilla. Footpaths in general are lacking on the island although given the low level of traffic generally in most cases they are unnecessary.

Water and Waste Water

7.2.17. Rerrin has a water and wastewater mains supply and drainage system, however this is owned by the Department of Defence and has no capacity or treatment. In the long-term, improvements to the wastewater treatment system are required.

7.2.18. The Department of Defence has a private water supply (from a lake) for its premises, and this also supplies about 60 households around Rerrin. A small spring fed group water scheme supplies some properties towards the western end of the island, while the remainder are on individual wells or springs. There have been sporadic problems with the quality of the lake water, and the ground water is assessed to be very vulnerable to pollution because of the geology of the area.

Stormwater and Flooding

7.2.19. All new development should deal with storm water in accordance with Sustainable Urban Drainage System principles.

Environment and Heritage

7.2.20. The island has a rich ecology, including rare plants. The southern coastline of the island is designated as part of the Beara Special Protection Area (SPA). The whole island is designated 'Scenic and Coastal Area' in the 2009 Cork County Development Plan. Ballinakilla School, two Martello Towers, and the Lonehort Battery are included in the Record of Protected Structures. As detailed in the Draft Landscape Strategy 2008 Bere Island is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The island is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

7.2.21. The principles of the Bere Island Conservation Plan should remain in place as the Plan's provisions set a strong, locally-agreed framework for the future development of the island.

7.2.22. In terms of water quality Bere Island is located directly adjoining a protected area, which is a 'Designated Shellfish Area'. According to the South Western River Basin District (SWRBD) plan the overall status of these 'Transitional and Coastal Waters' is 'high'. The Beara Peninsula SPA is located along the Southern Coast of the Island.

7.2.23. Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Bere Island should conform with the requirements outlined in the objectives in GEN-01 which will contribute to the improvement of water quality to 'good status' by 2021.

7.3 Problems and Opportunities

7.3.1. The key issue for the island is the need to reverse long term population decline and stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and improve access to social, cultural and recreational facilities. The unique role played by enterprises such as the boat building and dry dock facility located on the Island is recognised while expansion and diversification of other employment in related areas should also be encouraged.

7.3.2. The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it.

7.3.3. The remoteness of the islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where the natural population base is already fragile. The Cork County Development Plan 2009 in Objective RCI 18-3(c) restricts the development of individual second homes, except where existing dwellings are restored or extended. Multiple housing developments should be located close to existing service clusters at Rerrin and Ballynakilla.

7.3.4. It is important to ensure that port access facilities on the island and the mainland are retained and improved. A key issue for the islanders is accessibility. The island needs to be accessible not only for those visiting the islands but primarily for islanders themselves and those providing services to and from the island. There is already a great deal of connectivity between the island and the mainland town of Castletownbere. Pier and harbour management plans will benefit Bere Island. Castletownbere is a particularly busy harbour and the area near the ferry departure point would benefit from detailed examination in the form of a harbour management plan in conjunction with all relevant users and actors.

7.3.5. The retention and improvement of social and community facilities on the island needs to be highlighted. It is important that new facilities are encouraged to locate close to or adjoining existing community facilities.

7.3.6. The island needs to build on its key heritage and cultural assets, while ensuring that development proposals comply with the need to protect the sensitive environmental characteristics of the island. Lonehort fort has a significant role to play as an anchor for an enhanced military history product in conjunction with other built and natural heritage. Further promotion of the island as a walking/cycling destination can be developed while continually improving accessibility and public transport on the island. Further development of employment options including diversification must be considered as sustainable alternatives.

7.3.7. Although there are holiday homes already on the island which are contributing to the economy of the area it should be an objective to improve the range and quality of accommodation on the island and in particular to identify a location for a campsite.

7.4 Planning Proposals

Overall Development

7.4.1. The identification of a development boundary or the zoning of specific sites is not considered appropriate in an island context. Also it is not intended to specify the number of houses that is expected to be developed between 2010 and 2020. The key consideration is the need to reverse population decline and increase the number of permanent residents living all year round on the island. However guidance is required on the appropriate forms of residential development which are acceptable on the island. The development of the island needs to be

promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.

7.4.2. The development of second homes except where existing dwellings are restored or extended will be restricted. Consideration of small scale managed holiday home developments may be considered in or adjacent to existing housing clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.

7.4.3. Given the aging population provision should be made for small scale sheltered housing developments located close to existing community facilities.

7.4.4. It is acknowledged that there is a need to provide sustainable housing for permanent occupation and to improve the availability of affordable housing on the islands and to recognise the differing circumstances between island and mainland housing needs. Preference will be given to the reuse/refurbishment of existing dwellings over new build. During the lifetime of the plan the Council will consider innovative housing policy issues which recognise the islands particular circumstances. This could involve utilising the potential of a voluntary housing association on the island.

7.4.5. The design of all housing development should be consistent with the Cork Rural Design Guide and respect the existing architectural style of the island.

7.4.6. Individual housing development on the island will be subject to the policies and objectives as outlined in Chapter 4 of the Cork County Development Plan 2009. The policy strongly favours locals with a permanent all year round housing need. The general objectives for Bere Island are set out in the following tables:

Objective No.	<u>General Objectives</u>
GEN-01	<p>(a) Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal planning considerations. Preference will be given to refurbishment of existing buildings over greenfield sites.</p> <p>(b) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development. Outside of existing wastewater infrastructure at Rerrin, development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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>(c) Second home and individual holiday homes development shall be restricted except where existing dwellings or redundant buildings are restored or extended.</p> <p>(d) Consideration of very small scale managed holiday home developments may be considered in or adjacent to existing development clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.</p> <p>(e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(f) Development of multiple housing or employment uses should normally be located in or within a short walking distance of Rerrin and Ballynakilla.</p> <p>(g) Encourage the provision of a small scale</p>

Objective No.	<u>General Objectives</u>
	<p>sheltered housing scheme for the elderly located adjacent to existing community facilities.</p> <p>(h) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities, expanding community facilities where appropriate.</p> <p>(i) Sustainable tourist related development based on the natural and cultural heritage of the island, particularly the military history, and contributing to a balanced economy for the island will be encouraged.</p> <p>(j) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Bere Island where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area.</p> <p>(k) It is an objective to support the development principles of the Bere Island Conservation Plan where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area.</p> <p>(l) The southern part of Bere Island is within the Beara Peninsula Special Protection Area. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA.</p>

Employment and Economic Development

7.4.7. There is a need to build capacity and support the development of existing business infrastructure on the island. Therefore it is important that provision is made for incubator type business units. These units could accommodate micro-enterprise, green energy initiatives, food industry, agriculture and marine/fisheries related industries.

7.4.8. The further development of land and water based leisure activities will be an important element of the future economic development of the island. Business objectives are as follows:














<i>Objective No.</i>	<u>Business Objectives</u>
B-01	It is an objective to encourage the provision of small scale incubator business units subject to provision of adequate infrastructure, good quality design and landscaping of the site.
B-02	It is an objective to promote the development of land and water based leisure activities
B-03	It is an objective to support the existing ship building and dry dock facilities on the island and to facilitate where possible the future expansion of this facility

Infrastructure

7.4.9. It is vital for the islands future that port access facilities are properly maintained and improved including other services.

<i>Objective No.</i>	<u>Infrastructure Objectives</u>
U-01	It is an objective to support the sustainable development of infrastructure which supports fisheries or mariculture to the benefit of the local economy.
U-02	It is an objective to support the preparation and implementation of pier and harbour management plans for the access points on the island and on the adjoining mainland.
U-03	Encourage the implementation of a Waste Management Plan for the island
U-04	Implement small public realm improvement projects at the main development clusters.



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|---|--|--|---|---|--|
|  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 Dursey Island

8.1 Vision and Context

The strategic aim for Dursey Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.

Strategic Context

8.1.1. Dursey Island forms part of the Bantry Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

8.1.2. In the overall strategy of this Local Area Plan, Dursey Island is designated as a West Cork Island Community in the Bantry Electoral Area. The strategic aims for West Cork Island Communities are to support their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support 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 transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.

8.1.3. The West Cork Island Communities are an important element of the West Cork Region as a whole. Many of the West Cork Islands have a similar range of services to that found in a key village. They are a distinctive element within the area and add to the overall amenities and attractiveness of the area for locals and visitors alike. Over the life of this Local Area Plan the West Cork Islands will be supported to ensure viable socio-economic island communities in order that the permanent population will be sustained and further increased.

Local Context

8.1.4. Dursey Island, known locally as 'the Dursey' is located off the extreme west of the Beara Peninsula. The island is separated narrowly from the tip of the Beara Peninsula by Dursey Sound. Dursey Island is an unspoilt island with spectacular scenery and despite its proximity to the mainland is relatively remote given its location at the extreme south west of Ireland. Dursey has a rich heritage and traditionally was a strong island community with interesting cultural assets.

8.1.5. The closest town to the island settlement is the main town of Castletownbere which is the main service centre for the Beara peninsula.

8.1.6. The island, which has a wild and open character, is separated from the mainland by a channel which is narrow but subject to strong tidal flows and rough water. A cable car provides access to the island.

8.2 Planning Considerations

Population and Housing:

8.2.1. The key issue is the need to stabilise and increase the permanent population on the island. The population of the island was recorded as 4 persons in the Census 2006. This figure can increase considerably during the summer months. The island has been continually threatened by permanent depopulation over the last few decades. To retain permanent residents on the island the level of basic services needs to be improved. The main tools to this are in promoting expansion of facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities which attract tourists as well as having their own intrinsic merit.

1986	1991	1996	2002	2006
20	20	9	6	4

8.2.2. Dursey has three distinct clusters of development (Ballynacallagh, Kilmichael and Tillickafinna), with no settlement outside of these. This settlement pattern, in its particular topographical setting, is quite distinct among the West Cork Islands. There are a significant number of ruins and derelict houses in these three clusters and any future development should be directed towards renovation or sensitive replacement where necessary, of those structures, apart from exceptional circumstances where new build may be necessary to provide a particular facility. Recent development where it has occurred has primarily been in the form of single housing.

Employment & Economic Activity

8.2.3. Dursey Island is recognised in the County Development Plan 2009 as one of the principle tourist attractions for Cork. This role

needs to be further expanded. In terms of employment, farming is currently the main activity for those living permanently on Dursey. Fields are concentrated on the southern side of the island, on the lower lying land. As regards fishing, a small level of activity is maintained however neither the pier on the island or mainland are suitable for providing sheltered berthing for vessels. The viability of fisheries here is questionable and future entrants are unlikely at the current time given the age profile of the island's residents.

Community Facilities

8.2.4. Dursey has an extremely limited and restricted level of social and community facilities. Such facilities need to be expanded and the needs of islanders met if the island is to retain a permanent population and expand this to a level that creates an environment to support further improvements over time.

8.2.5. Existing facilities for visitors to the island are limited to self-catering accommodation. Dursey is also part of the Beara Way walking route, which is also signed as part of the National Looped Walk scheme. The walking route is easy to follow and takes in stunning scenery, including good views of the Bull, Cow and Calf islands from the western end of the island, the signal tower at the island's highest point and the island's three clusters. The promotion of Dursey as a walking destination should be actively continued as the viability of any future facilities is likely to depend heavily on attracting a reasonable number of such visitors to the island.

Infrastructure Facilities

8.2.6. The island is the only one of the West Cork Islands not to have a ferry route; the Dursey Sound being an extremely dangerous stretch of water. Instead the island is accessed by a cable car. The cable car station on the mainland provides facilities such as a ticket office, informal parking area, toilets, a defibrillator and a crush and pen for loading animals.

8.2.7. In terms of servicing, Dursey Island has a water treatment scheme (chlorination treatment) and a limited public main. This water service does not reach the settlement at the western end of the island however, and appropriate forms of water supply to that area should be investigated. Improvements are also necessary in the area of waste management and a suitable waste collection programme should be implemented. It is particularly important that this is enhanced during the summer months, when visitor numbers to the island increase significantly and accordingly levels of waste increase.

Environment and Heritage

8.2.8. The island has a rich ecology. The island is designated as part of the Beara Special Protection Area (SPA) and a proposed Natural Heritage Area. It also adjoins the Kenmare Rive SAC (coastal). The whole island is designated 'Scenic and Coastal Area'

in the 2009 Cork County Development Plan. There are also significant archaeological remains on the island.

8.2.9. As detailed in the Draft Landscape Strategy 2008 Dursey Island is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The island is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

8.2.10. Within the South Western River Basin District (SWRBD) plan, the overall status of 'Transitional and Coastal Waters' in the South Western Atlantic Seaboard is 'unassigned'. Both the island itself and its coastal waters are the subject of Natura 2000 site designations (SAC and SPA). Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Dursey Island should conform with the requirements outlined in the objectives in GEN-01 which will contribute to the improvement of water quality to 'good status' by 2021.

8.3 Problems and Opportunities

8.3.1. Given its remote location and low numbers of permanent residents, the island faces challenges in retaining substantial population or services in the foreseeable future. There is a danger of complete de-population over time.

8.3.2. It is necessary to provide facilities on the island to cater for visitors, particularly in poor weather and those who are not visiting for the purposes of undertaking a substantial walk. The restoration of the old island school to provide a public building on the island is supported by this plan and could provide a space for visitor facilities such as heritage interpretation and other information, shelter, public toilets, refreshments as well as serving other functions for the island community as discussed below.

8.3.3. The island is also a suitable destination for birdwatching, and whale and dolphin watching and information on the species and seasons should be made available locally.

8.3.4. The island has a particularly unique landscape and cultural quality which differs from the experience on some of the other West Cork Islands. Sensitivity must be exercised in the consideration of appropriate and sustainable forms of development and a balance must be sought between recognising the needs of occupants and visitors alike whilst respecting the character and sense of place of the island.

8.3.5. In the immediate future, it is considered more appropriate to maximise the island's tourism potential as a means of attracting residents, visitors and activity to the island. The Council has engaged in significant investment in a new cable car which should see extended opening hours and the further potential for expansion in the tourist product of the island. It is important however, in developing opportunities in tourism to ensure that visitor numbers to the island are not excessive and do not take from the sense of remoteness that is an attraction to the island itself. A visitor management plan should be developed to control numbers to an acceptable level given the sensitivity of the island.

8.4 Planning Proposals

Overall Development

8.4.1. The identification of a development boundary or the zoning of specific sites is not considered appropriate in an island context. Also it is not intended to specify the number of houses that is expected to be developed between 2010 and 2020. The key consideration is the need to reverse population decline and increase the number of permanent residents living all year round on the island. However guidance is required on the appropriate forms of residential development which are acceptable on the island. The development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.

8.4.2. The development of second homes except where existing dwellings are restored or extended will be restricted. Small scale managed holiday home developments may be considered in or adjacent to existing housing clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.

8.4.3. It is acknowledged that there is a need to provide sustainable housing for permanent occupation and to improve the availability of affordable housing on the islands and to recognise the differing circumstances between island and mainland housing needs. Preference will be given to the reuse/refurbishment of existing dwellings over new build. During the lifetime of the plan the Council will consider innovative housing policy issues which recognise the islands particular circumstances. This could involve utilising the potential of a voluntary housing association on the island.

8.4.4. The design of all housing development should be consistent with the Cork Rural Design Guide and respect the existing architectural style of the island.

8.4.5. Individual housing development on the island will be subject to the policies and objectives as outlined in Chapter 4 of the Cork

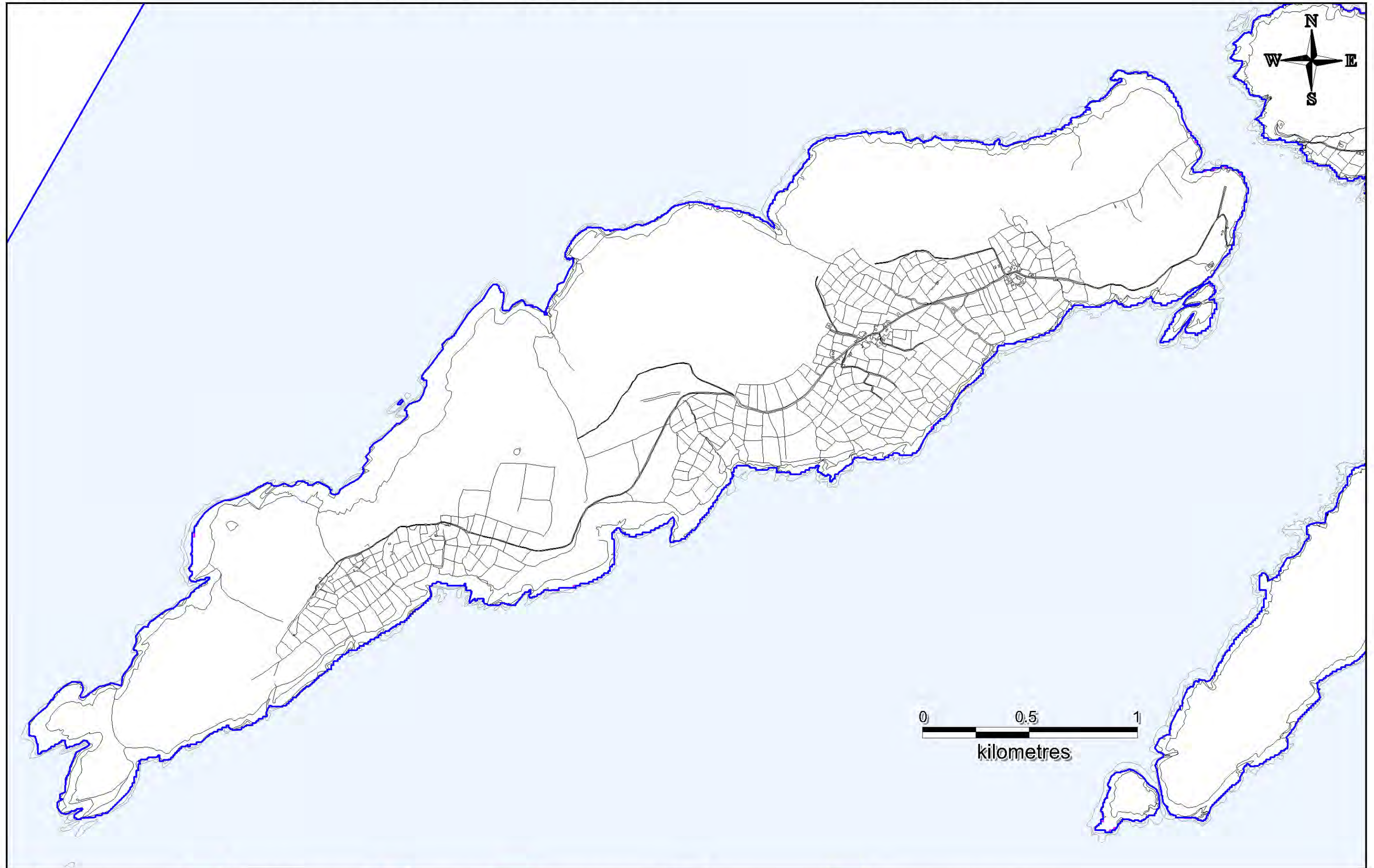
County Development Plan 2009. The policy strongly favours locals with a permanent all year round housing need.














Objective

8.4.6. The general objectives for Dursey Island are set out in the following tables:

Objective No.	<u>General Objectives</u>
GEN-01	<p>(a) It is an objective to retain a sustainable population base on the island and build on the existing facilities and economic activities on the island. Consideration will be given to specific development proposals in the clusters around Ballynacallagh, Kilmichael and Tilikafinna where they can be suitably integrated with respect to the setting and context. Second home type development will be discouraged, except where these involve renovation of ruins or the re-use of redundant buildings.</p> <p>(b) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(e) It is an objective to conserve the landscape and cultural quality of Dursey while recognising the needs of its occupants and improving service provision to the island.</p> <p>(f) It is an objective to support the development of sustainable tourism, capitalising on the upgrading of the cable car, including the development of coastal and looped walks, and other forms of indigenous employment uses on the island where they can be suitably integrated into the setting of the island in a manner that is compatible with the conservation designations on and around the Island. It is an</p>

Objective No.	<u>General Objectives</u>
	<p>objective to investigate the feasibility for improved visitor accommodation including an adventure hub through restoration of existing buildings. Restoration of the old school building for community/tourism use could have an important role in this regard.</p> <p>(g) It is an objective to maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities in a manner that is compatible with the conservation designations on and around the Island.</p> <p>(h) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Dursey Island where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</p> <p>(i) This Island is surrounded by the Kenmare River Special Area of Conservation and parts of the Island are within the Beara Peninsula Special Protection Area. This plan will protect the favourable conservation status of these sites. Development proposals as set out above should not be located within the SPA. Development and other proposals on the Island will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA and the SAC.</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 Heir Island

9.1 Vision and Context

The strategic aim for Heir Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.

Strategic Context

9.1.1. Heir Island forms part of the Bantry Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

9.1.2. In the overall strategy of this Local Area Plan, Heir Island is designated as a West Cork Island Community in the Bantry Electoral Area. The strategic aims for West Cork Island Communities are to support their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support 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 transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.

9.1.3. The West Cork Island Communities are an important element of the West Cork Region as a whole. Many of the West Cork Islands have a similar range of services to that found in a key village. They are a distinctive element within the area and add to the overall amenities and attractiveness of the area for locals and visitors alike. Over the life of this Local Area Plan the West Cork Islands will be supported to ensure viable socio-economic island communities in order that the permanent population will be sustained and further increased.

Local Context

9.1.4. Heir Island is located in Roaringwater Bay, close to Sherkin Island. It is one of Carbery's Hundred Isles that lie scattered throughout the bay. The main towns of Skibbereen and Schull are the closest towns to Heir Island. Cunnamore pier on the mainland is located directly opposite the island with road access to Skibbereen while Schull is accessed by boat.

9.1.5. The island is beautifully located, surrounded by a panorama of Sherkin Island, Cape Clear, the Calf Islands, the East and West Skeams, and Mount Gabriel to the North. The island is easily walked

and cycled and there are lots of safe sandy beaches ideal for sailing, windsurfing, swimming and diving. Heir is also home to many well known artists, who were drawn to the island because of its breathtaking landscape and peaceful atmosphere.

9.2 Planning Considerations

Population and Housing

9.2.1. The key issue is the need to stabilise and increase the permanent population on the island. The island has been continually threatened by depopulation over the last few decades due to its low population base. To retain permanent residents on the island, the level of basic services needs to be improved. The main tools to this are in promoting retention and expansion of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification and protecting the environmental qualities which attract tourists as well as having their own intrinsic merit.

9.2.2. The population of the island was recorded as 24 persons in the Census 2006. This figure can increase significantly during the summer months.

1986	1991	1996	2002	2006
19	22	16	27	24

9.2.3. During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island.

9.2.4. The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled. Recent development where it has occurred has primarily been in the form of single housing.

Employment & Economic Activity

9.2.5. In terms of economic development, there are opportunities in the areas of aquaculture, homebased enterprise, arts and crafts, food, watersports, walking and birdwatching. All such areas would build on the existing strengths of the island, which has developed a growing reputation in recent years. Aquaculture should be developed in a sustainable manner, noting the need to protect the designated

habitat in Roaringwater Bay. Agriculture and fishing also continue to be practiced on the island.

9.2.6. Statistics from 2006 indicate that the islands experienced a lower unemployment rate than the national average figure. However CSO statistics predate the current economic recession and it is likely that the unemployment rate on the islands has increased in the past four years as per the national trend. It is noted however, that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.

9.2.7. There are a number of micro-enterprises and home-based enterprises developing on the island. A business group is being established which should generate ideas and provide mutual support to business owners on the island. Heir Island's 'Island Cottage' is a well-renowned restaurant and combined cookery school which has proved to be a successful attraction on the island.

Community Facilities

9.2.8. The island lacks community facilities and has limited services. Permission exists for a community centre and 4 social housing units which has not commenced to date. The proposed community centre will benefit the island and should allow a base for public and other services when visiting the island and should generally be used for a wide range of events and services. In the short-term however, enhanced provision of health services and development of emergency plans are required specifically. The island contains no church, school, shop or cemetery.

9.2.9. Existing facilities for visitors and locals to the island are somewhat limited. There are some beaches on the island including sandy beaches, which are safe for bathing. The provision of appropriately scaled public amenities at these beaches could attract additional day-trippers, which would provide increased support for island businesses. The island is an attractive location for walking, although access is restricted.

9.2.10. The sailing school on the island operates mainly on demand during the summer and is an asset in terms of attracting tourists and local groups. The island, along with the wider area, should be promoted as a sailing destination, building on the existing facilities. There are also opportunities for the island to branch into other watersports, such as kayaking. Additional activities on the island could encourage longer stays on the island. In terms of visitor accommodation, the sailing school has accommodation on site and there are holiday homes/self-catering facilities and B&B's around the island while the island has a growing arts and crafts sector.

Infrastructure

9.2.11. Ferry access to Heir is from Cunnamore Point. Improved signage would be of benefit, as while signs are in place for the island

from the N71, the Heir Island sign tends to be lost among a number of other signs for townlands and other areas signposted from this section of the main road. At the Cunnamore Pier departure point, there is a small car park and a plastic shelter.

9.2.12. Road access to Cunnamore is particularly poor in the latter section before the pier. This area of road is extremely narrow and poorly aligned. Road improvement opportunities are limited and significant upgrades in the road here could interfere with the character of the area. Maintenance of the road in this area should therefore be prioritised. The island is served by mainland water supply but there is no wastewater infrastructure.

Environment and Heritage

9.2.13. The island is designated as part of the Roaringwater Bay and Islands SAC (Special Area of Conservation) and a proposed Natural Heritage Area. The whole island is designated 'Scenic and Coastal Area' in the 2009 Cork County Development Plan.

9.2.14. As detailed in the Draft Landscape Strategy 2008 Heir Island is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The island is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

9.2.15. In terms of Water Quality Heir Island is located within the Skibbereen Clonakilty Water Management Unit and is situated in Roaringwater Bay which according to the South Western River Basin District (SWRBD) plan is a 'Designated Shellfish Area' and Natura 2000 site protected area. According to the SWRBD Plan the overall status of Roaringwater Bay 'Transitional and Coastal Waters' is 'moderate.' Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Heir Island should conform with the requirements outlined in the objectives in GEN-01 which will contribute to the improvement of water quality to 'good status' by 2021.

9.3 Problems and Opportunities

9.3.1. The key issue for the island is the need to reverse long term population decline, stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and improve access to social, cultural and recreational facilities.

9.3.2. The Council will support development that contributes to retention of the year round population on the island, has clear and

identifiable economic and social benefits (that endures beyond the construction phase) and that is compatible with the capacity of the local community to accommodate it.

9.3.3. The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where natural population base is already fragile. The Cork County Development Plan 2009 in Objective RCI 18-3(c) restricts the development of individual second homes, except where existing dwellings are restored or extended.

9.3.4. The island has a distinctive surviving architectural heritage which may warrant designation as an Architectural Conservation Area. It is important that this character and pattern be respected, particularly in such an open and exposed landscape, where assimilation of new development may be challenging.

9.3.5. It is recognised that there is a need for provision of further community facilities including the provision of a community centre which could have a multi-faceted use to include facilities for those visiting the island and development of the arts. It was also identified during the consultation process for the Integrated Islands Strategy that there is presently no consecrated burial ground on the Island.

9.3.6. Some of the unoccupied Congested Districts Board housing on the islands has potential for conversion into studio space for visiting artists, which would attract additional population, albeit of a transient nature onto the island and contribute to an island economy. There remains opportunities to interpret the historical impact of the Congested District Board and the role it had in sustaining the rural way of life at the time.

9.3.7. In terms of tourism there still remains ample potential for expansion and this will be encouraged through the local area plan. Further development of employment options and diversification must be considered as sustainable alternatives. The development of a signed walking route on the island should direct walkers to the key points of interest. The island's main advantage in terms of attracting walkers is its attractive scenery, including views of the nearby mainland coast and other islands in Roaringwater Bay. The islands of East and West Skeam have particular associations with Heir and there is potential to develop opportunities based on physical, visual and historical links with these uninhabited islands. The 'Reen' reed bed is noted as a good location for bird watching and providing information on the species visible in this area would be of benefit to visitors.

9.4 Planning Proposals

Overall Development

9.4.1. The identification of a development boundary or the zoning of specific sites is not considered appropriate in an island context. Also it is not intended to specify the number of houses that is expected to be developed between 2010 and 2020. The key consideration is the need to reverse population decline and increase the number of permanent residents living all year round on the island. However guidance is required on the appropriate forms of residential development which are acceptable on the island. The development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.

9.4.2. The development of second homes except where existing dwellings are restored or extended will be restricted. Consideration of small scale managed holiday home developments may be appropriate in or adjacent to existing housing clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it. Given the aging population provision should be made for small scale sheltered housing developments located close to existing community facilities.

9.4.3. It is acknowledged that there is a need to provide sustainable housing for permanent occupation and to improve the availability of affordable housing on the islands and to recognise the differing circumstances between island and mainland housing needs. Preference will be given to the reuse/refurbishment of existing dwellings over new build. During the lifetime of the plan the Council will consider innovative housing policy issues which recognise the islands particular circumstances. This could involve utilising the potential of a voluntary housing association on the island.

9.4.4. The design of all housing developments should be consistent with the Cork Rural Design Guide and respect the existing architectural reference of the island.

9.4.5. Individual housing development on the island will be subject to the policies and objectives as outlined in Chapter 4 of the Cork County Development Plan 2009. The policy strongly favours locals with a permanent all year round housing need.

Objective














9.4.6. The general objectives for Heir Island are set out in the following tables:-

Objective No.	<u>General Objectives</u>
GEN-01	<p>(a) Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal planning considerations. Preference will be given to refurbishment of existing buildings over greenfield sites.</p> <p>(b) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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) Second home and individual holiday homes development shall be restricted except where existing dwellings or redundant buildings are restored or extended.</p> <p>(e) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</p> <p>(f) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities in a manner that is compatible with designation of the Island as a Special Area of Conservation.</p> <p>(g) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged. Improvements particularly in the areas of access, transportation, facilities and accommodation options will be encouraged in a manner that is compatible with designation of the Island as a Special Area of Conservation.</p> <p>(h) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Heir Island where these are compatible with the objectives and policies of the</p>

Objective No.	<u>General Objectives</u>
	<p>Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</p> <p>(i) Much of Heir island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</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 FD1-6 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>(k) It is an objective to conserve the landscape and cultural quality of Heir while recognising the needs of its occupants. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.</p> <p>(l) It is an objective to retain a sustainable population base on the island and build on the existing community facilities and economic activities on the island. It is a particular objective to investigate sites for the provision of a burial ground on the island during the lifetime of the plan.</p> <p>(m) It is an objective to support the development of further infrastructure on the island including the provision of new shelter on the pier and improved directional signage for the ferry from the mainland and the expansion of public amenities at the key island beaches.</p> <p>(n) It is an objective to conduct an architectural survey of the island and to give consideration to the protection of various buildings or groups of buildings through the powers of the Planning and Development</p>

Objective No.	<u>General Objectives</u>
	<p>Act.</p> <p>(o) It is an objective to support the preparation and implementation of a pier and harbour management plans for the access points on the island and on the adjoining mainland.</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 | |

10 Long Island

10.1 Vision and Context

The strategic aim for Long Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.

Strategic Context

10.1.1. Long Island forms part of the Bantry Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

10.1.2. In the overall strategy of this Local Area Plan Long Island is designated as a West Cork Island Community in the Bantry Electoral Area. The strategic aims for West Cork Island Communities are to support their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support 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 transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.

10.1.3. The West Cork Island Communities are an important element of the West Cork Region as a whole. Many of the West Cork Islands have a similar range of services to that found in a key village. They are a distinctive element within the area and add to the overall amenities and attractiveness of the area for locals and visitors alike. Over the life of this Local Area Plan the West Cork Islands will be supported to ensure viable socio-economic island communities in order that the permanent population will be sustained and further increased.

Local Context

10.1.4. Long Island is a small island located in Roaringwater Bay to the south-west of Schull and is separated from the mainland by the narrow Long Island Sound. The Island is appropriately named being 4.8km long and only 0.8 km wide at its widest point. It is generally low lying and is only thirty meters above sea level at its highest point. There is a surfaced road running through part of the island, and a rough road, overgrown in places, extends to the Beacon and the old copper mine in the east, and to the cliffs at the western end.

10.1.5. Back in the 1840's the island boasted over 300 inhabitants and the remains of this active past are clearly to be seen in the small cottages, abandoned stone ruins, stores and sheds. They are also to be seen in the intricate patterns of small fields and numerous overgrown side lanes which abound and which nature is slowly reclaiming. Today the island is a quiet and peaceful place, perfect for the more adventurous walker, and abundant with wildlife.

10.1.6. There are two main clusters of houses on the island. One is located around Midland Pier and one at Westerland. Much of the housing on the island was built by the Congested District Board and Long Island is known for having a concentration of this particular style of housing.

10.1.7. There are a significant number of derelict houses on the island, and these offer redevelopment potential. There is also scope for more tourism development such as identified day walks and short-term accommodation in the form of hostel or bed and breakfast.

10.2 Planning Considerations

Population and Housing:

10.2.1. The key issue is the need to stabilise and increase the permanent population on the island. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it.

10.2.2. The population of the island was recorded as 5 persons in the Census 2006. This figure can increase significantly during the summer months. The island has been continually threatened by permanent depopulation over the last few decades and the resident population continues to decrease. To retain permanent residents on the island, the level of basic services needs to be improved. The main tools to this are in promoting retention and expansion of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities which attract tourists as well as having their own intrinsic merit.

1986	1991	1996	2002	2006
18	11	9	12	5

10.2.3. Recent development where it has occurred has primarily been in the form of single housing. The majority of houses on the island have mains electricity, mains water supply, and some form of telephone service. There are however a significant number of disused houses on the island.

10.2.4. During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island.

10.2.5. The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled.

Employment & Economic Activity

10.2.6. The only employment on the island is non-intensive beef farming and most animals on the island are owned by non-residents. Recent local evidence suggests that fishing is not known to be practiced commercially although there are references to two boats used for this purpose in the Sustaining Island Livelihoods report of 2007.

10.2.7. Statistics from 2006 indicate that the islands experienced a lower unemployment rate than the national average figure. However CSO statistics predate the current economic recession and it is likely that the unemployment rate on the islands has increased in the past four years as per the national trend. It is noted however, that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.

Community Facilities

10.2.8. There are no sports, educational, health, social or community facilities on the island. The island also lacks a proper postal service. The retention and expansion of the availability of services in Schull should be supported as the town can offer services to the island within a reasonably close distance.

10.2.9. There are concerns on the island that emergency procedures should be improved and such emergency planning should be carried out and reviewed for all islands as per the content of the General Development Strategy.

10.2.10. The island currently lacks a public building and a multi-purpose public building for meetings and events and provision of services and provision of amenities to visitors should be provided. An old school on the island may have potential for purchase and restoration for public use or one of the existing derelict dwellings may prove suitable.

Infrastructure

10.2.11. Long Island is accessed via a ten-minute ferry journey from Colla Pier, which is located less than five minutes drive south of Schull town centre. A full seven-day service is not available and measures to improve this service should be considered. There is no public transport on the island or from Colla Pier to Schull. There is a substantial car park at Colla Pier which has recently been resurfaced.

10.2.12. A small sign at both Colla Pier and Midlands Pier on the island displays summer and winter ferry timetables. The potential for rural transport to serve Colla pier from Schull should be investigated to improve access to the island for those without private transport.

10.2.13. No wastewater infrastructure exists on the island with limited water capacity which is piped for Schull.

Environment and Heritage

10.2.14. The island is designated as part of the Roaringwater Bay and Islands SAC (Special Area of Conservation). The whole island is designated 'Scenic and Coastal Area' in the 2009 Cork County Development Plan.

10.2.15. While the island lacks protected or national monuments, which are generally plentiful on the West Cork Islands, there are particular points of interest about the island that should be interpreted as part of information and exhibition in a public building, for example the island's copper mines, the beacon and the story of the island's own postage stamps.

10.2.16. As detailed in the Draft Landscape Strategy 2008 Long Island is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The island is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

10.2.17. In terms of Water Quality Long Island is located within the Skibbereen Clonakilty Water Management Unit and is situated within Roaringwater Bay which according to the South Western River Basin District (SWRBD) plan is a 'Natura 2000 site' and a protected area. According to the SWRBD Plan, the overall status of the Roaringwater Bay 'Transitional and Coastal Waters' is 'moderate.'

10.2.18. Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Long Island should conform with the requirements outlined in the objectives in GEN-01 which will contribute to the improvement of water quality to 'good status' by 2021.

10.3 Problems and Opportunities

10.3.1. The key issue for the island is the need to reverse long term population decline, stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and improve access to social, cultural and recreational facilities.

10.3.2. The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it).

10.3.3. The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where natural population base is already fragile. The Cork County Development Plan 2009 in Objective RCI 18-3(c) restricts the development of individual second homes, except where existing dwellings are restored or extended.

10.3.4. The island has a distinctive surviving architectural heritage which may warrant designation as an Architectural Conservation Area. It is important that this character and pattern be respected, particularly in such an open and exposed landscape, where assimilation of new development may be challenging.

10.3.5. There are two piers on Long Island; Midlands is used by small boats at all tides and by the ferry. The second island pier is located at Westerland and provides access to small boats but only at high tide in calm seas. Pier management plans would benefit the piers that serve Long Island. Such plans should deal with the provision of information and public facilities such as shelters.

10.3.6. The distinctive housing style should be respected by any development on the island, which would be best placed in or adjacent to the existing clusters. Some of the unoccupied Congested Districts Board housing on the islands has potential for conversion into studio space for visiting artists, which would attract additional population, albeit of a transient nature onto the island and contribute to an island economy. There remain opportunities to interpret the historical impact of the Congested District Board and the role it had in sustaining the rural way of life at the time.

10.3.7. There is significant scope to develop the concept of Long Island as being an asset to Schull town and the wider area. Liaison with mainland tourism, development and business groups should set an agenda for enhancing the profile of the island and attracting visitors.

10.3.8. There are currently no facilities to allow residents to make a living from tourism on the island. Given the proximity of the island to

Schull, which in the summer months and occasionally at other times of the year is a very busy tourist town, particularly due to its strong water sports offer, it is considered that a small cafe could be viable on the island.

10.3.9. It is necessary to provide facilities on the island to cater for visitors, particularly in poor weather and those who are not visiting for the purposes of undertaking a substantial walk. The purchasing and restoration of the old island school to provide a public building on the island could provide a space for visitor facilities such as heritage interpretation and other information, shelter, public toilets, refreshments as well as serving other functions for the island community as discussed below.

10.4 Planning Proposals**Overall Development**

10.4.1. The identification of a development boundary or the zoning of specific sites is not considered appropriate in an island context. Also it is not intended to specify the number of houses that is expected to be developed between 2010 and 2020. The key consideration is the need to reverse population decline and increase the number of permanent residents living all year round on the island. However guidance is required on the appropriate forms of residential development which are acceptable on the island. The development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.

10.4.2. It is acknowledged that there is a need to provide sustainable housing for permanent occupation and to improve the availability of affordable housing on the islands and to recognise the differing circumstances between island and mainland housing needs. Preference will be given to the reuse/refurbishment of existing dwellings over new build. During the lifetime of the plan the Council will consider innovative housing policy issues which recognise the islands particular circumstances. This could involve utilising the potential of a voluntary housing association on the island.

10.4.3. The development of second homes except where existing dwellings are restored or extended will be restricted. The design of all housing development should be consistent with the Cork Rural Design Guide and respect the existing architectural heritage of the island. Individual housing development on the island will be subject to the policies and objectives as outlined in Chapter 4 of the Cork County Development Plan 2009. The policy strongly favours locals with a permanent all year round housing need.

Objective

10.4.4. The general objectives for Long Island are set out in the following tables:

Objective No.	<u>General Objectives</u>
GEN-01	<p>(a) Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal planning considerations. Preference will be given to refurbishment of existing buildings over greenfield sites.</p> <p>(b) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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) Long Island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>(e) Second home and individual holiday homes development shall be restricted except where existing dwellings or redundant buildings are restored or extended.</p> <p>(f) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</p> <p>(g) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities in a manner that is compatible with designation of the Island as a Special Area of Conservation.</p> <p>(h) Encourage sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island facilities in a manner that is</p>

Objective No.	<u>General Objectives</u>
	<p>compatible with designation of the Island as a Special Area of Conservation.</p> <p>(i) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Long Island where these are compatible with the objectives and policies of the Bantry Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</p> <p>(j) It is an objective to conserve the landscape and cultural quality of Long Island while recognising the needs of its occupants and improving service provision to the island. All development should be carefully designed, sited and landscaped to retain the character of the island, and avoid harm to the environmental qualities of the locality.</p> <p>(k) It is an objective to support the development of further infrastructure on the island including the provision of new shelter on the pier and improved directional signage for the ferry from the mainland and the expansion of public amenities at the key island beaches.</p> <p>(l) It is an objective to conduct an architectural survey of the island and to give consideration to the protection of various buildings or groups of buildings through the powers of the Planning and Development Act.</p> <p>(m) It is an objective to support the preparation and implementation of a pier and harbour management plans for the access points on the island and on the adjoining mainland.</p> <p>(n) It is an objective to support the synergistic role of Schull and Long Island and to recognise that maintaining services in Schull is critical to the long term viability of the island. Enhancing the profile of the island in Schull and the wider area generally is important in this regard.</p> <p>(o) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>
	<p>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 | |

11 Whiddy Island

11.1 Vision and Context

The strategic aim for Whiddy Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.

Strategic Context

11.1.1. Whiddy Island forms part of the Bantry Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

11.1.2. In the overall strategy of this Local Area Plan, Whiddy Island is designated as a West Cork Island Community in the Bantry Electoral Area. The strategic aims for West Cork Island Communities are to support their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support 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 transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.

11.1.3. The West Cork Island Communities are an important element of the West Cork Region as a whole. Many of the West Cork Islands have a similar range of services to that found in a key village. They are a distinctive element within the area and add to the overall amenities and attractiveness of the area for locals and visitors alike. Over the life of this Local Area Plan the West Cork Islands will be supported to ensure viable socio-economic island communities in order that the permanent population will be sustained and further increased.

Local Context

11.1.4. Whiddy Island is located in Bantry Bay, and lies close and is readily accessible to the main town of Bantry which is the main service centre for the electoral area. The island is predominantly rural in character however there are a few key features on the island with the most significant piece of infrastructure being the oil terminal development which resides alongside a small resident population. The oil terminal, occupying the western end of the island, is an important component of the local economy. The pier and public

house located to the south east of the island form the primary location for marine/fisheries activities.

11.1.5. The island is approximately 3.5 miles long and 1.5 miles wide. The topography comprises gently-rolling glacial till, with relatively fertile soil. As late as 1880 it had a resident population of around 450, mainly engaged in fishing and small-scale farming. Historically the island shared the strategic significance of Bantry Bay's deepwater anchorage. It possesses a fortified battery built by the British authorities in Napoleonic times, following the French armada of 1796. The island was briefly used as a United States air base during World War 1.

11.1.6. Other points of interest on the island are the 15th century Reenavanny Castle, the remains of a WWI American Seaplane terminal, the former Whiddy Island National School, and an old church and graveyard.

11.2 Planning Considerations

Population and Housing:

11.2.1. The key issue is the need to stabilise and increase the permanent population on the island. In terms of population trends, the overall population living on Whiddy Island has generally declined steadily in recent years. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it. There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is particularly important issue.

11.2.2. The population of the island is approximately 22. This increases in the summer months with the occupation of island holiday homes. Previous Census data demonstrates that Whiddy Island in the last 2 decades has suffered from a degree of population decline.

1986	1991	1996	2002	2006
41	34	34	29	22

11.2.3. During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island. The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled.

11.2.4. Recent development where it has occurred has primarily been in the form of single housing. Historically the pattern of island settlement is generally dispersed apart from a cluster of houses near the Kilmore lakes.

Employment & Economic Activity

11.2.5. Sheep and beef farming are quite prevalent on this island, which has some reasonable quality land. In terms of fishing and aquaculture, the island has capacity to build on the strong reputation of Bantry Bay for seafood. However, careful management of additional lines in Bantry Bay is required as there is a considerable amount of activity in this area already. The seafood festival run with Bere Island can help to promote the local produce.

11.2.6. Statistics from 2006 indicate that the islands experienced a lower unemployment rate than the national average figure. However CSO statistics predate the current economic recession and it is likely that the unemployment rate on the islands has increased in the past four years as per the national trend. It is noted however, that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.

11.2.7. The Conoco Philips Bantry Bay Terminals oil storage facility is a dominating feature at the south of the island. This SEVESO facility limits the potential for development on the island. Outside of its physical presence, it contributes to the specific character of Whiddy as it has served as a major employer for the Bantry area for a considerable number of years. The Health and Safety Authority should be consulted in relation to consultation distances for proposed developments in this area. The presence of the terminal on the island generates the existence of private facilities such as the car ferry, fire fighting equipment etc. Some of these facilities are available for use by the public but there is scope to increase interaction between the terminal and the island community. The presence of the terminal places more pressure on the island road network than is the case on other islands and specific attention to road maintenance on Whiddy is needed. There are also holiday homes for rent on the island which provide some source of income to the area.

Community Facilities

11.2.8. There are no health or education facilities on the island, and limited social opportunities, with the public house being the only

facility. Outside of the public house, the island lacks a public building to facilitate community events, meetings, service providers visiting the island or provide visitor facilities or information. There is an identified need to resolve this deficit and the provision of such a facility should be a key goal for this island.

11.2.9. Facilities on the island include a public house, which opens at weekends and in the summer and also provides food, and the adjacent tennis court and concrete crazy golf course, used during the summer. Whiddy is generally attractive to walkers and there are good views of Bantry Bay, Chapel Island and the Beara peninsula from the island, particularly from its higher points.

Infrastructure

11.2.10. The island is linked to the mainland by a ferry with return trips several times a day. As with many of the islands, mainland signposting for the island, departure point and ferry information, requires improvement. Given that there are two ferry departure points for the island, the current situation may be confusing for visitors. The private oil terminal ferry and a car ferry also operated by the terminal run from the Abbey Slip further east along the coast from Bantry pier, where the public passenger ferry to the island operates from. There is no wastewater infrastructure and limited water supply.

Environment and Heritage

11.2.11. A small southern part of the island, Cusroe, is proposed as a Natural Heritage Area (NHA). The whole island is designated 'Scenic and Coastal Area' in the 2009 Cork County Development Plan. Two sets of artillery fortifications and Reenavanny Castle are included in the Record of Protected Structures.

11.2.12. As detailed in the Draft Landscape Strategy 2008 Whiddy Island is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The island is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

11.2.13. In terms of Water Quality Whiddy Island is located directly adjoining a protected bay area, which is a 'Designated Shellfish Area'. According to the South Western River Basin District (SWRBD) plan the overall status of these 'Transitional and Coastal Waters' is 'high'. The island is home to a proposed NHA.

11.2.14. Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Whiddy Island should conform with the requirements outlined in the objectives in GEN-01 which will contribute to the improvement of water quality to 'good status' by 2021.

11.3 Problems and Opportunities

11.3.1. The key issue for the island is the need to reverse long term population decline, stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and improve access to social, cultural and recreational facilities.

11.3.2. The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it. The Cork County Development Plan 2009 in Objective RCI 18-3(c) restricts the development of individual second homes, except where existing dwellings are restored or extended.

11.3.3. Along with Bere, Whiddy Island has a strong military history, containing three gun batteries. There are opportunities for the military heritage theme on Whiddy to be developed in conjunction with proposed projects on Bere and elsewhere in Cork. Providing access to one of the batteries on the island in the long-term could open up opportunities for Whiddy in terms of employment and spin-off services. Generally, there is a need to examine historical sites on Whiddy with a view to improving safety and access.

11.3.4. The islands heritage features are points of interest. A looped route is to be developed and this will attract additional walkers to the island. Bantry has been identified as a cycle hub by Fáilte Ireland and there may be potential to offer a short cycle route on Whiddy as part of the development of the hub. Bicycle hire on the island would facilitate visitors to explore the island. Small-scale marine leisure facilities may also serve as an attractive activity on the island.

11.3.5. Presently there is no signposting or information on ferry times at the pier or on the tourist notice boards in Bantry. The departure point at Bantry contains a significant amount of informal parking along the pier and access road. There is a large public car park near the town square within a five minute walk however this is not signposted from the pier. Berthing facilities near the island pier could be improved and there are some repair works required. A pier management plan would assist in identifying issues to be addressed and securing implementation.

11.3.6. The specific provision of a public building would facilitate space for the public and other service provision. The old school could be suitable premises subject to the availability of funding for restoration.

11.4 Planning Proposals

Overall Development

11.4.1. The identification of a development boundary or the zoning of specific sites is not considered appropriate in an island context. Also it is not intended to specify the number of houses that is expected to be developed between 2010 and 2020. The key consideration is the need to reverse population decline and increase the number of permanent residents living all year round on the island. However guidance is required on the appropriate forms of residential development which are acceptable on the island. The development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.

11.4.2. The development of second homes except where existing dwellings are restored or extended will be restricted. It is acknowledged that there is a need to provide sustainable housing for permanent occupation and to improve the availability of affordable housing on the islands and to recognise the differing circumstances between island and mainland housing needs. Preference will be given to the reuse/refurbishment of existing dwellings over new build. During the lifetime of the plan the Council will consider innovative housing policy issues which recognise the islands particular circumstances. This could involve utilising the potential of a voluntary housing association on the island.

11.4.3. The design of all housing developments should be consistent with the Cork Rural Design Guide and respect the existing architectural heritage of the island.

11.4.4. Individual housing development on the island will be subject to the policies and objectives as outlined in Chapter 4 of the Cork County Development Plan 2009. The policy strongly favours locals with a permanent all year round housing need.

11.4.5. The general objectives for Whiddy Island are set out in the following tables:-

Objective No.	<u>General Objectives</u>
GEN-01	<p>(a) Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal planning considerations. Preference will be given to refurbishment of existing buildings over greenfield sites.</p> <p>(b) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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) Second home and individual holiday homes development shall be restricted except where existing dwellings or redundant buildings are restored or extended.</p> <p>(e) Consideration of very small scale managed holiday home developments may be considered in or adjacent to existing development clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.</p> <p>(f) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.</p> <p>(g) Sustainable tourist related development based on the natural and cultural heritage, in particular the military heritage of the island, and contributing to a balanced economy for the island will be encouraged.</p> <p>(h) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Whiddy Island.</p>

Objective No.	<u>General Objectives</u>
	<p>(i) It is an objective to support the development of further infrastructure on the island including the provision of improved information signage at the ferry departure points, car parking and the expansion of other public amenities.</p> <p>(j) It is an objective to support the preparation and implementation of a pier and harbour management plan for the access points on the island and on the adjoining mainland.</p> <p>(k) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>



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|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|-------------|
| 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 | | |

Villages

Ahakista

Allihies

Ardgroom

Ballylickey

Crookhaven

Eyeries

Goleen

Kealkill

Kilcrohane

12 Ahakista

12.1 Vision and Context

The vision for Ahakista as a village is to encourage and consolidate small scale sympathetic development within this unique and sensitive landscape setting along the Sheeps Head Peninsula. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

12.1.1. Ahakista is a small dispersed settlement on the south coast of the Sheeps Head peninsula, about 8km west of Durrus. It is located within the West Strategic Planning Area.

12.1.2. In the overall strategy of this Local Area Plan, Ahakista is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

12.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

12.1.4. Ahakista is served by the L-4703 (local road) from the direction of Kilcrohane to the east and Durrus to the west. Although small, Ahakista has a surprisingly good range of facilities, including a church, school, shop, two pubs, garden centre, a limited bus service and a pier. The wooded surroundings provide a gentler landscape setting than that found in much of this and the other peninsulas. The area is a popular stop off point on the Sheeps Head route.

12.1.5. The potential of the settlement however is constrained by the undulating rising topography, the sensitive nature of the landscape and the inadequacies of the local road network.

12.1.6. The area is popular as a location for holiday and second homes, and there seems to be a high proportion of retirees and immigrants among the resident population.

12.2 Planning Considerations

Population and Housing

12.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Ahakista grew by 16 houses during the period 2001-2010. The following table gives a summary of the houses in Ahakista during the period, 2001 – 2010.

Table 12.1 Ahakista Housing Units (Geo-directory)			
	2001	2005	2010
Housing	31	35	47

12.2.2. Ahakista, considering its topographical and infrastructural limitations has been witness to strong growth in the electoral area over the last plan period. This has occurred from a relatively low base and has been almost entirely single site housing developments.

12.2.3. The settlement is very linear and extends along the coastline and uphill. Although designated as a village, the settlement displays the characteristics of a village nuclei being rather dispersed with the reality being that it is only suitable for small scale development.

12.2.4. The settlement does not have a historic grain in the traditional sense of a village being based around the grounds of Ahakista House, its gardens and a small pier. A number of uses present themselves in the area but these are dispersed rather than clustered around a focal point. The school is located on uplands to the north eastern extent of the boundary. The area is characterised by single site housing much of which is interspersed within woodland/vegetation thus negating the visual impacts and providing a sense of maturity to the area.

Employment & Economic Activity

12.2.5. There is limited employment in the village due to its relatively small scale. The previous local area plan highlighted the necessity to increase employment opportunities in the area however larger scale proposals for the small settlements such as Ahakista are inappropriate and should be directed to the nearby larger settlements. The range of employment associated with tourism needs to be expanded while recognising that the traditional forms of employment such as fishing also need to be nurtured and developed.

Community Facilities

12.2.6. The village of Ahakista has limited recreational facilities. Most of the available recreation is based on the natural environment and associated with angling or walking. Many walking routes are directly accessible to the village including the renowned Sheeps Head Way.

12.2.7. The village contains one primary school (Rushnachara NS) containing approximately 20 pupils. The village also contains a single church.

Infrastructure

12.2.8. Located remotely on the Sheeps Head Peninsula the settlement is served by the L-4703 and L-8718 which links to the N71 (national route) and Bantry Town. These roads are local access roads which serve both the local population and tourist traffic and should be prioritised for upgrading. Public transport is weekly from Bantry. There is a need to improve public lighting in the centre of Ahakista village.

12.2.9. The village has no mains water or sewerage, which limits the growth potential in terms of both amount and type of development. In the longer term a water supply may be brought from Bantry, and sewerage provided, but this is unlikely to occur during the plan period.

Flooding

12.2.10. Parts of Ahakista have been identified as being at risk of flooding. The areas at risk follow the path of the Ahanakeeshta stream 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.

Environment and Heritage

12.2.11. The whole of the village lies within the defined Scenic and Coastal Area, and the S109 Scenic Route traverses the village. The Sheep's Head Way walking route passes through the village. The Sheeps Head SAC is located directly adjoining the development boundary (to the north). Owen's Island proposed NHA is an island located directly to the south of the settlement.

12.2.12. As detailed in the Draft Landscape Strategy 2008 Ahakista is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national

importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

12.2.13. In terms of Water Quality Ahakista is located within the Bantry Bay South/Dunmanus Water Management Unit. The Ahakista and Reenacappul Rivers which flow through the village are currently of ‘high’ river quality status, according to the South Western River Basin District (SWRBD) plan. At present, the wastewater discharges are to Dunmanus Bay. According to the SWRBD Plan, the overall status of these ‘Transitional and Coastal Waters’ is presently unassigned.

12.2.14. Overall Groundwater Status in the area is described as ‘good’ with an overall objective to ‘protect’. The treatment of wastewater in Ahakista should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

12.3 Problems and Opportunities

12.3.1. Restrictions in relation to availability of infrastructure are limiting the development potential of sites within the development boundary of the village.

12.3.2. Because of the lack of sanitary infrastructure development must be limited to individual houses and similarly scaled developments. This is considered the most appropriate form of development for the village in terms of attracting population and offering an alternative to those who would otherwise consider housing in the open countryside.

12.3.3. The entire local area including lands within the development boundary are included within the designated Scenic Landscape in the Cork County Development Plan 2009-2015. This requires that sensitivity must be exercised in the consideration of appropriate forms of development. This sensitivity should incorporate the retention of existing tree cover and vegetation and a high design standard in all new development.

12.3.4. The coast road is an important tourist route, and contributes greatly to the scenic quality of the locality, to the benefit of both tourists and local residents. The road between Ahakista and Durrus is particularly sensitive, and new development should generally be resisted along this route. In particular it is suggested that no development should be permitted to the seaward side of this designated Scenic Route, with a specific exception for the commercial premises on a promontory near to Durrus. A small amount of equivalent small-scaled tourist related or local services development could also be acceptable. High quality design and,

especially, landscaping (including substantial tree planting) will be required in either case.

12.4 Planning Proposals

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.

12.4.2. The development boundary for Ahakista as defined in the 2005 Local Area Plan was generous considering the limitations of the landscape and topography and the attractive setting of the area and within the current development boundary there are ample opportunities for future development potential. Having regard to the village status of Ahakista and its location serving a wide hinterland and tourist trade, it is important to maintain development opportunities within the village.

12.4.3. This plan envisages development in the range of up to 15 additional dwellings in the village up to 2020, taking the housing stock to approximately 62 units by 2020. It is not intended that the whole of the indicated boundary is developed. Rather, the loose development boundary provides a wide area within which dispersed dwellings may be located.

12.4.4. 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 units.

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. 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 by the Council will be delivered.

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Ahakista it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) 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 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 10 dwelling units served by individual treatment systems. 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. 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) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(f) Development shall be designed to a high standard and reinforce the character of the area given the setting of the landscape. The Cork Rural Design Guide should be consulted in this regard.</p> <p>(g) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(h) Other business / industrial development can be accommodated on suitable sites within the</p>

Objective No.	<u>General Objectives</u>
	<p>development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(i) It is an objective to protect the sensitive setting of the village and to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village and to seek the retention of existing landscape features of the area.</p> <p>(j) It is an objective to restrict development to the seaward side of the coast road between Ahakista and Durrus.</p> <p>(k) It is an objective to encourage the provision of public lighting at key locations within the village.</p> <p>(l) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(m) The development boundary for Ahakista is adjacent to Sheeps Head to Toe Head Special Area of Conservation. Development proposals in areas close to the SAC may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone is likely to be required and between any development proposed adjacent to the SAC. The size of the buffer zone will be determined at project level.</p>

Industry/Business

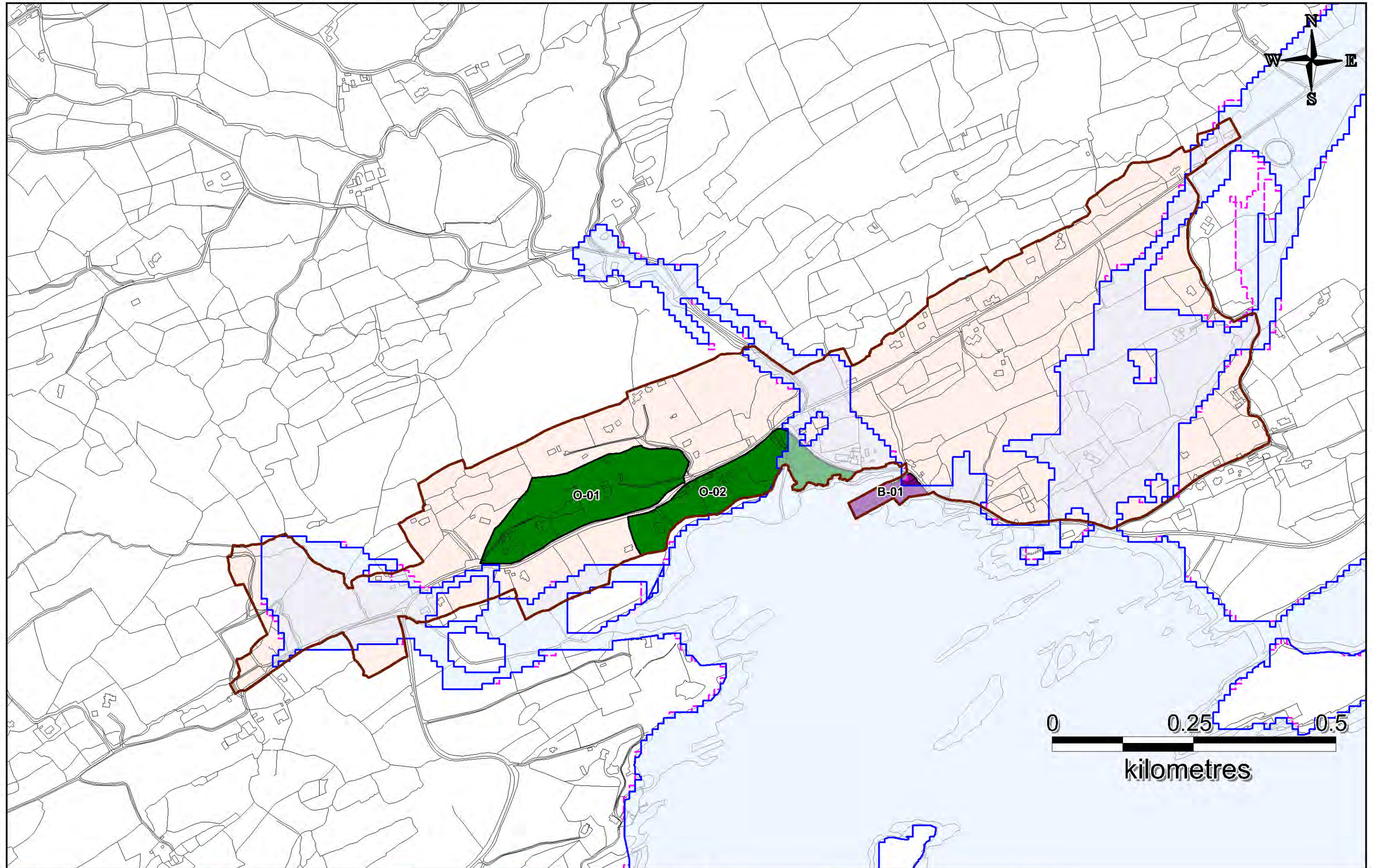
12.4.7. In order to diversify the economic base of this settlement, it is necessary to include zoning objectives for limited marine related industrial/business development. The specific industrial zoning objective for Ahakista is set out in the following table:

Objective No.	<u>Industry Objectives</u>	Approx. Area (Ha)
B-01	Business Development. Marine related development only. Visual impact to be minimised. 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

Open Space, Recreation and Amenity

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

Objective No.	<u>Open Space, Recreation and Amenity Objectives</u>	Approx. Area (Ha)
O-01	Retention and reinforcement of dense tree covering and parkland quality of the area. Built development will not normally be acceptable.	3.5
O-02	Retention and reinforcement of dense tree covering and parkland quality of the area. Built development will only be acceptable where it retains this quality. 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.	2.5



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 | |

13 Allihies

13.1 Vision and Context

The vision for Allihies is to encourage and consolidate sympathetic development in this colourful village within this unique and sensitive landscape setting. To promote the incremental expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

13.1.1. Allihies is a small village scenically located towards the end of the remote Beara peninsula and situated 12 miles west of Castletownbere the main service and employment centre for the area.

13.1.2. In the overall strategy of this Local Area Plan, Allihies is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

13.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

13.1.4. The settlement of Allihies primarily functions as a local and tourist service centre in a visually sensitive and open landscape setting. The village has a range of facilities including tourist accommodation, a post office, community buildings, playground, two shops, pubs, etc.

13.1.5. Allihies has a strong mining heritage and was once a very busy place with over 1,000 people engaged in mining, the mines have long closed, and the area is now largely dependent on tourism with a small resident population.

13.1.6. The character and appearance of the village can best be described as colourful. This is in particular contrast to a surrounding landscape which is often rugged and dramatic. The vernacular is

strongly evident in the streetscape and more recent development has in general been very sympathetic in terms of form, design and composition. The open nature of the landscape ensures that the village can be viewed from afar and that there are dramatic views from the settlement which is located on rising uplands from the coast.

13.2 Planning Considerations

Population and Housing

13.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Allihies grew by 49 houses during the period 2001-2010. The following table gives a summary of the houses in Allihies during the period, 2001 – 2010.

Table 13.1 Allihies Housing Units (Geo-directory)			
	2001	2005	2010
Housing	41	42	90

13.2.2. Since 2005 there has been significant development in the village with an almost doubling in available housing. 3 schemes in particular which were developed over this period have contributed to this housing stock in the range of 12-16 houses. At least 12 of these have been developed solely for the purposes of holiday homes with a number of others as second home developments. Lack of appropriate infrastructural treatment has limited the extensive development potential of the village.

13.2.3. The design of new schemes and proposals has generally respected the character of the place. These schemes have had a strong emphasis on maintaining a strong building line and creating definitive streets and space. The character created makes the villages on this peninsula particularly attractive and even more sensitive to incongruous and more inappropriate forms of development. The high design standard established in these villages should be maintained.

13.2.4. The northern extent of the village is more dispersed containing brownfield and greenfield sites interspersed with small schemes. There is ample scope for infill opportunities within this area which is bounded by three roads and it has been prioritised for redevelopment. The area directly to the north west of the church should be preserved as an attractive vantage point across the bay and amenity area for the village.

13.2.5. Many infill sites exist within the development boundary and it is important that these sites are developed as a priority. It is important however that any proposals in this location continue to

respect the character and pattern of this attractive village centre location and the sensitivity of the wider landscape. The current grain of development has been focussed around the church toward the south of the development boundary but has increasingly moved northwards in the last number of years.

Employment & Economic Activity

13.2.6. Much of the employment in the village is small scale and associated primarily with the service industry. Employment is provided in various B and B's, guesthouses and small scale retail services including post office. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination.

Community Facilities

13.2.7. The village contains a community building, church, cemetery and a hostel. The nearby disused copper mines are a particularly important component of the tourist heritage of the area. The village contains a small medical centre.

13.2.8. The village of Allihies has a moderate range of recreational facilities including a children's playground and community centre (with recent permission for a gymnasium). Its location, which is directly accessible to coastal beaches and walking routes, in an open rural landscape means it has the benefits of active and passive recreation on its doorstep which are attractive to both visitors and locals alike.

Infrastructure

13.2.9. The R575 runs through the village bringing traffic to Eyeries and on to Castletownbere. There are daily buses which depart from Castletownbere. Footpaths are lacking and those that are within the settlement are disjointed or poorly surfaced.

13.2.10. There is very limited wastewater treatment at present with no capacity to expand. Medium to long term a preliminary report for wastewater is proposed and while there is no water capacity at present. It is proposed to be part of Castletownbere Regional Water Supply Scheme which has been omitted from the present WSIP.

Flooding

13.2.11. There are no known incidences of flooding within the village of Allihies.

Environment and Heritage

13.2.12. The whole village lies within the defined 'Scenic and Coastal Area'. A designated Scenic Route passes through it, as does the Beara Way. The area is rich in industrial and other archaeology, and the Allihies Mine Complex is an identified Area of Geological Interest. The Man-Engine House and the Old Mine

manager's House are included in the Record of Protected Structures. The Kenmare River SAC overlaps the northern boundary of the settlement while the Beara Peninsula SPA is located in the nearby uplands.

13.2.13. In terms of Water Quality Allihies is located within the Beara Peninsula Water Management Unit. Wastewater from Allihies presently discharges into Kenmare Bay which according to the South Western River Basin District (SWRBD) Plan are within Natura 2000 sites.

13.2.14. The Ballydonegan River flows adjoining the settlement. Overall status of this river is 'good' with an objective to 'protect'. The treatment of wastewater in Allihies should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

13.2.15. As detailed in the Draft Landscape Strategy 2008 Allihies is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

13.3 Problems and Opportunities

13.3.1. Restrictions in relation to availability of infrastructure are limiting the development potential of sites within the development boundary of the village.

13.3.2. The development of small groups of housing, detached housing and serviced sites/self build options may be the most appropriate form of development for the village in terms of attracting population and offering an alternative to those who would otherwise consider housing in the open countryside.

13.3.3. It is important to concentrate this new development in the village. It is also important to protect the openness and scenic qualities of the surrounding areas. The sporadic development which has taken place away from the village, especially in recent years must be curtailed. In particular further development should be resisted between the village and the beach or between the village and Bealbarnish.

13.3.4. The entire local area including lands within the development boundary are included within the designated Scenic Landscape in the Cork County Development Plan 2009-2015. This requires that sensitivity must be exercised in the consideration of appropriate forms of development.

13.3.5. Given the area's remoteness, there is little immediate prospect of significant economic development other than that based on tourism. There may be some opportunities for small scale industrial units within or adjoining the settlement boundary therefore it is important that the qualities that draw tourists to the area are protected while appropriate opportunities for employment generating tourist development are encouraged. Small scale tourism development which does not erode the character and scenic qualities of the locality is encouraged. A Village Design Statement is proposed in order to assist in relation to design guidance for this attractive settlement.

13.3.6. There is potential for upgrading the capacity and image of the tourist facilities at the Ballydonegan beach, but it is important that this is done in a way that complements the scenic qualities of the area. Highly skilled and imaginative design would be required in order to enhance the environment and economic potential of the area.

13.3.7. There is pressure on parking in the village at peak holiday times and opportunities will be taken to address this as they arise.

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 Allihies as defined in the 2005 Local Area Plan contained a number of areas of zoned and unzoned land, the majority of which remained undeveloped at the start of 2010. At the time of writing the plan there were no outstanding planning permissions. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for substantial additional development. Much of the land particularly in the northern half remains undeveloped and it is considered that there is more than adequate lands available for the target level of growth required.

13.4.3. Having regard to the village status of Allihies, and its important tourist function in particular, it is important to maintain development opportunities within the village.

13.4.4. This plan envisages development in the range of up to 35 additional dwellings in the village up to 2020, taking the housing stock to approximately 125 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 7 units.

13.4.5. 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.

13.4.6. 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 by the Council will be delivered.

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Allihies it is an objective to encourage the development of up to 35 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, Glanmore Bog Special Area of Conservation, and Kenmare River Special Area of Conservation must be provided in advance of development.</p> <p>(c) Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(d) 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 7 units.</p> <p>(e) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 12 dwelling units served by individual treatment systems. 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. 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 and on Kenmare River Special Area of Conservation.</p> <p>(f) This settlement is located adjacent to the Kenmare River Special Area of Conservation. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>(g) 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</p>

Objective No.	General Objectives
	<p>streetscape.</p> <p>(h) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(i) Retail and office development should in general be accommodated within the identified core of the village and make adequate parking provision.</p> <p>(j) 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>(k) It is an objective to support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(l) It is an objective to identify a requirement for an accessible off street car parking solution within walking distance of the village.</p> <p>(m) It is an objective to maintain and expand the existing community facilities available in the village.</p> <p>(n) It is an objective to protect the sensitive setting of the village. It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan.</p> <p>(o) It is an objective to encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.</p> <p>(p) It is an objective to create a safe pedestrian and cycle link between the village and Ballydonegan Beach during the lifetime of the plan.</p> <p>(q) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(r) It is an objective to encourage the realignment of the R575 from the Bealbarniss Gap and the realignment and improvement to the local roads L4904 & L4905 as important village entrances.</p>

Open Space, Recreation and Amenity

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

Objective No.	Open Space, Sports, Recreation and Amenity	Approx Area (Ha)
O-01	It is an objective to preserve the open nature of this site for its potential recreational value and spectacular views of the sea and surrounding landscape.	0.1ha

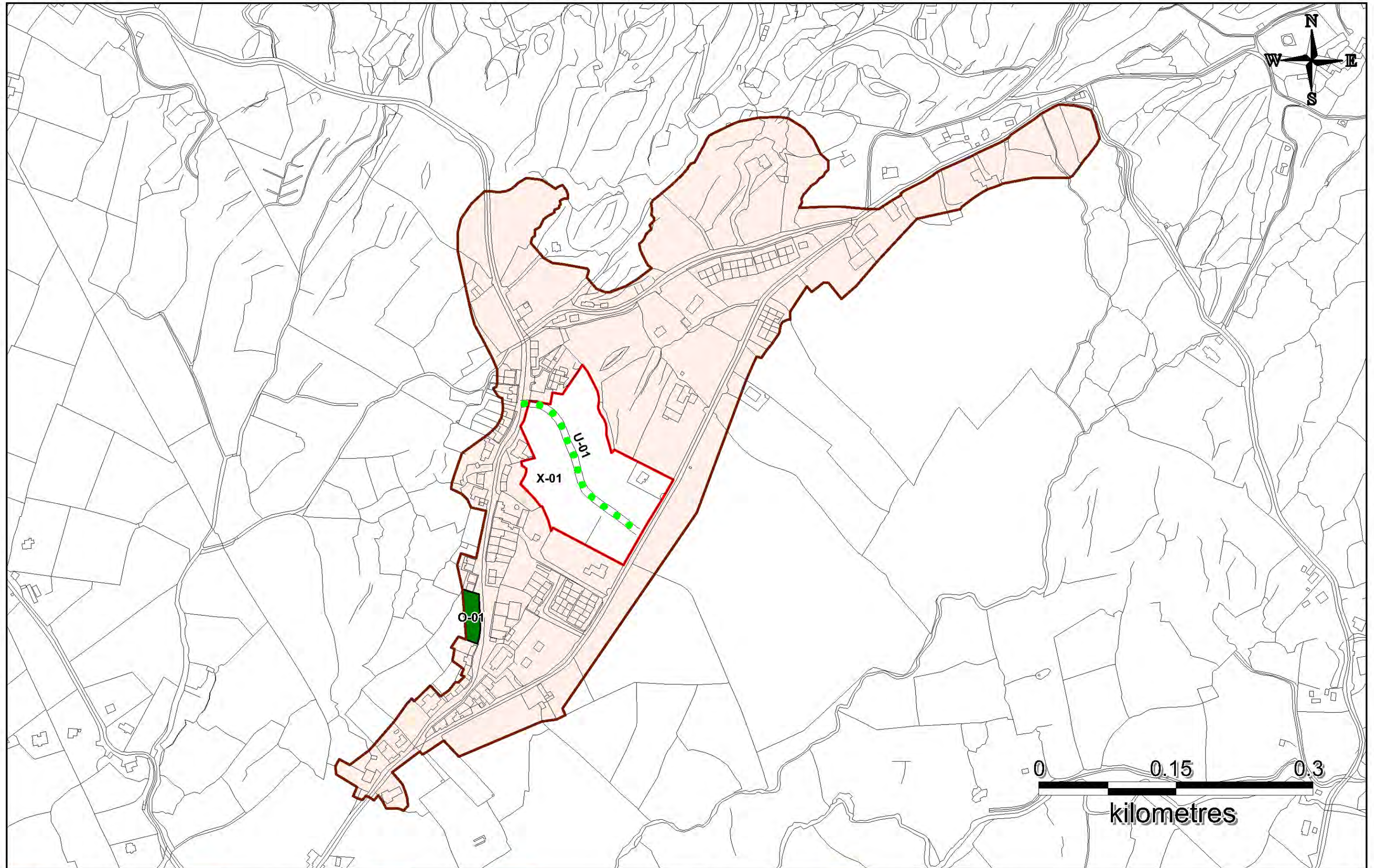
Special Policy Areas

13.4.8. An area close to the village core is identified for tourist related facilities (including accommodation for holiday lettings) and/or residences (permanent occupation or second homes). The development of the site would be conditional upon a high design standard being achieved and the provision of a public foot and cycle path link between the main road through the village and the road to the east. This would enable convenient pedestrian and cycle access to the shops and other facilities thus reducing the need for car journeys and the demand for parking in the main street. A special development charge will be necessary to fund the road and the provision of sanitary infrastructure.

Objective No.	Special Policy Area Objective	Approx. Area (Ha)
X-01	Area for tourist related facilities (including accommodation for holiday lettings) and/or residences (permanent occupation or second homes), subject to provision of a foot and cycle route through the site.	1.9ha

Infrastructure Objectives

Objective No.	Infrastructure Objective	Approx. Area (Ha)
U-01	Pedestrian and cycle route linking the two existing roads (n.b. alignment shown on map indicative only and not prescriptive)	-



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Ardgroom

14.1 Vision and Context

The vision for Ardgroom is to encourage and consolidate sympathetic development in this colourful village within its sensitive landscape setting. To promote the incremental expansion of community and tourist services and facilities while capitalising on available infrastructure.

Strategic Context

14.1.1. Ardgroom is a small settlement on the north side of the Beara peninsula, north of Castletownbere and on the road between Eyeries and Lauragh (Co. Kerry). In the overall strategy of this Local Area Plan, Ardgroom is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

14.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

14.1.3. Ardgroom (in Irish Dhá Dhrom, meaning Two Ridges) lies to the northwest of Glenbeg Lough, overlooking the Kenmare River estuary. It sits between the coast and the Slieve Miskish Mountains. The settlement of Ardgroom primarily functions as a small local and tourist service centre. The village has one shop, pub and petrol station.

14.1.4. The village is remote being located towards the extremity of a West Cork peninsula. The nearest main town is Castletownbere which is the main supply and employment centre for the area.

14.1.5. The character and appearance of the village represents a typically colourful vernacular main street. This is in particular contrast to a surrounding landscape which is often rugged and dramatic.

Recent development has in general attempted to be sympathetic with the character of the settlement.

14.2 Planning Considerations

Population and Housing

14.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Ardgroom grew by 32 houses during the period 2001-2010. The following table gives a summary of the houses in Ardgroom during the period, 2001 – 2010.

Table 14.1 Ardgroom Housing Units (Geo-directory)			
	2001	2005	2010
Housing	26	27	58

14.2.2. Since 2005 there has been significant development in the village with a doubling in available housing. Two holiday home schemes of 10 and 13 units respectively to the north of the village have contributed substantially to the housing stock in this regard.

14.2.3. It is important to ensure that the character and attractiveness of the main street is reflected in future development proposals as this is the primary grain of the settlement. A substantial boundary exists from the last LAP providing ample opportunities for infill development to cater for future needs.

Employment & Economic Activity

14.2.4. Much of the employment in the village is very small scale and associated primarily with the service industry.

14.2.5. There is little in the way of employment generating activity in and around the village, although the employment opportunities in Castletownbere and Kenmare are relatively close at hand for those with cars. The same can be said, to some extent, for services and facilities relevant to young people.

Community Facilities

14.2.6. The village contains a church and one pub. There is no school or public health centre within the village. A family resource centre is in the planning stages.

14.2.7. The village of Ardgroom is very limited in terms of recreational and community infrastructure due to its relatively small scale and seasonal population. Its unique location however does offer it close access to coastline, including walking and cycling routes which provides it with the benefits of active and passive recreation on its doorstep which are attractive to visitors and locals alike.

Infrastructure

14.2.8. The R571 runs through the village bringing traffic to Eyeries and on to Castletownbere and into County Kerry. There are daily buses from Castletownbere to Cork. There are areas within the village where footpaths can be improved, maintained and further extended as development of the village progresses.

14.2.9. Drinking water is presently provided through an interconnector to Castletownbere however there are issues with the source being taken from Glenbeg lake/Owenagappul River (a habitat of the fresh pearl water mussel)

14.2.10. A new waste water treatment plant with 400PE (population equivalent) providing tertiary treatment has been recently completed in a public-private partnership. This plant has spare capacity at present so there exists potential to connect further existing and new development.

Environment and Heritage

14.2.11. Immediately adjoining the village's development boundary is the Cappul Bridge proposed Natural Heritage Area and the Glanmore Bog candidate Special Area of Conservation. The whole village lies within the defined 'Scenic and Coastal Area', and two designated Scenic Routes pass through it (S115 & S116)

14.2.12. Parts of Ardgroom have been identified as being at risk of flooding. The areas at risk follow the path of the Owenagappul 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 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.

14.2.13. The 'Indicative Flood Extent Map' shown as part of the zoning map for Ardgroom 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, to 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 to flood risks before submitting an application for planning permission.

14.2.14. In terms of Water Quality Ardgroom is located within the Beara North Water Management Unit. Wastewater from Ardgroom presently discharges into Kenmare Bay which according to the South Western River Basin District (SWRBD) Plan is within Natura 2000

sites and close to a protected area - 'Designated Shellfish Area'. The plan also describes the overall status of these 'Transitional and Coastal Waters' as 'high' with an overall objective to 'protect'.

14.2.15. The Owenagappul River which flows through the settlement is a habitat of the Fresh Water Pearl Mussel and Ardgroam is located within the catchment area of this river. Overall status of this river is 'moderate' in the SWRBD with an objective to 'restore'. The treatment of wastewater in Ardgroam should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

14.2.16. As detailed in the Draft Landscape Strategy 2008 Ardgroam is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

14.3 Problems and Opportunities

14.3.1. Unlike many other settlements in the Bantry Electoral Area there exists spare capacity in the newly constructed treatment system. The implication of this is that development may have potential to progress in the short term. There remain issues however with the water supply source which remain to be resolved.

14.3.2. The challenge for Ardgroam is to further develop its role as a tourist centre without compromising the scenic qualities which give it its character and attract visitors and investment. The entire local area, including lands within the development boundary, are included within the designated Scenic Landscape in the Cork County Development Plan 2009-2015. This requires that sensitivity must be exercised in the consideration of appropriate forms of development.

14.3.3. Given the area's remoteness, there is little immediate prospect of significant economic development other than that based on tourism. Therefore it is important that the qualities that draw tourists to the area are protected while appropriate opportunities for employment generating tourist development are encouraged. Small scale tourism development which does not erode the character and scenic qualities of the locality is encouraged.

14.3.4. It is important to concentrate new development in the village. It is also important to protect the openness and scenic qualities of the surrounding areas. The sporadic development which has taken place away from the village, especially in recent years must be curtailed.

14.3.5. The image of the village does suffer from an amount of dereliction or under-use, and by the erosion of its character and form by suburban type development on the fringes of the village and it should be an objective to expand the employment range.

14.4 Planning Proposals

Overall Scale of Development

14.4.1. 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.

14.4.2. The development boundary for Ardgroam as defined in the 2005 Local Area Plan was substantial however much of the lands within this boundary remained undeveloped at the start of 2010.

14.4.3. At the time of writing the plan there were no outstanding planning permissions. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for substantial additional development. It is considered that there are adequate lands available for the target level of growth required.

14.4.4. Having regard to the village status of Ardgroam, and its important tourist function in particular, it is important to maintain development opportunities within the village.

14.4.5. This plan envisages development in the range of up to 29 additional dwellings in the village up to 2020, taking the housing stock to approximately 77 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 5 units.

14.4.6. 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.

14.4.7. 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 by the Council will be delivered.

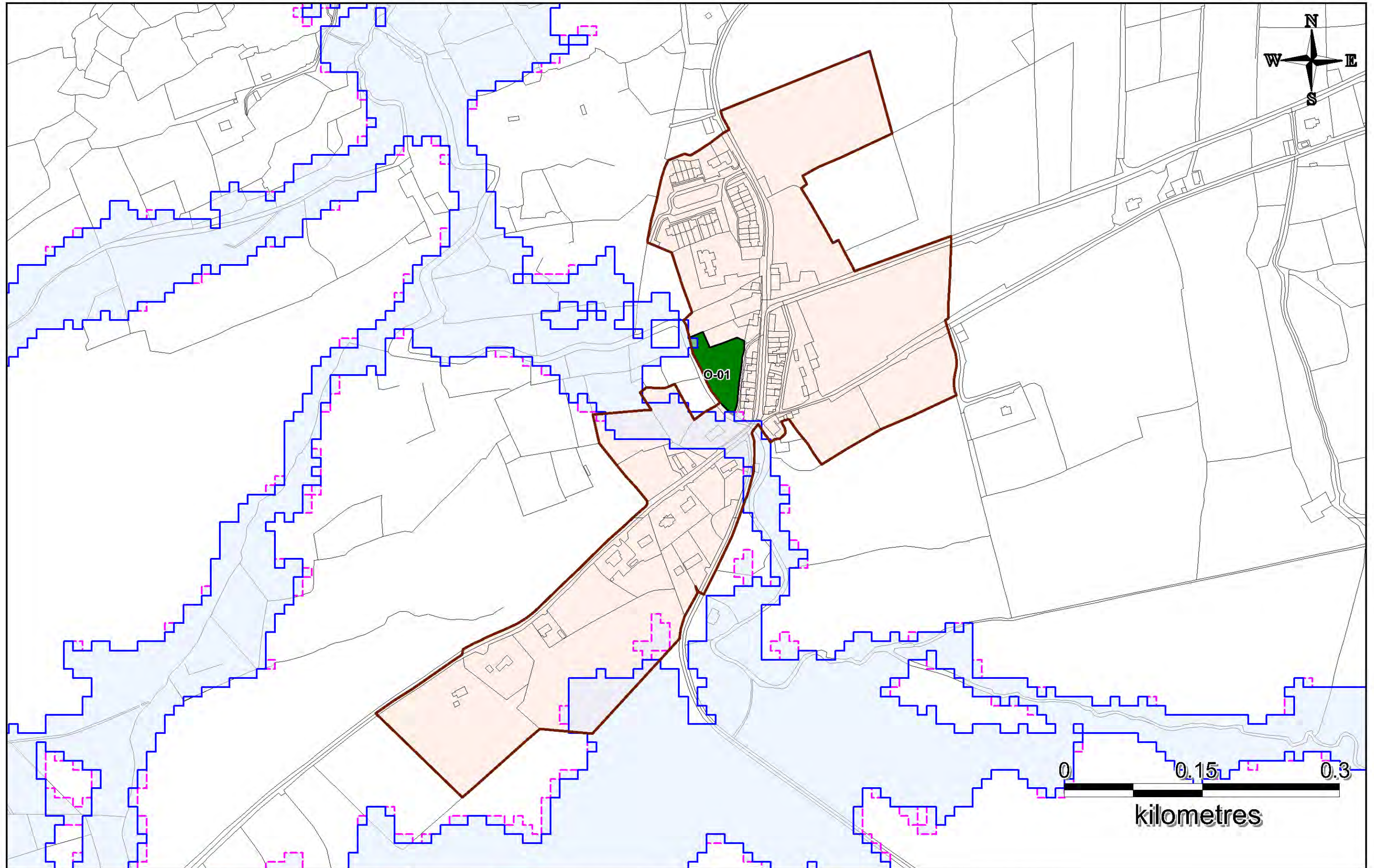
Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Ardroom it is an objective to encourage the development of up to 29 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, Glanmore Bog Special Area of Conservation, and Kenmare River Special Area of Conservation must be provided in advance of development.</p> <p>(c) Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(d) 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 5 units.</p> <p>(e) 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>(f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(g) This settlement is located adjacent to the Kenmare River Special Area of Conservation and is surrounded by Glanmore Bog Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p>

Objective No.	<u>General Objectives</u>
	<p>Development proposals in this settlement are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. Buffer zones may be required between any development proposed for this area and the Special Area of Conservation.</p> <p>(h) 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>(i) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(j) Retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(k) 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>(l) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. During the lifetime of the plan it is the intention of the Council to identify potential sites for community/recreational facilities.</p> <p>(m) It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.</p> <p>(n) It is an objective to encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.</p> <p>(o) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Open Space, Recreation and Amenity:

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

Objective No.	<u>Open Space, Sports, Recreation and Amenity</u>
O-01	Open space, providing visual amenity and informal public recreation. Retain and promote openness, seating, native trees and shrubs of local origin on lands adjoining river.



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

15 Ballylickey

15.1 Vision and Context

The vision for Ballylickey as a village is to encourage and consolidate sympathetic development within its unique and sensitive landscape setting. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

- 15.1.1. Ballylickey is a linear settlement on the main N71 road between Bantry and Glengarriff and brings traffic from Kenmare and the Beara peninsula to Bantry and beyond. It also runs along the regional route to Macroom.
- 15.1.2. In the overall strategy of this Local Area Plan Ballylickey is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.
- 15.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

- 15.1.4. The River Ovane flows into Bantry Bay at Ballylickey (Irish: Béal Átha Leice). The settlement of Ballylickey is principally a location for tourist related development. The settlement has a scattering of houses and a range of tourist related facilities including hotels and a large camping/caravan park. Otherwise there are no significant employment generating uses.
- 15.1.5. There is a petrol station with convenience store and a church, but there is no school, post office or resident doctor. These and other facilities are available in Bantry, which is only about 3km away.
- 15.1.6. The village has a very attractive riverside and coastal setting and the meandering tourist driving route which hugs the

coastline provides particular attractive views around Bantry bay and the estuary.

- 15.1.7. The character and appearance of the settlement are uncharacteristic of a typical village being composed of a collection of dispersed buildings which string out along the roadside. Some of these buildings are on larger tree rich plots which contribute to the mature appearance of the area.
- 15.1.8. Development sprawls for a considerable distance from the heart of the settlement, especially in the direction of Bantry, and some development over the years has been rather suburban in character. Together, these risk reducing the long term appeal of the settlement and locality.

15.2 Planning Considerations

Population and Housing

15.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Ballylickey grew by 27 houses during the period 2001-2010. The following table gives a summary of the houses in Ballylickey during the period, 2001 – 2010.

Table 15.1 Ballylickey Housing Units (Geo-directory)			
	2001	2005	2010
Housing	19	21	46

- 15.2.2. Since 2005 there has been substantial development in the village. Primarily this has been dispersed development (single site housing) while also including a small scheme which is presently vacant.
- 15.2.3. There are a considerable number of vacated or brownfield opportunities which need to be prioritised with regard to the future development of the village. A former hotel site (now derelict) sits at the heart of the development which had permission for 13 houses (now lapsed).
- 15.2.4. A small recently built scheme of 9 units remains unoccupied and vacant and is becoming overgrown. The area surrounding the derelict hotel and vacant houses is contributing to an eyesore along this very scenic coastal route and redevelopment of this area must be prioritised.

Employment & Economic Activity

15.2.5. Much of the employment in the village is associated primarily with the service industry and tourism. It is likely that this

trend will continue into the future given the attractions of the area as a visitor destination.

Community Facilities

15.2.6. The general hinterland contains a church, hotel and guest houses. There is no school or public health centre within the village. The village of Ballylickey is very limited in terms of recreational infrastructure. Its unique location however does offer it close access to coastline, including walking and cycling routes which provides it with the benefits of active and passive recreation on its doorstep which are attractive to visitors and locals alike. Its small size and location adjoining Bantry and Glengarriff mean that significant expansion of recreational infrastructure is unlikely.

Infrastructure

- 15.2.7. Located on the N71 (national route) the village enjoys good access to Bantry and Kenmare. It has a limited local bus service connecting to Bantry, Durrus, Kilcrohane, Kealkill and Ballingeary. There is a distinct lack of footpaths in the village. The provision of footpaths needs to be prioritised considering that the village is on the route of the busy N71.
- 15.2.8. In Ballylickey there is no collection system or treatment plant in place. It was previously included in WSIP and land had been identified by council on that basis. Although the scheme has now been removed from the current WSIP it is considered appropriate that treatment plant objective from the last plan remains in place. In terms of water long term supply for Ballylickey is dependant on the Bantry Regional Water Supply Scheme Phase 2. This scheme however is not included within the current WSIP. This scheme includes the provision of network supply to the hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas. Present capacity is required in the main town of Bantry and is therefore limited.

Environment and Heritage

- 15.2.9. The whole of the village lies within the defined Scenic and Coastal Area, and a designated Scenic Route (S111) passes through it. The Seaview House Hotel, Ballylickey (Manor) House, and Reenadisert Court are all included in the Record of Protected Structures, as is nearby Reenydonagan House. Reenydonagan Point is an Area of Geological Interest. In this respect, any further development in the settlement will have due consideration for the area's special scenic and geographical location.
- 15.2.10. In terms of Water Quality Ballylickey is located within the Inner Bantry Bay Water Management Unit. The status of the River Ovane which runs through the settlement into Bantry Bay is currently described as 'good' in terms of river quality according to the South

Western River Basin District (SWRBD) plan with an objective to protect it.

15.2.11. At present wastewater discharges into the Bay a protected area, which is a ‘Designated Shellfish Area’. According to the SWRBD Plan, the overall status of these ‘Transitional and Coastal Waters’ is ‘high’. Wastewater treatment facilities in Ballylickey will need to be put in place to contribute to the protection of water quality status.

15.2.12. As detailed in the Draft Landscape Strategy 2008 Ballylickey is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

15.3 Problems and Opportunities

15.3.1. Restrictions in relation to availability of infrastructure are limiting the development potential of sites within the development boundary of the village. This is likely to continue in the medium or long term.

15.3.2. The challenge is to further develop Ballylickey as a tourist centre/stop off without compromising the scenic qualities of the area. Improvements and additions to walking and cycling routes in the area should be prioritised as an addition to tourist infrastructure. A designated Bantry – Ballylickey – Glengarriff cycle route should be prioritised. The landscape and environmental sensitivities of the area require that care is exercised in the consideration of appropriate forms of development.

15.3.3. It is important that the settlement policy aims to consolidate development within the present boundary. The rationale for this is to contain the problem of increasing sprawl of the village outwards especially along the N71. Direct access off the N71 will not normally be permitted.

15.3.4. The development of small groups of housing, detached housing and serviced sites/self build options may be the most appropriate form of development for the village in terms of attracting population and offering an alternative to those who would otherwise consider housing in the open countryside. There are also a number of brownfield sites which offer potential for consolidated tourist related development.

15.3.5. There are still ample lands available within the settlement for the level of future development envisaged. There is a need to discourage direct access points onto the national route (N71)

however there may be some capability on the local roads for some infill development.

15.3.6. The village may be more suited to limited single site housing development considering its sensitive coastal location along the N71 national route. The main town of Bantry and key village of Glengarriff are within close proximity and as such residential demand should be adequately catered for in these locations. The touristic role of Ballylickey within the development boundary should continue to be maintained.

15.4 Planning Proposals

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 Ballylickey as defined in the 2005 Local Area Plan contained a number of parcels of land the majority of which remained undeveloped at the start of 2010.

15.4.3. At the time of writing the plan there were no outstanding planning permissions. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for a significant level of additional development.

15.4.4. Having regard to the village status of Ballylickey and its location serving a wide hinterland and tourist trade, it is important to maintain some development opportunities within the village.

15.4.5. This plan envisages development in the range of up to 15 additional dwellings in the village up to 2020, taking the housing stock to approximately 61 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 units.

15.4.6. 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.

15.4.7. 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 by the Council will be delivered.

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Ballylickey it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) 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 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 7 dwelling units served by individual treatment systems. 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. 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) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(f) Brownfield areas or derelict sites should be prioritised as the primary areas for the development of the village (in particular the derelict hotel site).</p> <p>(g) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(h) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be</p>

Objective No.	<u>General Objectives</u>
	<p>suitably integrated into the setting of the village.</p> <p>(i) It is an objective to protect the sensitive setting of the village. It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan.</p> <p>(j) It is an objective to encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.</p> <p>(k) It is an objective to support the development of a dedicated Bantry to Glengarriff cycling route through this popular tourist area.</p> <p>(l) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Open Space, Recreation and Amenity:

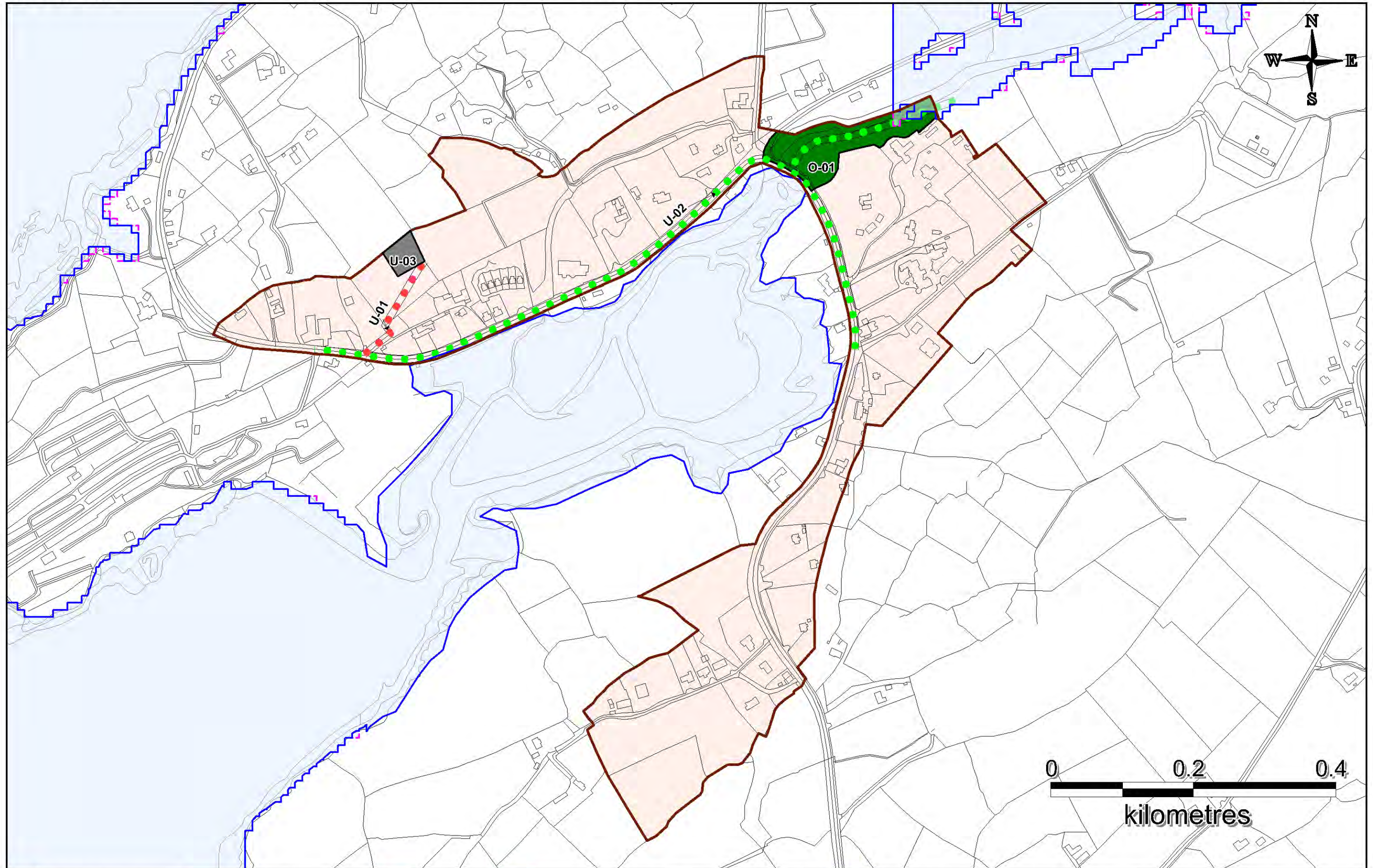
15.4.9. The specific open space, sports, recreation and amenity zoning objectives for Ballylickey are set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx. Area (Ha)
O-01	Open Space adjoining the river to be protected for visual amenity and scenic qualities while it is also an objective to include the provision of a riverside walking route. 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

Infrastructure

15.4.8. The specific utilities and infrastructure zoning objectives for Ballylickey are set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx. Area (Ha)
U-01	Service access to Waste Water treatment plant.	-
U-02	It is an objective to prioritise the provision of and upgrading footpaths in particular footpaths linking the camping/caravan park to the Seaview hotel and future riverside walking route.	-
U-03	Waste Water Treatment Plant	0.2



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 | |

16 Crookhaven

16.1 Vision and Context

The vision for Crookhaven is to retain the attractive character of the village by consolidating sympathetic development within the existing fabric of the settlement. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

16.1.1. Crookhaven is a small village towards the end of the south side of the Mizen peninsula. In the overall strategy of this Local Area Plan, Crookhaven is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

16.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

16.1.3. Crookhaven is the very epitome of a sleepy fishing village. Brightly-coloured boats and pastel-coloured cottages characterise a picturesque village.

16.1.4. The village benefits from a beautiful natural harbour and is a popular sailing and holiday resort. While there is a post office, shop, pubs and restaurants there is little in the way of year round employment. The nearest main towns are Schull (23km), Bantry (43km), and Skibbereen (47km).

16.1.5. A significant amount of housing development has taken place in recent years, including, apparently, a substantial proportion of second homes. There has been little in the way of employment generating development, although public funded improvements to the pier and associated facilities have improved the capacity for marine activity.

16.2 Planning Considerations

Population and Housing

16.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Crookhaven grew by 17 houses during the period 2001-2010. The following table gives a summary of the houses in Crookhaven during the period, 2001 – 2010.

Table 16.1 Crookhaven Housing Units (Geo-directory)			
Year	2001	2005	2010
Housing	63	57	80

16.2.2. Since 2005 there has been strong residential growth in the village. Much of this has been in the form of modestly scaled infill schemes. In general these schemes have sought to respect the character and sense of place of the historic village with a positive design reference, particularly those fronting the main street. A number of units at present appear to have ceased construction and remain to be completed.

16.2.3. The historic core of Crookhaven was focussed in the area around the attractive quayside but has since expanded as a street toward the west. More dispersed development now occurs beyond this area in the form of single site housing.

Employment & Economic Activity

16.2.4. Much of the employment in the village is associated primarily with the service industry and tourism. It is likely that this trend will continue into the future given the attractions of the area generally as a visitor destination. Fishing is also an important contributor to the local economy of the area.

16.2.5. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Crookhaven is designated as a Secondary Hub which requires appropriate planning for marine related infrastructure and the provision of a Harbour Management Plan for the busy tourism season.

Community Facilities

16.2.6. The village of Crookhaven is very limited in terms of recreational infrastructure. Its unique location however does offer it close access to coastline, including walking and cycling routes which provides it with the benefits of active and passive recreation on its doorstep which are attractive to visitors and locals alike. The village contains a church and cemetery. There is no school or public health centre within the village.

Infrastructure

16.2.7. Located on the R591 (regional route) the village is remotely located on the Mizen peninsula. Schull (main town) is the nearest primary service centre. There is no regular public transport (the nearest being Goleen 8km away).

16.2.8. Lack of adequate parking, particularly during the busy summer months, remains an issue for Crookhaven. There is a distinct lack of footpaths in the village. Provision of footpaths should be prioritised in those locations where it is most appropriate.

16.2.9. Wastewater is only the subject of primary treatment via septic tank (160PE) which is at capacity and has now been exceeded. Therefore there is no further capacity in the system. There is no spare capacity in the present water supply network which also serves the caravan park at Barleycove. Future water supply for Crookhaven is dependant on the Bantry Regional Water Supply Scheme Phase 2. This scheme however is not included within the current WSIP. This scheme includes the provision of network to hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.

Environment and Heritage

16.2.10. Sheeps Head to Toe Head Special Protection Area runs both inside and outside the boundary to the south of the settlement. To the west and east of the village are areas within the Barleycove to Ballyrisode Point candidate Special Area of Conservation and proposed Natural Heritage Area. St. Brendan's Church is included within the Record of Protected Structures. Crookhaven is designated as an Area of Geological Interest for its former mines.

16.2.11. Parts of Crookhaven have been identified as being at risk of coastal flooding. 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.

16.2.12. The whole of the Crookhaven peninsula, and the opposite mainland shore and Rock Island, is within the defined Scenic and Coastal Area. Most of the roads in the area are designated as part of the S103 Scenic Route.

16.2.13. In terms of Water Quality Crookhaven is located within the Clonakilty/Skibbereen Water Management Unit. Wastewater in Crookhaven discharges into Roaringwater Bay according to the South Western River Basin District (SWRBD) Plan. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is moderate.

Groundwater Status in the area is generally described as ‘good’. The existing wastewater treatment facilities in Crookhaven will need to be improved and upgraded which will contribute to the improvement of water quality to good status by 2021.

16.2.14. As detailed in the Draft Landscape Strategy 2008 Crookhaven is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

16.3 Problems and Opportunities

16.3.1. Serious infrastructural deficits present challenges to achieving any substantial level of growth in the village in the medium to long term.

16.3.2. Much of the new housing has been in the form of ribbon development, to the extent that further development of this nature will be undesirably remote from the core of the village, have excessive environmental impact, or prejudice the potential for in depth development. In order to encourage appropriate plan led development, and to protect the environmental and scenic quality of the area and the approach to the village (Scenic Route S103), new housing and holiday development will not be permitted along the R591 between Rock Island and the Crookhaven development limit (by the church).

16.3.3. The previous plan had included provision for a relief road to the south of the existing main street to ease seasonal traffic congestion. The potential realisation of the suggested road has been compromised by backland development on a number of sites and as such is no longer appropriate. Upgrading of existing roads, road widening, turning bays and internal loops within schemes where appropriate are considered to be more viable and realistic alternatives combined with the provision of a dedicated car parking area. A car park outlined in the last LAP remains to be realised and is now subject to planning permission for a dwelling. The parking issue remains unresolved and temporary parking is provided in fields within the development boundary during particularly busy times.

16.3.4. The recognised character of the village, its landscape setting and its coastal location are all factors which attract visitors and create demand for second homes in the area. The challenge is to further develop the role of Crookhaven as a settlement and tourist centre without compromising the scenic qualities which give it its character and attract visitors and investment. It is particularly important that the sense of place of the existing village is maintained.

16.3.5. Implications of the Sheeps Head to Toe Head Special Protection Area which runs inside the southern boundary of the settlement need to be given consideration.

16.4 Planning Proposals

16.4.1. 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.

16.4.2. The development boundary for Crookhaven as defined in the 2005 Local Area Plan contained a number of parcels of land the majority of which remained undeveloped at the start of 2010.

16.4.3. At the time of writing the plan there were no outstanding planning permissions. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for significant additional development.

16.4.4. Having regard to the village status of Crookhaven and its location serving a wide hinterland and tourist trade, it is important to maintain some development opportunities within the village.

16.4.5. This plan envisages development in the range of up to 40 additional dwellings in the village up to 2020, taking the housing stock to approximately 120 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 units.

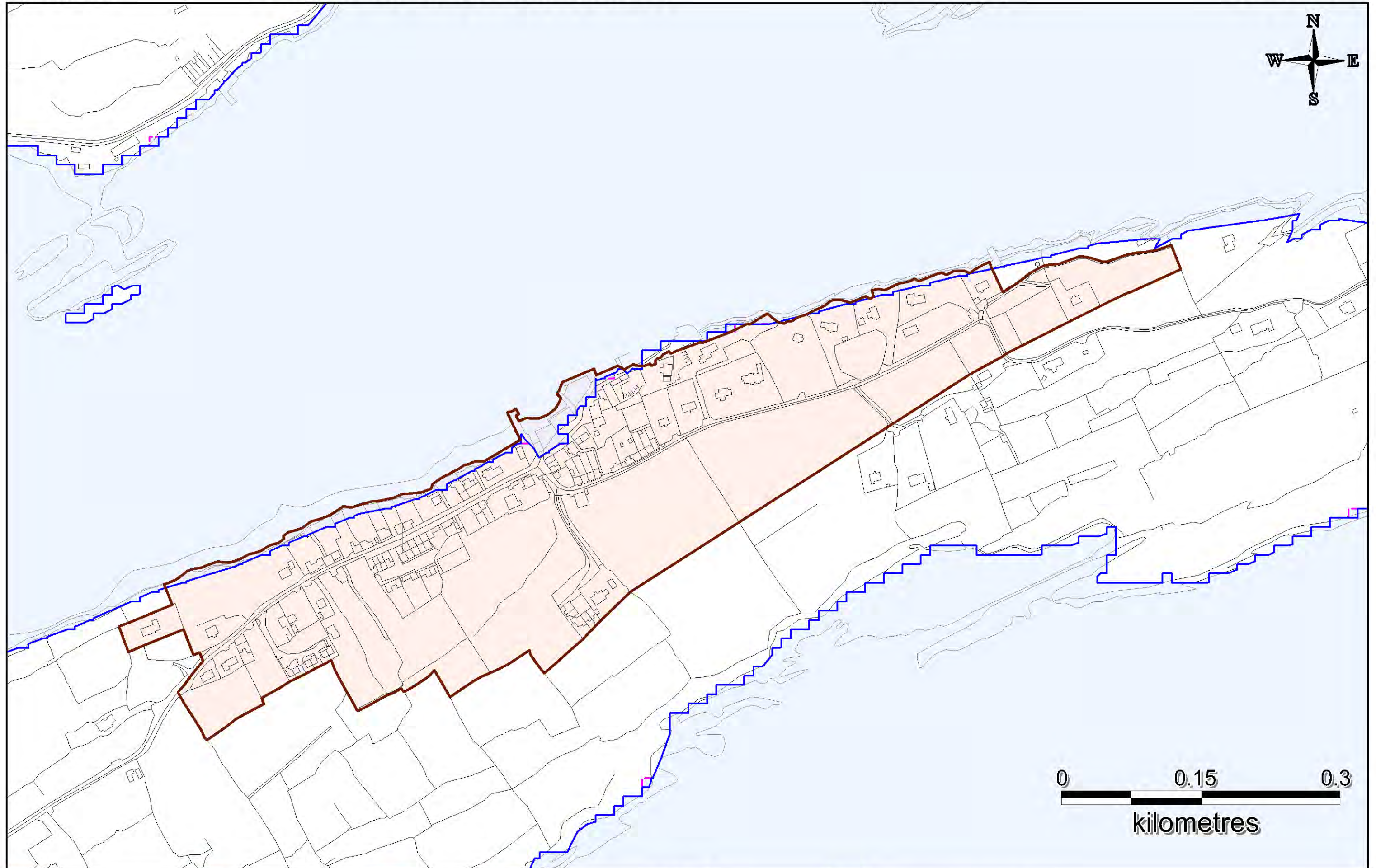
16.4.6. Outside the development boundary, the land forms part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

16.4.7. 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 by the Council will be delivered.

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Crookhaven it is an objective to encourage the development of up to 40 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>(c) Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(d) 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 units.</p> <p>(e) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 10 dwelling units served by individual treatment systems. 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. 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>(f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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.	<u>General Objectives</u>
	<p>(g) This settlement is partially within the Sheeps Head to Toe Head Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within this settlement will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA. A buffer zone may be required where developments are proposed within or adjacent to the SPA.</p> <p>(h) 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>(i) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(j) Retail and office development should be accommodated within the identified core of the village and should make adequate provision for parking.</p> <p>(k) 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>(l) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(m) It is an objective to protect the sensitive setting of the village. It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan.</p> <p>(n) It is an objective to identify and reserve a suitable site for a car park during the lifetime of the plan.</p> <p>(o) Roadside development within the village shall be sited and designed to ensure that the development</p>

Objective No.	<u>General Objectives</u>
	<p>potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Eyeries

17.1 Vision and Context

The vision for Eyeries is to encourage and consolidate sympathetic development in this colourful village within this unique and sensitive landscape setting. To promote the incremental expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

17.1.1. Eyeries is a small village scenically located towards the end of the remote Beara peninsula and is situated about 6km north of Castletownbere. In the overall strategy of this Local Area Plan, Eyeries is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

17.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

17.1.3. The settlement of Eyeries is renowned for its multi-coloured houses and its panoramic views over the Atlantic. It primarily functions as a local and tourist service centre in a visually sensitive and open landscape setting. It has a range of services including a school, church, convenience services, post office, filling station, health centre, sports pitches, etc.

17.1.4. The village enjoys an impressive scenic setting, a distinctive architectural character and relative accessibility to the facilities of Castletownbere. The defined 'Scenic and Coastal Area' adjoins the village to the western side.

17.1.5. The character and appearance of the village can best be described as colourful. In general buildings are well maintained and there has been sensitivity and harmony in the approach taken

reflected in the recent success in the Tidy Towns competition. This colourful built form is in particular contrast to a surrounding landscape which is often rugged and dramatic. The vernacular is strongly evident in the streetscape and more recent development has in general been very sympathetic in terms of design, form and composition.

17.1.6. The open nature of the landscape ensures that the village can be viewed from afar and that there are dramatic views from the settlement which is located on rising uplands from the coast.

17.2 Planning Considerations

Population and Housing

17.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Eyeries grew by 16 houses during the period 2001-2010. The following table gives a summary of the houses in Eyeries during the period, 2001 – 2010.

Table 17.1 Eyeries Housing Units (Geo-directory)			
	2001	2005	2010
Housing	44	45	60

17.2.2. Since 2005 there has been a modest level of growth in the village with the addition of over 15 units. Considering the low base this could be considered substantial but this has integrated in a relatively successful manner with the grain of the existing settlement (includes a compact scheme of 14 units including the new post office)

17.2.3. A small mixed residential and holiday home scheme (10 units) has been completed adjoining the existing development boundary including the refurbishment of some farm buildings however lack of appropriate infrastructural treatment has limited the extensive development potential of the village.

17.2.4. The design of new schemes and proposals has generally respected the character of the place in terms of form although perhaps not always in terms of the detailed design.

17.2.5. The uniquely colourful character created makes the villages on this peninsula particularly attractive and even more sensitive to incongruous and more inappropriate forms of development because of their exposed location. The high design standard established in these villages should be maintained. The current grain of development has been focussed along the main street and should continue to expand logically outward from the core.

Employment & Economic Activity

17.2.6. Much of the employment in the village is small scale and associated primarily with the service industry. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination.

Community Facilities

17.2.7. The primary recreational facility in Eyeries is associated with the GAA pitch to the east of the village. The location of the village which is directly accessible to coastal beaches and walking routes, in an open rural landscape means it has the benefits of active and passive recreation on its doorstep which are attractive to visitors and locals alike.

17.2.8. The village contains a community building, church and post office. The village contains a small medical centre. The primary school known as Scoil Chaitigheirn has approximately 100 pupils.

Infrastructure

17.2.9. The village is somewhat remote being located towards the extremity of a West Cork peninsula. The nearest main town is Castletownbere which is the main supply and employment centre for the area which is located 6km away. The L4908 runs through the village while the R571 runs adjoining bringing traffic to Ardgroam. There are daily buses from Castletownbere.

17.2.10. The last few years have seen the expansion of footpaths, cycle paths and lighting in the village. In particular these have now been linked to key community facilities including the primary school and GAA pitches. There still remain opportunities for further upgrading of existing footpaths and public realm improvements.

17.2.11. Presently the treatment system is at capacity and development potential is restricted until such time as upgrading takes place.

17.2.12. Water is presently supplied from the Castletownbere Regional Water Supply however capacity restrictions exist due to impediments in existing Castletownbere scheme (river habitat of pearl water mussel).

Environment and Natural Heritage

17.2.13. The western side of the village abuts the defined 'Scenic and Coastal Area'. The designated Scenic Routes (S115 and S116) pass through the village as does the Beara Way. The wider area is rich in industrial and other archaeology. The Kenmare River SAC is located to the west of the settlement.

17.2.14. Parts of Eyeries have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse which runs 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.

17.2.15. As detailed in the Draft Landscape Strategy 2008 Eyeries is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

17.2.16. In terms of Water Quality Eyeries is located within the Beara Peninsula Water Management Unit. Wastewater from Eyeries presently discharges into Kenmare Bay which are Natura 2000 sites. According to the South Western River Basin District (SWRBD) Plan, the overall status of these 'Transitional and Coastal Waters' is presently assigned as 'high' with an overall objective to 'protect'.

17.2.17. The Kealincha River flows adjoining the settlement. Overall status of this river is 'good' with an objective to 'protect'. The treatment of wastewater in Eyeries should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

17.3 Problems and Opportunities

17.3.1. Restrictions in relation to availability of waste water infrastructure are limiting the development potential of sites within the development boundary of the village.

17.3.2. The village has a particularly attractive character and a strong sense of vernacular architecture and townscape. The merits of designating the village as an Architectural Conservation Area should be given consideration during the lifetime of the plan. The challenge is to further develop the role of Eyeries as a tourist centre without compromising the scenic qualities which give it its character and attract visitors and investment. To advance this, in the village core, a Village Design Statement is proposed.

17.3.3. The development of small groups of housing, detached housing and serviced sites/self build options may be the most appropriate form of development for the village in terms of attracting population and offering an alternative to those who would otherwise consider housing in the open countryside.

17.3.4. It is important to concentrate new development in the village. It is also important to protect the openness and scenic qualities of the surrounding areas. The sporadic development which has taken place away from the village, especially in recent years needs to be curtailed. There has been development on some of the roads leading from the village, and in some cases this is in danger of coalescing into continuous ribboning, which should be avoided. There has also been quite a lot of scattered development in the surrounding area, particularly in locations with a sea view, much of which is apparently for holiday or second homes.

17.3.5. Given the area's remoteness, there is little immediate prospect of significant economic development other than that based on tourism. Therefore it is important that the qualities that draw tourists to the area are protected while appropriate opportunities for employment generating tourist development are encouraged. Small scale tourism development which does not erode the character and scenic qualities of the locality is encouraged.

17.3.6. The challenge is to facilitate modest growth in the immediate vicinity, in order to support the retention of local services and reduce the pressure for dispersed housing, and to do this in a way that does not compromise the distinctive character of the village and its setting. To this end some land is zoned for development on the edge of the village where, with appropriate design and layout, it can be satisfactorily accommodated. The need to broaden the economic base of the settlement is acknowledged and any proposals for light industrial development within the boundary will be encouraged, subject to normal proper planning and development considerations.

17.3.7. There are ample opportunities for infill schemes throughout the village particularly in the area to the north where the strong building line and character of existing street should be continued. The south eastern area of the village has limited scope for development with the opportunities for some infill development. It is considered necessary to expand the boundary in this area to cater for future development options.

17.3.8. The area to the north west with views toward the sea should be preserved as an attractive viewing point across the bay and acts as an amenity area for the village.

17.3.9. Many infill sites exist within the development boundary and it is important that these sites are developed as a priority. It is important however that any proposals in this location continue to respect the character and pattern of this attractive village centre location and the sensitivity of the wider landscape.

17.4 Planning Proposals

17.4.1. 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.

17.4.2. The development boundary for Eyeries as defined in the 2005 Local Area Plan contained a number of areas of zoned and unzoned land. The majority of lands previously zoned are no longer available for development and therefore it is considered appropriate to expand the number of areas with development potential.

17.4.3. At the time of writing the plan there were no outstanding planning permissions. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for significant additional development. It is considered that there are presently adequate lands available for the target level of growth required.

17.4.4. Having regard to the village status of Eyeries and its important tourist function in particular, it is important to maintain development opportunities within the village.

17.4.5. 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 85 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 5 units.

17.4.6. 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.

17.4.7. 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 by the Council will be delivered.

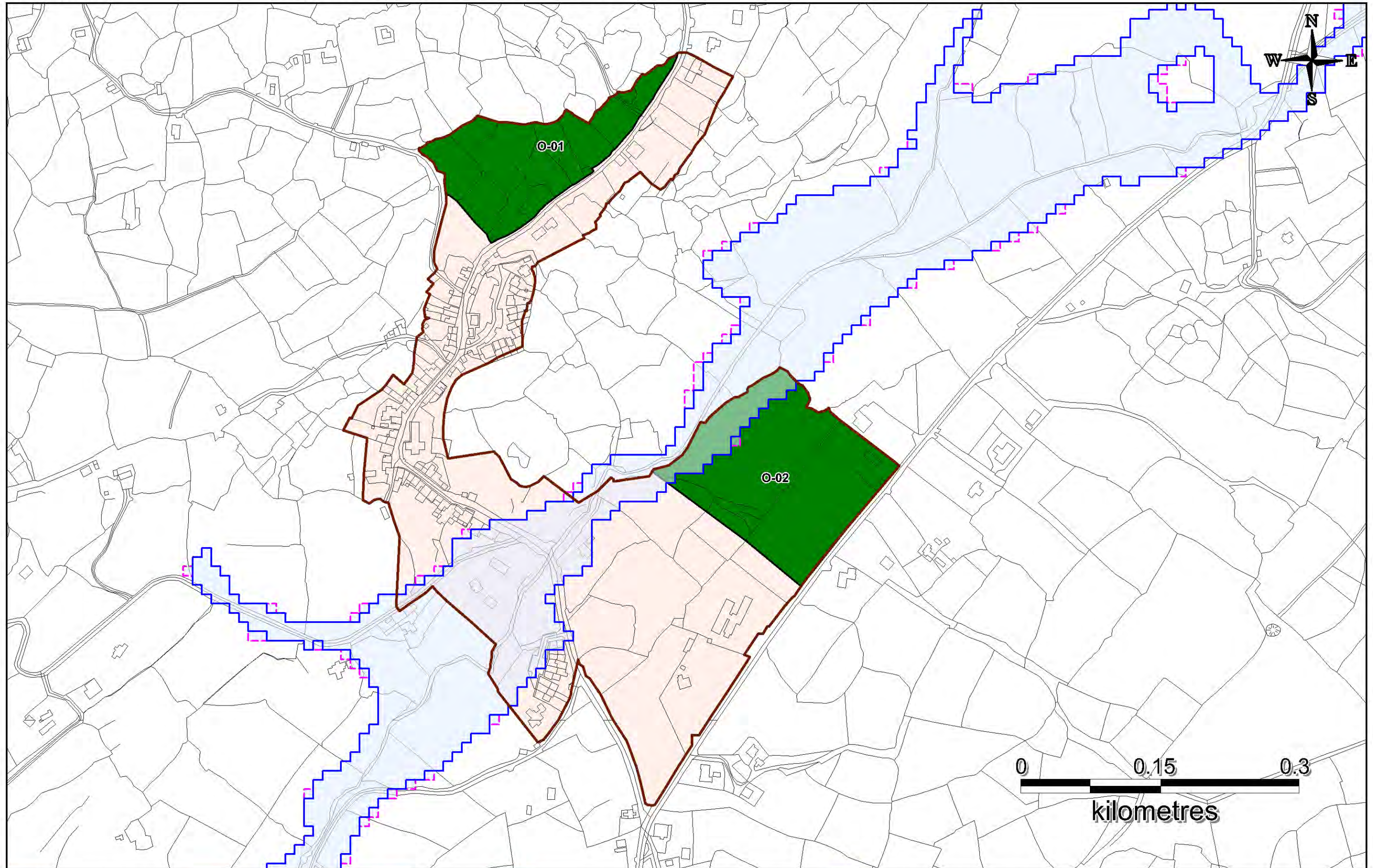
Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Eyeries it is an objective to encourage the development of up to 25 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 5 units.</p> <p>(c) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Glanmore Bog and Kenmare River Special Area of Conservation must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>(d) Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(e) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 7 dwelling units served by individual treatment systems. 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. 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 and on the Kenmare River Special Area of Conservation.</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 FD1-6 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 & 1-6.</p>

Objective No.	<u>General Objectives</u>
	<p>(g) 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>(h) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(i) Retail and office development should be accommodated within the identified core of the village and should make adequate provision for parking.</p> <p>(j) 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>(k) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(l) It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan and to examine the potential for inclusion of the village core as an Architectural Conservation Area</p> <p>(m) It is an objective to encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.</p> <p>(n) It is an objective to facilitate and support the development of car parking/public space to the rear of the church.</p> <p>(o) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Environment/Open Space

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

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
O-01	Open space to protect views to the west and seaward from the road, in the interests of visual amenity.	1.9
O-02	Reserve lands for open space/community facilities. 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.	3.1



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|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Goleen

18.1 Vision and Context

The vision for Goleen is to encourage consolidation of the village within the development boundary and its landscape setting. To promote the appropriate expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

18.1.1. Goleen is situated some 14kms south-west of Schull on the eastern fringe of a scenic area that stretches from the village to Crookhaven and Mizen Head. In the overall strategy of this Local Area Plan, Goleen is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

18.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

18.1.3. The settlement has a good range of facilities for its size, including a school, shops, regular bus service direct to Ballydehob, Skibbereen, Clonakilty and Cork. The function of the settlement is primarily as a service centre for the Mizen peninsula but also as a location for settlement in the area.

18.1.4. This village was built during the nineteenth century at a crossroads where a cattle fair was held. The street is quite wide and all the houses were originally built as shops. There is a hidden harbour down to the east in the village, which gives the village its name 'Goilin', 'little inlet' with a deepwater quay at the entrance to accommodate fishing boats and yachts.

18.1.5. The historic grain of the small settlement of Goleen is based around the nucleus of a cross roads where the primary services (shops, pubs, etc) are to be found in the characteristic manner of an

Irish street. Within walking distance is located the church, the graveyard and to the east is a small harbour.

18.1.6. The last three decades has determined much of the present layout of Goleen. Development has become more dispersed and more remote from the historic nucleus. The pattern of more recent development has failed to integrate as successfully with the grain of the traditional crossroad settlement with development occurring as much as 700 metres away.

18.2 Planning Considerations

Population & Housing

18.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Goleen grew by 63 houses during the period 2001-2010. The following table gives a summary of the houses in Goleen during the period 2001 – 2010.

Table 18.1 Goleen Housing Units (Geo-directory)			
	2001	2005	2010
Housing	51	69	114

18.2.2. The table demonstrates that there has been a significant increase in dwelling stock since 2001. Allied to this recent survey work in 2010 demonstrates that there are 3 units under construction, 9 vacant (never occupied to date) and outstanding planning permission for 17 units.

18.2.3. Recent development has taken two distinct forms. Both single site housing and a number of small scale housing estates and holiday home schemes have occurred. The Goleen Holiday Cottages (14 units) is an established estate to the north west of the settlement.

18.2.4. The last decade, including the last plan period, has borne witness to a previously unprecedented level of development in the village of Goleen. Amongst the more significant developments were a scheme of 12 units to the south west and scheme of 9 units being developed by the local authority (approximately 550 metres from the crossroad). There were also a number of small schemes and single site developments developed during this period. Much of this new/recent development represents holiday scheme/second home development.

Employment and Economic Activity

18.2.5. Much of the employment within the village is related to local and tourist service provision. This is typically characteristic of village settlements in the Bantry Area particularly those along the coastal peninsulas.

Community Facilities

18.2.6. Goleen has a strong level of services in comparison to similarly ranked settlements in the Bantry Electoral Area. The settlement contains a number of shops, pubs, petrol station and restaurant. It also contains a small harbour and slipway including a lifeboat station.

18.2.7. In terms of recreation the village has a tennis court and a playground. The Goleen Community Sports Centre and GAA pitches to the north west of the village are an important facility for the village and wider area. There is one primary school in the settlement and a public health facility. The primary school (Lisgriffin NS) was recorded as having 31 pupils in 2008/09.

Infrastructure

18.2.8. The village has a regular bus service direct to Ballydehob, Skibbereen, Clonakilty and Cork, etc. Footpaths are generally provided on the main street and the church road and are reasonable for the size of the settlement. Recent developments to the south of the town have allowed extension of the path and public lighting outwards. It is likely that paths will occur on both sides of the carriageway as future developments take place. Footpaths to the community centre to the north west of the town need to be provided/upgraded.

18.2.9. Wastewater currently discharges to a septic tank which has no available capacity. Presently this drains into the harbour and limits the potential for marine leisure activities and associated tourism development. Limited capacity exists in the current water supply. Future water supply for Goleen is dependant on the Bantry Regional Water Supply Scheme Phase 2. This scheme however is not included within the current WSIP. This scheme includes the provision of network to hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.

18.2.10. Parts of Goleen have been identified as being at risk of flooding. The areas at risk follow the path of the local 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 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.

Environment and Heritage

18.2.11. The coast adjacent to the village lies within the Barleycove to Ballyrisode Point candidate Special Area of Conservation and proposed Natural Heritage Area. The designated Scenic Route (A118) converges in the village. This area should be preserved as

open space & protected from development, as it contributes to the visual setting of the village.

18.2.12. In terms of Water Quality Goleen is located within the Clonakilty/Skibbereen Water Management Unit. Wastewater in Goleen discharges into Roaringwater Bay according to the South Western River Basin District (SWRBD) Plan. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is moderate.

18.2.13. Groundwater Status in the area is generally described as 'good'. The existing wastewater treatment facilities in Goleen will need to be improved and upgraded which will contribute to the improvement of water quality to good status by 2021.

18.2.14. As detailed in the Draft Landscape Strategy 2008 Goleen is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

18.3 Problems and Opportunities

18.3.1. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. Restrictions in relation to availability of infrastructure are limiting the development potential of sites within the development boundary of the village.

18.3.2. The village is an attractive settlement in a recognised scenic and tourist location. Some of the more recent development which has occurred has failed to respect the setting, character, landscape and sense of place. It is important that those elements which lend themselves to the attractiveness of the settlement are maintained and enhanced and that future development strikes a balance in meeting the needs and demands of modern life but in a way that is sensitive and responsive to the past.

18.3.3. There continues to be a strong demand and pressure for second and holiday home housing, not only in Goleen but along the Mizen peninsula generally. This is primarily due to the attractions that the area offers in terms of a high quality tourist and lifestyle product. Restrictions on rural development due to the sensitive nature of the area limit potential for the development of certain locations and therefore alternatives to rural one off housing need to be provided in villages such as Goleen. Serviced sites should be provided to cater for the demand for self-build and should be promoted in suitable locations.

18.3.4. Single site development alone however would not be appropriate and the approach must be to improve and consolidate

the historic village core with appropriate built forms, sympathetic design, use of a suitable palette of colours, etc. The focus must be on sites which tie into and consolidate the fabric of the existing village.

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 supported by the availability of employment opportunities in the locality and the continued provision of local services.

18.4.2. The development boundary for Goleen as defined in the 2005 Local Area Plan was substantial. The demand for housing in the area over the last decade has been strong which has been demonstrated in the number of schemes recently constructed and with permission

18.4.3. This plan envisages development in the range of up to 40 additional dwellings in the village up to 2020, taking the housing stock to approximately 120 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 units.

18.4.4. Having regard to the village status of Goleen and its location serving a wider rural hinterland it is important to maintain development opportunities within the village. In general the development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005.

18.4.5. This plan envisages development in the range of up to 40 additional dwellings in the village up to 2020, taking the housing stock to approximately 171 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 10 units.

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.

18.4.7. 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 by the Council will be delivered.

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Goleen it is an objective to encourage the development of up to 40 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Barley Cove to Ballyrisode Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(c) 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 10 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 15 dwelling units served by individual treatment systems. 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. 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 and on the Barley Cove to Ballyrisode SAC.</p> <p>(e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(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.</p>

Objective No.	<u>General Objectives</u>
	<p>(g) Residential development in other areas shall provide for groups of houses, detached housing, serviced sites and or self build options.</p> <p>(h) Retail and office development should in general be accommodated within the identified core of the village and should make adequate provision for 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) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</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> <p>(l) It is an objective to protect the sensitive setting and character of the village. It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.</p> <p>(m) It is an objective to encourage the redevelopment/refurbishment of existing housing stock</p> <p>(n) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Environment/Open Space

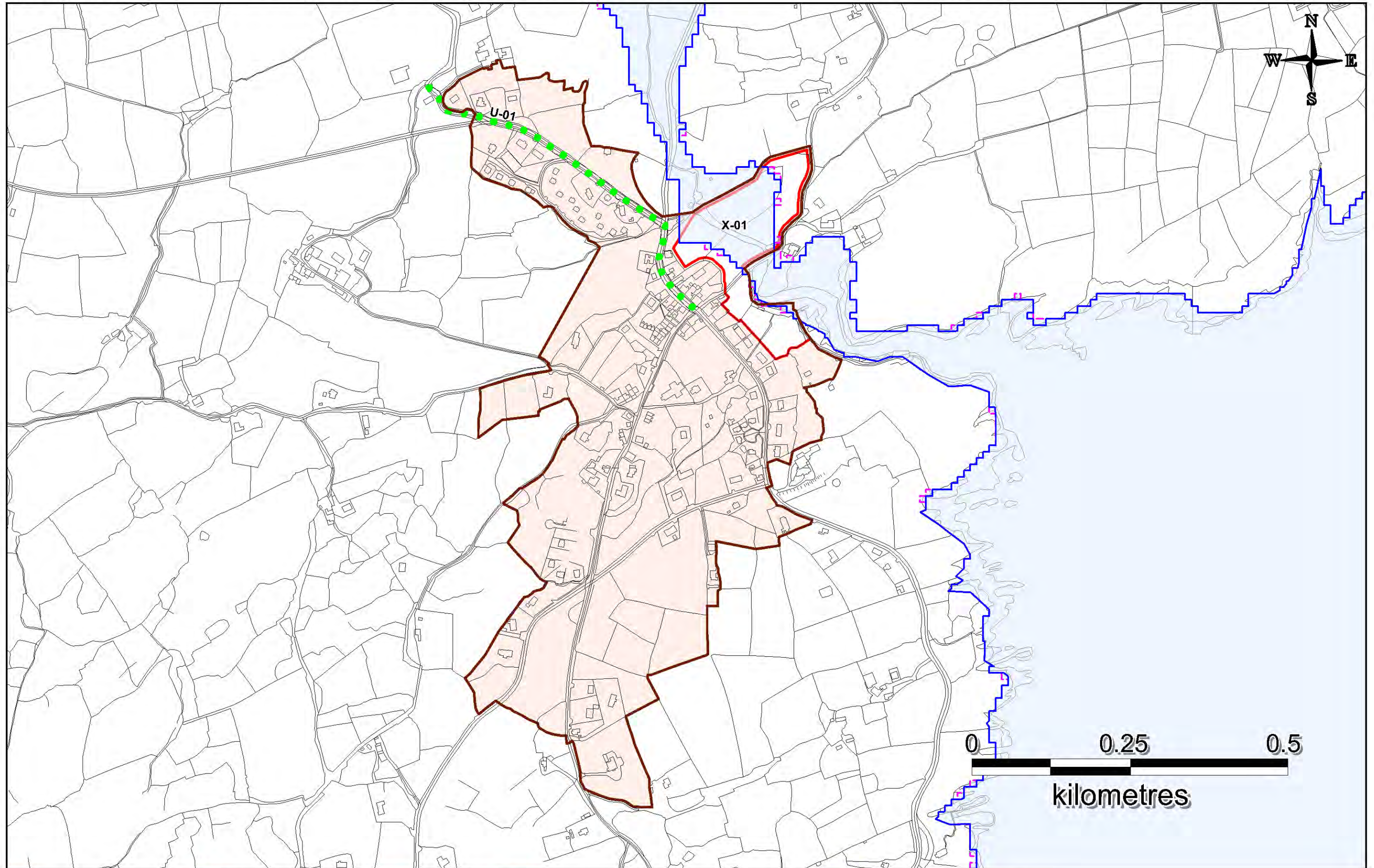
18.4.9. The area around the harbour is a valuable resource for the future of the settlement. Both this area and the area north & south of the harbour should generally be kept free of built development, and especially housing development, particularly along the coastal Regional Route, R591. Part of the area is low lying, and may be prone to flooding. There is potential to improve the area for informal leisure activity. Provision of improved signage, picnic area, parking, and perhaps a footpath link, for instance, could improve the area's recreational value to both local residents and tourists. It is an objective to protect the sensitive setting of the village, particularly the area around the harbour. The following are the specific objectives:

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
X-01	Area to be maintained for its open amenity and character and contribution to the setting of the village. In general this area should be kept free from built development but limited development options may be given consideration where they contribute sensitively and add to the public enjoyment of the area. Some residential development may also be considered. Proposals must include appropriate drainage and flood prevention measures. 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.	2.9

Infrastructure

18.4.8. The specific utilities and infrastructure zoning objectives for Goleen are set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx. Area (Ha)
U-01	It is an objective to prioritise the provision of and upgrading of footpaths in particular those linking the community centre with the village centre.	



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Kealkill

19.1 Vision and Context

The vision for Kealkill village is to encourage and consolidate development within the development boundary and around the existing nodes, to protect the attractive heritage of the settlement including Carriganass castle and to promote the expansion of community and recreational facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

19.1.1. Kealkill is a small settlement about 10km north-west of Bantry which has been witness to significant growth during the last plan period.

19.1.2. In the overall strategy of this Local Area Plan, Kealkill is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

19.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

19.1.4. The settlement of Kealkill has seen a significant amount of housing and some infrastructure development in recent times. The village has a primary school, convenience store, public houses, farmers' co-operative store, and some minor ancillary 'retail' services as well as some small scale business uses.

19.2 Planning Considerations

Population and Housing

19.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary

indicate that Kealkill grew by 59 houses during the period 2001-2010. The following table gives a summary of the houses in Kealkill during the period 2001 – 2010.

Table 19.1 Kealkill Housing Units (Geo-directory)			
	2001	2005	2010
Housing	42	52	101

19.2.2. Kealkill has been witness to some of the strongest growth in the electoral area over the last plan period. A substantial number of new schemes were developed.

19.2.3. Primarily these were focused around the focal point (crossroads node) in the settlement and the area toward the church and the school. In general these schemes have knit in quite successfully into the existing fabric of the village and in the main the suburban form, which is often unsuited to the village context, has been avoided.

19.2.4. A second node to the settlement (area around the Co-op) has been consolidated with the development of 2 new schemes reinforcing this cluster to the west of the village. The level of recent development interest in the village has meant there remains existing permission for a total of 51 further units in 2 separate schemes. These remain undeveloped to date.

19.2.5. Outside the 2 nodes in the village the focus of development within the development boundary has tended to be in clustered single site housing. This may be considered reasonable as it presents an alternative to single site housing in the countryside.

Employment & Economic Activity

19.2.6. The village is not a large employer and many inhabitants have to travel significant distances to work. The Co-op and some other services provide some employment within the village. The local area plan will support the development of initiatives to increase employment opportunities within the village.

Community Facilities

19.2.7. The primary community facilities in the area are provided in the form of church, GAA club and child care facility. The village contains one primary school. There appears to be no medical centre. The 2008/2009 records indicate that there were 72 pupils in Kealkill NS.

19.2.8. The village of Kealkill does not have the same level of recreational facilities within the development boundary as other similarly sized settlements in the Electoral Area. Its lack of prominence on the tourist trail in comparison to the other settlements

(many of which are coastal in nature) may partly explain this. The residential development which has occurred during the last plan period has led to improvements in the public realm and the upgrading of tourist infrastructure particularly around the castle which includes the addition of car parking and picnic benches. The GAA facility (St Columbs) although located outside the development boundary, provides an important community focal point in the area. A recent housing scheme developed near the school includes provision for an amenity area/playground.

Infrastructure

19.2.9. Located at the intersection of 2 regional routes the R584 and the R585 the village enjoys good road access to Bantry and reasonable access to Macroom and Cork city. Public transport is infrequent however. Footpaths between the 2 primary village nodes and the historic castle and amenity area should be prioritised.

19.2.10. There is no capacity in the present treatment system for wastewater while water is supplied from an independent scheme which has a limited capacity. Security of future water supply for Kealkill is dependant on the Bantry Regional Water Supply Scheme Phase 2. This scheme however is not included within the current WSIP. This scheme includes the provision of network to hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.

19.2.11. Parts of Kealkill have been identified as being at risk of flooding. The areas at risk follow the path of the Owvane River to the north 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.

Environment and Heritage

19.2.12. A designated Scenic Route S29, starts at the village. Both Carriganass Castle and the Catholic Church are included in the Record of Protected Structures. The Castle is also a candidate Special Area of Conservation and proposed Natural Heritage Area.

19.2.13. To the south of the village Kealkill stone circle is a significant archaeological site with a radial stone cairn and a pair of standing stones. Visitors to the circle can take advantage of spectacular views with Bantry Bay to the west, Cnoc Baoi to the north and the Sheha Hills to the east. A series of walks connect the circle to Carriganass Castle and the Sheep's Head Way. These intriguing local attractions are an area on which the village could potentially further capitalise.

19.2.14. As detailed in the Draft Landscape Strategy 2008 Kealkill is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

19.3 Problems and Opportunities

19.3.1. Restrictions in relation to availability of waste water infrastructure are limiting the further development potential of sites within the development boundary of the village. The development of small groups of housing, detached housing and serviced sites/self build options may be the most appropriate form of development for the village in terms of attracting population and offering an alternative to those who would otherwise consider housing in the open countryside. It is important that the focus of development is consolidated within the present boundary and particularly around the existing settlement nodes.

19.3.2. The majority of recent housing development has, in the main, been fairly well related to the pre-existing pattern of settlement, and has also included a range of house types and tenures. Particular efforts should be made to avoid sprawl up the hillside to the south and along the roads leading out from the village.

19.3.3. The castle and adjoining area is a relatively undeveloped amenity and tourism resource. Encouragement will be given to improvements and landscaping to this area and development in the vicinity will be controlled to avoid prejudicing the future potential of this asset. In this northern sector of the village the relative remoteness from the bulk of the available services, the sensitive nature of the area adjoining the castle and river and the desirability of focusing development to maximise the long term development of the area, means that further housing development should be resisted. There may be some potential for further development of business premises in this area if it results in both improvements in visual amenity and securing employment opportunities.

19.3.4. There is potential within the village development boundary for intensification of both commercial and employment uses. Providing opportunities for employment will be necessary if the current patterns of commuting are to be reversed with the ultimate goal being the more sustainable development of the village.

19.3.5. The fact that the settlement lies at the junction of two important regional roads, the R584 and R585, presents an opportunity for improved public transport at some stage in the future if

development is concentrated close to the main road in this and other settlements.

19.3.6. Kealkill is relatively close, for those with cars, to the secondary schools, higher level services and employment opportunities of Bantry, and it is likely that this is a major factor in its continuing growth in recent years. The settlement does appear, like most in West Cork, to be heavily reliant on car use, and as well as the long term sustainability issues this raises, it gives rise to further pressure for parking in Bantry and other towns.

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, supported by the availability of employment opportunities in the locality and the continued provision of local services.

19.4.2. The development boundary for Kealkill as defined in the 2005 Local Area Plan was substantial. The demand for housing in the area over the last decade has been strong which has been demonstrated in the number of schemes recently constructed which is in the range of almost 50 additional units.

19.4.3. At the time of writing the plan there was outstanding planning permissions to potentially cater for up to 51 units. With the appropriate infrastructure and the size of the boundary it is estimated that there is capacity within the development boundary for additional development.

19.4.4. Having regard to the village status of Kealkill and its location serving a wider rural hinterland it is important to maintain development opportunities within the village. In general the development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005.

19.4.5. This plan envisages development in the range of up to 60 additional dwellings in the village up to 2020, taking the housing stock to approximately 161 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 units.

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.

19.4.7. 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 by the Council will be delivered.

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Kealkill it is an objective to encourage the development of up to 60 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) 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 12 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 12 dwelling units served by individual treatment systems. 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. 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) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(f) Development within the identified village nodes shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(g) Residential development in other areas shall provide for 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 parking.</p> <p>(i) Other business / industrial development can</p>

Objective No.	General Objectives
	<p>be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(j) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(k) It is an objective to promote and sensitively develop local tourist and amenity attractions (castle, standing stones, walks, etc) to including the provision of interpretive signage and linkages.</p> <p>(l) It is an objective to protect the setting of lands adjoining the historic Carriganass Castle and to consider development sensitively in this location.</p> <p>(m) It is an objective to encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.</p> <p>(n) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Infrastructure

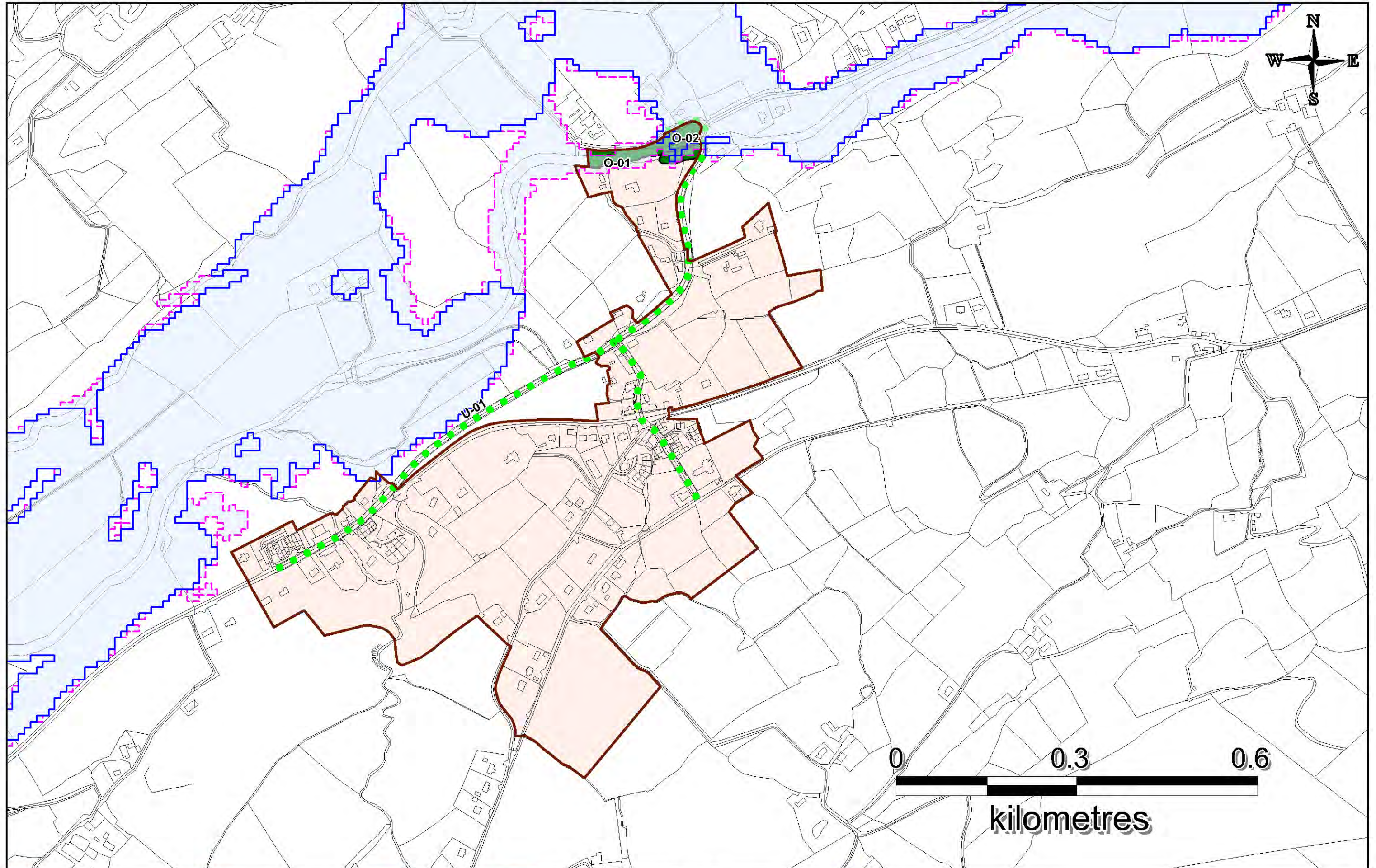
19.4.8. The following are the specific objectives in relation to infrastructure:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	It is an objective to prioritise the provision of and upgrading footpaths in the village, in particular footpaths linking the two village nodes, the historic castle, church and school.	

Environment/Open Space

19.4.9. It is an objective to protect the sensitive setting of the village, particularly the area around the castle and river. The following are the specific objectives:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
0-01	Castle, grounds and adjacent amenity/picnic area to be protected from development in order to maintain the integrity, visual amenity and setting of the castle. 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
0-02	Riverbank area facing castle and picnic/amenity area to be protected from development, and tree planting encouraged, in the interests of visual amenity and to maintain and enhance the setting of the castle. 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



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|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 | |

20 Kilcrohane

20.1 Vision and Context

The vision for Kilcrohane as a village is to encourage and consolidate sympathetic development within this unique and sensitive landscape setting along the Sheeps Head Peninsula. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

Strategic Context

20.1.1. Kilcrohane is an attractive small coastal village near the far end, and on the south side of, the Sheep's Head peninsula.

20.1.2. In the overall strategy of this Local Area Plan, Kilcrohane is designated as a village in the Bantry Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than are found in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

20.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which 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. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

20.1.4. Kilcrohane which is located approximately 20km from Bantry is served by the L-4703 (local road) to the south and L-4704. The settlement has seen a significant amount of housing and some infrastructure development in recent times. The village has a primary school, community building, church, post office, convenience shop, restaurants and pubs.

20.1.5. The scenic location of the settlement along the dramatic Sheeps Head Peninsula has created the demand for seasonal housing for holiday makers and second home development in the area. The effects of this demand and resultant growth are evidenced by spate of growth which has occurred in the settlement in the past decade.

20.1.6. The historic grain of development has focussed around the historic main street and church but increasingly this has sprawled outwards.

20.2 Planning Considerations

Population and Housing

20.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Kilcrohane grew by 57 houses during the period 2001-2010. The following table gives a summary of the houses in Kilcrohane during the period, 2001 – 2010.

Table 20.1 Kilcrohane Housing Units (Geo-directory)			
	2001	2005	2010
Housing	24	25	81

20.2.2. Kilcrohane has been witness to some of the strongest growth in the electoral area over the last plan period. A substantial number of new schemes were developed.

20.2.3. Generally these developments were of a small scale up to a maximum 20 units. The form of these settlements has not always respected the character and scale of this small settlement with some of the developments occurring 300-400 metres from the focal point of the original settlement i.e. the church. A number of the more recent schemes have also taken a more suburban form while primarily they are composed of detached units. Much of these schemes have been set up as seasonal holiday accommodation or second home development.

Employment & Economic Activity

20.2.4. There is some limited employment in the village associated with the service industry in the form of public houses and restaurants. The previous local area plan highlighted the necessity to increase employment opportunities in the area. It is the intention of this plan to encourage the same. The range of employment associated with tourism needs to be expanded while recognising that the traditional forms of employment such as fishing also need to be nurtured and developed.

Community Facilities

20.2.5. The village contains a community building and one church, a primary school and a small medical centre. The 2008/2009 records indicate that there were 29 pupils in Kilcrohane NS.

20.2.6. The village of Kilcrohane has some recreational and tourist facilities. This includes a community field and playground and access to a small harbour to the south of the village. Many walking routes are directly accessible to the village including the renowned Sheeps Head Way and there is a hostel located to the south of the village.

Infrastructure

20.2.7. Located remotely on the Sheeps Head Peninsula the settlement is served by the L-4703 and L-4704 which link to the N71 (national route) and Bantry Town. These roads are local access roads which serve both the local population and tourist traffic and should be prioritised for upgrading. Public transport is weekly from Bantry.

20.2.8. The area around the main street would benefit from the provision and upgrading of existing footpaths which is encouraged in the local area plan. Kilcrohane has its own wastewater treatment plan which is presently at capacity. Water supply also has limited capacity. Future water supply for Kilcrohane is dependent on the Bantry Regional Water Supply Scheme Phase 2. This scheme however is not included within the current WSIP. This scheme includes the provision of network to hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.

20.2.9. Parts of Kilcrohane have been identified as being at risk of flooding. The areas at risk follow the path of local watercourses 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.

Environment and Heritage

20.2.10. The whole of the village lies within the defined Scenic and Coastal Area, and the S109 Scenic Routes traverses the village. The Sheep's Head Way passes through the village. Sheeps Head SAC is located just outside the settlement boundary. Nearby to the east is the Farranamanagh Lough candidate Special Area of Conservation and proposed Natural Heritage Area.

20.2.11. In terms of Water Quality Kilcrohane is located within the Bantry Bay South/Dunmanus Water Management Unit. At present, the wastewater discharges are to Dunmanus Bay into a Natura 2000 site (SAC). According to the South Western River Basin District (SWRBD) Plan, the overall status of these 'Transitional and Coastal Waters' is presently unassigned. The existing wastewater treatment facilities in Kilcrohane will need to be improved and upgraded as

population expands in order to ensure water quality is of good status by 2021.

20.2.12. In the Draft Landscape Strategy 2008 Kilcrohane is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

20.3 Problems and Opportunities

20.3.1. Restrictions in relation to availability of wastewater infrastructure are limiting the development potential of sites within the development boundary of the village.

20.3.2. The entire local area including lands within the development boundary are included within the designated Scenic Landscape in the Cork County Development Plan 2009-2015. This requires that sensitivity must be exercised in the consideration of appropriate forms of development.

20.3.3. Some of the recent development on the fringes of the village has been rather suburban in character. This tends to erode the tourism potential and scenic qualities of the area and the character of the village. Encouragement is therefore given to higher standards of design (the Cork Rural Design Guide may help in this regard), and the importance of streetscape and landscaping (including planting) is highlighted.

20.3.4. Submissions to the draft LAP have highlighted that there has been an overdevelopment of housing in the village with much of this housing unoccupied/vacant for much of the year. A sustainable balance is required between houses for permanent occupation and holiday homes. A social housing programme for elderly people living in outlying areas should also be given consideration.

20.3.5. The development of small groups of housing, detached housing and serviced sites/self build options may be the most appropriate form of development for the village in terms of attracting population and offering an alternative to those who would otherwise consider housing in the open countryside. Individual/serviced sites have a significant role to play in this regard while due caution must be taken to avoid sprawl.

20.4 Planning Proposals

Overall Scale of Development

20.4.1. 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.

20.4.2. The development boundary for Kilcrohane as defined in the 2005 Local Area Plan was significant with ample opportunities for development. Much of this development potential was realised but with some of the development occurring remote from the village centre and being rather suburban in character.

20.4.3. At the time of writing the plan there were no outstanding planning permissions. With the appropriate infrastructure it is estimated that there could be capacity within the development boundary for significant additional development.

20.4.4. Within the current development boundary there are ample opportunities for future development potential. Having regard to the village status of Kilcrohane and its location serving a wide hinterland and tourist trade, it is important to maintain development opportunities within the village.

20.4.5. This plan envisages development in the range of up to 40 additional dwellings in the village up to 2020, taking the housing stock to approximately 121 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 units.

20.4.6. 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.

20.4.7. 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 by the Council will be delivered.

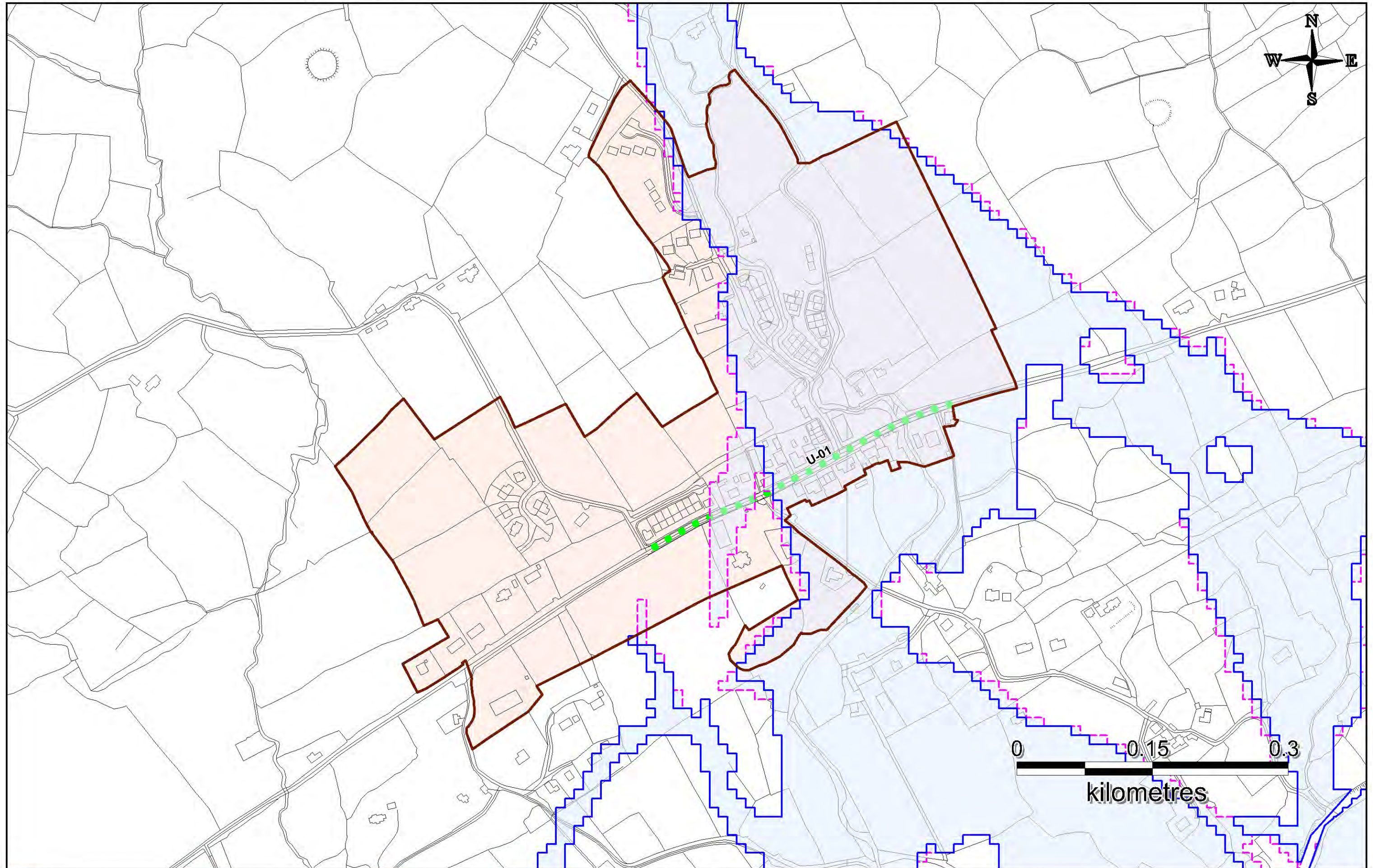
Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Kilcrohane it is an objective to encourage the development of up to 40 houses in the period 2010 – 2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB-01 (a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) 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 units.</p> <p>(d) Notwithstanding the scale of growth outlined in objective (a) above, in the absence of a public wastewater treatment plant, development shall be limited to 10 dwelling units served by individual treatment systems. 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. 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) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>(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 groups of houses, detached housing, serviced sites and or self build options.</p>

Objective No.	<u>General Objectives</u>
	<p>(h) Retail and office development should be accommodated within the identified core of the village and should make adequate provision for 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) It is a general objective to counteract sprawl and development should be encouraged outward from the nucleus of the settlement in a sequential and co-ordinated manner.</p> <p>(k) It is an objective to provide a sustainable housing mix within the town by the provision of additional social and affordable housing and housing for the elderly.</p> <p>(l) It is an objective to support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.</p> <p>(m) It is a general objective to develop a looped amenity walk along the shoreline from Kilcrohane Pier to Feramanagh Lake and back toward the village.</p> <p>(n) It is an objective to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. It is an objective to prepare a Village Design Statement to give further guidance during the lifetime of the plan.</p> <p>(o) It is an objective to encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.</p> <p>(p) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Infrastructure

20.4.8. The following are the specific objectives in relation to infrastructure:

Objective No.	<u>Infrastructure</u>
U-01	It is an objective to prioritise the provision and upgrading of footpaths in the village, particularly along the main street.



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| 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

Adrigole

Church Cross

Coomhola

Dromore

Kilcoe

Lowertown

Pearson's Bridge

Rossmackowen/Waterfall

Toormore

Urhan

21 Adrigole

21.1 Vision and Context

The vision for Adrigole as a village nucleus is to develop the settlement as a location for small scale high quality tourism, accommodating the incremental expansion of small scale residential development while protecting the attractive setting, landscape character and environment of the area.

Strategic Context

21.1.1. Adrigole, which does not have an easily identifiable centre, is a distinctive area and a significant entry point to the Beara peninsula. It displays few of the characteristics of a typical village but consists of a dispersed settlement area which stretches over 5km. The essential services in the settlement are clustered in two distinct nodes.

21.1.2. In the overall strategy of this Local Area Plan, Adrigole is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009.

21.1.3. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing and high quality tourism 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

21.1.4. Adrigole is located on the Beara Peninsula and has its own harbour, an important attraction in terms of marine and tourist related enterprise for the area. The area has a very dramatic setting with the backdrop of Hungry Hill, the Mare's Tail waterfall and the Caha Mountains, with the lakes and rivers contributing to its beauty. Its chief industries are farming and fishing, while tourism is important and is demonstrated in the range and diversity of amenities both present and planned in the area.

21.2 Planning considerations

Population and Housing

21.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Adrigole grew by 1 house during the period 2001-2010. The following table gives a summary of the houses in Adrigole during the period, 2001 – 2010.

Table 21.1 Adrigole Housing Units (Geo-directory)			
	2001	2005	2010
Housing	31	31	32

21.2.2. The lands, which surround Adrigole 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.

21.2.3. In Adrigole there are 2 primary nodes in which the primary community facilities and dwellings are located. Development in Adrigole shall be encouraged in the clusters as described:

Cluster A – This area contains the only distinguishable street frontage in the area. This forms part of a wider cluster which includes St. Fachtnas church, 2 pubs, hostel, arts and craft shop, GAA club, sailing club and the pier.

Cluster B – The area around the national school, the camp site, pub/coffee shop and the Garda station.

21.2.4. Development should generally take the form of single houses only, and be located within one of the clusters of services.

Infrastructure and Community Facilities

21.2.5. The area offers an extensive range of outdoor activities. Attractions in the area include the Beara Way (walking route) which runs through Adrigole. The mountain roads provide opportunities for mountain biking, hill walking, etc while sailing, fishing and diving are also on offer in this coastal area. The settlement can complement the existing tourism and recreational facilities on offer in Glengarriff, Castletownbere and further afield and has a significant role to play as a more rural alternative in this regard.

21.2.6. In general Adrigole has a good range of other services but these are dispersed along the main Castletownbere – Glengarriff road, R572. The bus passes through, connecting to Castletownbere, Glengarriff and Bantry.

21.2.7. The Settlement is well catered for in terms of facilities for a village nuclei settlement. Community facilities in Adrigole include a church, school and other recreational and social facilities. The 2008/2009 school records demonstrate that Adrigole NS has 28 pupils. There are no public wastewater infrastructure services but there is presently capacity available in the water supply.

Environment and Heritage

21.2.8. There is a proposed NHA (Orthon's Island) located on a small island to the south of Adrigole. Much of the Adrigole settlement lies within the designated Scenic Landscape as defined in the 2009-2015 County Development Plan.

21.2.9. Parts of Adrigole have been identified as being at risk of flooding. The areas at risk follow the path of the Adrigole River 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.

21.2.10. In terms of Water Quality Adrigole is located within the Sheen Glengarriff Water Management Unit. According to the South Western River Basin District (SWRBD) Plan the status of river waters entering the bay are of 'good' quality. The settlement is situated directly adjoining a coastal 'Designated Shellfish Area'. The overall status of these 'Transitional and Coastal Waters' is 'high'. The treatment of wastewater in Adrigole should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

21.2.11. As detailed in the Draft Landscape Strategy 2008 Adrigole is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The village is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development. The settlement is located on the S113 and S114 scenic route.

21.2.12. The Healy Pass, located not far from the settlement on the S114 scenic route, is a winding mountain road between Adrigole in Co. Cork and Lauragh in Co. Kerry cutting through the high Caha Mountains. The Healy Pass rises 334 metres above sea level and passes between two of the highest peaks of the Caha range. This is one of the finest mountain roads in Ireland and due care should be taken to protect the integrity and character of this road.

21.3 Problems and Opportunities

21.3.1. It is important that any development in the settlement maintains the integrity of the surrounding scenic landscape and that the rural character of the settlement is not undermined by insensitive

and inappropriate forms of development. Development should generally take the form of single houses only, and be located around the identified clusters. The area around the head of the bay is particularly sensitive, and any development here would need to be on the landward side of the road, and very carefully sited, designed and landscaped.

21.3.2. 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. More dispersed or linear ribbon development should not be encouraged outside of these clusters particularly along the busy R572 which is an important tourist route through the area.

21.3.3. It is an objective of this plan to recognise the need for population growth at this location to include inward migration and development, which would enhance the quality of life and services available to the community. Any proposals should be of a high quality design and meet with normal proper planning considerations.

21.3.4. This plan also identifies the need for expansion of and additional tourism or leisure related developments at this location. The need to broaden the economic base of this settlement is acknowledged and appropriately scaled proposals for mixed use development including cottage industries will be encouraged subject to normal planning considerations.

21.3.5. The R572 Regional Road serving the Adrigole area requires improvement and further consideration will be given to upgrading and realignment of this road during the lifetime of the plan.

21.4 Planning Proposals

Overall Scale of Development

21.4.1. 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 and the continued provision of local services.

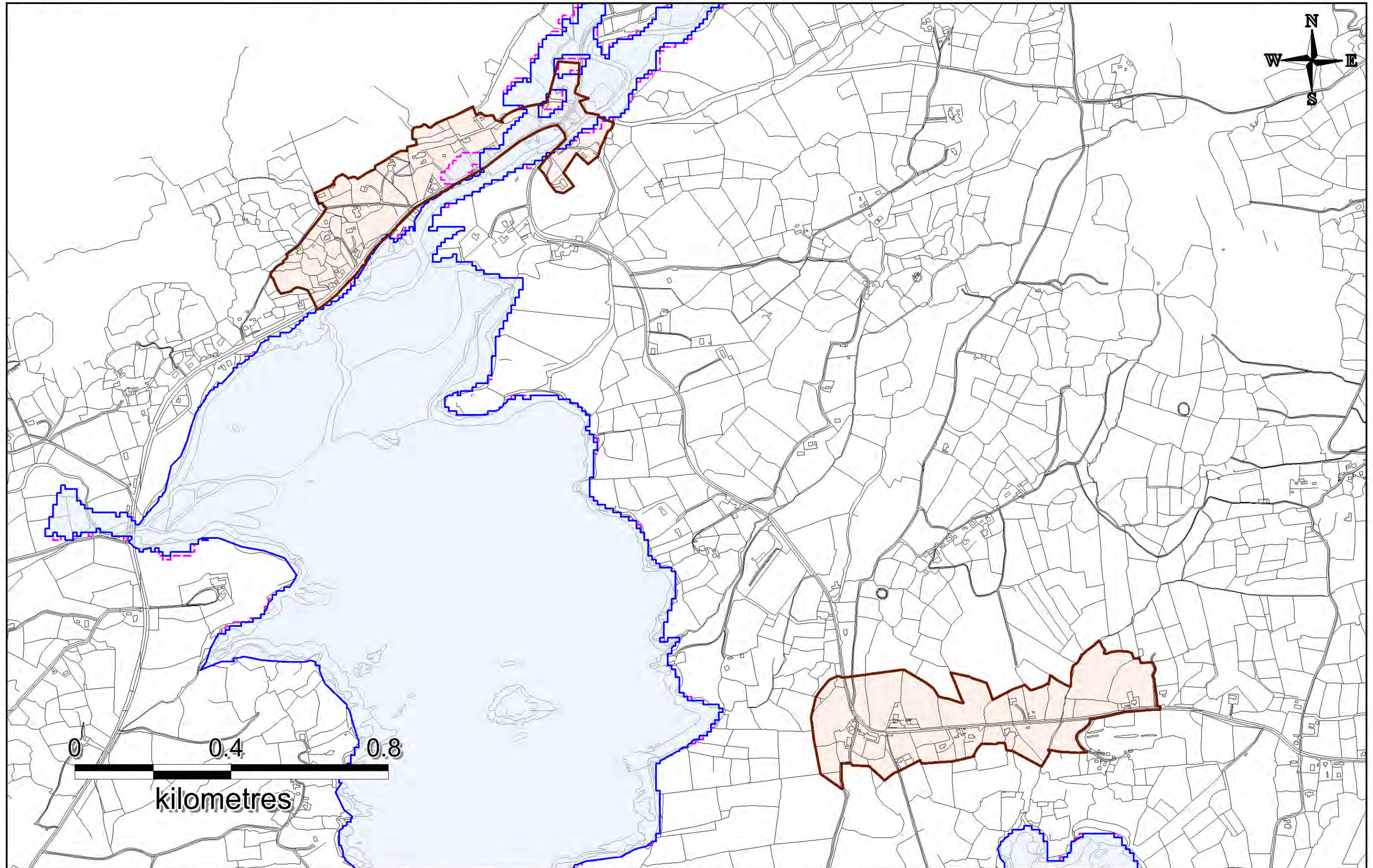
21.4.2. There was no development boundary for Adrigole in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

21.4.3. This plan envisages development in the range of up to 15 additional dwellings in the village up to 2020, taking the housing stock to approximately 47 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 2-3 dwellings.

21.4.4. 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. The general objective for Adrigole is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Adrigole it is an objective to encourage the development of up to 15 individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is an objective to encourage the development of appropriately scaled leisure and community infrastructure, including a visitor centre for tourists, which respects the character and setting of the area and surrounding environment.</p> <p>(d) It is an objective to examine the feasibility for a looped walk along the shoreline from Trafrask to Adrigole Church.</p> <p>(e) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</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 FD1-6 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>



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| 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 | |

22 Church Cross

22.1 Vision and Context

The vision for Church Cross is to encourage development within the village nucleus development boundary.

Strategic Context

22.1.1. Church Cross is a very small settlement located along the N71, between Skibbereen and Ballydehob. In the overall strategy of this Local Area Plan, Church Cross is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009.

22.1.2. 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.

22.2 Planning Considerations/Local Context:

Population and Housing

22.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Church Cross grew from 8 houses in 2001 to 14 houses in 2010.

22.2.2. The following table gives a summary of the houses in Church Cross during the period 2001 – 2010.

Table 22.1 Church Cross Housing Units (Geo-directory)			
	2001	2005	2010
Housing	8	10	14

22.2.3. Development should generally take the form of single houses only, and be located around existing services.

22.2.4. The lands, which surround Church Cross 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.

Infrastructure and Community Facilities

22.2.5. The settlement offers a very limited range of services. The attractive church and community centre are the focal point. East of this is the Ilen Rovers GAA club. The cluster has an important role in providing for the community needs of the surrounding dispersed rural catchment.

22.2.6. Water Supply is available to the settlement but there is no available wastewater infrastructure.

Environment and Heritage

22.2.7. As detailed in the Draft Landscape Strategy 2008 Church Cross is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

22.2.8. In terms of Water Quality the Keal stream flows to the east of the development boundary of Church Cross. The overall status of this stream is described as ‘high’ with an objective to ‘protect’ in the South Western River Basin District (SWRBD) plan. This stream flows into an estuary which is a ‘shellfish protected area’ and Natura site according to the plan. Overall Groundwater Status in the area is described as ‘good’ with an overall objective to ‘protect’. The treatment of wastewater in Church Cross should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

22.3 Problems and Opportunities

22.3.1. 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. More dispersed or linear ribbon development should not be encouraged outside of the development boundary particularly along the N71 an important commercial and tourist route.

22.3.2. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

22.4 Overall Scale of Development

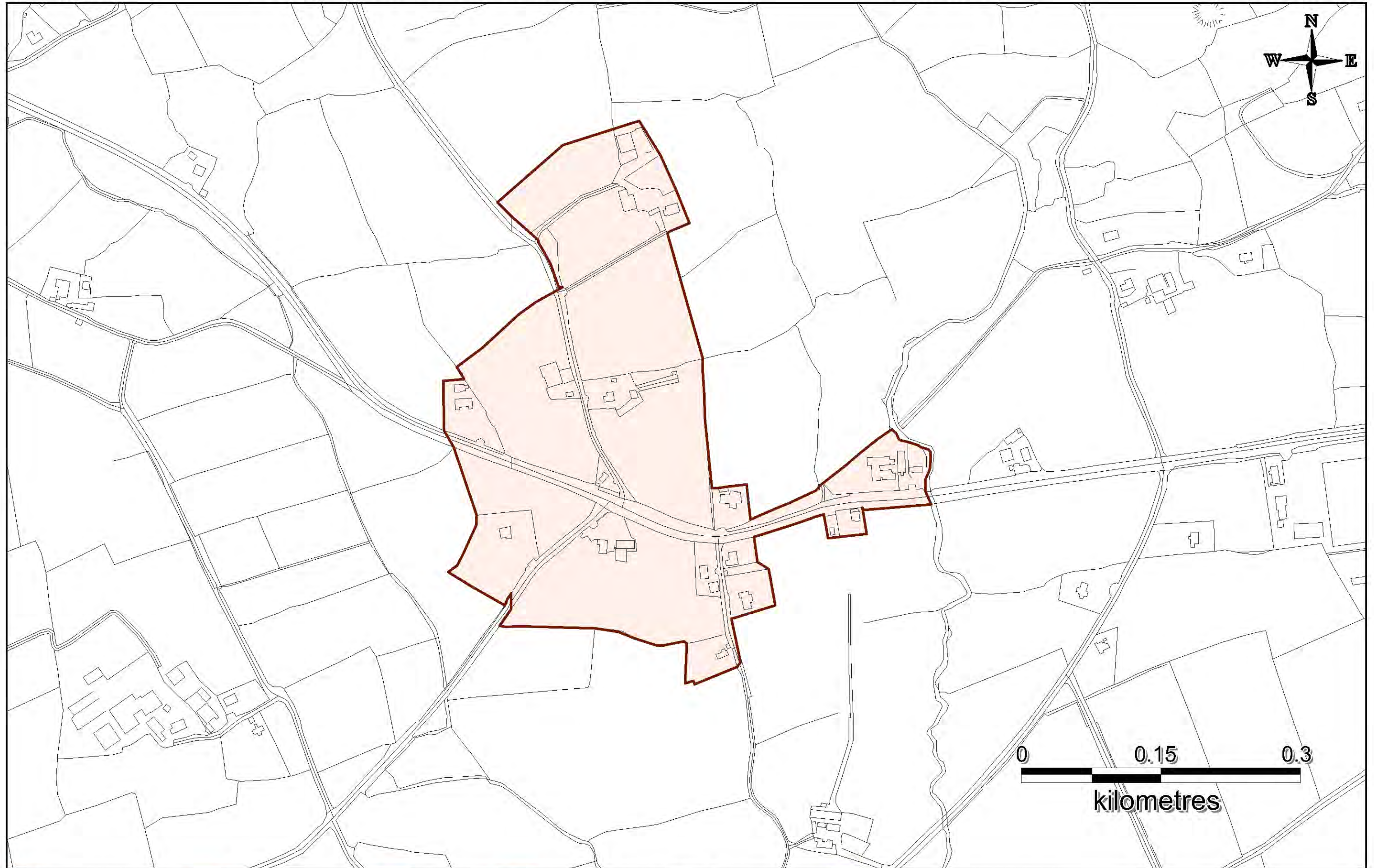
22.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites and the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

22.4.2. This plan envisages development in the range of up to 7 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 2-3 dwellings.

22.4.3. 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.

22.4.4. The general objective for Church Cross is set out in the following table:

Objective No.	General Objectives
DB - 01	<p>(a) Within the development boundary of Church Cross it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p>



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| 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 | |

23 Coomhola

23.1 Vision and Context

The vision for Coomhola is to encourage sensitively sited rural housing development within the village nucleus development boundary.

Strategic Context:

23.1.1. Coomhola is a small settlement located in the open countryside approximately 7km north of Bantry and 7km east of Glengarriff. In the overall strategy of this Local Area Plan, Coomhola is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009.

23.1.2. 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 settlement.

Local Context

23.1.3. Coomhola is an attractive rural area with the primary landscape feature of the area being the Coomhola River. The church, school and playgroup in a small cluster are the primary community services in the area. Settlement has typically occurred adjoining these facilities as well as more generally in a dispersed manner.

23.2 Planning Considerations/ Local Context:

Population and Housing

23.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Coomhola grew by 12 houses during the period 2001-2010. The following table gives a summary of the houses in Coomhola during the period, 2001 – 2010.

Table 23.1 Coomhola Housing Units (Geo-directory)			
	2001	2005	2010
Housing	14	18	26

23.2.2. Development should generally take the form of single houses only, and be located around existing services.

23.2.3. The lands, which surround Coomhola 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.

Infrastructure and Community Facilities

23.2.4. The settlement offers a very limited range of services. The church and school are the primary features of the area. The 2008/2009 school records demonstrate that Coomhola NS has 89 pupils.

23.2.5. There is presently no capacity in terms of water supply in the area while there is no available wastewater infrastructure.

Environment and Heritage

23.2.6. As detailed in the Draft Landscape Strategy 2008 Coomhola is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

23.2.7. Parts of Coomhola have been identified as being at risk of flooding. The areas at risk follow the path of the Coomhola 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 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.

23.2.8. In terms of Water Quality Coomhola is located within the Inner Bantry Water Management Unit. The status of the Coomhola River which runs through the village nuclei is currently described as 'high' in terms of river quality according to the South Western River Basin District (SWRBD) plan with an objective to protect it. At present, wastewater discharges into the Bay, a protected area, which is a 'Designated Shellfish Area'. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is 'high'.

23.2.9. Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Coomhola should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

23.2.10. Part of the area just to the south of the proposed boundary is within the defined scenic landscape designation of the County Development Plan 2009-15.

23.3 Problems and Opportunities

23.3.1. 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.

23.3.2. Older development in Coomhola is sufficiently well dispersed and landscaped, and works around the contours of the land, to generally avoid being obtrusive. This helps conserve the beauty and character of the locality. These traditional patterns should be maintained and development which requires or results in significant reshaping of sites and removal of screening vegetation should be avoided.

23.3.3. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only. Outside the development boundary linear ribbon development should not be encouraged.

23.4 Overall Scale of Development

23.4.1. 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 and the continued provision of local services.

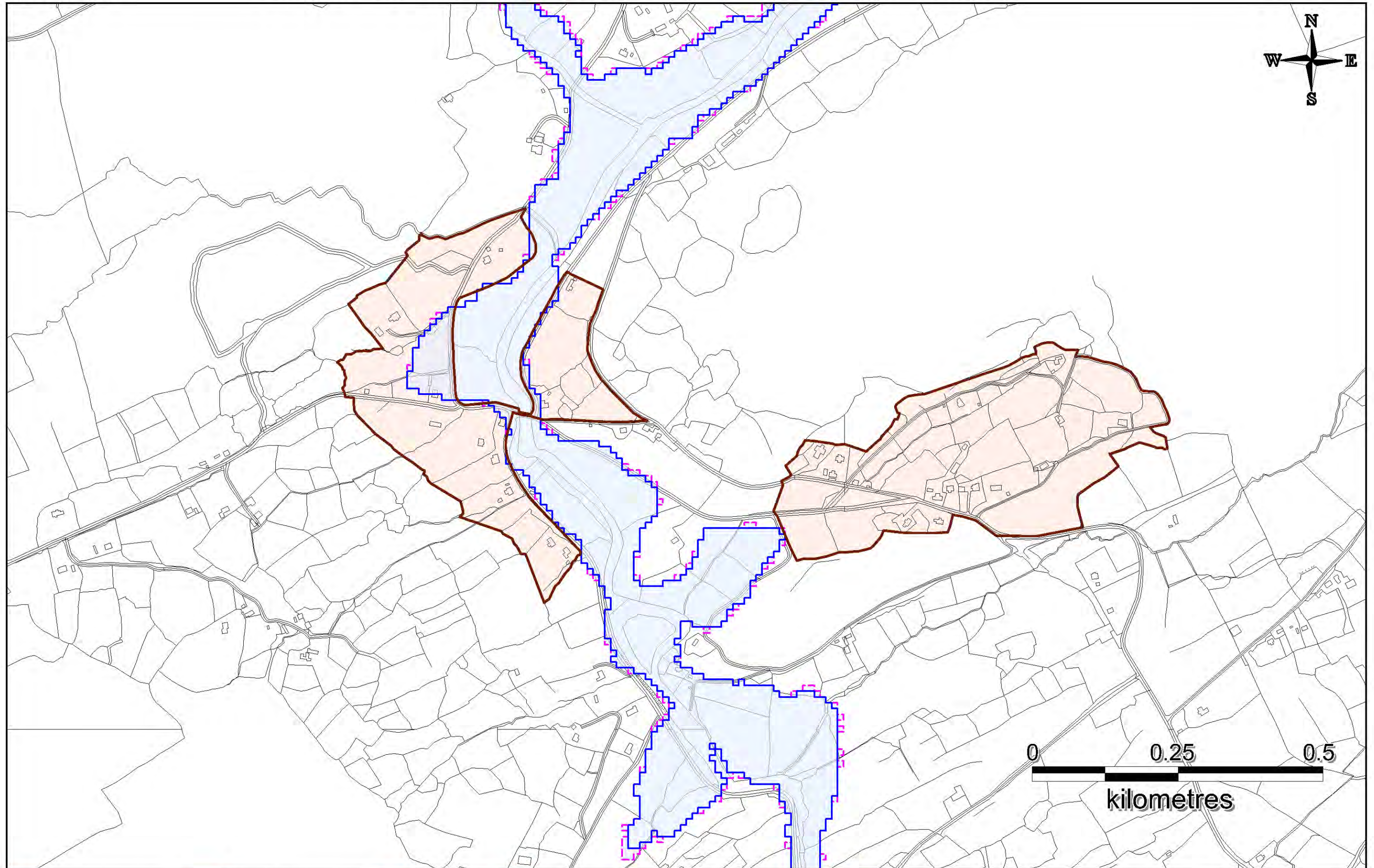
23.4.2. There was no development boundary for Coomhola in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

23.4.3. 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 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 2-3 dwellings.

23.4.4. 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.

23.4.5. The general objective for Coomhola is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Coomhola it is an objective to encourage the development of up to 13 individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p> <p>(d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>



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| 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 | |

24 Dromore

24.1 Vision and Context

The vision for Dromore is to consolidate development within the fabric of the village nucleus development boundary.

Strategic Context:

24.1.1. Dromore is a small settlement located north of the regional road, R586, between Bantry and Drimoleague, circa 6kms south east of Bantry town. The village has good road links to adjoining towns.

24.1.2. In the overall strategy of this Local Area Plan, Dromore is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009. The strategic aims for the village nucleus is 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:

24.1.3. Dromore is more characteristic of a typical village than other village nuclei in the Bantry Electoral Area. There are some attractive vernacular buildings clustered along the cross roads which present themselves, with the church, as the main feature of the settlement. The settlement has some potential to consolidate residential development in a cluster in close proximity to the church and school.

24.2 Planning Considerations/ Local Context:

Population and Housing

24.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Dromore grew by 13 houses during the period 2001-2010. The following table gives a summary of the houses in Dromore during the period, 2001 – 2010.

Table 24.1 Dromore Housing Units (Geo-directory)			
	2001	2005	2010
Housing	12	14	25

24.2.2. Development should generally take the form of single houses only, and be located around existing services.

24.2.3. The lands, which surround Dromore 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.

Infrastructure and Community Facilities

24.2.4. The settlement offers a very limited range of services. A church and school are the focal points. The 2008/2009 school records demonstrate that Caheragh NS (Dromore) has 80 pupils.

24.2.5. There is no spare capacity with regard to water supply in Dromore at present while there is no waste water infrastructure provided in the area.

Environment and Heritage

24.2.6. As detailed in the Draft Landscape Strategy 2008 Dromore is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

24.2.7. Parts of Dromore have been identified as being at risk of flooding in particular the areas around the river. 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.

24.2.8. In terms of Water Quality the Owenashinguan River flows to the south of the development boundary. The overall status of this tributary stream is described as ‘high’ with an objective to ‘protect’ in the South Western River Basin District (SWRBD) plan. Overall Groundwater Status in the area is described as ‘good’ with an overall objective to ‘protect’. The treatment of wastewater in Dromore should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

24.3 Problems and Opportunities

24.3.1. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

24.3.2. 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.

24.4 Overall Scale of Development

24.4.1. 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 and the continued provision of local services.

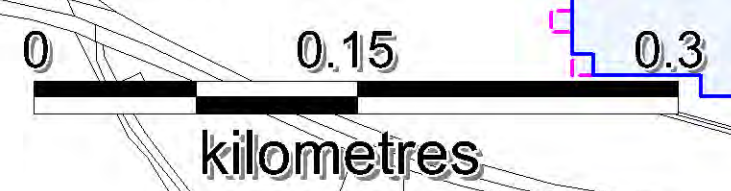
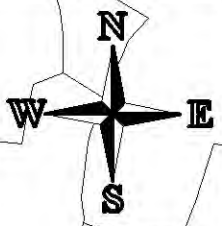
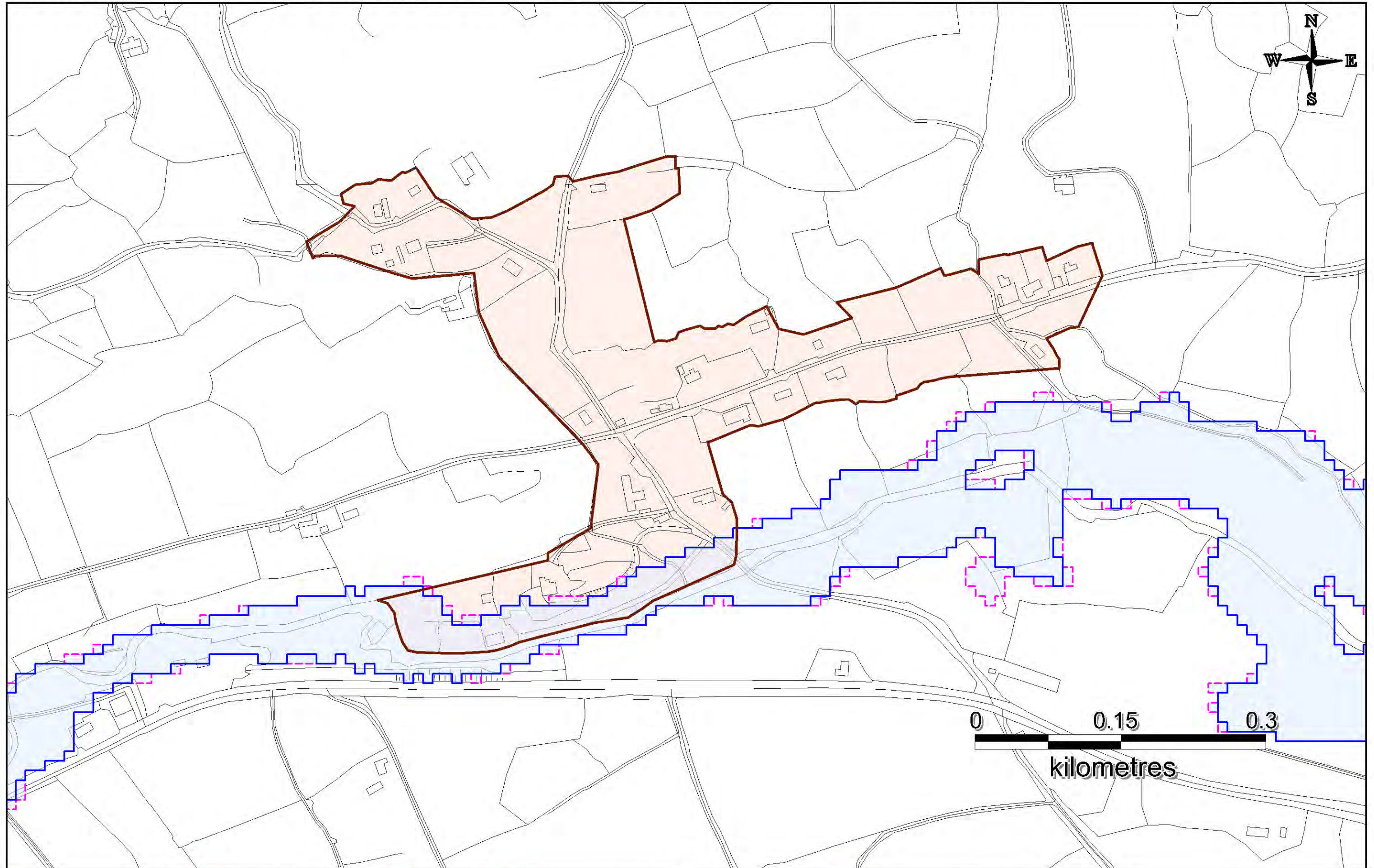
24.4.2. There was no development boundary for Dromore in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

24.4.3. This plan envisages development in the range of up to 12 additional dwellings in the village up to 2020, taking the housing stock to approximately 37 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 2-3 dwellings.

24.4.4. 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.

24.4.5. The general objective for Dromore is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Dromore it is an objective to encourage the development of up to 12 individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p> <p>(d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>



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| 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 | |

25 Kilcoe

25.1 Vision and Context

The vision for Kilcoe is to encourage development within the village nucleus development boundary and to maintain facilities for the local community

Strategic Context:

25.1.1. In the overall strategy of this Local Area Plan, Kilcoe is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009. The strategic aims for the village nucleus is 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:

25.1.2. Kilcoe is a very small settlement located along the N71, between Skibbereen and Ballydehob. The settlement offers a limited range of services, which are centred around the local national school and the church. The cluster has an important role in providing for the community needs of the surrounding dispersed rural catchment.

25.2 Planning Considerations:

Population and Housing

25.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Kilcoe grew from 6 houses in 2001 to 12 houses in 2010.

25.2.2. The following table gives a summary of the houses in Kilcoe during the period, 2001 – 2010.

Table 25.1 Kilcoe Housing Units (Geo-directory)			
	2001	2005	2010
Housing	6	7	12

25.2.3. Development should generally take the form of single houses only, and be located around existing services.

25.2.4. The lands, which surround Kilcoe 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.

Infrastructure and Community Facilities

25.2.5. The settlement offers a very limited range of services. The 2008/2009 school records demonstrate that Kilcoe NS has 66 pupils.

25.2.6. Kilcoe is served by the Skibbereen water supply but the settlement has no available wastewater infrastructure.

Environment and Heritage

25.2.7. As detailed in the Draft Landscape Strategy 2008 Kilcoe is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

25.2.8. In terms of Water Quality, according to the South Western River Basin District (SWRBD) plan the Roaringwater Stream located to the east of the development boundary flows into Roaringwater Bay. The overall status of this stream is described as ‘moderate’ with an objective to ‘restore’ by 2021. Overall Groundwater Status in the area is described as ‘good’ with an overall objective to ‘protect’. The treatment of wastewater in Kilcoe should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

25.3 Problems and Opportunities

25.3.1. There is limited potential for further significant development at this location having regard to traffic safety considerations along the N71 (national route). More dispersed or linear ribbon development should not be encouraged outside of the development boundary particularly along the N71 an important commercial and tourist route.

25.3.2. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

25.3.3. 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.

25.4 Overall Scale of Development

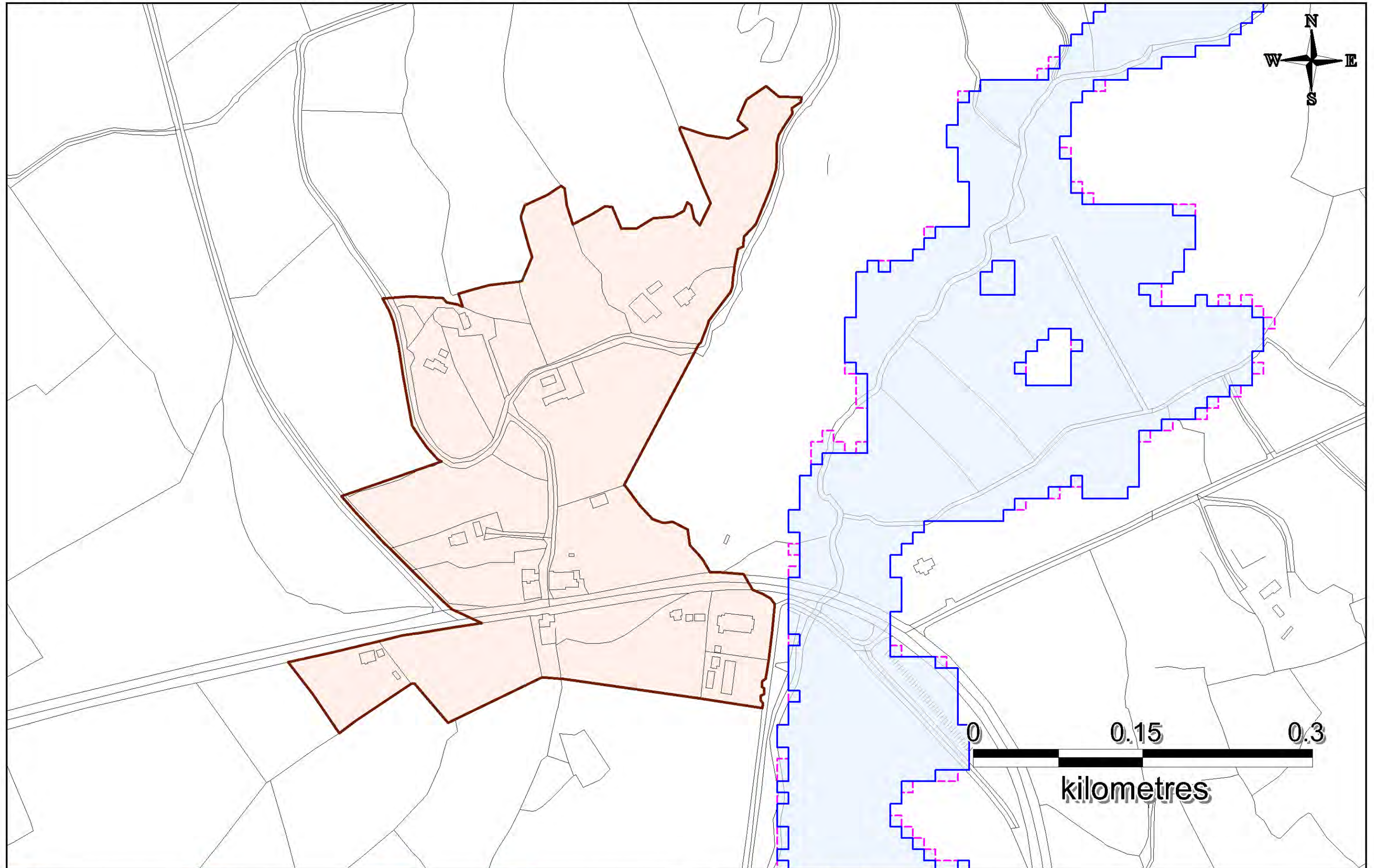
25.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites and the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

25.4.2. This plan envisages development in the range of up to 6 additional dwellings in the village up to 2020, taking the housing stock to approximately 18 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 2-3 dwellings.

25.4.3. 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.

25.4.4. The general objective for Kilcoe is set out in the following table:

Objective No.	General Objectives
DB - 01	<p>(a) Within the development boundary of Kilcoe it is an objective to encourage the development of up to 6 individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p>



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| 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 | |

26 Lowertown

26.1 Vision and Context

The vision for Lowertown, which is located close to the town of Schull, is to encourage sensitively sited rural housing development within the development boundary and to maintain and expand rural related enterprises.

Strategic Context:

26.1.1. In the overall strategy of this Local Area Plan, Lowertown is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009. 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:

26.1.2. Lowertown is a dispersed rural area located approximately 3.5km from the town of Schull along the R592 regional route. It is situated adjacent to the Schull Green Belt. The focus of the area is a local church and crossroads. A dispersed settlement pattern is a feature of the area. The surrounding landscape ranges from coastal to pastoral and rises up toward rugged terrain with rocky outcrops into the hills to the north.

26.1.3. The primary feature of the area is the church along the main road and a farmers' co-operative store to the north of this road. The settlement is on a bus route, providing access to Schull, Goleen, Baltimore, Skibbereen and Cork. The area represents a rural heartland the focus of which is a modern church. The church is located at a crossroad along the R592 which functioned historically as a local meeting point. A landscaped area, grotto and memorial plaque are the primary remnants of this era. There are a small number of houses dotted along the R592.

26.2 Planning Considerations:

Population and Housing

26.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses close to the crossroads show that Lowertown grew by 3 houses during the period 2001-2010. The

following table gives a summary of the houses in Lowertown during the period, 2001 – 2010.

Table 26.1 Lowertown Housing Units (Geo-directory)			
	2001	2005	2010
Housing	3	3	6

26.2.2. The lands, which surround Lowertown 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.

Infrastructure and Community Facilities

26.2.3. The settlement offers a very limited range of services primarily focused around the church and co-op. The church has an important role in providing for the community needs of the surrounding dispersed rural catchment.

26.2.4. The settlement has no spare water supply capacity and no available wastewater infrastructure.

Environment and Heritage

26.2.5. Roaringwater Bay (SAC) is located to the south west of the settlement. As detailed in the Draft Landscape Strategy 2008 Lowertown is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development. The settlement is located on the S114 scenic route.

26.2.6. In terms of Water Quality the overall Groundwater Status in the area is described as 'good' in the South Western River Basin District (SWRBD) plan with an overall objective to 'protect'. The treatment of wastewater in Lowertown should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

26.3 Problems and Opportunities

26.3.1. 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.

26.3.2. Lowertown is located approximately 3.5km from the town of Schull and as such is directly accessible to the primary service centre for this area. Continuation and expansion of rural related enterprises are appropriate in this area while further significant expansion of services should be directed to the main town of Schull.

26.3.3. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only. Linear ribbon development will not be encouraged particularly along the R592.

26.4 Overall Scale of Development

26.4.1. 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 and the continued provision of local services.

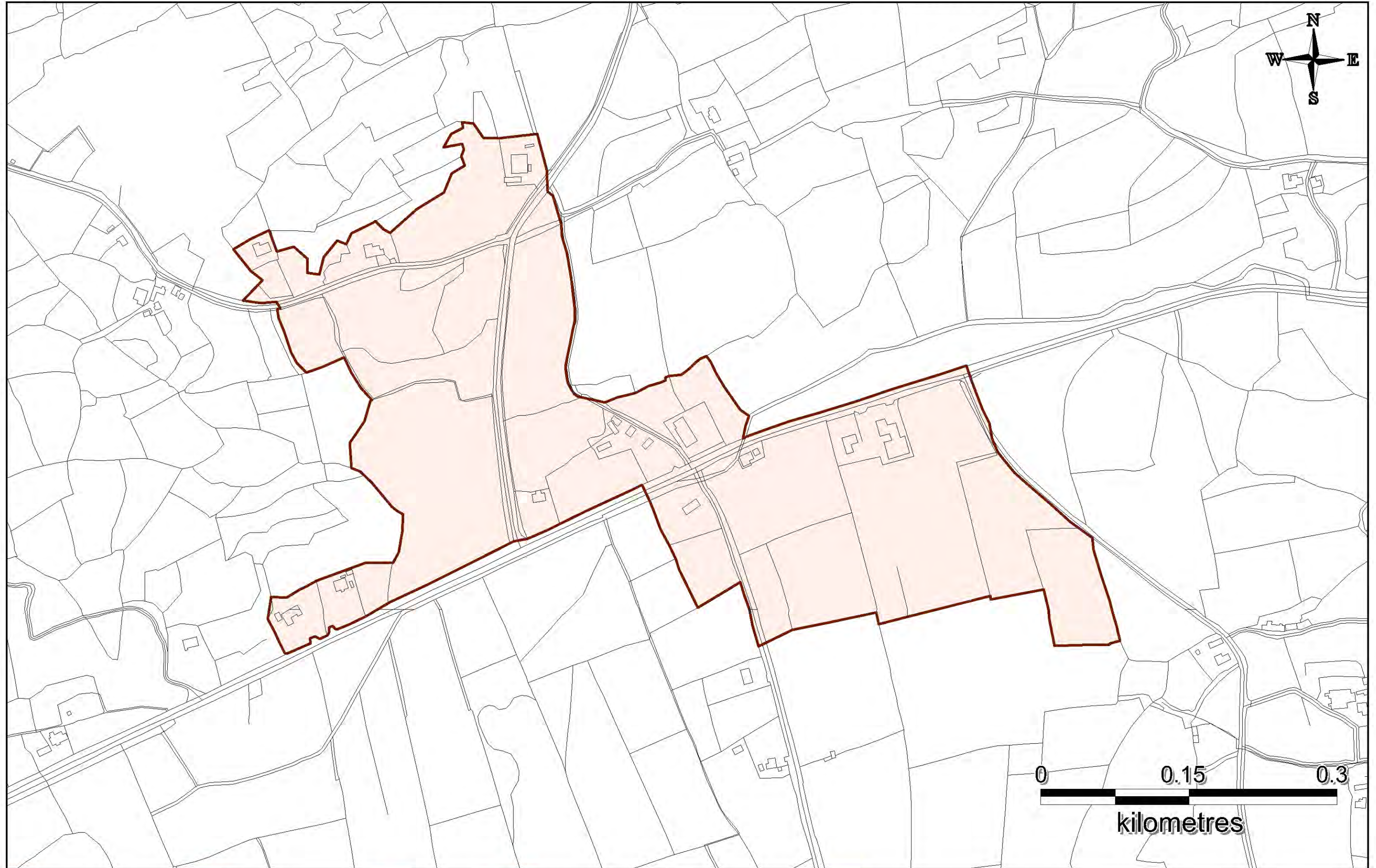
26.4.2. There was no development boundary for Lowertown in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

26.4.3. 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 16 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 2-3 dwellings.

26.4.4. 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.

26.4.5. The general objective for Lowertown is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Lowertown it is an objective to encourage the development of up to 10 individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) New accesses directly onto the regional road R592 will generally be discouraged.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p>



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| 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 | |

27 Pearson's Bridge

27.1 Vision and Context

The vision for Pearson's Bridge is to consolidate development within the fabric of the village nucleus development boundary.

Strategic Context:

27.1.1. In the overall strategy of this Local Area Plan, Pearson's Bridge is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009. 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:

27.1.2. Pearson's Bridge is a small rural settlement centred on the cross roads at Lisheen Bridge. Pearson's Bridge is located on the R584 circa 2km from Ballylickey, 2.5km from Kealkill and 7.5km from Bantry town. The village has good road links to adjoining towns. The pub and B&B clearly form the focal point to the settlement. The settlement has good road links to adjoining towns, and acts as a through road linking Ballylickey/Bantry to Macroom.

27.2 Planning Considerations

Population and Housing

27.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Pearson's Bridge grew by 29 houses during the period 2001-2010. The following table gives a summary of the houses in Pearson's Bridge during the period, 2001 – 2010.

Table 27.1 Pearson's Bridge Housing Units (Geo-directory)			
	2001	2005	2010
Housing	0	0	29

27.2.2. Development should generally take the form of single houses only, and be located around existing services.

27.2.3. The lands, which surround Pearson's Bridge 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.

Settlement Pattern

27.2.4. In the past decade there has been a substantial growth in the settlement from its origins as a crossroad. It is estimated that at least 30 new units have been constructed in this period. The settlement now comprises a modern mix of terraced, semi-detached and detached dwellings primarily in 2 distinct layouts. One of the schemes currently remains to be fully completed.

27.2.5. The bridge and river form an attractive setting for the settlement however considering the rate of growth of Pearson's Bridge over the past number of years, and the relative proximity of Kealkill, Ballylickey and the main town of Bantry it is considered that further significant development is inappropriate. There may be some opportunities for some very small infill opportunities the scale of which should be strictly controlled as some of the permitted developments have contributed to a linear form of development emerging along the approach roads to the settlement. Further development of this type will be discouraged.

27.2.6. Pearson's Bridge is presently served by a private wastewater treatment scheme. There is presently no further available capacity in the water supply.

Environment and Heritage

27.2.7. As detailed in the Draft Landscape Strategy 2008 Pearson's Bridge is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development.

27.2.8. In terms of Water Quality Pearson's Bridge is located within the Inner Bantry Water Management Unit. The status of the Owvane River which runs through the village nuclei is currently described as 'good' in terms of river quality according to the South Western River Basin District (SWRBD) plan with an objective to protect it.

27.2.9. At present, wastewater discharges into the Bay a protected area, which is a 'Designated Shellfish Area'. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is 'high'. Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of

wastewater in Pearson's Bridge should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

27.2.10. Parts of Pearson's Bridge have been identified as being at risk of flooding. The areas at risk follow the path of the Owvane 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 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.

27.3 Problems and Opportunities

27.3.1. 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.

27.3.2. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

27.4 Overall Scale of Development

27.4.1. 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 and the continued provision of local services.

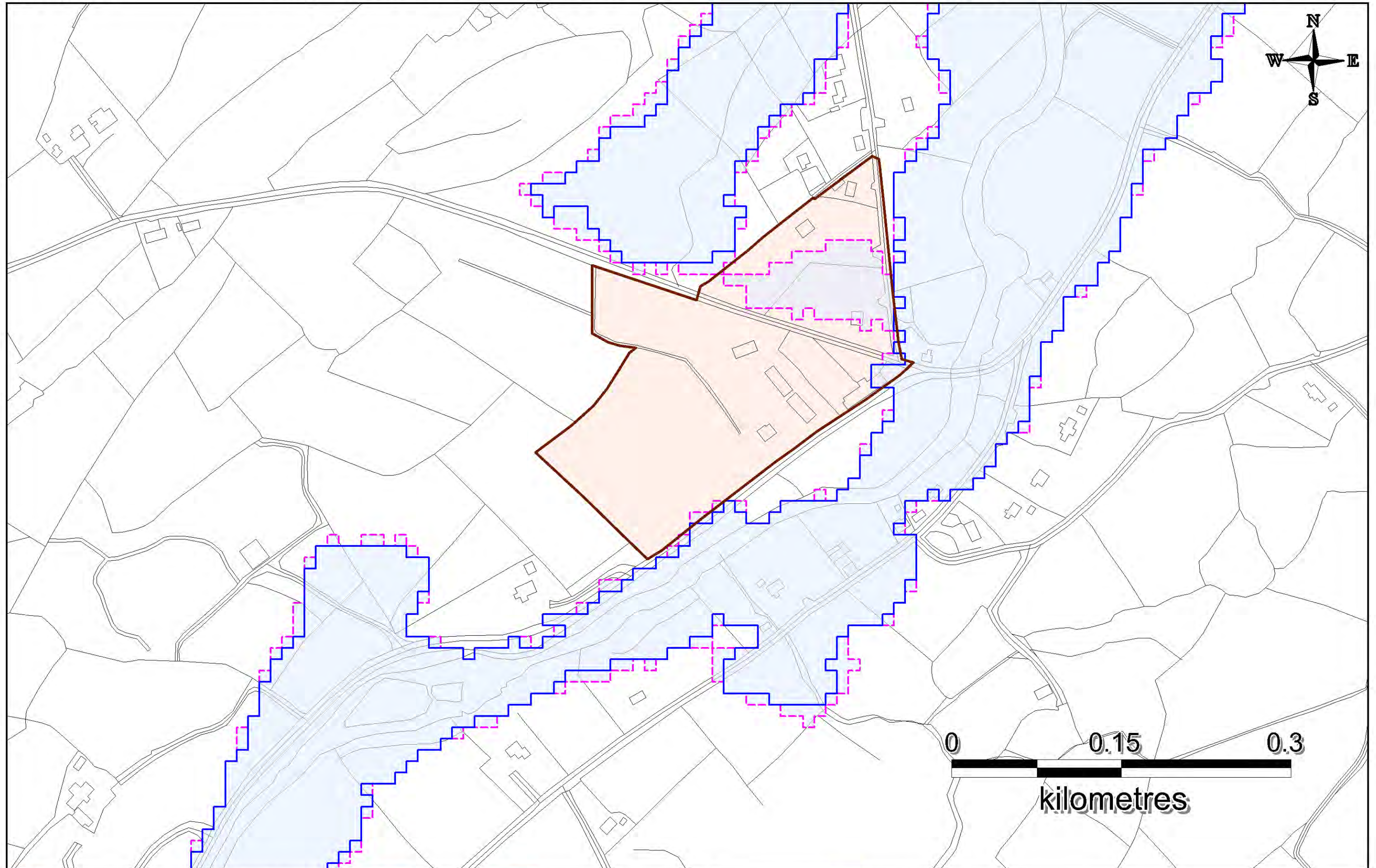
27.4.2. There was no development boundary for Pearson's Bridge in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

27.4.3. 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 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 2-3 dwellings.

27.4.4. 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.

27.4.5. The general objective for Pearson's Bridge is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Pearson's Bridge it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p> <p>(d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>



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| 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 | |

28 Rossmackowen/ Waterfall

28.1 Vision and Context

The vision for Rossmackowen/Waterfall is to encourage development within the village development boundary.

Strategic Context:

28.1.1. In the overall strategy of this Local Area Plan, Rossmackowen/Waterfall is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009.

28.1.2. 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:

28.1.3. Rossmackowen/Waterfall is located along the regional road, R572, circa 5km east of Castletownbere. The small cluster consists of a number of houses, which are centred on a church and second smaller cluster (identified on map) which is located around the old post office.

28.2 Planning Considerations/Local Context:

Population and Housing

28.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Rossmackowen/Waterfall grew by 3 houses during the period 2001-2010. The following table gives a summary of the houses in Rossmackowen/Waterfall during the period, 2001 – 2010.

Table 28.1 Rossmackowen/Waterfall Housing Units (Geo-directory)			
	2001	2005	2010
Housing	2	2	5

28.2.2. Development should generally take the form of single houses only, and be located around existing services. Outstanding permission exists for up to 5 dwelling units.

28.2.3. The lands, which surround Rossmackowen/Waterfall 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.

Infrastructure and Community Facilities

28.2.4. The settlement offers no direct community services bar the church which is a focal point to the area.

28.2.5. There is a limited water supply in the area while there is no wastewater infrastructure available.

Environment and Heritage

28.2.6. As detailed in the Draft Landscape Strategy 2008 Rossmackowen/Waterfall is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development. The settlement is located on the S114 scenic route.

28.2.7. In terms of Water Quality the Rossmackowen River flows to the east of the development boundary. The overall status of this stream is described as ‘moderate’ with an objective to ‘restore’ in the South Western River Basin District (SWRBD) plan. Overall Groundwater Status in the area is described as ‘good’ with an overall objective to ‘protect’. The treatment of wastewater in Rossmackowen/Waterfall should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status.

28.3 Problems and Opportunities

28.3.1. Given the settlement’s location on the Beara Peninsula, it is imperative that any development must take cognisance of the special scenic quality of the area. Rossmackowen/ Waterfall is located along a designated scenic route as defined in the Cork County Development. Any development, which does take place, shall be of a high quality of design, having regard to the principles as outlined in the Cork Rural Design Guide, as published by Cork County Council.

Development should be centred on the existing cluster of houses and the church.

28.3.2. It is an objective of this plan to recognise the need for population growth at this location to include inward migration and development which would enhance the quality of life and services available for this community. Any proposals should be of high quality design and meet with normal planning considerations.

28.3.3. There are a number of disused vernacular buildings which present themselves as potential refurbishment opportunities and their appropriate redevelopment should be supported.

28.3.4. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

28.3.5. More dispersed or linear ribbon development should not be encouraged outside of the development boundary particularly along the R572 an important commercial and tourist route. Direct access onto the regional route shall be discouraged.

28.4 Overall Scale of Development

28.4.1. 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 and the continued provision of local services.

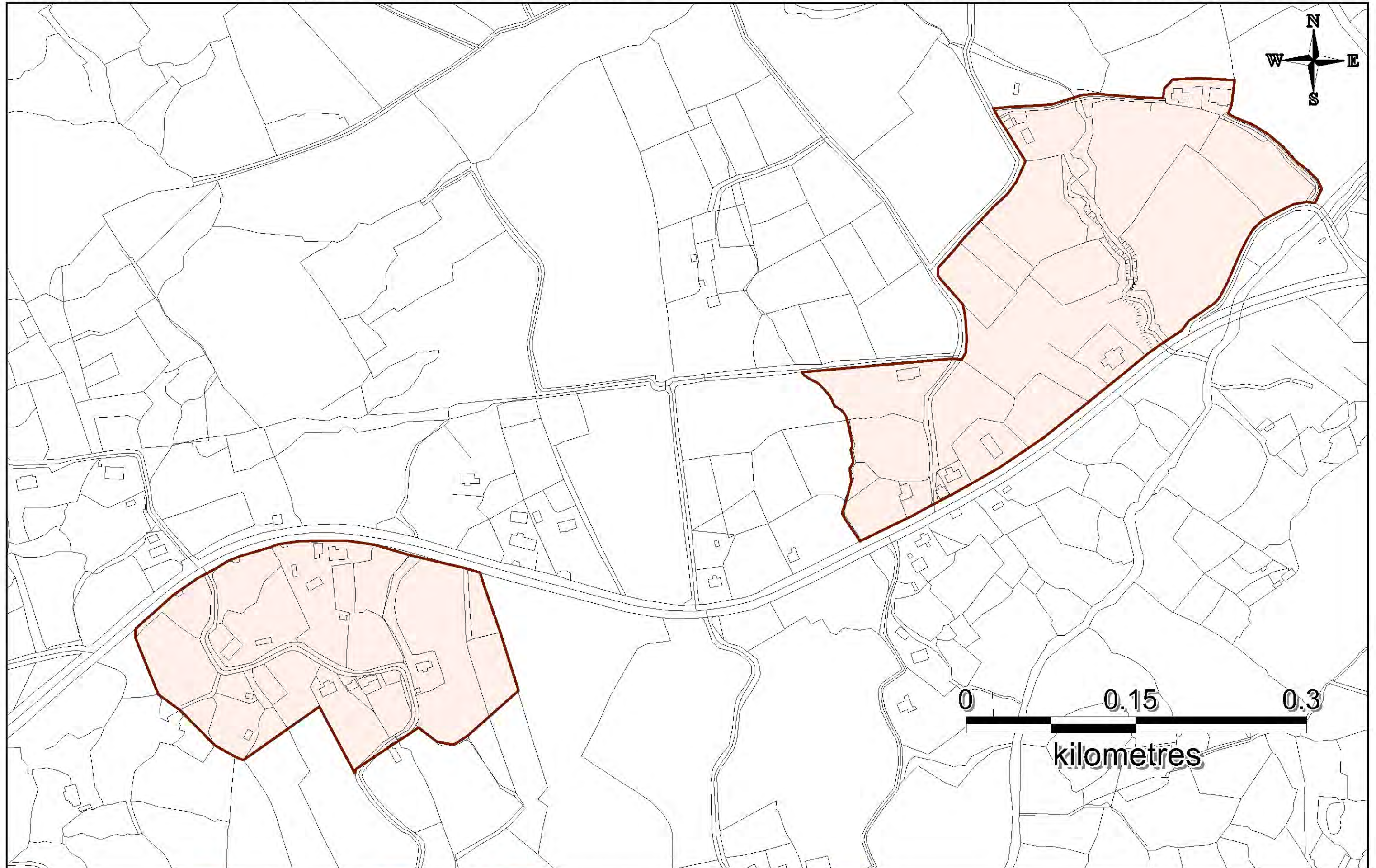
28.4.2. There was no development boundary for Rossmackowen/Waterfall in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

28.4.3. 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 15 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 2-3 dwellings.

28.4.4. 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.

28.4.5. The general objective for Rossmackowen/Waterfall is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Rossmackowen/Waterfall it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>(b) Within the development boundary of Rossmackowen/Waterfall it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(c) 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 2-3 units.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p>



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| 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 | |

29 Toormore

29.1 Vision and Context

The vision for Toormore, as a village nucleus, is to develop the settlement as a location for small scale high quality tourism, accommodating the incremental expansion of small scale residential development while protecting the attractive setting, landscape character and environment of the area.

Strategic Context

29.1.1. In the overall strategy of this Local Area Plan, Toormore is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009. 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

29.1.2. Toormore, which is located on the Mizen peninsula between Goleen and Schull, has some facilities, albeit somewhat dispersed. It is identified as a Village nucleus, where limited development may be permissible.

29.1.3. The Toormore area has a very attractive coastal rural setting. Limited development has occurred in the area to date. The locality contains a church and cemetery. Generally dispersed settlement is a feature of the area and the settlement is without a defined village core.

29.1.4. The landscape is generally coastal pastoral with protruding rocky outcrops. The architectural reference for the area is traditional vernacular with many of the dwellings long established and well maintained. Respect and sensitivity to the traditional settlement pattern should therefore be maintained.

29.1.5. The area close to Gurtyowen Cross, behind the ridge on the R591, is considered suitable for very low density development, subject to satisfactory servicing arrangements. The area south of Toormore Bridge to beyond the megalithic tomb consists of a very sensitive coastal landscape, where development will be discouraged.

29.2 Planning Considerations:

Population and Housing

29.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Toormore grew by 9 houses during the period 2001-2010. The following table gives a summary of the houses in Toormore during the period, 2001 – 2010.

Table 29.1 Toormore Housing Units (Geo-directory)			
	2001	2005	2010
Housing	12	16	21

29.2.2. Development should generally take the form of single houses only, and be located around existing services. The lands, which surround Toormore are primarily agricultural and coastal. 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.

Infrastructure and Community Facilities

29.2.3. The settlement offers a very limited range of services with a church, cemetery and restaurant. The wider area has a number of dispersed guest houses and caters for more independent tourists seeking an experience in a rural setting. There may be limited capacity to expand in the area of appropriately scaled and sensitively sited tourist infrastructure. Toormore has no available capacity with regard to water supply and has no wastewater infrastructure.

Environment and Heritage

29.2.4. As detailed in the Draft Landscape Strategy 2008 Toormore is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development. The settlement is located on the S102 scenic route.

29.2.5. In terms of Water Quality Toormore is located within the Clonakilty/Skibbereen Water Management Unit. Wastewater in Toormore discharges into Roaringwater Bay according to the South Western River Basin District (SWRBD) Plan. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is moderate. Groundwater Status in the area is generally described as 'good'. The treatment of wastewater in Toormore should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

29.3 Problems and Opportunities

29.3.1. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

29.3.2. 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. More dispersed or linear ribbon development should not be encouraged outside of the development boundary particularly along the R591 an important commercial and tourist route.

29.4 Overall Scale of Development

29.4.1. 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 and the continued provision of local services.

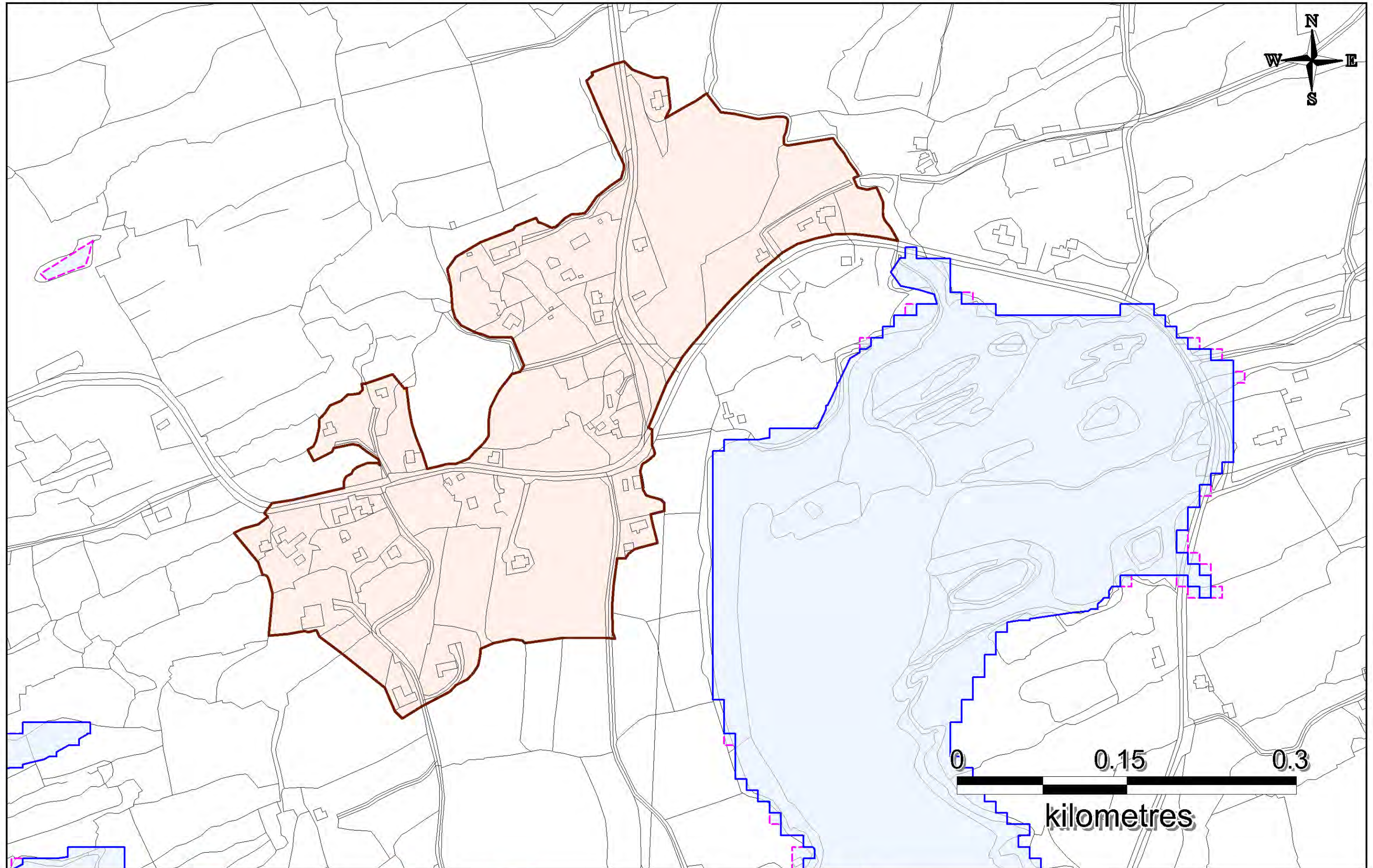
29.4.2. There was no development boundary for Toormore in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

29.4.3. This plan envisages development in the range of up to 6 additional dwellings in the village up to 2020, taking the housing stock to approximately 27 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 2-3 dwellings.

29.4.4. 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.

29.4.5. The general objective for Toormore is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Toormore it is an objective to encourage the development of up to 6 individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p>



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| | | | | Walkways | |

30 Urhan

30.1 Vision and Context

The vision for Urhan is to encourage sensitive and appropriate development within the village development boundary.

Strategic Context

30.1.1. 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

30.1.2. In the overall strategy of this Local Area Plan, Urhan is designated as a village nucleus and located within the West Strategic Planning Area in the County Development Plan 2009. Urhan is a very small settlement located on the north side of the Beara peninsula between Eyeries and Allihies. Urhan is dramatically located in a lowland pastoral coastal setting enclosed by the Slieve Miskish mountain range. The area is located along the Beara Way Cycle and Scenic Route and within an area containing a rich historical tapestry and impressive landscape.

30.2 Planning Considerations:

Population and Housing

30.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses within the defined boundary indicate that Urhan remained static during the period 2001-2010.

30.2.2. The following table gives a summary of the houses in Urhan during the period, 2001 – 2010.

Table 30.1 Urhan Housing Units (Geo-directory)			
	2001	2005	2010
Housing	8	8	8

30.2.3. Development should generally take the form of single houses only, and be located around existing services.

30.2.4. The lands, which surround Urhan 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.

Infrastructure and Community Facilities

30.2.5. The settlement offers a limited range of services. Urhan comprises a pub, national school, food store and post office and a cluster of houses. The 2008/2009 school records demonstrate that SN Oir Cheann has 37 pupils.

30.2.6. There are numerous beaches and natural amenities located in close proximity to the area. At Travara, one kilometre from the settlement centre Urhan Community Council have provided an amenity area at which consists of toilets, showers and playground which adjoins the existing pier. The pier is in need of repair works.

30.2.7. There is no water capacity at present in Urhan while there is no available waste water infrastructure.

Environment and Heritage

30.2.8. As detailed in the Draft Landscape Strategy 2008 Urhan is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development. The settlement is located on the S107 scenic route.

30.2.9. In terms of Water Quality Urhan is located within the Beara Peninsula Water Management Unit and located adjoining Kenmare Bay which according to the South Western River Basin District (SWRBD) Plan is a Natura 2000 site. Overall Groundwater Status in the area is described as ‘good’ with an overall objective to ‘protect’. The treatment of wastewater in Urhan should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

30.3 Problems and Opportunities

30.3.1. It is an objective of this plan to recognise the need for population growth at this location, to include inward migration and development, which will enhance the quality of life and services available for the community. Any proposals for development should be of high quality design and meet with normal planning considerations.

30.3.2. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

30.3.3. 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. More dispersed or linear ribbon development should not be encouraged outside of the development boundary particularly along the R575 an important scenic route.

30.3.4. The amenity area at Travara adjacent to Urhan is an important community facility and coastal access point.

30.4 Overall Scale of Development

30.4.1. 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 and the continued provision of local services.

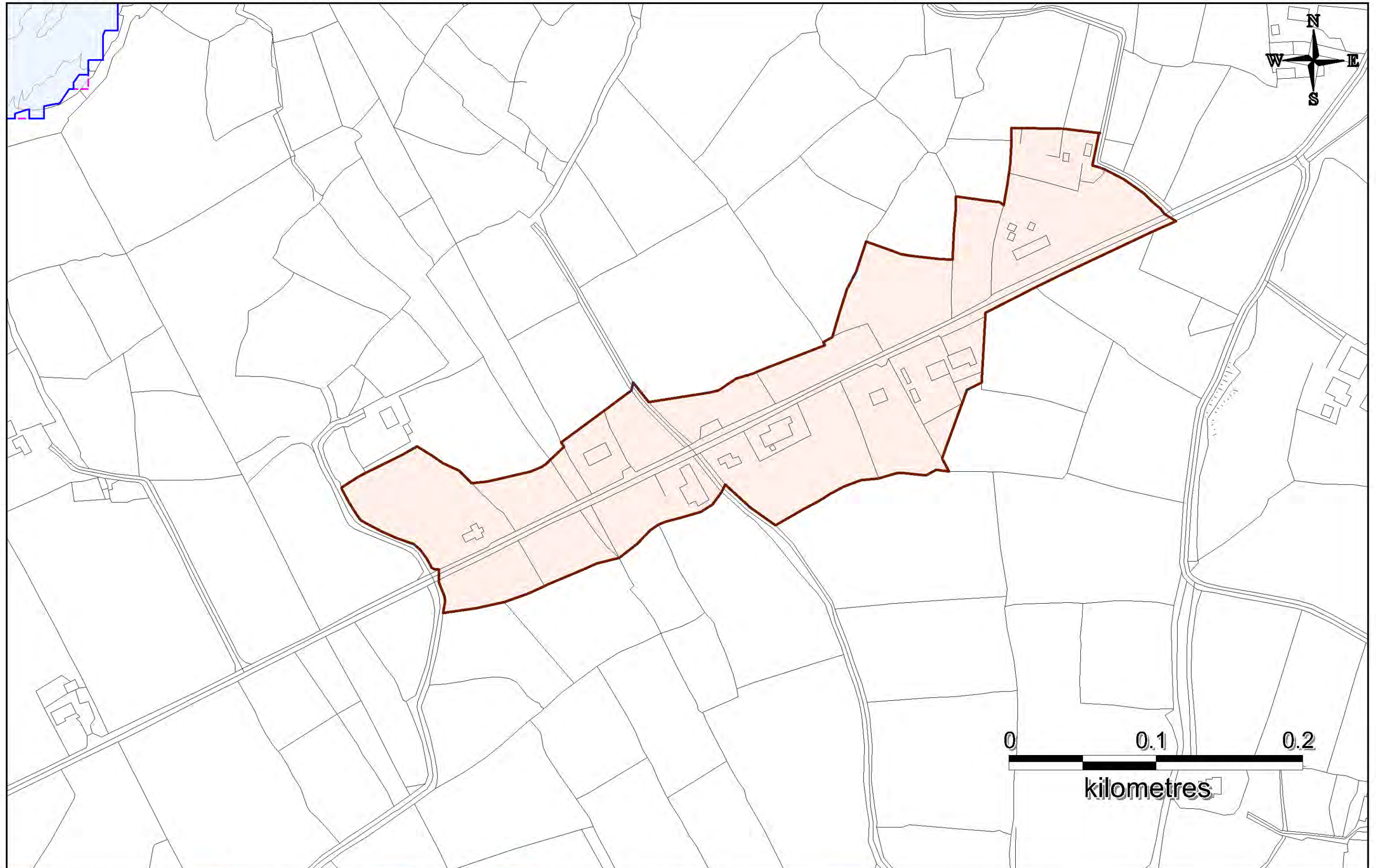
30.4.2. There was no development boundary for Urhan in the 2005 Local Area Plan. This plan includes a development boundary which defines the extent of the built up area where new development may be located.

30.4.3. This plan envisages development in the range of up to 7 additional dwellings in the village up to 2020, taking the housing stock to approximately 15 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 2-3 dwellings.

30.4.4. 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.

30.4.5. The general objective for Urhan is set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Urhan it is an objective to encourage the development of up to 7 individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(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 2-3 units.</p> <p>(c) It is an objective generally to support the retention and development of community amenities at Travara to include the upgrading of the pier and its associated facilities.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p>



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| | | | | Walkways | |

Other Locations

Ardnageehy Beg

Barleycove

31 Ardnageehy Beg

31.1 Vision and Context

The vision for Ardnageehy Beg is to encourage sensitively sited low density housing where it can be suitably integrated within the landscape and environmental setting of the area.

Strategic Context

31.1.1. Ardnageehy Beg forms part of the Bantry Electoral Area which is covered by the West Strategic Planning Area.

31.1.2. In the overall strategy of this Local Area Plan, Ardnageehy Beg 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.

31.1.3. The strategic aims for this 'other location' 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 settlement.

Local Context

31.1.4. Ardnageehy Beg is located east of Bantry town. A small cluster of dwellings in a sensitive landscape setting.

31.2 Planning Considerations

Housing

31.2.1. Ardnageehy Beg is comprised of a formal grouping of detached houses, a scheme of approximately 15 houses located north of the main road. There are also a number of one off houses dispersed throughout the area. There is an identifiable settlement pattern, with gateways marked by speed signs. There have been a significant number of planning approvals outside the current development limit, particularly to the north of the main settlement.

Infrastructure and Community Facilities

31.2.2. Ardnageehy Beg has no shops, services, community facilities, mains sewerage or public transport links. The water supply

in the area is presently being upgraded for the main settlement of Bantry.

Environment and Heritage

31.2.3. Ardnageehy Beg is located within a sensitive landscape setting. Lands within the development limit are undulating, generally rising to the south. Field boundaries are defined by dense hedge rows and mature vegetation. There are no environmental designations in close proximity to the settlement.

31.2.4. As detailed in the Draft Landscape Strategy 2008 Ardnageehy Beg is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development. The settlement is located on the S107 scenic route.

31.2.5. Parts of Ardnageehy Beg have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the settlement 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.

31.2.6. In terms of Water Quality a tributary to the Doneelagh River which flows into the Mealagh River drains through the development boundary. The overall status of this tributary stream is described as 'high' with an objective to 'protect' in the South Western River Basin District (SWRBD) plan. Overall Groundwater Status in the area is described as 'good' in the plan with an overall objective to 'protect'. The treatment of wastewater in Ardnageehy Beg should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to good status by 2021.

31.3 Problems and Opportunities

31.3.1. Ardnageehy Beg is located within the Greenbelt area of Bantry town. There is a risk that further development will erode the existing rural character of this sensitive locality. The robust nature of the landscape setting has successfully absorbed recent development without significant injury to amenity but further development will need to be sensitively designed to fit in with the current landscape.

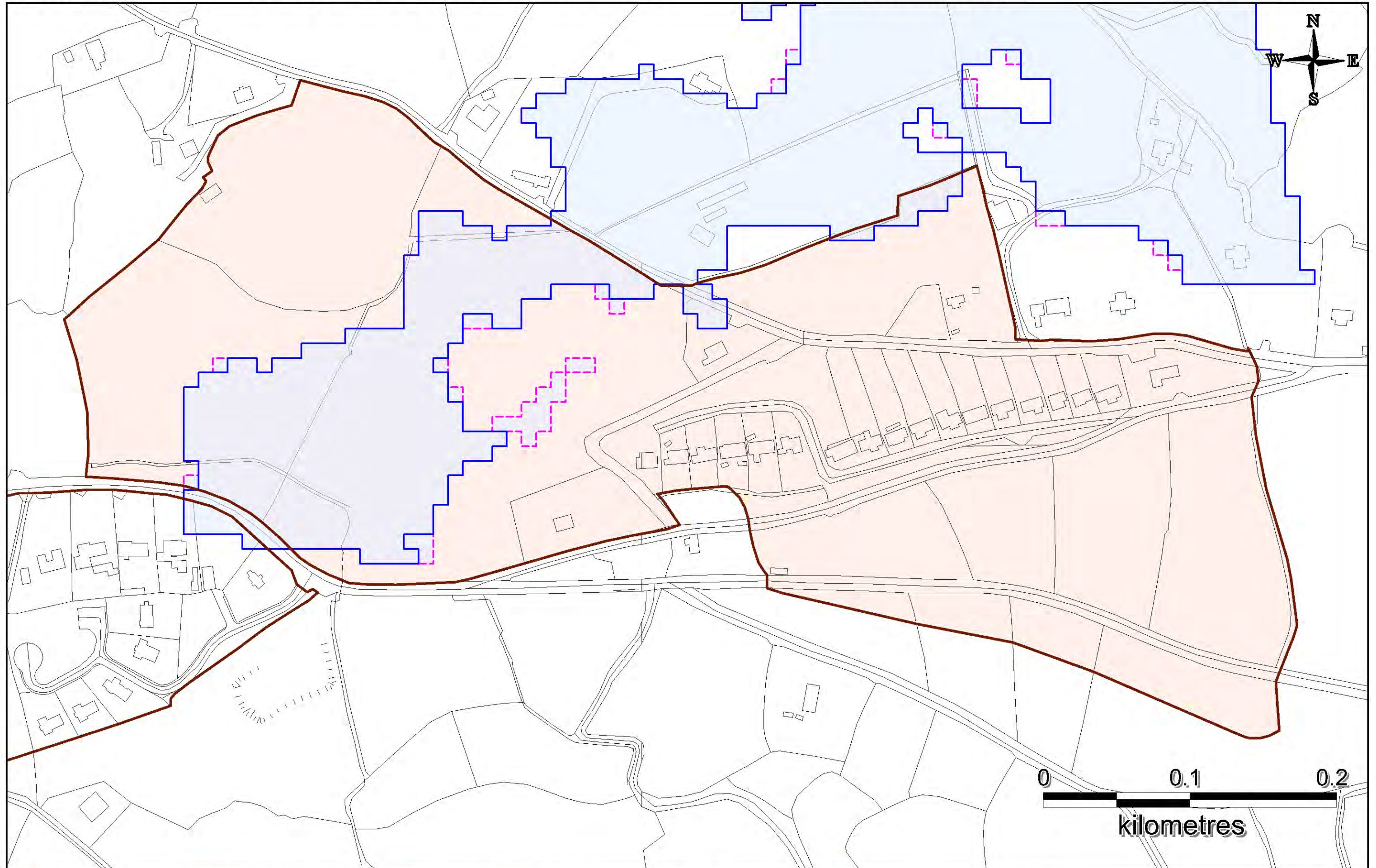
31.3.2. It is important that any development in the settlement maintains the integrity of the surrounding landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development should generally take the form of single houses only.

31.3.3. 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.

31.4 Development Proposals

The general objectives for Ardnageehy Beg are set out in the following table:

Objective No.	<u>General Objectives</u>
DB - 01	<p>(a) Within the development boundary of Ardnageehy Beg, it is an objective to encourage the development of individual dwelling units subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by 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>(b) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD1-6 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>



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| | | | | Walkways | |

32 Barleycove

32.1 Vision and Context

The vision for Barleycove is to maintain its role as a tourist resort within its sensitive landscape setting on the Mizen Peninsula.

Strategic Context

- 32.1.1.** Barleycove forms part of the Bantry Electoral Area which is covered by the West Strategic Planning Area.
- 32.1.2.** In the overall strategy of this Local Area Plan, Barleycove 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.
- 32.1.3.** The strategic aim for Barleycove is to maintain its function as a tourist resort. Resorts are generally characterised by a particular tourism or recreational function and not because they are significant settlement. Barleycove has been designated because of its importance for tourism, amenity and ecology.

Local Context

- 32.1.4.** Barleycove is located to the far west of the Mizen Peninsula within close proximity to Mizen Head. It consists of two separate components i.e. the caravan park and the hotel complex separated by the very attractive Barleycove beach.

32.2 Planning Considerations

- 32.2.1.** The private sector hotel complex and caravan park which are the main features of the area are important to the local and wider economy particularly as they are located within a very sensitive setting with limited capacity for further development. The hotel is a valuable resource for the area, which unlike holiday/second homes provision is unlikely to be replicated elsewhere in the area.
- 32.2.2.** The Council's purchase of the land around the beach, and provision of parking and the access pontoon has helped to maximise the tourist and amenity value of the wider area and foster maintenance of the fragile dune ecology. The nearby Mizen Head Centre, currently being refurbished, is an example of quality in design and of context related tourism development.

Environment and Heritage

- 32.2.3.** As detailed in the Draft Landscape Strategy 2008 Barleycove is located in an area of the county where the landscape is deemed to be of very high value (scenic landscapes with the highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (vulnerable landscapes likely to be fragile and susceptible to change) and of national importance. The settlement is located within Landscape Type 11 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale development. The settlement is located on the S107 scenic route.
- 32.2.4.** The Barleycove Beaches are an identified Area of Geological Interest, and much of the area falls within the Sheep's Head to Toe Special Protection Area and the Barley Cove to Ballrisode Point candidate Special Area of Conservation and proposed Natural Heritage Area.
- 32.2.5.** Barleycove Beach is a designated bathing area and is currently a Blue Flag beach. This site is of conservation importance for the presence of a number of good examples of coastal habitats. Of particular significance is the fixed dune as this is a priority habitat on Annex I of the EU Habitats Directive. The concentration of rare plants is of special note, as is the high density of Choughs (Birds).
- 32.2.6.** Three designated Scenic Routes S103, S104 and S105 ring the area while almost the entire locality is designated as Coastal Scenic Landscape in the 2009 County Development Plan due to its stunning scenery.
- 32.2.7.** In terms of Water Quality according to the South Western River Basin District (SWRBD) plan the seas at Barleycove are designated 'Recreational Waters' and are within Natura sites (SAC/SPA). Overall Groundwater Status in the area is described as 'good' in the SWRBD plan with an overall objective to 'protect'. The treatment of wastewater in Barleycove should conform with the requirements outlined in the objectives which will contribute to the improvement of water quality to good status.

32.3 Problems and Opportunities

- 32.3.1.** The hotel complex has been gradually shifting from hotel accommodation to a greater emphasis on self-catering. The hotel is a valuable resource for the area, which unlike holiday/second homes provision is unlikely to be replicated elsewhere in the area. Therefore further erosion of the catered, hotel function is to be resisted, while further holiday/second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed.

32.3.2. The caravan park brings a great many tourists to the area and its continued existence is encouraged. The visual quality of the caravan park detracts from the scenic qualities and character of the area. Any intensification of the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape.

32.3.3. Because of its tourism and scenic importance, and remoteness from relevant facilities, the construction of new dwellings is not encouraged. Exceptions are made for permanent residences for those with a local need.

32.4 Specific Zoning Objectives

Business Development Areas

- 32.4.1.** Provision has been made in the plan for two areas for the purposes of expansion of existing tourist related activities. The specific zoning objectives for Barleycove are set out:

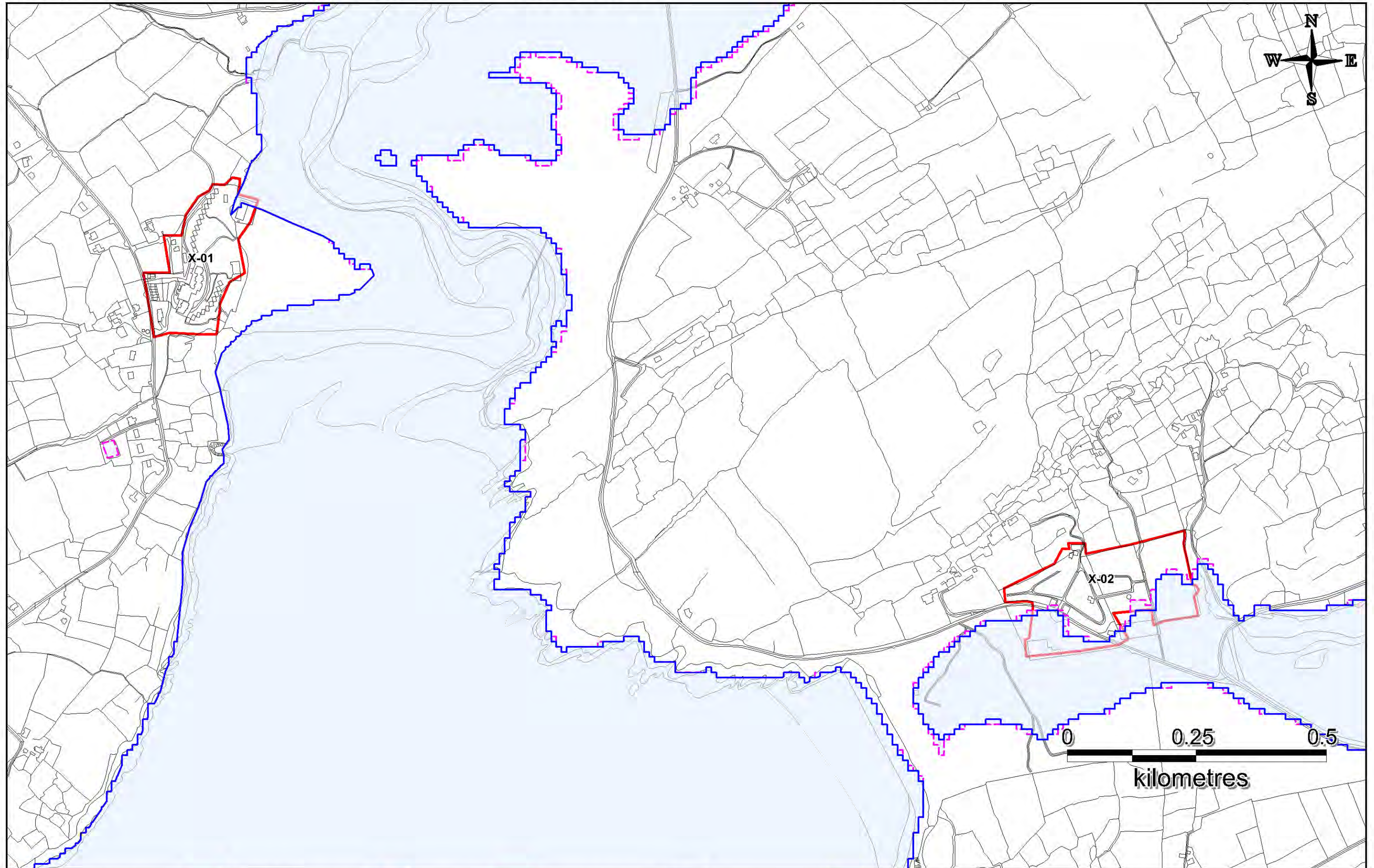
Objective No.	Development Objectives
X-01	Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed. This settlement lies immediately adjacent to Barley Cove to Ballyrisode Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.

Objective No.	Development Objectives	
X-02	Existing caravan park and associated facilities. Any intensification within the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape. This settlement lies immediately adjacent to Barley Cove to Ballyrisode Special Area of Conservation and Sheeps Head to Toe Head SPA. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.	

Infrastructure

32.4.2. The specific infrastructure objective for Barleycove is set out in the following table:

Objective No.	Infrastructure Objectives	
I-01	Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.	



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