

**BLARNEY ELECTORAL AREA
LOCAL AREA PLAN
2011**



1

Volume 1

Main Policy Material

Cork County Council
Planning Policy Unit



Blarney Electoral Area Local Area Plan

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Section 1 Introduction to the Blarney Electoral Area Local Area Plan

1.1	<u>Introduction</u>	1
1.2	<u>Form and Content of the Plan</u>	1
1.3	<u>The Purpose of the Plan</u>	1
1.4	<u>The Process That Has Been Followed</u>	2
1.5	<u>Overall Approach</u>	2
1.6	<u>Land Use and Zoning – A Revised Approach</u>	4
1.7	<u>Infrastructure and Community Facilities</u>	5
1.8	<u>Flood Risks</u>	6
1.9	<u>Metropolitan Greenbelt</u>	8
1.10	<u>Strategic Environmental Assessment and Habitats Directive Assessment</u>	8

Section 2 Local Area Strategy

2.1	<u>Introduction</u>	11
2.2	<u>The Blarney Electoral Area Strategy</u>	11
2.3	<u>Key Challenges</u>	16

Section 3 Settlements and Other Locations

Main Settlements and Strategic Employment Centres

1.	<u>Blarney</u>	21
2.	<u>Cork City – North Environs</u>	31
3.	<u>Glanmire</u>	43
4.	<u>Little Island</u>	53
5.	<u>Monard</u>	61

Key Villages

6.	<u>Carrignavar</u>	69
7.	<u>Glenville</u>	74
8.	<u>Glounthaune</u>	80
9.	<u>Grenagh</u>	84
10.	<u>Tower</u>	88

Villages

11.	<u>Dripsey (including Upper and Lower Dripsey)</u>	97
12.	<u>Kerry Pike</u>	104
13.	<u>Killeens</u>	108
14.	<u>Stuake/Donoughmore</u>	112
15.	<u>Upper Glanmire</u>	116
16.	<u>Whitechurch</u>	120

Village Nuclei

17.	<u>Berrings</u>	127
18.	<u>Caherlag</u>	130
19.	<u>Cloghroe</u>	134
20.	<u>Courtbrack</u>	138
21.	<u>Firmount</u>	142
22.	<u>Fornaght</u>	146
23.	<u>Matehy</u>	150
24.	<u>New Tipperary</u>	154
25.	<u>Rathduff</u>	158

Other Locations

26.	<u>Bottlehill (Landfill)</u>	165
27.	<u>Clogheen</u>	165
28.	<u>Killard</u>	166
29.	<u>Inniscarra</u>	166
30.	<u>Rathcooney</u>	167
31.	<u>Templemichael</u>	168
32.	<u>Waterloo</u>	170
33.	<u>Whites Cross</u>	170

Section 1 Introduction to the Blarney 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, therefore, these objectives were especially in need of review so that they could be brought up to date and better reflect the changes in the overall planning context for the County that have occurred since that time.

Public Consultation

1.4.3. Following a wide ranging and detailed public consultation exercise at the preliminary stage of this process (which included the publication of an "Outline Strategy" for each Electoral Area), the Blarney 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 87 submissions from the public during the consultation period on the Blarney Electoral Area Local Area Plan, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plans. Following this, the proposed amendments, 811 in total (of which 61 were in the Blarney Electoral Area), were published for consultation between 21st April & 18th May 2011.

1.4.5. There were a total of 21 submissions received during the public consultation period on the proposed amendments to the Draft Blarney 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:

- 4 Main Settlements comprising Blarney, Cork City North Environs, Monard and Glanmire.
- 2 Strategic Employment Centre comprising Little Island and Kilbarry.
- 5 Key Villages comprising Carrignavar, Glenville, Glounthaune, Grenagh and Tower.
- 6 Villages comprising Dripsey, Kerry Pike, Killeens, Stuake/Donoughmore, Upper Glanmire and Whitechurch.
- 9 Village Nuclei comprising Berrings, Caherlag, Cloghroe, Courtbrack, Firmount, Fornaght, Matehy, New Tipperary and Rathduff
- 8 Other Locations comprising Bottlehill, Clogheen, Killard, Inniscarra, Rathcooney, Templemichael, Waterloo and Whites Cross.

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 below);

Key Villages, Villages & Smaller Settlements

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

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

1.5.18. Settlements designated as Key Villages will normally have the following facilities: A permanent resident population, primary school and / or secondary school, Church or other community facility, convenience shops, pubs and either comparison shops or other retail services, industrial or office based employment, post office/ bank / ATM / building society, Garda station, primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.

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

1.5.20. In some electoral areas where a large part of the rural area was not already served by a key village or rural service centre, it was considered appropriate to designate a less well developed settlement to

this category so that, over the lifetime of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.

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

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

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

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

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

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

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

“For any settlement it is a general objective to locate new development within the development boundary, identified in the relevant local area plan that defines the extent to which the settlement may grow during the lifetime of the plan”

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

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

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

1.6 Land Use & Zoning – 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 to 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. There are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the plan.

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

1.6.7. A further issue concerns the role of the new local area plans in the determination of applications 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.

Masterplans

1.6.17. In some locations the specific ‘zoning’ objective in this plan, whilst designating land for particular forms of future development, calls for the preparation of a ‘masterplan’. In these cases the key principles of these developments are set out in the objectives of this local area plan (e.g. the number of dwellings, the mix of other land uses, the overall approach to transportation etc.). It is the intention of the County Council that these masterplans will provide important additional detailed information on the overall approach to the implementation of the relevant core objectives in this local area plan. It is intended that they will remain non-statutory plans (i.e. they will not become formal local area plans in their own right) but they will normally be subject to appropriate public consultation and will be taken into account as a material consideration in the determination of planning applications. However, the primary objectives which set the framework for future development proposals are those set out in this plan.

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 its obligations under section 28 of the Planning and Development Acts in relation to the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister for the Environment, Heritage and Local Government and the Minister of State at the Department of Finance with special responsibility for the OPW in November 2009.

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

- Draft River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) commissioned and published by the Office of Public Works. The CFRAM study for the River Lee catchment is one of three such studies being carried out as 'pilots' for a national programme of similar studies to be implemented over the coming years. The methodology of the CFRAM Study is based on 'best international practice' for the assessment and management of flood risks and includes data for the fluvial and tidal flood risks in the catchment. At the time of publication this study remains at 'Draft Stage'.
- '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.
- 'Draft Flood Hazard Mapping' for fluvial and tidal areas commissioned by Cork County Council from Consultants JBA

Associates. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.

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

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

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

Elsewhere – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

1.8.10. Notwithstanding the approach taken to the preparation of the 'Indicative Flood Extent Maps', in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some

detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.

Flood Risks and 'Zoning'

1.8.11. In the course of preparing this plan, so far as proposals for new zoning are concerned, the 'Indicative Flood Extent Maps', shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the 'Indicative Flood Extent Maps' they have not been included as zoned land unless the proposed use or development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines.

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

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

1.8.14. In line with the approach set out in the Ministerial Guidelines, areas 'zoned' for town-centre development comprise the main category of future development 'zoning' that often satisfy the requirements of the 'Justification Test for development plans' and in many cases these zonings have been retained notwithstanding the indication of significant risks of future flooding. Development proposals in these 'town-centre zonings' will need to follow the procedures indicated in paragraph 1.8.19 at the planning application stage with a view to developing appropriate flood-mitigation measures at the project stage.

Applications for Planning Permission in Areas at Risk of Flooding

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

1.8.16. In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.

1.8.17. In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.

1.8.18. It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.

1.8.19. Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.

The first stage in the assessment process will include:

- An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.
- A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/local knowledge of flooding in the area).

- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
 - further study;
 - revision of proposals to avoid area shown at risk of flooding; or
 - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).

1.8.20. Where it can be satisfactorily shown in 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 permission will be granted unless all of the following are satisfied:

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

- Comprises significant previously developed and/or under-utilised lands;
- Is within or adjoining the core of an established or designated urban settlement;
- Will be essential in achieving compact and sustainable urban growth; and
- There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Objective No.	<u>Flood Risks – Overall Approach</u>
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>

Objective No.	<u>Development in Flood Risk Areas</u>
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 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;

Objective No.	<u>Development in Flood Risk Areas</u>
	<ul style="list-style-type: none"> ▪ 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 <p>There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>

1.9 Metropolitan Greenbelt

1.9.1. In the Blarney Electoral Area, the main towns are located within the Metropolitan Greenbelt of Cork, which was established in the County Development Plan 2009 (as varied).

1.9.2. The County Council has made a formal variation to the County Development Plan 2009 in order to take account of proposals in this Local Area Plan. This variation includes consequential changes to the Metropolitan Green Belt Maps set out in Volume 3 of the County Development Plan 2009.

1.10 Strategic Environmental Assessment and Habitats Directive Assessment

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

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

1.10.3. The SEA Directive was transposed into Irish Law under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and became operational on 21 July

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

1.10.4. Habitats Directive Assessment (HDA), also known as Appropriate Assessment is provided in accordance with requirements under the EU Habitats Directive (43/92/EEC) and Birds Directive (79/409/EEC), the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura 2000 sites) must be assessed as an integral part of the process of preparing the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out for all stages of the plan making process.

1.10.5. The final Natura Impact Report for the Blarney 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 the 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.

Section 2 Local Area Strategy

2.1 Introduction

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

Strategy

2.2.1. The Blarney Electoral Area lies within the CASP area and is split between two of the Strategic Planning Areas defined in the County Development Plan 2009, the Metropolitan Strategic Planning Area, and CASP Ring Strategic Planning Area. There is an extensive network of settlements in the electoral area comprising the four main towns of Blarney, Cork City North Environs, Monard and Glanmire, the three Major Employment Centres of Blarney/Monard, Kilbarry and Little Island, five Key Villages; Carrignavar, Glenville, Glounthaune, Grenagh and Tower ; 7 villages and 9 village nuclei.

CASP Update

2.2.2. The CASP Update, which was adopted in 2008, sets out a development framework for the CASP Area, which includes the Blarney Electoral Area. The Plan gives priority to locations close to the city for new population growth and along the railway line. This is designed to meet sustainable development objectives and facilitate public transport provision. It also gives a greater choice of residential locations for people who would like to live in or close to the city. As a result, a significant increase in population is targeted for Ballyvolane.

2.2.3. The CASP Update also raised concerns at the high level of growth particularly in the villages and rural areas, which was over 14%. Whilst this level of growth in the last decade is an indication that the villages and rural areas are far from stagnant, local employment within the villages and rural areas has not grown at the same rate, giving rise to widespread growth in unsustainable commuting patterns.

2.2.4. As a result, the CASP Update has committed to monitoring development in the villages and rural areas in the CASP Ring, with a

view to extending rural housing controls, if required, to ensure closer adherence to the CASP strategy.

2.2.5. The CASP Update advocates a new economic development strategy for the CASP area that will deliver a major uplift in economic growth and employment capable of sustaining the increased population now being targeted for the area. The number of jobs in the CASP area is envisaged to increase by over 45,000. Almost 6,500 of these new jobs will be located in the Blarney Electoral Area.

2.2.6. In order to deliver the uplifted employment targets in the CASP Area and address the possibility of accommodating relocating businesses, the Cork County Development Plan has designated a number of strategic and integrated employment centres within the Blarney Electoral Area including;

- Little Island – Strategic Employment Centre
- Kilbarry – Strategic Employment Centre,
- Blarney//Monard – Integrated Employment Centre.

Developing Areas

2.2.7. In 2008, Blarney was identified as a “Developing Area”. This Government initiative, which identified areas where strategically important and rapid development will occur over the next 5-10 years, is aimed at delivering the appropriate level of infrastructural investment to ensure areas such as Blarney can achieve its full development potential.

Special Local Area Plans

2.2.8. In 2005, along with the Electoral Area Local Area Plan, a Special Local Area Plan (SLAP) was adopted for Blarney/Kilbarry. The SLAP identified a site for a masterplan in Blarney, at Stoneview and for a new town at Monard with the intention of facilitating the delivery of significant housing units in tandem with improvements to the suburban rail network and the associated social and physical infrastructure. While planning permission has been granted for the first phase of the development at Stoneview, access related issues have curtailed its progress. It will be a key aim of this plan to facilitate the development of this major growth area.

2.2.9. In relation to Monard, the Government designated the area for residential development, including provision of educational, commercial and community facilities, health, childcare and emergency services, and rail infrastructure. A Draft SDZ Scheme will now be prepared and will be submitted to the Council’s elected members, not later than 2 years from the date of designation (i.e. by May 2012 at the latest).

Key Changes

2.2.10. A number of important changes are promoted in this plan;

- The inclusion of Blarney and Monard as main towns in the LAP. The Blarney/Kilbarry Special Local Area Plan will cease to have effect once the new Local Area Plans are adopted in 2011,
- The identification of a significant area of land in Cork City North Environs to cater for a minimum of 2500 dwelling units,
- The inclusion of Glounthaune and Tower as Key Villages
- The identification of Little Island as a Strategic Employment Centre as opposed to a main settlement.

2.2.11. These changes have been made in order to provide for an enhanced spatial balance within the electoral area itself and as a more realistic way of achieving the growth forecasts outlined in the CASP Update and County Development Plan 2009. In addition, having a better balanced settlement network would also help to prioritise investment in the physical and social infrastructure necessary to realise the required growth.

2.2.12. The recent electoral area boundary changes as a consequence of the Electoral Area Boundary Commission have resulted in a number of changes to the Blarney Electoral Area, with the addition of a mainly rural area to the northwest containing the village of Stuaque/Donoughmore and the village nuclei of New Tipperary and Fornaght and the removal of an area containing the village of Knockraha to the east.

2.2.13. The challenge for this plan is to implement the objectives contained in the CASP Update and the County Development Plan 2009 to make the main towns more attractive as places to live, and on the other hand maintain positive growth in the villages and rural areas but at a more modest rate relative to previous growth.

Population and Housing

2.2.14. The population of the Electoral Area grew by 11% between 2002 and 2006 (4153 people). The largest settlement within the Electoral Area was Glanmire, with 19% of the total population residing within the town. Cork City North Environs experienced the largest growth in population (25%) between 2002 and 2006, compared to 22% growth in Glanmire, 11% in Blarney and 2% in Tower.

Settlement Hierarchy Blarney Electoral Area	Population		
	2002	2006	% Change
Blarney	2,146	2,400	11.8
Cork North Environs	3,778	4,732	25.3
Glanmire	6,853	8,385	22.4
Tower	3,032	3,102	2.3
Villages and Rural Areas	23,044	24,387	5.8
Total	38,853	43,006	10.7

2.2.15. The table below summarises the population targets for the Blarney Electoral Area up to 2020, set out in the Cork County Development Plan 2009. The 2020 population target for this electoral area is 64,934 persons, a 51% increase over 14 years. To make the best use of public investment in infrastructure and to maintain a good standard of environment, 92 % of this growth will be concentrated in the main urban areas, reflecting the strategic aim of both the CASP Update and the Cork County development Plan 2009 to accelerate the rate of growth in the main towns while still maintaining growth in the rural areas.

Settlement Hierarchy Blarney Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Blarney	2,400	5,133	7,533
Cork North Environs	4,732	4,299	9,031
Glanmire	8,385	2,403	10,788
Monard	0	7,788	7,788
Tower	3,102	558	3,660
Villages and Rural	27,489	1,747	26,134
Total Population	43,006	21,928	64,934

2.2.16. The following table outlines the corresponding households based on the above population targets to 2020. It 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 16,414 new dwellings could be required for the period 2006-2020.

Settlement Hierarchy Blarney Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Blarney	797	2,377	3,174
Cork North Environs	1,572	2,217	3,789
Glanmire	2,786	1,724	4,510
Monard	0	3,279	3,279
Tower	1,030	555	1,585
Villages and Rural	7,316	2,474	9,790
Total Households	13,501	12,626	26,127
New Dwellings Required		16,414	

2.2.17. The focus of growth will be along the suburban rail line at Monard, Blarney and Cork City North Environs with over 62% of all new households located along this corridor.

2.2.18. The following tables summarise the provision for new housing that will need to be made in this plan if the target population is to be accommodated. Since 2006 about 1,221 houses are already built, 341 are either under construction/vacant leaving a balance of 14,852 houses which need to be accommodated in this plan.

Settlement Name	Already Built ¹ 2006-2010	Under Construction & Vacant
Main Settlements		
<i>Blarney</i>	16	12
Cork City- North Environs	410	135
Glanmire	227	125
Monard	0	0
Key Villages	251	26
Villages and Other Settlements	317	43
Total	1,221	341
Grand Total Units accounted for during 2006-2010		1,562

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

Settlement Name	No. of existing dwellings 2010	Growth in d/units 2000-2010	Out/st planning perms 2010	Target growth 2010-2020
Main Towns				
Blarney	881	225	825	2237
Cork City- North Environs	2270	1068	0	2337
Glanmire	3366	1365	103	1786
Little Island	511	166	0	0
Monard			0	5000
Total Main Towns				11,360
Key Villages				
Carrignavar	178	111	398	100
Glenville	162	110	20	100
Glounthaune	445	134	332	400
Grenagh	207	186	0	150
Tower	1142	515	141	182
Total Key Villages				932
Villages and Rural				
Dripsey (Model Village)	136	28	73	30
Kerry Pike	160	13	22	30
Killeens	249	192	59	30
Stuake/Donoughmore	51	10	6	20
Upper Glanmire	148	136	3	20
Upper Dripsey	34	3	0	25
Whitechurch	195	141	304	50
Berrings	30	16	0	16
Caherlag	25	29	31	5
Cloghroe	29	2	0	10
Courtbrack	17	3	0	66
Firmount	7	2	14	6
Fornaght	10	4	0	9
Matehy	5	1	0	4
New Tipperary	11	1	0	5
Rathduff	16	5	0	5
Lower Dripsey	4	2	0	5
Total Villages				334
Grand Total Units				12,626

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 and rural areas. Whilst individual housing in rural areas will still play a significant role, 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. This lack of capacity in the villages and uncertainty over future household formation rates in the villages, is addressed in the zoning maps for the main towns where additional headroom exists or has been provided to ensure no shortfall of housing land arises in the life of the plan. Therefore, while the zoning provisions in some towns (e.g. Cork City North Environs), is greater than the population target for that town requires, this land may have a role to play in addressing the uncertainty on the numbers that can be delivered in the villages should certain circumstances prevail.

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

2.2.23. 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.

Employment and Economic Activity

2.2.24. The Census 2006 indicated that there were 13,887 jobs in the City North Environs, the Main Towns and the Strategic Employment Areas of the Blarney Electoral Area in that year. The area has been a popular location for general manufacturing and commercial uses. To continue to provide for this type of development to be the main driver in the delivery of future jobs and to accommodate existing businesses seeking to relocate from older areas of the Cork City that are subject to regeneration proposals (e.g. the City Docklands or Tramore Valley) will require a significant strengthening of the supply of zoned land.

2.2.25. The following table sets out the proposed breakdown between enterprise, industry and business land supply in the main towns.

	Enterprise	Business	Industry
Blarney		20.8	
Cork City North Environs	X-02 site, a Strategic Employment Centre, to provide a mix of Enterprise (15ha) and Business uses (45ha).		
		12.5	
Glanmire		1.9	17.1
Little Island			91.1
Villages		1.9	
Total	15	82.1	108.2

2.2.26. Since 2003, a total of 72 hectares of land has been developed for business related uses within the Electoral Area and a further 31 hectares are either under construction or in the pre-construction phase of development. A total of 148.5 hectares of land are now available for future business related development across the Electoral Area, with a significant proportion located in both Little Island and Kilbarry. No land has been set aside for large scale industrial type developments as these uses are better suited to other strategic employment locations such as Ringaskiddy and Whitegate.

2.2.27. A number of sites within the Blarney Electoral Area are affected by the Seveso II Directive. Any extensions to these sites or developments in close proximity to these sites are subject to the terms of the Directive and the policies and objectives of the County Development Plan 2009. The relevant industries affected by this directive are listed below.

Establishment	Location	Consultation Distance (m)
BOC Gases Ireland Ltd	Little Island, Cork.	700m
Cognis Ireland Ltd	Little Island, Cork.	1000m
Pfizer Ireland Pharmaceuticals	Little Island, Cork.	1000m
Pfizer Cork Limited	Little Island, Cork.	1000m

Retail

2.2.28. In relation to retail provision within the electoral area, the plan confirms the role of designated town centres as the primary locations for retail development. In Blarney, this area is largely within the Stoneview masterplan Area. Retail development in the existing town centre will be limited to small scale developments that cater for its niche retail sector. A new town centre will be provided as part of the SDZ process setting out the

development of Monard that will cater for the convenience and comparison retail needs of its population.

2.2.29. In the North Environs, provision was made for a new district centre in the Ballyvolane area that will cater for additional retail requirements of target population for the area. An expanded town centre designation has been provided in Glanmire in an attempt to consolidate retail uses in the area. This new designation will extend from the existing Hazelwood Shopping centre towards Riverstown.

2.2.30. As part of future town centre developments, greater emphasis will be given to improvements to the public realm and examples of initiatives are included in the plan where relevant.

Tourism

2.2.31. Tourism is a significant industry in the Blarney Electoral Area as it contains one of the principle tourist attractions in Ireland in Blarney Castle. Both the Castle and the town of Blarney itself contain features of historical, cultural and natural significance.

2.2.32. 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.

2.2.33. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism development facilities (including sports and recreation activities and food related tourism) will contribute to a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life.

2.2.34. Blarney is one of the three electoral areas surrounding Cork Harbour. As the second largest natural harbour in the world, Cork Harbour makes an important economic, environmental and recreational contribution to Cork City and the wider Metropolitan Cork area. As well as its role as a traditional port, the harbour has an extensive maritime and military history which is the basis for a strong tourism product e.g. Spike Island.

2.2.35. The Harbour as a recreational resource cannot be underestimated. In recognition of this, the Council have developed the 'Marine Leisure Infrastructure Strategy for the Southern Division of Cork County Council 2010-2020', which includes Cork Harbour. This Strategy includes actions to promote high quality infrastructure, good water quality and improvement to key access points. Marine leisure activity audit maps and location audit fact sheets and maps have also been prepared as part of the Strategy.

2.2.36. Gaining access to the water is seen as an increasingly difficult issue for recreational users of the harbour. A number of locations in the Blarney Electoral Area that would benefit from improved access facilities to the water have been identified including Glanmire and Little Island. In addition, opportunities for a range of water and land based activities around the Harbour have also been identified and mapped as part of the Marine Leisure Infrastructure Strategy.

2.2.37. It is also recognised that there is potential to develop water based activities at Inniscarra Lake and to create sustainable links between the lake and villages in proximity to Inniscarra.

Community Facilities

2.2.38. In cases where a particular community facility is either forthcoming or is required every effort has been made to identify this requirement in each of the settlements. In terms of primary schools, where a new school or an extension to a school has been identified as a requirement, provision has also been made for this. In addition, where a site contiguous to a school is undeveloped, a longer term reservation site has been identified. This usually applies to the smaller settlements.

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

Settlement	School Requirement
Blarney	2 new Primary Schools and 1 Secondary school to be provided as part of Stoneview development.
Cork City North Environs	Provision of primary school(s) and a secondary school as part of the Ballyvolane masterplan.
Glanmire	1 new primary school to be provided as part of Ballinglanna X-01 development.
Carrignavar	Provision included to facilitate expansion of school
Monard	5 single-stream primary schools and 1 secondary school
Glounthaune	Provision included to facilitate expansion of school
Grenagh	Provision included in X-01 for new primary school
Upper Glanmire	Provision included to facilitate expansion of school

Infrastructure

Water and Wastewater Infrastructure

2.2.40. 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. 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 also be prioritised in the key villages as they offer a rural housing choice to a wider catchment and they have schools and other services. If resources allow the villages and village nuclei should receive investment to facilitate local choice.

2.2.41. The County Development Plan 2009, in objectives INF 5-6, INF 5-7 and INF 5-8, sets out a overall strategy for the provision of water and waste water infrastructure and these objectives are applicable to the development proposed in this plan.

Objective No.	<u>Water & Waste Water Infrastructure Objective</u>
LAS 2-1	<p>a) 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 Natura 2000 sites with water dependant habitats or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>b) 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) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.</p>

2.2.42. In **Blarney**, while the WWTP can accommodate the anticipated growth in phase 1 of the Stoneview development, additional work on the connecting infrastructure is required prior to the commencement of any works. These include the upgrading of Gothic Bridge Pumping Station, and the provision of arising mains and a trunk gravity sewer.

2.2.43. In the long term, wastewater treatment in the Blarney area will be connected to a wider system serving both Monard and Cork City North

Environs. This system will ultimately discharge to the wastewater treatment plant at Carrigrennan or Carrigtwohill.

2.2.44. In **Cork City North Environs**, wastewater Infrastructure is considered adequate as it is connected to the Waste Water Treatment Plant at Carrigrennan, Little Island. However to facilitate the level of development planned for the North Environs major new investment is required to provide infrastructure to connect Ballyvolane (linking with Blarney and Monard) to Carrigrennan Waste Water Treatment Plant.

2.2.45. In **Glanmire**, waste water Infrastructure is considered adequate as it is connected to the Waste Water Treatment Plant at Carrigrennan, Little Island.

2.2.46. In **Monard**, A new drinking water supply network will need to be constructed to serve the new settlement. This will consist of the following main elements:

- The construction of a new trunk main from the reservoir at Inniscarra;
- The extension of drinking water treatment facilities at Inniscarra;
- The construction of a new service reservoir to serve the new settlement; and
- The construction of a service network to serve the areas identified for new development.
- A new system for the disposal of waste water will need to be constructed to serve the new settlement. This will consist of the following main elements:
 - The construction of a service network to serve the areas identified for new development;
 - The construction of a new trunk main to link the new settlement with an existing waste water treatment plant that either has or can be extended to provide adequate treatment capacity for the wastewater likely to be generated by the development (the most likely such plant is the City Main Drainage Treatment Plant at Carrigrennan, Little Island); and
- If appropriate, the extension of waste water treatment facilities at the designated waste water treatment plant.

2.2.47. A new system for the disposal of surface water will need to be constructed to serve the new settlement. This will consist of the following main elements:

- The construction of a fully segregated service network to serve the areas identified for new development; and
- The construction, on site, of appropriate attenuation measures so that the rate at which run-off enters local water courses does not exceed the corresponding rate prior to the commencement of the new development (year storm events of up to 1-in-100 year frequency).
- Pollution prevention measures to protect sensitive areas down stream of the site.

2.2.48. To facilitate future development in **Carrignavar**, it is particularly important that a new water source is identified, which has sufficient capacity to cater for existing and proposed development within the entire village and that the waste water treatment plant be upgraded. The provision of a wastewater treatment plant is not identified on the Water Services Investment Programme 2010-2012 and so this infrastructure deficiency is likely to impact on the development potential of the village.

2.2.49. In **Glenville**, the public waste water treatment facilities currently available are limited. The village has a small treatment unit, which has a population equivalent (PE) design capacity of 300. The treatment unit is currently operating at a PE of 540. The “Assessment of Water Services Needs 2009” recognises that there is a need to upgrade the waste water treatment plant. The scheme however was not listed in the Water Services Infrastructure Programme 2010-1012.

2.2.50. The **Glounthaune** Sewerage Scheme was completed in 2007 with the area now connected to the Carrigrennan WWTP at Little Island

2.2.51. The wastewater treatment plant in **Grenagh** was upgraded in 2005. The capacity of the treatment plant is 1400 PE (population equivalent). There is spare capacity (the treatment plant can accommodate an addition 900 PE) to cater for the estimated population growth in Grenagh over the lifetime of this plan,

2.2.52. In Tower, wastewater is treated at the Blarney Waste Water Treatment Plant. The capacity of the plant is 13,000 p.e. It is necessary that the existing and assigned loading to the Blarney WWTP is confirmed and the spare capacity if any, identified.

Road Infrastructure

2.2.53. The provision of appropriate national and local road infrastructure in the Blarney Electoral Area will be challenging given national economic difficulties. Despite these difficulties, this plan carries forward the proposals that have been made and focuses on schemes which bring more immediate benefits in the short – medium term but without compromising the longer term opportunities. The key road infrastructure projects within the Electoral Area include;

- The upgrade of the Dunkettle Interchange,
- The provision of the Northern Ring Road,
- The upgrade of the N20 to motorway standard,
- The upgrade of the junction arrangement in Little Island,
- The provision of appropriate local road infrastructure serving Monard, Stoneview and Dunkettle/Ballinglanna.

Public Transport

2.2.54. Following on from recommendations set out in the Cork Area Strategic Plan, the Blarney Kilbarry Special Local Area Plan made provision for significant improvements to the level of public transport opportunities in the electoral area. The provision of new stations in both Monard and Blarney will help shape the spatial development framework for the electoral area by targeting future population growth to those areas best served by public transport infrastructure.

2.2.55. Provision will also be made in this plan to ensure that other key growth areas such as Cork City North Environs, Glanmire and the strategic employment centre of Little Island are served with an appropriate level of public transport connectivity.

Environment and Heritage

2.2.56. 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.

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

2.2.58. Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphologic 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 of that Plan.

2.2.59. Candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including

the designation of protected sites, to conserve them. The sites are called ‘candidate sites’ because they are currently under consideration by the Commission of the European Union. The current list of cSACs is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

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

2.2.61. In the Blarney Electoral Area, there are 2 Special Areas of Conservation (SAC's), 1 Special Protection Area (SPA), and 10 proposed Natural Heritage Areas (pNHA's). These are listed in the table below.

Code	Description	Natura 2000 Site
pNHA 103	Shournagh Valley	No
pNHA 1799	Ardamadane Wood	No
pNHA 1857	Blarney Bog	No
pNHA 1039	Blarney Castle Woods	No
pNHA 1798	Blarney Lake	No
pNHA 1054	Glanmire Woods	No
pNHA 1082	Dunkettle Shore	No
pNHA 1074	Rock Farm Quarry	No
pNHA 94	Lee Valley	No
pNHA 79	Bride/Bunaglanna Valley	No
SAC 1058	Great Island Channel	Yes
SAC 2170	Blackwater River	Yes
SPA 4030	Cork Harbour	Yes

2.2.62. 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.

2.2.63. 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.

2.2.64. 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.

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

Objective No.	<u>Environment Objectives</u>
LAS 2- 2	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.
LAS 2-3	It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within the Blarney Electoral Area in accordance with ENV 1-5, 1-6, 1-7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
LAS 2-4	It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within the Blarney Electoral Area in accordance with ENV 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.

- Deliver jobs targets, in particular in the Strategic and Integrated Employment Centres of Monard, Blarney, Kilbarry and Little Island;
- Pursue the competition of key road infrastructural projects; including the M20, N8 (Dunkettle), N25 (Little Island) and the Northern Ring Road.
- Pursue the implementation of key wastewater treatment facilities for Monard, Stoneview and Ballyvolane and other key villages;
- Protect the character of the villages and smaller settlements;
- Offer a wider housing choice in sustainable settlements;
- Protect key heritage sites and exploit for tourism/ quality of life.

2.3 Key Challenges

2.3.1. The overall challenges facing the Blarney Electoral Area can be summarised as:

- Delivering significant housing growth, in particular through the implementation of the SDZ in Monard and the additional masterplans at Stoneview and Ballyvolane;

Section 3 Settlements and Other Locations

MAIN SETTLEMENTS AND STRATEGIC EMPLOYMENT CENTRES

Blarney
Cork City – North Environs
Glanmire
Little Island
Monard

KEY VILLAGES

Carrignavar
Glenville
Glounthaune
Grenagh
Tower

VILLAGES

Dripsey (Model Village)
Upper Dripsey
Kerry Pike
Killeens
Stuake/Donoughmore
Upper Glanmire
Whitechurch

VILLAGE NUCLEI

Berrings
Caherlag
Cloghroe
Courtbrack
Firmount
Fornaght
Lower Dripsey
Matehy
New Tipperary
Rathduff

OTHER LOCATIONS

Bottlehill (Landfill)
Clogheen
Killard
Inniscarra
Rathcooney
Templemichael
Waterloo
Whites Cross

MAIN SETTLEMENTS

Blarney

Cork City – North Environs

Glanmire

Little Island

Monard

1 Blarney

1.1 VISION AND CONTEXT

The vision for Blarney is that it will continue to function as one of the principle tourist attractions in the region whilst developing as a Metropolitan Town with good access to the Cork Suburban Rail Network. The aim will be to secure the implementation of the major mixed-use development proposed in Stoneview, to co-ordinate with the re-opening of the railway station.

Strategic Context

1.1.1. Blarney has been designated as a satellite town since the emergence of the Cork Land Use and Transportation Plans (LUTS) of the 1970's and 1990's. Previous County Development Plans have tended not to place a significant, emphasis on the growth of Blarney preferring instead to protect the town's environmental qualities on which one of the regions main tourist attractions, Blarney Castle, is based.

1.1.2. The development of the Cork Suburban Rail Network with a station at Blarney resulted in a strategic shift in the functioning of Blarney. The Blarney – Kilbarry Special Local Area Plan adopted in September 2005 reflected this change in approach to the development of Blarney and made provision for 2,500 units at Stoneview to the north east of the 'old town' where large scale development will not adversely impact on the historic tourist centre near the Castle. Included in this scheme are proposals for the provision of a new railway station, including park and ride facilities. The Blarney area is now designated as one of the key developing areas in the County.

1.1.3. The CASP Update 2008 envisages some further population growth along the rail line to the north and east of the City including Blarney; however, it is envisaged that this growth can be accommodated within lands already identified for development.

1.1.4. The Cork County Development Plan 2009 suggests that Blarney should maintain its role to act as an Integrated Employment Centre, with additional employment uses considered to form an important part of the mixed-use development at Stoneview. The plan also recognises the need to protect the character of the older part of the town nearest the castle through careful management of new development and to reinforce the importance of this area to the County's tourism industry.

1.1.5. In 2008, Blarney was identified as a "Developing Area". This Government initiative, which identified areas where strategically

important and rapid development will occur over the next 5-10 years, is aimed at delivering the appropriate level of infrastructural investment to ensure areas such as Blarney can achieve its full development potential.

Local Context

1.1.6. Blarney, located 8km north west of Cork city, is internationally regarded for its Castle, its attractive surroundings and the historic character of the village itself. The old village centre is dominated by the square, an area of open space in the village centre.

1.1.7. It is an iconic tourist centre with a range of associated tourist related facilities; the Blarney Woollen Mills Hotel complex, which has a significant comparison shopping element mainly, directed at niche tourism markets. There is a limited convenience retail element in the old centre. Recent residential development has been concentrated on Station Road. A range of units from detached, to terrace, to apartments have been recently completed.

1.1.8. The town has a number of sporting and recreational facilities including two national schools, a secondary school and a GAA club with a number of pitches. Additional facilities including a soccer pitch and a golf club are located outside the development boundary.

1.2 PLANNING CONSIDERATIONS

Population

1.2.1. In 2006, the population of Blarney was 2400, an increase of 12% of 2002 population levels. Growth in Blarney has been notably less than in many Metropolitan Towns over this period. This has largely been because of the complex topography and the environmental sensitivity of the well wooded river valleys in which the town is located.

1.2.2. Population targets set out in both the CASP Update 2008 and the Cork County Development Plan 2009 suggest a target population of 7,533 in Blarney by 2020, an increase of over 5000 people on the 2006 population levels. The table below highlights the growth anticipated in Blarney to 2020.

Settlement	Population Growth 2002-2006	Population Growth 2006-2020	Household Growth 2006-2020
Blarney	254	5133	2377

Housing

1.2.3. It is estimated from geodirectory data that between 2001 and 2010 a total of 295 new dwelling units were constructed in Blarney

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
586	861	881	295

Source:Geodirectory

1.2.4. The growth in the number of dwelling units in Blarney reflects the pattern of population growth in the area with significant growth in the early part of the last decade (+46%) with falling growth between 2005 and 2010 (+2%).

1.2.5. Taking account of socio-economic factors such as falling household size, the household size, the household growth over the period 2006 -2020 is in the order of 2377 households. In order to cater for this level of household growth, 3090 dwelling units are required between 200 and 2020.

New House Construction Target 2006 to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
3090	28	825	2237

1.2.6. Accounting for dwellings already built since 2006, vacant units and outstanding planning permissions, the planning proposals of this plan must therefore make provision for a further 2,237 dwellings to meet the population and household targets for the town for the period 2010-2020.

1.2.7. A significant proportion of this requirement will be focused on the new residential development at Stoneview. Planning permission for the infrastructural works associated with this development, including road works, new carriageways, bridges, park access road and all associated structures/works (including storm and foul drainage systems) has been granted by An Bord Pleanala. An initial planning permission for 825 houses (Phase A) has been granted by An Bord

Pleanala. One of the conditions requires that the railway station shall be provided ready for operation before the first occupation of any residential unit.

ECONOMY AND EMPLOYMENT

Business Development

1.2.8. The Cork County Development Plan 2009 designated Blarney as an Integrated Employment Centre, which can provide a sustainable level of employment opportunities for its population target. Employment and economic activity in Blarney is currently focused on the retail and service sectors with an emphasis on tourism. Blarney Castle and the “Woollen Mills” complex are together a significant tourist attraction not only during the summer but also during the winter months. There is an area of industrial and commercial development adjoining the “Woollen Mills” complex.

1.2.9. To the north east of the town, a total of 20 hectares of land were designated in the Blarney Kilbarry Special Local Area Plan 2005 for development as a business park for office based industry (the only site available for business development in Blarney). While roads and services have been constructed throughout the site with access provided from a southbound slip road that forms part of the grade separated interchange with the N20, a major employer has yet to occupy the site. A significant portion of the site is undeveloped and the former car showrooms are now unoccupied.

1.2.10. The masterplan for the Stoneview development also includes provision for approximately 16 hectares of business development on lands to the south of the railway, with access from the current junction serving the Blarney Business Park

Tourism

1.2.11. Tourism is a significant industry in Blarney as it contains one of the principle tourist attractions in Ireland, Blarney Castle. This industry relies on the quality and attractiveness of the built and natural heritage of the local area. It is important therefore, that future development initiatives within the vicinity of the Castle do not compromise the tourism potential of the town and actively seek to enhance this important sector of the local economy.

COMMUNITY FACILITIES

Education

1.2.12. There are three primary schools serving Blarney. There is also a secondary school Scoil Mhuire Gan Smál. Additional educational facilities, including future provision for two national schools and a secondary school are included as part of the Stoneview development.

Healthcare facilities

1.2.13. The Health Service Executive has a health centre in Blarney. This centre is a facility from which community based health and personal social services, including public health nursing, public health medicine and community welfare and community work are provided.

Sporting and Cultural Facilities

1.2.14. Blarney and the neighbouring town of Tower complement each other with regard to sporting facilities. Blarney contains the GAA pitch with Tower providing soccer facilities; Tower contains the Golf Club with Blarney providing the driving range.

Public Realm

1.2.15. Blarney is widely regarded as one of Ireland's most picturesque towns. One of the principal features of the town centre is the well preserved village square. Maintained by Blarney Castle Estate, the town originally developed around the square. Along one side of the square was a row of neat cottages which still stand today. The castle, built nearly 600 years ago, is situated in over a thousand acres of woodland and is one of the principal tourist attractions in the country.

INFRASTRUCTURE

Public Transport Connectivity.

1.2.16. The Blarney/Kilbarry SLAP was prepared in 2005 to establish a development framework for the rail corridor from Blarney to Kilbarry in the North Environs of Cork City. It was intended that this framework would guide new development in a sustainable manner so as to take advantage of the opening of the Cork Suburban Rail Network.

1.2.17. The SLAP identified the former Railway goods yard, located on the southern side of the railway immediately southeast of the bridge carrying Station Road over the line as the site for the proposed station. The development of the station is tied into the development of the new residential neighbourhood at Stoneview. One of the conditions of the Stoneview planning permission requires that the railway station shall be provided ready for operation before the first occupation of any residential unit.

1.2.18. There are up to twenty bus services in each direction linking Blarney and Cork each weekday. There is no regular interval or “clock-face” pattern to the service resulting in gaps between departures of up to 1 hour 40 minutes at certain times of the day. Most services are not routed to follow the N20, instead following minor roads serving locations such as Killeens and Harrington's Gate. A typical journey from Blarney town centre to Cork (about 9.5 km) is timetabled to take 30 minutes.

1.2.19. Most of the services to and from Cork either originate from or continue to other destinations including Cloghroe, Newcastle, Tower, Stuake, and Waterloo. There is no bus station and no bus priority lanes in Blarney at present.

Road Connectivity

1.2.20. The N20 Cork – Limerick National Primary Route connects Blarney to Cork. There are full intersections at both Killeens and Blarney and a partial intersection has been constructed but not brought into use at Blarney Business Park. To the west, the R617 connects Blarney to Tower.

Water supply

1.2.21. Blarney is supplied from the Cork Harbour and City Water Supply Scheme at Inniscarra. The source is the Inniscarra Reservoir. Water from the Inniscarra reservoirs is pumped to Curraleigh Reservoir which feeds Blarney. Water is sent from Curraleigh Reservoir to Monacanappa Reservoir which supplies the low level areas of Blarney. Water is pumped to the 2 newly constructed Reservoirs at Knockacorally and the Killowen Water Tower which serves the high level areas of Blarney (constructed as part of Phase 1 of the Blarney Water Supply Scheme.).

1.2.22. In relation to the future water supply needs, Cork County Council listed Phase 2 of the Blarney Water Supply Scheme on its Assessment of Needs 2010-2012. These works were intended to serve the first phase of the development at Stoneview (825 units) but does not have sufficient capacity to cater for all the needs of the area. This scheme however was not listed in the Governments Water Services Investment Programme 2010-2012. A final solution will be required to address the water supply deficiency in Blarney, this could include the provision of a new trunk main from Inniscarra, which may be considered with proposals to provide water for Monard.

Wastewater Infrastructure

Wastewater Treatment

1.2.23. Blarney Waste Water Treatment Plant consists of two streams - Blarney WWTP (existing) and Blarney WWTP (new). These are two independent secondary treatment processes with the wastewater load being split evenly between them. The existing stream has an aeration phase, a secondary settlement phase and return activated sludge phase. The new stream has an anaerobic, anoxic and aeration phase, a secondary settlement phase and return activated sludge phase. Sludge is wasted separately from each stream to a common storage sludge blend tank, common picket fence thickener, and common dewatering plant. Phosphorous is removed by biological and chemical means. The capacity of the plant is 13,000 p.e.

1.2.24. Blarney WWTP receives wastewater from Blarney, Tower and Kerry Pike. It is necessary that the existing and assigned loading to the Blarney WWTP is confirmed and the spare capacity if any identified.

1.2.25. A Waste Water Discharge Licence with conditions was granted by the EPA in December 2008. Under the Waste Water Discharge Licence, the existing Cloghroe WWTP has to be decommissioned by 1st April 2012 and a pumping station installed to pump wastewater to Blarney WWTP. This addition from Cloghroe WWTP will be approx 800 p.e. The outfall from the WWTP is to the River Shournagh south of the WWTP.

Stormwater and surface water drainage

1.2.26. Disposal of stormwater from new developments is a matter for a developer and is dependent on attenuation being provided in accordance with the Dublin Sustainable Drainage System (SuDS) model. For a developed site it is required that any flows in excess of those from the original Greenfield site must be attenuated. In relation to the Stoneview development, it is proposed to dispose of attenuated stormwater to the Clogheenmilcon Wetlands via a new storm sewer which is part of the infrastructure for which planning permission has been granted by An Bord Pleanála.

1.2.27. At the head of the Blarney WWTP an overflow weir diverts excess stormwater flow to a stormwater holding tank (storage 850 m³). Stormwater is returned to inlet for treatment. Excess stormwater overflows to the River Shournagh via the primary discharge pipe

Future Growth

1.2.28. In relation to wastewater treatment and stormwater disposal, Cork County Council listed two schemes, Blarney/Tower Sewerage Scheme Nutrient Reduction and Storm Overflows, in their Assessment of Needs 2010-2012. Funding was made available in the Water Services Investment Programme 2010-2012 for the overflows scheme, with contracts set to start before 2012 (dependant upon the availability of funding).

Flooding

1.2.29. Parts of Blarney have been identified as being at risk of flooding. The areas at risk follow the path of the River Shournagh, that runs to the south of the town and are illustrated on the settlement map. Those areas most directly affected include the X-02 site to the south west of Blarney and lands to the south east of the development boundary.

1.2.30. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines

for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

Broadband

1.2.31. Broadband, under the MANS II Project, has been provided in Blarney.

Waste Management

1.2.32. There are existing public refuse and recyclables collection services in Blarney. A number of bring sites are located in the town, Woollen Mills Car Park and Cork County Council Car Park adjacent to Relief Road.

ENVIRONMENT

Landscape & Visual Amenity

1.2.33. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types that were derived from a study of the 76 smaller landscape character areas. Blarney lies within the Broad Fertile Lowland Valleys character type, an area of high landscape value and high landscape sensitivity. The land cover comprises mainly of highly fertile regularly shaped fields with mature broadleaf hedgerows.

Scenic Landscape & Scenic Routes

1.2.34. The County Development Plan 2009 designates the River Bride valley (in the area near Glenamought Viaduct immediately north of the City boundary) as Scenic Landscape. It is an objective of the County Development Plan 2009 (ENV 2-7) to "preserve the visual and scenic amenities of those areas of natural beauty identified as 'scenic landscape'".

1.2.35. There are two scenic routes in Blarney. The first, Scenic Route Number S39, is the R617 which runs between Clogheen, Tower and Blarney. The second route follows the river valley north of Blarney to Grenagh and is designated as Scenic Route Number (S40). It is an objective of the County Development Plan 2009 (ENV 2-11 "to preserve the character of those views and prospects obtainable from scenic routes identified in this plan".

Protected Structures

1.2.36. In the Blarney area there are 8 protected structures. The are as follows:

- Church of the Immaculate Conception;

- Blarney Bridge (off the village green);
- The Ornamental Tower (within Blarney Castle grounds);
- Blarney Castle and Country House;
- Blarney Tower House & Bawn;
- Blarney Woollen Mills;
- The Church Of Ireland; and
- The Icehouse (within Blarney Castle grounds).

Proposed Natural Heritage Areas

1.2.37. There are three proposed Natural Heritage Areas in Blarney.

- Blarney Castle Woods (pNHA-1039) are located to the south west of the town centre in the grounds of Blarney Castle. The woods are bound to the north by the Blarney River and to the south by the parklands surrounding the castle. The wood is situated on limestone which is exposed in several places. The site is very scenic and is seen by many tourists that visit Blarney Castle.
- Ardamadame Wood is an elongated area of broadleaf woodland located in the River Martin valley to the north of the town and is about 1km from the site of the proposed Blarney railway station. The area is of scientific importance because of the river, dry broad-leaved semi-natural woodland and freshwater marsh habitats that it supports. The removal of broad-leaved trees, their replacement with conifers, the intensification of agricultural practices or the interference with riparian or river habitats or changes to water quality would threaten the value of this area.
- Blarney Bog is an area of low-lying peaty wetland located in the lower part of the Blarney River valley located about 1km southwest of Rathpeacon siding. The area is of scientific importance because of the lowland wet grassland, freshwater marsh and fen habitats that it supports. Development upstream in the Blarney River valley, the use of the site for recreation, alterations to grazing patterns and disturbance to bird species could interfere with the hydrology of the bog and threaten these habitats.

1.2.38. It is an objective of the County Development Plan 2009 (ENV 1-5) "to provide protection to all Natural Heritage sites designated or proposed for designation in accordance with National and European legislation".

Archaeological Heritage

1.2.39. The town contains a significant number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2009. There are approximately 25 archaeological sites within the development boundary. All Recorded Monuments are subject to statutory protection under section 12 of the National Monuments (Amendments) Act 1994. Any potential subsurface archaeology within the site and all archaeological sites and their setting shall be protected in line with the objectives for the protection of archaeological heritage listed in the Cork County Development Plan 2009.

Water Quality

1.2.40. The River Martin is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The river flows to the north east of Blarney. The following table summarises the environmental quality of the section of the river Martin adjacent to the town.

Table 1.4: Environmental Quality of the River Martin	
River Martin	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_796
Protected Area	No
River Status (July 09)	Moderate
Risk Assessment (River body)	At risk
Risks	Insufficient capacity at WWTP
Objective	Restore
Q Value	Good

Source: South West River Basin Management Plan

1.2.41. The South West River Basin Management Plan has identified that this section of the River Martin is at risk from the lack of sufficient capacity at the waste water treatment facilities. This risk will need to be addressed if the river is to be restored to good status by 2015.

Flooding

1.2.42. There are four recorded flood events with the development boundary of Blarney. These were located in

- Blarney Village (south east corner of Square),

- Waterloo Junction,
- Putlands Bridge and
- Shamrock Terrace.

1.3 PROBLEMS & OPPORTUNITIES

Housing Delivery

1.3.1. While the Blarney/Kilbarry Special Local Area Plan was adopted in September 2005, there has been little progress on the delivery of the new train station of the development in Stoneview. While permission has been granted for the first phase of this development, access related issues have curtailed its progress. The delivery of Stoneview is a key element of the Council's development framework for the wider Metropolitan area. It is the Council's intention to ensure that the obstacles that exist at present are overcome thus ensuring development works can commence in the short term.

Employment

1.3.2. Currently, there is one site zoned for business development in Blarney (Blarney Business Park). The site is partly developed with modern motor sales facilities (now closed), an NCT centre and a small business park. There are limited additional lands provided as a part of a major residential development at Stoneview to accommodate some additional employment generating uses.

1.3.3. At the current rate of business development in the Blarney area, there is a 12 year supply of land zoned for business use. If the current supply continues to be developed for low density employment uses, such as car sales, it will be difficult to achieve the employment projections set out in the CASP Update. Given the uplift in population proposed through the completion of the Stoneview development, it is considered that this land will be better suited to business type uses in the future.

Sporting and Community Facilities

1.3.4. There are concerns that the current GAA facility, while well maintained, may not be large enough to adequately serve the existing and proposed population of Blarney. A practice pitch or a juvenile pitch is usually contained in most GAA facilities and this is absent in Blarney. Lands zoned to the west of the pitch, designated for "open space" and for informal public recreation including the provision of playing pitches, may provide an opportunity for the expansion of the GAA club in the future.

1.3.5. The lack of an appropriate range of cultural facilities is a concern in both Blarney and Tower. The provision of such facilities should be

considered as part of development proposals in the town centre in Blarney or the neighbourhood centre at Stoneview.

Wastewater Treatment

1.3.6. While the Waste Water Treatment Plant (WWTP) can accommodate the anticipated growth in phase 1 of the Stoneview development, additional work on the connecting infrastructure is required prior to the commencement of any works. These include the upgrading of Gothic Bridge Pumping Station, and the provision of a rising mains and a trunk gravity sewer.

1.3.7. In addition, It is necessary that the existing and assigned loading to the Blarney WWTP is confirmed and the spare capacity if any identified.

1.3.8. In the long term, wastewater treatment in the Blarney area will be connected to a wider system serving both Monard and Cork City North Environs. This system will ultimately discharge to the wastewater treatment plant at Carrigrennan or Carrigtwohill.

Road infrastructure

1.3.9. A key reason for the low level of development in Blarney, relative to other Metropolitan Towns, is the inability of the existing road infrastructure to serve proposed developments. This issue is of particular concern in Stoneview. In order to address these deficiencies, a new grade separated interchange and bridges over the N20 and the railway line is proposed. New distributor roads and a connection to Shean Lower are also proposed. While planning permission for the infrastructural works including road works, new carriageways, bridges, park access road and all associated structures/works has been granted by An Bord Pleanála, the works have not yet commenced.

1.3.10. In relation to general infrastructural improvements, the following are required;

- road widening and junction improvement.,
- provision of additional footpaths or existing footpaths upgraded,
- provision of public lighting or existing public lighting upgraded, particularly on the roundabout on the Mallow Road exit and on the approach roads to Blarney and
- Provision of cycle lanes.

1.3.11. During the lifetime of this plan, a detailed transportation plan for Blarney should be undertaken. This plan should include an assessment of the impact the proposed M20 will have on the existing traffic situation in Blarney Town and outline possible solutions to any identified problems. This plan should also address the feasibility of introducing a one way system in Blarney Town. Such a system would allow improvements to be made to the pedestrian infrastructure particularly in the town centre.

1.4 PLANNING PROPOSALS

Overall Scale of Development

1.4.1. Over the lifetime of this plan, it is envisaged that the main town of Blarney will develop in a manner that makes the best use of the planned investment in the rail infrastructure in the area. Sufficient land will need to be provided to accommodate a target population in Blarney of 7,533 people, an increase of 5,133 people on 2006 population levels. It is estimated that an additional 2,237 dwelling units will need to be provided to cater for this level of growth. There is sufficient capacity on the existing residential land supply to provide for the residential needs of the target population.

Development Boundary

1.4.2. The development boundary for Blarney includes the existing built up area and any additional land necessary to accommodate future development. Development proposals on lands not covered by a specific zoning objective, will be considered in relation to the following:

- The objectives of the County Development Plan 2009;
- Any general or other relevant objectives of this local area plan;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings

1.4.3. Where appropriate, provision has been made to retain the undeveloped existing residentially zoned areas. A new enterprise zoning will cover the Blarney Business Park. In addition, the area designated for Town Centre uses has been expanded so as to enable the development of additional retail and social space.

1.4.4. Outside the development boundary, the land forms part of the Metropolitan Greenbelt. Here, the objectives of the Cork County Development Plan 2009 are to retain the open and rural character of lands between and adjacent to urban areas, maintain the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus attention on lands within the development boundary which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area. For further information see objectives RCI 8-1 to RCI 8-10 set out in volume 1, chapter 4 of the Cork County Development Plan 2009.

1.4.5. As highlighted earlier, tourism is a significant industry in Blarney. The tourism offer has expanded in recent times and now includes Blarney House and the wider estate and gardens. As a result of this growth, there is a need to have regard to the impacts of proposed

developments on both Blarney Castle and the wider Blarney Estate. Future development initiatives within the vicinity of the Estate should not compromise the landscape and heritage character of the area on which the local tourism economy relies.

1.4.6. When assessing development proposal in the vicinity of the Estate, regard should be given to the Department of the Environment, Heritage and Local Government “Guidelines on Architectural Heritage Protection”, which acknowledge that new development can have a negative impact on a protected structure, even when the proposal is detached from the protected structure and outside the cartilage of the attendant grounds

1.4.7. The general objectives for Blarney are set out in the following table:

Objective No.	General Objectives
DB-01	It is an objective of this plan to secure the development of 2,237 new dwellings in Blarney between 2006 and 2020 in order to facilitate the sustainable growth of the town’s population from 2,400 to 7,533 people over the same period.
DB-02	It is an objective that all new development is located within the development boundary of the town established by this plan and which defines the extent to which Blarney may grow during the lifetime of the plan.
DB-03	<p>a) In order to secure the population growth proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p>
DB-04	<p>It is an objective to prepare a detailed transportation plan for Blarney. This plan should address:</p> <ul style="list-style-type: none"> • the merits of introducing a one way system in Blarney, • The need for junction improvements and road widening on key approach roads, • The provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant connectivity between the town’s main residential areas, schools, the town centre and the railway

Objective No.	General Objectives
	station complex.
DB-05	<p>a) It is an objective to ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant pedestrian and cycling routes linking the development to the railway station and the other principal areas of the town.</p> <p>b) In achieving this objective, special attention will be paid to the layout of the development to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p>
DB-06	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5, and 1-6.
DB-07	It is an objective of this plan to ensure adequate regard is given to assessing the visual impacts of new developments in close proximity to Blarney Castle and estate so as to ensure that such developments do not comprise the landscape and heritage character of the area.

Residential Development

1.4.8. In order to meet the requirements of the 2009 County Development Plan and achieve a 2020 population of 7,533, an additional 2,237 dwellings will need to be constructed. In this context, it is considered that there are adequate serviceable lands available for future requirements and additional zonings will not be required.

1.4.9. While not zoned solely for residential development, a significant proportion of this growth will be centred on the development of the lands at Stoneview. The remaining units will be accommodated in Blarney town where it will be an aim to ensure that new residential areas are located in close proximity to the services within the town centre.

1.4.10. Outside of Stoneview, residential zonings in Blarney are largely focused on an area, to the north west of the town centre. These areas were previously zoned in the 2005 Special Local Area Plan.

There is another parcel of land to the north east that can accommodate some limited residential development.

1.4.11. In relation to the R-02 and the R-03 sites, there is no direct access to a public road. Future development proposal on these sites will need to ensure that safe access is provided. This issue will be of particular concern when servicing the R-03 site. Serious consideration should be given, in any proposal on this site, to the following traffic related issues;

- The impact of increased traffic at the junction of Sunberry Heights and the R 617,
- The gradient of Sunberry Heights as it approaches the Blarney Inner Relief Road and
- Pedestrian and cycling connectivity between the R-03 and the town centre.

1.4.12. The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing.

1.4.13. The specific residential zoning objectives for Blarney are set out in the following table:

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low density residential development, with access from established road network.	3.9
R-02	Medium density residential development subject to satisfactory access to public road.	4.4
R-03	Medium density residential development limited to the lower portion of the site. The upper part of the site, closer to the ridge, is generally unsuitable for development and should be retained as open land uses with long term strategic planting as part of the overall scheme.	7.6

Business development

1.4.14. The principle area for employment related development in Blarney is the Blarney Business Park, located to the south of the railway line. During the last plan, there was a significant amount of development on site, particularly in the area of car sales. A number of these units are now vacant.

1.4.15. Given its location on the rail corridor and its proximity to the proposed train station; this site has the capacity to accommodate significant employment generating developments. Therefore, it is proposed to designate these lands for business related developments (excluding retailing and retail warehousing).

1.4.16. The specific Industry and enterprise zoning objectives for Blarney are set out in the following table:

Objective No.	<u>Business Objective</u>	Approx Area (Ha)
B-01	Business development – with strong pedestrian connectivity to the proposed train station at Stoneview. Any development proposals will need to apply highest standards of design and include detailed landscaping strategies.	20.8

Town Centre Development

1.4.17. Given the targeted population growth for Blarney, it is envisaged that additional retail floorspace will be required. A significant proportion of this additional floorspace will be provided as part of the new development in Stoneview.

1.4.18. While the existing town centre in Blarney does function as a neighbourhood centre offering convenience shopping, its principle role is a significant tourist destination, which is based on Blarney Castle and the Blarney Woollen Mills development. In order to help protect the significant tourist value of the Castle, this plan has limited the extent to which the town centre can adapt to larger scale modern convenience shopping formats because to do so could harm the heritage value of the area that has proved so successful in attracting tourists.

1.4.19. The town centre area, as defined on Map No xxx has been extended to reflect the extent of town centre uses in Blarney. It is intended that this town centre will continue to cater only for the niche retail needs of its tourism sector. In relation to the Town square, it is an objective of the plan to protect this important area of open space from inappropriate development.

1.4.20. The specific town centre zoning objectives for Blarney are set out in the following table:

Objective No.	<u>Town Centre Objective</u>	Approx. Area (Ha)
TC-01	Town Centre Development- to be limited to small scale developments that cater for the tourism retail sector. Any proposal will need to preserve and enhance the town square and the wider heritage value of the area.	13.7

Open Space and Recreation.

1.4.21. The town is quite well provided for in terms of recreational activities given the presence of GAA grounds and an attractive amenity walk. While limited opportunities exist for the provision of open space in Blarney Town, the Stoneview Masterplan has set aside approximately 44 hectares of land for open space, including the provision of parks and playing fields. Such facilities will be a valuable asset to the existing residents of Blarney.

1.4.22. The specific open space, sports, recreation and amenity zoning objectives for the remaining lands in Blarney are set out in the following table

Objective No.	<u>Open Space Objectives</u>	Approx. Area (Ha)
O-01	Protect open space for informal public recreation. Amenity walk to be completed.	33.8
O-02	Protect open space for informal public recreation including the provision of playing pitches.	8.3

Utilities and Infrastructure

1.4.23. The specific utilities and infrastructure objectives for Blarney are set out in the following table.

Objective No.	<u>Utilities Objectives</u>	Approx Area
U-01	Complete pedestrian walk from town centre to Waterloo bridge.	–
U-02	New or Improved road links between the station area and the existing town of Blarney.	–

Objective No.	<u>Utilities Objectives</u>	Approx Area
U-03	Local access road.	–
U-04	Extend amenity walk through residential site to meet existing walk to the east.	–
U-05	Develop pedestrian walk along Blarney river to Tower.	–

Special Policy Areas

Stoneview

1.4.24. It is an objective of the Blarney Electoral Area Local Area Plan to provide for the development of a new neighbourhood at Stoneview. The rationale for this development, which will result in the construction of about 2,500 new dwellings, was set out in the Blarney Kilbarry Special Local Area Plan.

1.4.25. A masterplan was prepared for the site and was adopted by Cork County Council in 2006. Following on from the adoption of the masterplan, planning permission was granted for the first phase of development. Access related issues however have held up the commencement of the project. Delivering this key development and the associated rail infrastructure is a key element of the Cork county Councils development framework for Metropolitan Cork. It is hoped that these issues can be overcome in the short term to allow development commence in the near future.

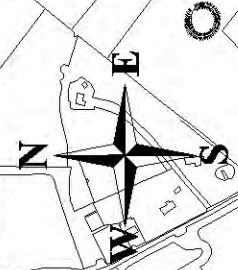
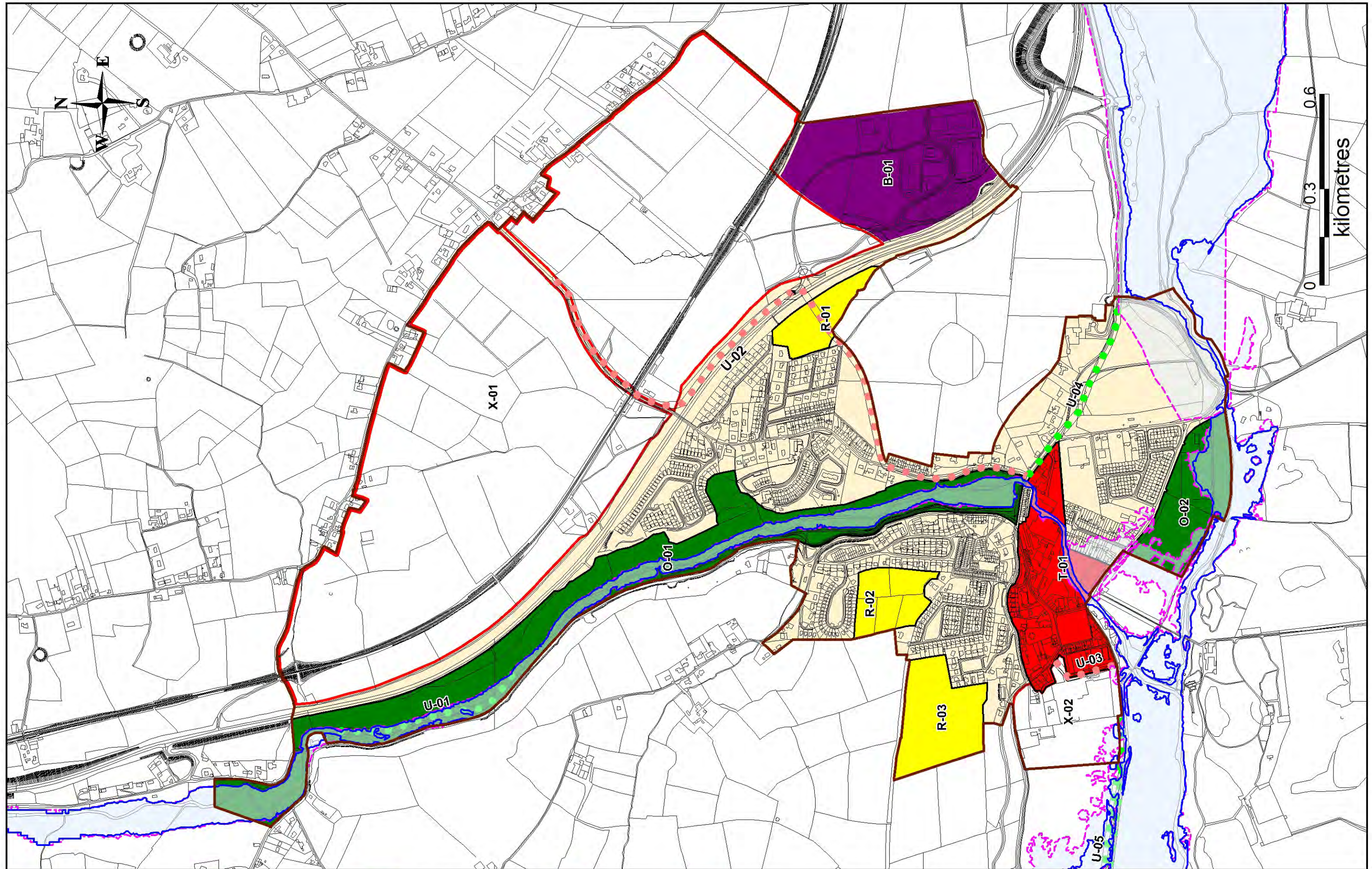
Blarney Park Hotel Site and Adjoining Lands

1.4.26. The Blarney Park Hotel site occupies a strategic location on the western edge of Blarney. Its proximity to Blarney Castle makes it a sensitive site, where any future development will need to protect and enhance the existing character of the area and views of the Castle. It is an objective of the plan to facilitate the mixed use redevelopment of a larger site that encompasses the Blarney Park Hotel in a manner that respects the nature of the area and will ensure adequate linkages are provided between the site and the existing town centre. Consideration will need to be given to the realignment of the R617 as part of any development works on site.

1.4.27. Part of the site, particularly on the southern boundary, is affected by flooding. Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposal on this site.

1.4.28. The specific Special Policy Area objectives for Blarney are set out in the following tables:

Objective No.	<u>Special Policy Area Objectives</u>	Approx Area (Ha)
X-01	Stoneview: To facilitate the development of a new neighbourhood in Stoneview in line with the approved Masterplan.	153
X-02	<p>a) To include a range of town centre uses including a hotel, a leisure centre, offices, residential and appropriate, convenience, comparison and tourism related retail uses. The western boundary of the site will need to be reinforced in order to protect the existing character of the area and views of the Castle. Consideration will be given to the realignment of the R-617 as part of any development proposals on site.</p> <p>b) 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>	9.0



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

2 Cork City – North Environs

2.1 VISION AND CONTEXT

The vision for Cork City – North Environs to 2020 is to re-invigorate the northern suburbs of the city, within the County area, as a significant location for future residential development. This will require a planned major mixed use development at Ballyvolane coordinated with substantial infrastructure investment, the provision of enhanced community and recreational facilities and public transport accessibility, with the aim of rebalancing the provision of services more equitably throughout the city.

Strategic Context

2.1.1. In terms of future growth, The CASP Update 2008 seeks to prioritise those areas close to the city and located along the suburban rail corridor. The CASP Update specifically identifies Ballyvolane as having the most potential for future population growth, in particular private sector housing development as it is located adjacent to the strategic employment centre at Kilbarry. The retail strategy for Cork County, as set out in the Cork County Development Plan, has also identified Ballyvolane as a potential district centre serving the north east of the city.

2.1.2. The objectives of the County Development Plan 2009 seek to prioritise the sustainable development of the main towns and other urban areas in the County to achieve their target populations and enhance their capacity to attract new investment in employment, services and public transport for the benefit of their own populations and that of their rural hinterlands (SET 1-1, p.44, CDP 2009). It is an objective of the County Development Plan to develop the city suburbs that lie within the County Area so that they complement the development of the City as a whole consolidating recent development in the south and providing enhanced potential to rebalance the City through new development in the north (SET 2-1, p.45, CDP 2009).

2.1.3. It is also an objective of the County Development Plan to recognise the important role that the North Environs will play in rebalancing the city socially and economically and relieving excess

development pressure from the City South Environs (SET 2-3, p.48, CDP 2009).

Local Context

2.1.4. Cork City – North Environs refers to the northern suburbs of Cork City, which lie outside the area administered by the City Council. The City Council is a separate planning authority and prepares its own development plan. The latest plan for the Cork City Council administrative area was adopted in 2009.

2.1.5. Cork City- North Environs includes areas such as Lota, Ballyvolane, Dublin Hill, Kilbarry and parts of Knocknaheeny and Hollyhill. These areas have a distinctive green belt setting on the edge of the city and parts of them are located close to the city centre. The northern periphery of the city is located in a hilly area incised by often steeply sloping valley sides.

2.2 PLANNING CONSIDERATIONS

Population

2.2.1. In 2006, the estimated population of Cork City North Environs was 4,732 people, an increase of 25% on the levels recorded in 2002, making the North Environs the fastest growing urban area in the Blarney Electoral Area.

2.2.2. Population targets set out in both the CASP Update and the Cork County Development Plan 2009 suggest a target population of 9,031 people by 2020, an increase of over 4000 people on current population levels. The table below highlights the growth anticipated in the North Environs to 2020.

Settlement	Population Growth 2002-2006	Population Growth 2006-2020	Household Growth 2006-2020
North Environs	954	4,299	2,217

Housing

2.2.3. It is estimated from geodirectory data that between 2001 and 2010, 1068 new dwelling units were constructed in the North Environs.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
1202	1741	2270	1068

Source:Geodirectory

2.2.4. Following growth proposals in the CASP Update Revised Spatial Strategy, the Outline Strategy, prepared at the preliminary stage of the Local Area Plan preparation process, identified a need to provide an additional 2,882 dwelling units in the period 2006 to 2020 to meet planned future population growth.

New House Construction Target 2006 to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
2882	545	0	2,337

2.2.5. Accounting for dwellings already built since 2006, vacant units and outstanding planning permissions, the planning proposals of this plan must therefore make provision for a further 2337 dwellings to meet the population target for the town for the period 2010-2020.

2.2.6. Of the residential zoned land in the 2005 Local Area Plan there is remaining capacity for 398 units therefore there is a requirement of new zoned land in this plan to a minimum of approximately 2000 units. It is envisaged that the majority of this growth would occur in Ballyvolane.

2.2.7. Detailed consideration of the growth capacity of the villages in this Electoral Area, set out in later sections, indicates that the capacity of many of the smaller settlements to accommodate growth is limited. Accordingly, while the plan makes the best use of the infrastructure that exists and is planned in many villages, additional provision for housing in Ballyvolane has been made in order to offset the shortfall in capacity in many villages.

Economy and Employment

2.2.8. Currently there is a significant amount of established industrial land in Cork City North Environs. These lands cater for a wide spectrum of employment generating uses including IT, car servicing, tool making and some retail warehousing.

2.2.9. These industries are located in a number of industrial estates, many of which are in need of renovation and have poor connectivity with the city and national road network. The 2005 Local Area Plan designated an additional 44 hectares for industrial use. Only 2 hectares of this land has been developed.

2.2.10. The CASP Update 2008 suggests that the North Environs, specifically Kilbarry and Ballyvolane, should be an important location for major employment led development. The Update has set out a 2020 jobs target of 5660 for the area, an increase of 2,258 on 2006 employment levels. The Cork County Development Plan 2009 reflected the importance of the North Environs, as an employment generating area by designating Kilbarry as a Strategic Employment Centre.

COMMUNITY FACILITIES

Education

2.2.11. The Department of Education and Skills identified a requirement for a new primary school in Cork City North Environs based on the 2020 forecast population of 4,581 set out in the 2004 Regional Planning Guidelines. The revised population target of 9,031 will give rise to an additional requirement for educational facilities. The new requirements are approximately 21 additional classrooms for primary school age and 365 post-primary school places. Therefore, it is likely that a new 16 or 24 classroom school will be required in the north environs. This would require a 3 or 4 acre site to be set aside for the provision of a new primary school.

2.2.12. The Department guidelines state that generally, the Department will not build a post primary school with greater than 1,000 places therefore the additional 482 places required at post primary level to accommodate the revised population targets are likely to be accommodated by an increase in the size of existing post primary schools in the area. However, if the North Environs is to accommodate some of the population shortfall arising from the capacity deficit in the smaller settlements, the need for additional post primary education facilities might become more acute. This issue will be addressed in the preparation of the Masterplan for the X-01 site.

Sporting and Cultural Facilities

2.2.13. Generally, the North Environs is very well served by sporting facilities. There are a number of GAA clubs, (Na Piarsaigh, Delaneys and Mayfield), soccer clubs (Castlevue A.F.C and Mayfield United) and other leisure facilities (Riverview fitness & leisure club), which cater for the sporting needs of the population.

2.2.14. In terms of open space provision, the majority of newly zoned or existing open space designations are undeveloped or are of no practical use to the public, as they are made up mainly of farmland or vacant grassland.

2.2.15. In relation to cultural facilities, the North Environs relies heavily on services provided by Cork City Council. Libraries are provided in Blackpool, Mayfield and Hollyhill.

Community facilities

2.2.16. There is a large number of sporting facilities facilitating a limited range of activities. These include two soccer and three GAA facilities. There is also a significant amount of zoned open space in the North Environs however much of it is unusable.

INFRASTRUCTURE

Public Transport Connectivity

2.2.17. At present, public transport in the North environs is restricted to bus services only. The development of a proposed rail station at Kilbarry, which lies within the City Council Administrative Boundary, will enhance public transport permeability within the western portion of the area and will form an important component of enhanced transport options in the North Environs.

2.2.18. The Ballyvolane area is not served by the Cork Suburban Rail network. While the CASP Update identified a potential rapid transit corridor linking Ballyvolane with the Airport, a recent study, the Cork Area Transit Systems Study, undertaken by Cork City Council, suggested that such a route could not be economically justified. Instead, it recommends that a significantly improved conventional bus services, operating on enhanced bus priority infrastructure, would represent the most appropriate solution to the transport needs of areas.

Road Connectivity

2.2.19. Connectivity in the North Environs is weak as the local road network in the North Environs is difficult to navigate, substandard in places and has poor connectivity with the national road network.

2.2.20. The North Ring Road is seen as an important strategic infrastructural requirement to complete the existing road network around the city. The North Ring Road Scheme has been divided into a Northern Section; linking the N20 Cork to Mallow Road with the N8 Glanmire Bypass, and a Western Section; linking the Ballincollig Bypass with the N20. A Route Selection Report was prepared by the National Roads Office identifying a preferred route corridor for the Northern Section in July 2006 and for the western section in Dec 2008.

Water Supply

2.2.21. The city's North Environs are served by drinking water from the Cork Harbour and City Water Supply Scheme. Major new investment in water infrastructure is required to facilitate the level of development plan for the North Environs. The provision of additional water and wastewater capacity will need to be linked to the significant planned development at Monard and Stoneview.

Waste Water Infrastructure

2.2.22. Waste Water Infrastructure is currently adequate as the North Environs is connected to the Waste Water Treatment Plant at Carrigrennan, Little Island. However to facilitate the level of development planned for the North Environs major new investment is required to provide infrastructure to connect Ballyvolane (linking with Blarney and Monard) to Carrigrennan Waste Water Treatment Plant.

Flooding

2.2.23. Parts of Cork City North Environs have been identified as being at risk of flooding. The areas at risk follow the path of the Glen Bride and Kiln Rivers that run through the area and are illustrated on the settlement map. Those areas most directly affected include the T-01 site in Ballyvolane.

2.2.24. 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

Landscape and Visual Amenity

2.2.25. The North Environs is located within a landscape type of national importance described in the Draft Landscape Strategy as City Harbour and Estuary. A very high landscape value is attributed to it in

the Draft Strategy (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance) and its sensitivity is described as very high (extra vulnerable landscapes – for example, seascape area with national importance – likely to be fragile and susceptible to change).

Scenic Landscapes

2.2.26. The County Development Plan 2009 designates the River Bride valley (in the area near Glenamought Viaduct immediately north of the City boundary) as Scenic Landscape. It is an objective of the County Development Plan 2009 (ENV 2-7) to “preserve the visual and scenic amenities of those areas of natural beauty identified as ‘scenic landscape’”.

Protected Structures

2.2.27. There are two structures in the North Environs entered on the Record of Protected Structures: Flower Hill at Ballincolly; and Anname Bridge to the north of Dublin Pike.

Water quality

2.2.28. The River Bride, a tributary of the River Lee flows close to Kilbarry and Ballyvolane. The following table summarises the environmental quality of the section of the River Bride adjacent to this area.

Table 2.4: Environmental Quality of the River Bride	
River Bride, tributary of the Lee	
Water Management Unit	Lower Lee/Owenboy
Waterbody Code	IE_SW_19_1825
Protected Area	No
River Status	Moderate
Risk Assessment (River body)	1a: At Risk
Risks	
Objective	Restore less than good status by 2015
Q Value	N/A

Source: South West River Basin Management Plan

2.2.29. The water quality of the River Bride is ‘moderate’ and there is an objective to restore its ‘less than good’ status by 2015.

2.3 PROBLEMS & OPPORTUNITIES

Population and Housing Delivery

2.3.1. In recent years, the general pace of development in the City’s North Environs has been less than that in the South Environs. Within the North Environs, there is a greater proportion of social housing than in other parts of the city.

2.3.2. The Cork Area Strategic Plan seeks to redress these imbalances, to rebalance the city socially, economically and spatially and to ensure that the best use is made of existing and proposed infrastructure.

2.3.3. Detailed consideration of the capacity of the villages for growth has resulted in the village population targets to 2020 being revised downwards in some cases and an accumulated target deficit in the Blarney Electoral Area. This deficit must be accommodated in the main towns of the electoral area. The North Environs is to take most of this additional growth.

2.3.4. Proposals for the North Environs are a key element of the Spatial Strategy outlined in CASP update that involves reinforcing the City’s role as the engine for growth for the region. CASP update considers Ballyvolane to offer the most potential for additional housing, in particular private sector housing, and associated social and affordable housing to assist in rebalancing the northside of the city and identifies Ballyvolane as a significant growth location.

Retail Provision

2.3.5. Given the population growth targeted for Ballyvolane, additional retail facilities will need to be provided at a new district centre serving the area. The need for the provision of this new centre was also identified in the retail strategy for Cork County, as set out in the Cork County Development Plan 2009.

Employment

2.3.6. The County Development Plan 2009 outlines an objective to promote the development of Strategic Employment Centres as the primary locations for large-scale industrial development; to ensure that sufficient and suitable land is zoned for appropriate uses and; to protect such land from inappropriate development that would prejudice its long-term development for these uses.

2.3.7. The role of Kilbarry as a Strategic Employment Centre is also highlighted in CASP update. Among the key issues identified for

consideration in the development of Kilbarry are accessibility by road and public transport to facilitate commuter traffic including access to the proposed Kilbarry Station in the city. Other key issues are the provision of high quality public realm and linkages to established service centres. CASP update also envisages it as having a significant potential for expansion.

Sporting and Community Facilities

2.3.8. Much of the Open Space in the North Environs, which was zoned as such in the 2005 Local Area Plan, is unusable in its present state. The majority of this open space was also located on the western edge of the northern suburb and forms an important part of the Recreational Strategy for the City.

2.3.9. Given that future growth will be concentrated in the Ballyvolane area, a more centrally located area of open space is required. The provision of a significant amount of open space, including formal recreational facilities including pitches and pedestrian/cycling facilities, will be an essential element of future development proposals in the Ballyvolane area.

Public Realm

2.3.10. Unlike areas in the Southern Environs of the City, such as Douglas, the Northern Environs lacks a coherent urban form or quality public spaces appropriate for an urban centre and necessary to create a ‘sense-of-place.’ Future development proposal will need to pay particular attention to building form and massing, resulting in a more defined and attractive public realm that enhances the physical appearance of the area and the experiences of residents and visitors, alike.

Infrastructure

Connectivity

2.3.11. One of the principle obstacles to development in the North Environs is the existing road infrastructure serving the area. The narrow streets throughout this part of the city, which reflects the 19th and early 20th Century origins of the area, impede effective public transport permeability in the area.

2.3.12. While there is some scope to improve the existing ring road, the further development of Ballyvolane is predicated on the potential to deliver a high quality public transport corridor connecting the north of the City to the City Centre in order to ensure a more sustainable pattern of development in the area. The potential for a park and ride at Ballyvolane based on the development of the north east link to the northern ring road has also been identified by CASP Update.

Wastewater treatment

2.3.13. In the long term, wastewater treatment in the Northern Environs will need to be connected to a wider system serving both Monard and Blarney. This system will ultimately discharge to the wastewater treatment plant at Carrigrennan or Carrigtwohill.

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 population growth in the North Environs as it represents one of the most sustainable development locations in the metropolitan area, given its proximity to the city centre. The growth of this area however is dependant upon the provision of appropriate public transport and wastewater infrastructure.

2.4.2. Sufficient land will need to be provided to accommodate a target population of 9,100 people, an increase of 4,368 people on 2006 population levels. It is estimated that an additional 2882 dwelling units will need to be provided to cater for this level of growth. Given the number of units completed since 2006 and the capacity on the existing residential land supply, which provides for 398 dwelling units and the shortfall in the growth capacity of many of the smaller villages, there is a requirement to zone land to accommodate approximately 2337 units in Cork City North Environs.

2.4.3. While the zoning provisions in Cork City North Environs is greater than the population target requirements of the town, this additional land may have a role to play in addressing the uncertainty on the numbers that can be delivered in the villages should certain circumstances prevail.

Development Boundary

2.4.4. The development boundary for the North Environs of the city reflects the existing built up urban area and additional lands required to accommodate future development. It is also drawn to ensure a clear separation of the neighbouring settlements, particularly Blarney to the north and Glanmire to the east. To the south and east, it is formed by the boundary with the City Council. Generally, provision has been made to retain the undeveloped existing zoned areas

2.4.5. The development boundary has been extended significantly to incorporate the Special Policy Area objective, outlined below, to facilitate growth at Ballyvolane. In addition, it has been extended to incorporate Dublin Pike which featured as

an individual settlement in the 2005 Local Area Plan settlement network. Dublin Pike's very close proximity to the North Environs combined with its weak sense of place and service base makes its incorporation within the development boundary of the North Environs a reasonable progression.

2.4.6. The development boundary for the North Environs includes all the areas that are the subject of specific zoning objectives. Development proposals on lands not covered by a specific zoning objective, will be considered in relation to the following:

- The objectives of the County Development Plan 2009;
- Any general or other relevant objectives of this local area plan;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings

2.4.7. Outside the development boundary the land forms part of the City Council administrative area to the south and elsewhere the land forms part of the Metropolitan Greenbelt. Within the greenbelt, the objectives of the Cork County Development Plan 2009 are to retain the open and rural character of lands between and adjacent to urban areas, maintain the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus attention on lands within the development boundary which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area. For further information see objectives RCI 8-1 to RCI 8-10 set out in volume 1, chapter 4 of the Cork County Development Plan 2009.

2.4.8. The general objectives for Cork City North Environs are set out in the following table:

Objective No.	General Objectives
DB-01	It is an objective of this plan to secure the development of a minimum 2337 new dwellings in Cork City North Environs between 2010 and 2020 in order to facilitate the sustainable growth of the town's population from 4,372 to 9,100 people over the same period.
DB-02	It is an objective that all new development is located within the development boundary of the North Environs established by this plan and which defines the extent to which Cork City North Environs may grow during the lifetime of

	the plan.
DB-03	<p>a) In order to secure the population growth proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p>
DB-04	<p>a) It is an objective to ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant pedestrian and cycling routes linking the development to the public transport connections and the other principal areas of the North Environs.</p> <p>b) In achieving this objective, special attention will be paid to the layout of the developments to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p>
DB-05	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

Special Policy Area

Ballyvolane Masterplan Area

2.4.9. It is crucial that the approach to accommodating the targeted population increase in the North environs is cognisant of CASP proposals and the need to create a critical mass to promote public transport options and support a new district centre. Concentration of development in one strategic area will facilitate a coordinated, phased approach to development and infrastructure provision.

2.4.10. In line with the CASP Strategy, the primary focus of development in the Blarney Electoral Area will be in those locations served principally by rail based public transport infrastructure, Monard and Stoneview. In the longer term, priority will be given to more sustainable locations in close proximity to existing infrastructure and population centres such as Ballyvolane where bus based public transport options are capable of being provided.

2.4.11. While prioritising the delivery of Monard, the 2005 Local Area Plan also identified Ballyvolane as an area with potential to accommodate new residential development in the future but exercised caution with regard to zoning within the north environs area as the final route for the proposed north ring road had not been selected. The selection of the route has now been finalised.

2.4.12. As outlined above Ballyvolane has been identified by CASP update as a significant growth location. Accordingly, a Special Policy Area has been identified for the area that will accommodate most of the growth in the north environs up to 2020. The zoning of appropriate land takes account of the topography, protection of the strategic green belt between the city and Glanmire and the proposed North Ring Route.

2.4.13. An overall transport strategy is critical to the success of the North Environs particularly to the development of both Kilbarry and Ballyvolane. As such, an integrated transport strategy will need to be prepared in conjunction with Cork City Council as part of the masterplan process. This plan will need to identify proposals for enhanced public transport between the site and the city centre and improved road connectivity in the area. It will also need to include provision for improved pedestrian and cycling connectivity within the site and with the city centre.

2.4.14. Development of the site will be subject to the agreement of a masterplan which will be prepared by the local landowners, following the preparation of a Development Brief to be completed by the Planning Authority within 9 months of the adoption of the Local Area Plan. Development is also subject to the provision of major new road and sanitary infrastructure.

2.4.15. The masterplan will need to conform with DoEHLG guidance on Sustainable Residential Development in Urban areas and the need to create sustainable communities. The masterplan must provide the following elements:

- support for potential public transport corridor,
- identification of park and ride site,

- provision for phased development of a minimum of 2,337 dwelling units,
- recreation and open space to include active open spaces including pitches and children’s play areas and passive open space’
- comparison and convenience retail provision in a new Ballyvolane district centre,
- new primary school,
- childcare facilities.

2.4.16. The Housing Strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. Normally this is split equally between social and affordable housing provision. Policy 2.1 (c) makes provision for the specification in Local Area Plans of a lesser requirement for social housing in areas with an existing high concentration of social housing. Accordingly, in the interests of enhanced social integration the specific objectives for new residential development in this plan, with the exception of residential development within X-01, require that all the reserved land be used for the provision of affordable housing only. Within the X-01 area the normal provisions of the Housing Strategy apply with a 50:50 split between social and affordable housing on reserved lands.

2.4.17. The Special Policy Area zoning objective for the Ballyvolane Masterplan Area is set out in the following table:

Objective No.	<u>Special Policy Area Objective</u>
X-01	<p>It is an objective to facilitate the development of a minimum of 2,337 and up to 3,600 dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical and social and economic infrastructure.</p> <p>Development of this area will only be in accordance with a masterplan. The Masterplan will be prepared by the landowners using guidelines set out in a development brief prepared by Cork County Council, which will be available within 9 months of the LAP being adopted.</p> <p>The masterplan will pay particular attention to:</p>

Objective No.	<u>Special Policy Area Objective</u>
	<p>a) To the development of sustainable communities as set out in the DoEHLG guidance on Sustainable Residential Development in Urban Areas;</p> <p>b) the steps taken to consult with all landowners and other key stakeholders;</p> <p>c) clear proposals for the timing and construction of all elements of the development in a number of sequential phases;</p> <p>d) provision for new housing within a clearly defined network of ‘character areas’ so that each area can develop its own sense of place. A wide range of house types and design will need to be incorporated in the scheme;</p> <p>e) provision of appropriate convenience and complementary comparison shopping facilities;</p> <p>f) provision of appropriate employment opportunities and improved linkages to the Strategic Employment Centre at Kilbarry;</p> <p>g) permeability within the area and relationship to and linkages with the wider area including Dublin Pike;</p> <p>h) proposals for the creation and treatment of public realm and open space within the area;</p> <p>i) the topography of the area, in particular the visually prominent ridgeline to the north of the site;</p> <p>j) proposals for the timing and provision of the necessary wastewater infrastructure to connect with infrastructure serving Stoneview in Blarney and Monard;</p> <p>k) proposal for enhanced public transport between the site and the city centre. This will require the preparation of a detailed transportation strategy in conjunction with</p>

Objective No.	<u>Special Policy Area Objective</u>
	Cork City Council and other key stakeholders;
	l) proposals for the timing and provision of road infrastructure. This is to include provision for safe pedestrian and cycle links to the neighbourhood centre; public transport nodes and wider area;
	m) proposals for the provision and construction of a primary school(s) and a secondary school to meet the educational requirements of those likely to live in the development including the timing of their construction;
	n) provision of an urban park of approximately 20 hectares. This is to be provided in addition to the normal open space requirements provided as part of new housing developments;
	o) demonstrate how the protection and enhancement of biodiversity will be successfully achieved;
	p) proposals for a detailed landscaping strategy that will outline boundary treatments in sensitive locations within the masterplan area;
	q) Proposals for renewable and sustainable energy options on site;
	r) Provision of an appropriate range of health care facilities.

Kilbarry Strategic Employment Centre

2.4.18. As highlighted earlier, the CASP Update 2008 has identified Kilbarry as a principle centre of employment based development in the northern suburbs of the city. The future development of this area must be underpinned by the provision of high quality public transport.

2.4.19. The CASP Update suggested that a total of 290,784m² business & technology floorspace is required to 2020, equating to a land requirement of approximately 58ha (144 acres) in a number of key locations across metropolitan Cork including Kilbarry. The

report also recommends that the principal land uses to be accommodated in these locations include business and technology distribution and limited offices. It is important to ensure that the development of this site complements the wider development framework for the Blackpool area as set out in the Blackpool Local Area Plan, which is currently being prepared by Cork City Council.

2.4.20. In order to maximise the employment potential of the Kilbarry Strategic Employment Centre, in a sustainable manner, it is proposed to allow higher density office based development on the lower portion of the X-02 site, given its proximity to the proposed train station.

2.4.21. The northern portion of the site, is more suited to general business type developments, specifically warehousing and distribution.

2.4.22. The Special Policy Area zoning objective for the Kilbarry Strategic Employment Centre is set out in the following table:

Objective No.	<u>Special Policy Area Objective</u>	Approx Area (Ha)
X-02	a) It is an objective of this plan to facilitate the development of Kilbarry as a strategic employment centre serving the northern suburbs of the city.	58.5
	b) It is an objective to encourage enterprise uses on the lower portion of the site. Any development of this part of the site should include appropriate pedestrian and cycling connectivity with the proposed train station and the wider Blackpool area.	
	c) Development in the northern portion of the site should be limited to business development, specifically warehousing any distribution uses. Retail Warehousing will not be permitted within this site.	

Residential Areas

2.4.23. Most of the new residential growth in the North Environs will occur through the implementation of an overall Masterplan for Ballyvolane. Accordingly, specific residential zonings outside the Special Policy Area apply only to those undeveloped lands which were zoned residential in the 2005 Local Area Plan and an additional site to the south of the X-01 site.

2.4.24. The residential Zoning objectives for the Cork City – North Environs are set out in the following table.

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low density residential development. The reserved lands on this site shall be reserved for affordable housing only.	7.0
R-02	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.1
R-03	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	4.2
R-04	Low Density residential development.	8.0

Town Centre Development

2.4.25. The Joint Retail Strategy prepared as part of the review of the Cork County Development Plan 2009 provided for the provision of additional district centres on the northside of Cork City in order to deliver a more equitable distribution of retail floorspace across the city suburbs. Given the population growth targeted for the North Environs, as set out above, Ballyvolane has been identified as a new district retail centre for the area.

2.4.26. Part of the site, particularly on the southern boundary, is affected by flooding. Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposals on this site.

2.4.27. Provision should also be made on site for public recreation facilities including pedestrian walks and play areas.

2.4.28. The Special Area Policy Objective for the North Environs is set out in the following table;

Objective No.	Special Policy Area Objective	Approx Area (Ha)
T-01	<p>a) It is an objective of this plan to facilitate the upgrade of the existing neighbourhood centre at the Fox and Hounds to a district retail Centre.</p> <p>b) 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> <p>c) Provision should be made on site, and/or in adjacent areas, for improved recreational facilities, including pedestrian walks and play areas.</p>	6.0

Business Development

2.4.29. In the 2005 Local Area Plan, four areas were set aside for industry and enterprise development. These areas either were deemed to have business development potential as they were generally extensions to existing established areas or are well located in relation to the road network. One site was developed during the lifetime of the previous Local Area Plan. Where appropriate, these zonings have been retained with specific objectives modified to reflect changes to employment zonings set out in the County Development Plan (see Section 1 for a detailed explanation of employment zonings). An additional zoning has been included in this plan to accommodate some business development in the area. This new site is adjacent to one of the principal employment centres in the North Environs, the Kilbarry Strategic Employment Centre. The site is also in close proximity to the proposed rail station in Blackpool. Integral to the development of these lands is the need to improve both vehicular and pedestrian accessibility to the site. Significant improvements to the local road network will be required to accommodate the traffic generated from the proposed development. Part of these improvements will require the provision of appropriate pedestrian and cycling infrastructure.

2.4.30. The specific business objectives for Cork City – North Environs are set out in the following table:

Objective No.	Business Objectives	Approx Area (Ha)
B-01	Business development.	3.8
B-02	Business development – to include appropriate improvements to the local road network to facilitate improved vehicular, cyclist and pedestrian site access	8.7

Open Space:

2.4.31. While the quantity of Open Space provision in the North Environs appears adequate, the space is currently unusable. Zoned open space includes an extensive site zoned in the 2005 Local Area Plan to facilitate the provision of a Regional Park proposed by the Cork City Council. This park will provide a broad range of facilities and contribute to an improvement in the range of recreational facilities available to a wide area of Metropolitan Cork. Part of the area concerned is sensitive to longer distance views toward the city from the rural area to the north. This area not only includes a significant area that is generally level and suitable for playing pitches but also includes an extensive steeply sloping area more suited to informal recreation.

2.4.32. The City Council is in the process of preparing a Recreational Strategy for the City which will also include open space in County areas adjoining the city. This should focus proposals for the O-01 and adjacent O-02 to facilitate its development as a park. Accordingly the zoning objectives to facilitate this are retained in this plan.

2.4.33. There are also three smaller open space zonings to the east of the north environs that were zoned in the 2005 Local Area Plan. These are for open space and remain undeveloped.

2.4.34. In compliance with the County Development Plan objective to protect and improve existing areas of public or private open space these areas of open space are being retained in this plan. These areas adjoin the city, are suited to open space use and available, suitable replacement open space of higher quality has not been identified.

2.4.35. Additional Open Space will be provided for within the Ballyvolane Masterplan Area. The development of Ballyvolane is to have regard to the high standards of accessibility that are essential to active open space uses.

2.4.36. The specific open space, sports, recreation and amenity objectives for Cork City North Environs are set out in the following table:

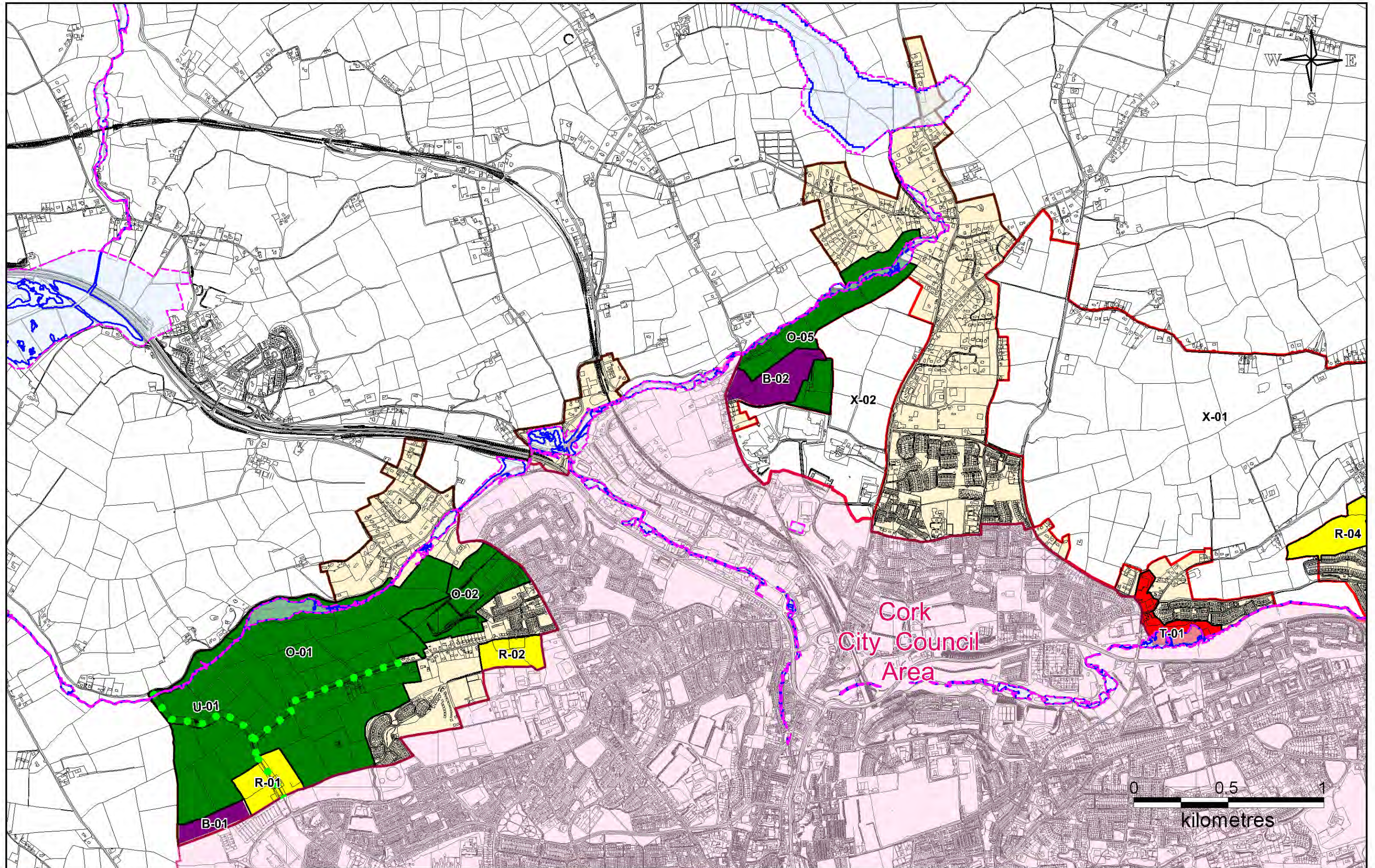
Objective No.	Open Space / Agriculture Objectives	Approx Area (Ha)
O-01	Open space for public recreation including the provision of playing pitches, amenity walks, pitch and putt course, children’s playground, open parkland, areas of urban forestry and built leisure facilities, subject to appropriate scaling and siting.	111.0
O-02	Open space including the provision of playing pitches.	15.3
O-03	Open space that fulfils an important function in providing a strategic gap between the City boundary and Glanmire and an open landscaped setting to the buildings within it and to the entrance to the city. Subject to normal proper planning considerations, it is not the intention of this objective to unreasonably restrict the continued operation, intensification or expansion of established institutional or commercial uses.	22.4
O-04	Open Space for public recreation. This site includes a number of playing pitches which are an important amenity for the area. It is important to retain this site for open space uses.	22.9
O-05	Open Space for public recreation. This site includes a playing pitch that is an important amenity for the area. The remainder of the site serves to protect the visual amenity of the area.	30.0

Community and Utilities

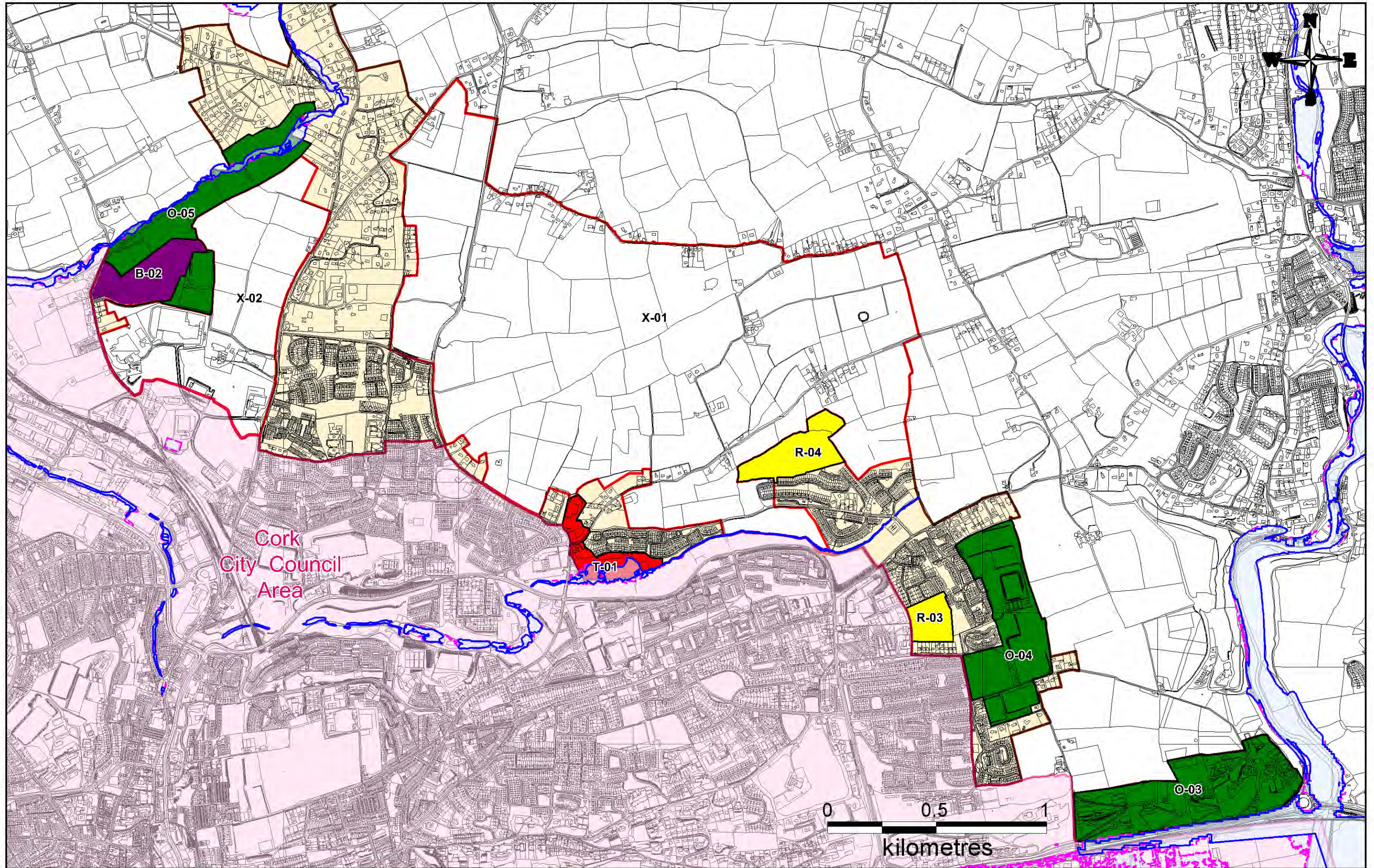
2.4.37. The specific utilities and infrastructure objectives for Cork City - North Environs are set out in the following table:

Objective No.	Community / Utilities / Infrastructure Objectives	Approx Area (Ha)
U-01	Pedestrian walk with access through proposed North Western Regional Park and connection to Glenamought River Valley.	-

Objective No.	<u>Community / Utilities / Infrastructure Objectives</u>	Approx Area (Ha)
U-02	Linear pedestrian route along stream bank connecting open space and amenity areas O-04 and O-05.	-
U-03	Link Road	-



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	



- | | | | | | | |
|------------------------|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Glanmire

3.1 VISION AND CONTEXT

The vision for Glanmire to 2020 is to achieve moderate population growth in tandem with incremental retail growth, high quality social and community facilities and improved transport linkages while protecting its attractive woodland setting within Metropolitan Cork.

Strategic Context

3.1.1. In the overall strategy of this Local Area Plan, Glanmire is designated as a main town in Metropolitan Cork. While the town has seen significant growth in recent times, the aim of this plan is to consolidate the level of growth anticipated in the area and address infrastructural deficiencies that have emerged. Addressing these deficiencies is critical to delivering development on zoned lands identified in this plan.

3.1.2. The CASP Update 2008 has acknowledged the role of Glanmire as a Metropolitan Town. CASP has not targeted significant growth in terms of population or employment in the Glanmire area. It does identify a need to improve public transport infrastructural supports to serve those areas that have experienced significant recent growth but have less well developed public transport services, such as Glanmire.

3.1.3. The objectives of the County Development Plan 2009 seek to prioritise the sustainable development of the main towns in the County to achieve their target populations and enhance their capacity to attract new investment in employment, services and public transport for the benefit of their own populations and that of their rural hinterlands (SET 1-1, Chapter 3, CDP 2009).

3.1.4. The town is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of these lands and to reserve lands generally for agriculture, open space or recreation use.

Local Context

3.1.5. Glanmire is separated from the city suburbs by a short stretch of green belt. Over the last 20 years, it has developed from a collection of

small villages to an important suburb in close proximity to the major employment centre at Little Island.

3.1.6. Glanmire is defined by steeply sloping fringes, some of which are developed, and pockets of woodland. The Glashaboy River is a significant feature to the south of the village where it opens into the upper reaches of Cork Harbour at Dunkettle. The settlement lies in the steep sided, wooded valley of the River Glashaboy.

3.1.7. To the east Glanmire is partially bounded by the N8 with only minimal industrial development east of this national route.

3.2 PLANNING CONSIDERATIONS

Population

3.2.1. In 2006, the census recorded a population of 8,385 people in Glanmire, an increase of 22% on 2002 population levels. Next to Cork City North Environs, it was the fastest growing urban area in the Blarney Electoral Area over the lifetime of the previous plan.

3.2.2. Population targets for Glanmire as set out in the Cork County Development Plan 2009, suggest a target population of 10,788 for Glanmire in 2020, an increase of 2,403 on the 2006 population. The table below highlights the growth anticipated in Glanmire to 2020.

Settlement	Population Growth 2002-2006	Population Growth 2006-2020	Household Growth 2006-2020
Glanmire	1,532	2,403	1,724

Housing

3.2.3. It is estimated from geodirectory data that between 2001 and 2010, 1,365 new dwelling units were constructed in Glanmire.

Source: Geodirectory

3.2.4. It is envisaged that the future population growth to 2020 for the town will be in the region of 2,403 people, this figure being derived from growth targets for the County and having regard to CASP Update proposals. This gives rise to a need to provide an additional 2,241 dwelling units in the period 2006 to 2020.

3.2.5. Data indicates that between 2006 and 2010, 227 dwelling units were constructed on zoned land in Glanmire. 98 vacant units were on these lands, 49 of these units being in one estate, with a further 27 units under construction. There are planning permissions for 103 dwelling units outstanding on zoned lands in Glanmire. The table below outlines the level of growth required over the new plan period, 2010-2020.

New House Construction Target 2006 to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permissions	Additional New Development Required to 2020
2241	352	103	1786

3.2.6. Given the level of development that has occurred to date it is estimated that an additional 1,786 housing units need to be provided. This would bring the 2020 population of the area to around 10,788. Land zoned in previous plans has capacity for circa 1417 of these units. The remaining 369 units will be accommodated on brownfield or infill sites and through the completion of partially developed lands. There is therefore no requirement for additional lands to be provided for residential development in Glanmire.

ECONOMY AND EMPLOYMENT

3.2.7. There were three industrial sites zoned in the 2005 Local Area Plan none of which are developed although the smallest of these sites, which adjoins established industrial lands, has a planning permission. There are further established industrial lands east of the N20.

3.2.8. Glanmire Business Park is partially developed and has potential for expansion. Analysis of 2006 POWCAR data (Place of Work Census of Anonymised Records) shows that there are 1,364 people working in the Glanmire / Riverstown area with 215 of these living in that area and 558 commuting from the city.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
2001	3082	3366	1365

COMMUNITY FACILITIES

Education

3.2.9. The Department of Education and Skills did not identify a requirement for a new primary school in Glanmire based on the 2020 forecast population of 9,738 set out in the 2004 Regional Planning Guidelines. However, the revised population target of 10,788 will give rise to a new requirement for approximately 11 additional classrooms at primary school level and 204 post-primary school places. The Department of Education and Skills has indicated that two new 16 Classroom primary schools (1.6 hectares each) are needed for Glanmire. A site for one of these schools will be set aside as part of the X-01 masterplan preparation process. The second school, which will provide accommodation for an existing school which is in rented accommodation, should be provided at a suitable location in Glanmire. When considering potential sites for a primary school within the boundary, consideration should be given to the following issues:

- The proposed location should be capable of meeting the educational needs of the school.
- It should be located in close proximity to population centres so as to reduce the need for car based journeys.
- The capacity of the local road network to accommodate the traffic generated by the proposal.

Sporting and Recreational Facilities

3.2.10. Glanmire's wooded setting and riparian amenity provides a significant recreational asset for the community. The town benefits from the provision of an attractive riverside town park with a playground, and an estate demesne garden. Access to the park is good with the exception of access from the north of the town as there is no footpath on the bridge. There are several sporting facilities including a substantial GAA facility and soccer pitches in the centre of the town near the park.

3.2.11. While there is a public library in the town, the supply of additional cultural facilities is relatively weak for a town of its size.

Retail Facilities

3.2.12. Retail services are largely provided for by the Hazelwood neighbourhood centre and there is limited fragmented retail elsewhere.

INFRASTRUCTURE

Public Transport Connectivity

3.2.13. The CASP Update 2008 has acknowledged that there is a lack of appropriate public transport connectivity relative to the population of

Glanmire. Currently the area is served by a bus service with 11 daily departures from Sallybrook to Cork City. Pedestrian and cycling connectivity with Cork City is also limited, with no dedicated cycling connections available.

Road Infrastructure

3.2.14. The local road network is congested during peak hours, substandard in places and has poor connectivity within the town and with the national road network. These deficiencies in the local road infrastructure in terms of capacity, width, alignment, public lighting and pedestrian facilities have constrained development to the south of Glanmire at Dunkettle and Ballinglanna.

Waste Water Infrastructure

3.2.15. The sewerage scheme starts at Sarsfield Court and gravitates along the valley to a pumping station at Glanmire Bridge. The sewage is pumped to the top of the hill at Dunkettle and from there it gravitates to a pumping station at Little Island where it is connected to the treatment plant at Carrigrenan, Little Island.

Water Supply

3.2.16. There are two water supply schemes serving Glanmire; the Glanmire Regional Water Supply Scheme and the Glashaboy Water Supply Scheme. There is sufficient capacity at the Glashaboy scheme to accommodate the targeted population growth.

Water quality

3.2.17. The Glashaboy River runs through the centre of Glanmire. The following table summarises information in relation to water quality of the Glashaboy River.

Table 3.4: Environmental Quality of the Glashaboy River	
Glashaboy River	
Water Management Unit	Glashaboy
Waterbody code	IE_SW_19_1961
Protected Area	Yes
River Status (Dec 08)	Good
Risk Assessment (River body)	1a at risk
Objective	Protect
Q Value	Good

Source: South West River Basin Management Plan

3.2.18. While the status of this section of the Glashaboy River is good, the South West River Basin Management Plan has identified that this area is at risk from future waste water and surface water discharges. This issue will need to be addressed if the current status is to be maintained.

Surface Water / Flooding:

3.2.19. Surface water discharges directly to the river where possible.

3.2.20. Parts of Glanmire have been identified as being at risk of flooding. The areas at risk follow the path of the Glashaboy River, that runs to the south of the town and are illustrated on the settlement map. Those areas most directly affected include lands to the north west of the town and open space and town centre zonings.

3.2.21. 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

Landscape and Visual Amenity

3.2.22. Glanmire is located within a landscape type of national importance described in the Draft Landscape Strategy as City Harbour and Estuary. A very high landscape value is attributed to it in the Draft Strategy (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance) and its sensitivity is described as very high (extra vulnerable landscapes – for example, seascape area with national importance – likely to be fragile and susceptible to change).

Scenic Landscapes and Scenic Routes

3.2.23. Parts of the town are designated scenic landscape. Much of this landscape is associated with Glashaboy River and also included, to the north of the town, is a steeply sloping area of land which makes a significant contribution to the setting of Riverstown. Scenic route S41 traverses the town to the south.

Protected Structures

3.2.24. Throughout the town as a whole, there are 17 buildings or other structures entered in the Record of Protected Structures. These

structures are identified in Volume 2 of the Cork County Development Plan 2009.

Proposed Natural Heritage Areas

3.2.25. Within Glanmire, there a number of protected European sites including; Cork Harbour Special Protected Area (sitecode 004030), Glanmire Wood Proposed Natural Heritage Area (sitecode 001054) and Dunkettle Shore Proposed Natural Heritage Area (sitecode 001082).

Archaeological Heritage

3.2.26. The town contains a significant number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2009. There are approximately 14 archaeological sites within the development boundary. All Recorded Monuments are subject to statutory protection under section 12 of the National Monuments (Amendments) Act 1994. Any potential subsurface archaeology within the site and all archaeological sites and their setting shall be protected in line with the objectives for the protection of archaeological heritage listed in the Cork County Development Plan 2009. Any development proposals in the vicinity of such features will require an archaeological/architectural assessment.

3.3 PROBLEMS & OPPORTUNITIES

Housing Delivery and Infrastructural Deficiencies

3.3.1. Glanmire’s environment and proximity to the city and the Dunkettle Interchange make it an attractive location for new development and it has grown significantly in the last ten years.

3.3.2. While additional residential development is envisaged for Glanmire the existing road network constitutes a significant growth constraint. These constraints include; the potential of new development to adversely impact on the Dunkettle Interchange, the substandard road network within the town and the very poor facilities for cyclists and pedestrians.

Community Facilities

3.3.3. To enhance the quality of life for residents of Glanmire, there is an urgent requirement for improvements to the footpath network in Glanmire and the provision of cycle facilities including cycle links to the City and Little Island to facilitate commuters. There is also a need for strengthening of the townscape and public realm.

3.3.4. Another significant constraint to development is the poor provision of social infrastructure. A need, identified in the 2005 Local

Area Plan, for additional social, cultural, civic and community facilities was not addressed during that plan period.

Town Centre Development

3.3.5. There is a need for additional retail provision in the town to support the targeted population growth. In the past, opportunities for significant retail development have been limited. If not addressed, it could facilitate piecemeal retail development at diverse locations in the town. To strengthen the retail service in the town it is considered that the best approach is to focus future expansion close to Hazelwood shopping centre and additional zoned land in close proximity to Sarsfield GAA Club. These areas are central to existing residential development in Glanmire. The Hazelwood centre itself would benefit from some redevelopment to include enhanced provision for pedestrians.

Public Transport Accessibility

3.3.6. Despite its proximity to the city centre, the level of public transport accessibility within the town is limited. The town is not served by the suburban rail network and is connected to the city by a limited public bus service. The quality of the service is restricted by the lack of a dedicated bus corridor on the approaches to the city from Glanmire.

3.3.7. The CASP Update 2008 identified the lack of a quality bus service as a problem in Glanmire. It recommended a strategic review of the City and Suburban services be undertaken, in cooperation with key stakeholders and Cork City Council, that would address the need to improve service levels and provide additional infrastructural support in emerging areas that have experienced significant recent growth but have less well developed public transport services.

3.3.8. In addition to improvements to public transport, there is a need for the provision of enhanced cycling and pedestrian links between Glanmire and the City. An opportunity exists to create a dedicated cycleway along the Lower Glanmire Road. The possibility for such a proposal should be further examined in conjunction with Cork City Council.

3.4 PLANNING PROPOSALS

Overall Scale of Development

3.4.1. Over the lifetime of this plan, it is envisaged that population growth in Glanmire will occur in tandem with the provision of appropriate physical and social infrastructure that will target existing deficiencies.

3.4.2. Sufficient land will need to be provided to accommodate a target population of 10,788 people, an increase of 2,403 people on 2006 population levels. As outlined above, given the level of growth that has occurred since 2006 it is estimated that an additional 1889 dwelling units,

including unimplemented planning permissions, will need to be provided to cater for this level of growth. There is capacity on the zoned residential land supply to provide for 1,520 dwelling units and there is therefore a requirement to accommodate an additional 369 units on other suitable lands, including brownfield and infill sites, and sites of partially completed developments, within the development boundary.

Development Boundary

3.4.3. The development boundary of Glanmire remains unchanged since the 2005 Local Area Plan. To the east of Glanmire, the boundary follows the N8, to the west and south the boundary provides a clear separation from the City’s North Environs and Little Island respectively.

3.4.4. The development boundary includes the existing built up area and those areas that are the subject of specific zoning objectives. Development proposals on lands not covered by a specific zoning objective, will be considered in relation to the following:

- The objectives of the County Development Plan 2009;
- Any general or other relevant objectives of this local area plan;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings

3.4.5. Outside the development boundary, the land forms part of the Metropolitan Greenbelt. Here, the objectives of the Cork County Development Plan 2009 are to retain the open and rural character of lands between and adjacent to urban areas, maintain the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus attention on lands within the development boundary which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area. For further information see objectives RCI 8-1 to RCI 8-10 set out in volume 1, chapter 4 of the Cork County Development Plan 2009.

3.4.6. The general objectives for Glanmire are set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	It is an objective of this plan to secure the development of a minimum 1889 new dwellings in Glanmire between 2010 and 2020 in order to facilitate the sustainable growth of the town’s population from 8,385 to 10,788 people over the same period.

Objective No.	<u>General Objectives</u>
DB-02	It is an objective that all new development is located within the development boundary of Glanmire established by this plan and which defines the extent to which Cork City North Environs may grow during the lifetime of the plan.
DB-03	<p>a) In order to secure the population growth proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p>
DB-05	<p>a) It is an objective to ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant pedestrian and cycling routes linking the development to the public transport connections and the town centre.</p> <p>b) In achieving this objective, special attention will be paid to the layout of the developments to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</p>
DB-06	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6 of this plan.

Residential Development

3.4.7. There was a substantial quantity of land zoned in the 2005 Local Area Plan. Much of the residentially zoned land was clustered at Dunkettle and Ballinglanna. While there was a significant amount of land

developed between 2005 and 2010, a number of sites remain undeveloped to the north of the town. These areas continue to represent suitable locations for the continued growth of the town.

3.4.8. The specific residential zoning objectives for Glanmire are set out in the following table:

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low density residential development, with long term strategic planting on the northern and western edges of the site to act as a definite limit to any further development in this area. Development of these lands should include landscaping and protection of the more vulnerable slopes.	8.4
R-02	Low density residential development to include a mix of house types and sizes.	2.0
R-03	Medium density residential development	1.2
R-04	Low density development	0.9

Industry

3.4.9. Glanmire is a Local Employment Centre providing employment needs for the town and hinterland. The primary focus of its economic activity is retail and service sectors.

3.4.10. As outlined, in the 2005 Local Area Plan two areas were set aside for industry. These sites remain available and continue to represent appropriate locations for industry.

3.4.11. Part of the I-02 site, particularly on the southern boundary, is affected by flooding. Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposals on this site.

3.4.12. The specific business and industry zoning objectives for Glanmire are set out in the following table;

Objective No.	<u>Industry Objectives</u>	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized industrial units including provision for screen tree planting to northern boundaries of site.	12.3
I-02	<p>a) Industrial estate development suitable for small to medium sized industrial units.</p> <p>b) 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>	4.6

Town Centre Development

3.4.13. The Hazelwood centre has been identified as the focal point for retail provision in the town. While the centre performs an important function, its layout and design do little to create a pedestrian orientated urban environment. One of the principle aims of this plan is to enhance the quality of retail services offered in Glanmire by extending the town centre to include parts of Riverstown.

3.4.14. A key element of this strategy is the need to ensure appropriate pedestrian and cycling connectivity within this extended town centre. This can be achieved by paying particular attention to public realm enhancements in Hazelwood and by improving the quality of the streetscape in Riverstown.

3.4.15. In addition, any proposals for development will need to be accompanied by a detailed transportation assessment which will need to address the following issues:

- Public transport accessibility,
- Pedestrian and cycling connectivity
- Car parking provision.

3.4.16. Part of the T-02 site, to the south of Sarsfield GAA Club, is affected by flooding. Regard will have to be given to the provisions

outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposal on this site.

3.4.17. The specific town centre zoning objectives for Glanmire are set out in the following table:

Objective No.	<u>Town Centre Objectives</u>	Approx Area (Ha)
T-01	<p>a) It is an objective to consolidate the Hazelwood Shopping Centre and provide connectivity, both pedestrian and cycling, to the new Riverstown Town centre and town park. Particular attention to be given to public realm enhancements.</p> <p>b) Any development proposals will need to provide a detailed traffic and transportation assessment outlining how vehicular and public transport accessibility will be provided and how parking will be accommodated on site.</p>	4.8
T-02	<p>a) It is an objective to facilitate the expansion of Glanmire town centre by encouraging retail and office development where services are provided to visiting members of the public.</p> <p>b) Any proposals for development within this area should:</p> <ul style="list-style-type: none"> • comply with the overall uses acceptable in town centre areas, • make provision for a new public car park, the exact location and size of which to be agreed with the Council, • provide for new town centre streets and include proposals for public realm improvements. <p>c) Parts of this site are at risk of</p>	5.0

Objective No.	<u>Town Centre Objectives</u>	Approx Area (Ha)
	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.	

Community Facilities

3.4.18. While Glanmire is well served in terms of sporting facilities, there is a deficit in facilities to cater for the non sporting recreational needs of the residents of Glanmire. A site has been identified to the north of the Hazelwood Shopping centre to provide additional non sporting, community and recreational facilities.

3.4.19. The specific community facilities zoning objectives for Glanmire are set out in the following table:

Objective No.	<u>Community Facilities Objectives</u>	Approx Area (Ha)
C-01	<p>a) Provision for community facilities and uses to support residential amenity and associated uses, with appropriate linkages to the Hazelwood Shopping centre.</p> <p>b) 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>	1.8

Open Space / Agriculture

3.4.20. Glanmire derives considerable amenity value from its well-wooded setting and meandering riverbank, town park, estate demesne garden, sporting facilities and open spaces.

3.4.21. Lands significantly contributing to the town's setting are included within areas of zoned open space. Much of this land was zoned in the 2005 Local Area Plan and while it is generally unusable it continues to provide the important function of protecting the setting of the town. There are two recently developed areas of open space providing sporting facilities. Areas of established open space facilitating passive and active recreation, including the park and riverside areas, are zoned as open space in this plan to protect their amenity value.

3.4.22. Parts of a number of open space sites are affected by flooding. Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposals on this site.

3.4.23. The specific open space / agriculture zoning for Glanmire are set out in the table below. It is an objective to protect those areas from development which does not enhance their recreational/amenity value.

Objective No.	<u>Open Space / Agriculture Objectives</u>	Approx Area (Ha)
O-01	Open Space. This prominent slope makes a significant contribution to the setting of Riverstown. There is a presumption against development on these lands because of the importance of the hillside to the setting of the area.	41.8
O-02	<p>a) Open space, to include the provision of playing pitches and amenity walk.</p> <p>b) 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>	4.5
O-03	Open space with provision for amenity walk and protection of existing playing fields.	10.7
O-04	Open space for informal recreation including the provision of an amenity	16.3

Objective No.	<u>Open Space / Agriculture Objectives</u>	Approx Area (Ha)
	walk. This open space contains the Town Park, an important community amenity.	
O-05	<p>a) Riverstown House estate demesne garden, cottages and ornamental lake.</p> <p>b) 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>	3.6
O-06	<p>a) Open space. This site contains a substantial sporting facility.</p> <p>b) 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>	2.8
O-07	Passive open space. This important hillside makes a significant contribution to the rural character of Glanmire and is a visually attractive entrance to the city. This entire area is sensitive due to its proximity to Glanmire Wood and Dunkettle shore which are both proposed Natural Heritage Areas. The existing land uses will remain largely unchanged and there is a presumption against development.	33.8
O-08	Open space where existing land uses will remain largely unchanged. The management of this land may	19.7

Objective No.	<u>Open Space / Agriculture Objectives</u>	Approx Area (Ha)
	be carried out in accordance with the approved brief and associated contributions from any development proposals on adjacent lands.	

Utilities and Infrastructure

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

Objective No.	<u>Utilities Objectives</u>	Approx Area (Ha)
U-01	Complete and maintain pedestrian walk through scenic area and open space to Glanmire Community College.	-
U-02	Develop and maintain pedestrian walk through existing open space and extend through proposed open space (O-04) along river bank.	-
U-03	Develop and maintain pedestrian walk through residential areas.	-
U-04	Develop Link Road	-

Special Policy Area

3.4.25. The 2005 Local Area Plan identified Dunkettle and Ballinglanna as areas with potential to accommodate new residential development. Deficiencies in the existing road network and uncertainties surrounding improvements to the Dunkettle Interchange impeded the delivery of these lands during the lifetime of the previous plan. Accordingly, a Special Policy Area has been identified in this area in an attempt to address the difficulties surrounding the development of these lands.

3.4.26. Development of the site will be subject to the agreement of a masterplan which will be prepared by the developer in conjunction with key stakeholders and approved by Cork County Council. In relation to the required public consultation element of the masterplan preparation, the Council is available to facilitate meetings both with the public and statutory bodies.

3.4.27. The masterplan will need to conform with DoEHLG guidance on Sustainable Residential Development in Urban areas and the need to create sustainable communities. The masterplan must provide the following elements:

- Appropriate connectivity to public transport infrastructure,
- provision for phased development of approximately 1200 dwelling units,
- recreation and open space to include active open spaces including children's play areas and passive open space;
- new primary school;
- childcare facilities.

3.4.28. The Housing Strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing and normally this is split equally between social and affordable housing provision. Policy 2.1 (c) makes provision for the specification in Local Area Plans of a lesser requirement for social housing in areas with an existing high concentration of social housing. Accordingly, in the interests of enhanced social integration, the specific objectives for new residential development in this plan, with the exception of residential development within the X-01 site, require that all the reserved land be used for the provision of affordable housing only.

3.4.29. The Masterplan must also demonstrate how the impact of the proposed developments on the existing road network will be mitigated. It will also include satisfactory provision for pedestrian and cycle linkages.

3.4.30. Development on X-01 site will provide approximately 1200 units. The steep slopes, overlooking Glanmire and forming the western part of the site will not be developed. Elsewhere, the existing hedgerows and mature trees will be retained to form the basis of the new development.

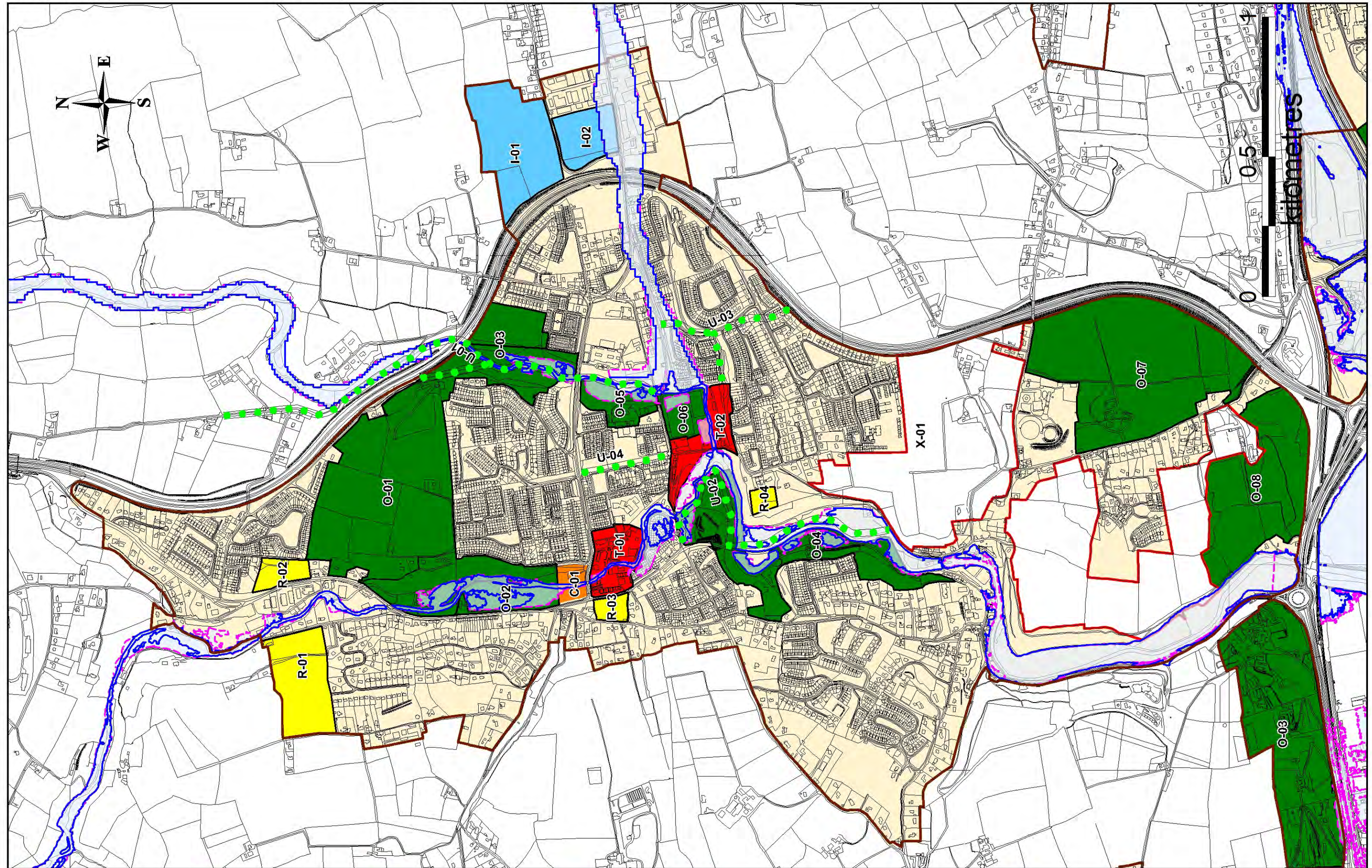
3.4.31. Specific regard will be given in the Masterplan to the need to ensure that development proposals will not adversely affect the character and integrity of Dunkettle House and its setting. In addition, the proposal in the Masterplan will respect the elevated and visually sensitive character of the lands, to protect views of special amenity value. Any proposal for development will also include a contribution to the conservation and management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns and the provision of pedestrian walkways.

3.4.32. The Special Policy Area zoning objective for the Masterplan Area is set out in the following table:

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
X-01	<p>It is an objective to facilitate the development of a minimum of 1200 dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical and social and economic infrastructure.</p> <p>Development of this area will only be in accordance with a masterplan to be prepared by the developer in conjunction with key stakeholders and to be approved by Cork County Council,</p> <p>The masterplan will pay particular attention to:</p> <ul style="list-style-type: none"> a) The preparation of a detailed public transport strategy for the site, b) demonstrate how it will meet requirements to develop sustainable communities as set out in the DoEHLG guidance on Sustainable Residential Development in Urban Areas; c) the steps taken to consult with all stakeholders; d) clear proposals for the timing and construction of all elements of the development in a number of sequential phases; e) provision for new housing within a clearly defined network of 'character areas' so that each area can develop its own sense of place. The design of housing units is to have regard to universal design/lifecycle housing principles; f) the conservation and 	75.6

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
	<p>management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns and provision of pedestrian walkways. Consideration may be given to the sensitive conversion of the house itself and the adjoining outbuildings to a range of appropriate commercial uses that could perhaps include a hotel, a corporate headquarters or a conference or leisure centre;</p> <ul style="list-style-type: none"> g) the sensitive restoration of existing redundant buildings and a significant amount of appropriate forms of new building, in the stable block and walled garden immediately north of Dunkettle house, that respects the form and setting of the house itself; h) permeability within the area and relationship to and linkages with the wider area; i) proposals for the creation and treatment of public realm and open space within the area; j) proposals for the timing and provision of the necessary wastewater infrastructure; k) the provision of a vehicular access strategy, to include a program of road improvements , to be agreed with all relevant stakeholders; l) Proposals for the provision of safe pedestrian and cycle links to Glanmire, public transport nodes and wider area; 	

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
	<ul style="list-style-type: none"> m) proposals for the provision of a site for a primary school to meet the educational requirements of those likely to live in the development; n) Proposals for the provision of large scale playing pitches for active recreation; o) This zone is adjacent to Cork Harbour Special Protection Area and Dunkettle Wood proposed Natural Heritage Area. Development planned for this area will should be planned to ensure that favourable conservation status of these sites can be protected, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. 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. Buffer zones are likely to be required between any development proposed for this area and the SPA. The size of the buffer zone will be determined at project level. 	



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	

4 Little Island

4.1 VISION AND CONTEXT

The vision for Little Island is that it will continue to function as a strategic centre of general business development within Metropolitan Cork. Future development in the area should protect and if possible enhance the existing amenity enjoyed by the local community.

Strategic Context

4.1.1. In the Cork County Development Plan 2009, Little Island was designated as a Strategic Employment Centre. The strategic aims for Little Island reaffirm it as a strategic centre of general business development serving both the Blarney Electoral Area and the wider Metropolitan area. It is not envisaged that there will be a need to expand the residential function of Little Island. It is important however that the expansion of business function of Little Island does not detract from the existing amenity of existing residential communities.

CASP Update

4.1.2. The update to the Cork Area Strategic Plan approved in 2008 has a new economic development strategy for the CASP area, which includes the Blarney Electoral Area that will deliver a major uplift in economic growth and employment capable of sustaining the increased population now being targeted for the area. The number of jobs in the CASP area is envisaged to increase by over 45,000. Almost 6,500 of these new jobs will be located in the Blarney Electoral Area, with a significant portion targeted for the Little Island Area.

4.1.3. During the lifetime of this Plan, Little Island will play an important role in catering for those businesses relocating from areas of major urban regeneration within Cork City.

Local Context

4.1.4. Little Island, located approximately 8km to the east of Cork City on the N25, has emerged as one of the principle employment locations in Cork. It has a number of large scale manufacturing industries, a number of small to medium sized industrial parks, a large office park (Eastgate) and a modern car sales facility. In 2006, there were over 5000 jobs in Little Island.

4.1.5. As well as being a major employment centre, Little Island has a significant residential element with approximately 1500 people residing on the Island. To cater for their needs a number of sport and recreational uses are also located in Little Island, including a national school, GAA and soccer facilities, and a golf course. A second golf course (Harbour Point) has recently closed. There is also a limited amount of convenience and comparison shopping.

4.2 PLANNING CONSIDERATIONS

Population and Housing

4.2.1. In 2006, the population of Little Island was approximately 1500, an increase of 36% of 2002 population levels. The table below shows that between 2001 and 2010 a total of 166 units were constructed in Little Island.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
345	532	511	166

Source: Geodirectory

4.2.2. The majority of these units are concentrated in pockets of residential areas throughout the island. There is a concentration of residential units to the south and south east of the recently constructed retail warehousing in the Eastgate development. Other significant concentrations of residential areas can be found to the west of the national school and along the Clash Road.

4.2.3. In relation to future population growth, neither the Cork County Development Plan 2009 nor the CASP Update 2008 envisaged any significant population increase in Little Island. While the Local Area Plan, will not provide for additional growth, there is a need to ensure that the amenity and quality of life experienced by the residents will not be compromised by development of Little Island as a strategic employment centre.

Economy and Employment

4.2.4. In 2006, there were 5,589 people employed on Little Island, making it the largest employment centre in metropolitan Cork. The traditional focus was on large scale stand alone type developments, such as Pfizer and Mitsui Denman, which were principally located to the east of

the island. The IDA also developed a number of industrial parks on Little Island, which were generally manufacturing orientated.

4.2.5. In recent years, there has been a move away from this traditional manufacturing base towards more distribution and logistical type developments on the eastern end of Little Island and office based developments in Eastgate.

Land Supply

4.2.6. In the 2005 Blarney Electoral Area Local, 77 hectares of land were zoned for small to medium sized industrial developments and office based industrial type developments in Little Island. 16 hectares of this supply are still available for further development. A 64 hectare area was zoned for stand alone development. The following table summarises the situation in relation to business land supply in Little Islands, as outlined in the Business Land Availability Study 2009.

Land Use	Land Supply 2003	Land Supply 2008
General Business	77	16
Stand Alone	64	53
Total	141	69

Future Growth

4.2.7. The CASP Update 2008 predicts the employment growth in Little Island and Carrigtwohill to be in the order of 2,174 jobs up to 2020. Given its proximity to Cork City and the existing mixed character of employment development that is located there, it is considered that its potential will be best achieved by continuing to provide for mixed employment development. While some locations in close proximity to the rail station may be suitable for higher density office uses, more areas less well located in relation to public transport will be best suited to lower density manufacturing, storage and distribution/logistic uses.

Infrastructure and Community Facilities

Public Transport Connectivity

4.2.8. Little Island is served by the Cork Suburban Rail network with a quarter hourly peak service. The station serving Little Island is not located on the island but lies to the north of the N25. Pedestrian connectivity between the station and the major employers is inadequate. There is no public bus service connecting Cork City with Little Island.

Road Connectivity

National Road Connectivity

4.2.9. Little Island has direct links with the national Road network (N25). There are two entry points, the main being a grade separated junction on the N25 with an additional access point to the west, at the Dunkettle Interchange. The lack of appropriate access arrangements has an impact on traffic volumes particularly at peak hours.

Local Road Infrastructure

4.2.10. The R623 is a single carriageway road, which runs through and serves Little Island. It extends from Little Island Interchange, turns south through the Crompan Roundabout and then west at Island Cross to join the N25 at Dunkettle Interchange in the southwest of Little Island. The L-2985 Courtstown Road serves the east of Little Island including the Courtstown Industrial Estate.

4.2.11. Following a study carried out by RPS Consulting Engineers on behalf of Cork County Council, a number of junctions on the local road network in Little Island were assessed in terms of traffic capacity and pedestrian movements. The Part 8 Planning process has since been completed with improvement works on 6 junctions approved and awaiting financing.

Water supply

4.2.12. Little Island is supplied from the Cork Harbour and City Water Supply Scheme at Inniscarra.

Wastewater Infrastructure

Wastewater Treatment

4.2.13. The Wastewater Treatment Plant at Carrigrennan, Little Island, accommodates flows from Cork City, Tramore Valley, Glounthaune, Glanmire, and Little Island areas. The plant can cater for a population equivalent of 413,000 at present. Its modular design allows for expansion if required. In addition, most industries on Little Island have their own treatment plants.

4.2.14. The Cork County Council's Needs Assessment 2009 identified a need to provide a wastewater collection system to the existing homes on the Clash Road. This project was included in the Water Services Investment Programme 2010-2012.

Stormwater

4.2.15. Disposal of stormwater from new developments is a matter for a developer and is dependent on attenuation being provided by the developer in accordance with the Dublin Sustainable Drainage System (SuDS) model. For a developed site it is required that any flows in

excess of those from the original greenfield site must be attenuated. Funding was made available in the Water Services Investment Programme 2010-2012 for the Glanmire Riverstown Little Island Sewerage Scheme - Storm Water Overflows Study to address specific concerns regarding stormwater in the area.

Flooding

4.2.16. Parts of Little Island have been identified as being at risk of flooding. The areas at risk are illustrated on the settlement map. Those areas most directly affected include lands to the east and west of the settlement.

4.2.17. 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.

Waste Management

4.2.18. There are no bring sites or recycling services located in Little Island. The closest recycling facility is adjacent to Little Island Train Station.

Sporting, Cultural and Community Facilities

4.2.19. There are a number of important sporting and cultural facilities on Little Island. Regarded as one of the best parkland courses in the country, Cork Golf Club is a valuable amenity on Little Island.

4.2.20. The Little Island sports complex provides outdoor soccer facilities for Leaside Football Club. The complex also includes an indoor hall for sporting and community related uses. No GAA facilities are provided in Little Island, with the nearest clubs located in Glanmire and Glounthaune.

Environment

Landscape & Visual Amenity

4.2.21. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types that were derived from a study of the 76 smaller landscape character areas. Little Island lies within the City Harbour and Estuary Landscape Character Area, an area of very high landscape value and sensitivity. The Cork County Draft Landscape Strategy has suggested that this area is of national landscape importance.

Special Protection Areas

4.2.22. There is one SPA, Cork Harbour, which lies to the north and east of Little Island. The harbour itself is of major ornithological significance, being of international importance both for the total numbers of wintering birds, over 20,000. In addition, there are at least 15 wintering species that have populations of national importance. Cork Harbour is also a nationally important breeding colony of the Common Tern.

Candidate Special Area of Conservation

4.2.23. There is one candidate Special Area of Conservation located to the east of Little Island, the Great Island Channel (cSAC 1058). The area is an integral part of Cork Harbour which is a wetland of international importance for the birds it supports.

Proposed Natural Heritage Areas

4.2.24. Rockfarm Quarry on Little Island has been designated a proposed Natural Heritage Area. This limestone region is of international importance because of its geological characteristics and because it is a seasonal home to a number of migrating bird species.

Protected Structures

4.2.25. There are 4 protected structures on Little Island, Wallingstown Tower House (RPS no 00491), Little Island Church (in ruins, RPS no 00495), the lodge (RPS no 00501) and Ditchley House (RPS no 00502).

4.2.26. It is an objective of the County Development Plan 2009 (ENV 1-5) "to provide protection to all Natural Heritage sites designated or proposed for designation in accordance with National and European legislation".

Water Quality

4.2.27. Little Island occupies a prominent visual position in the upper harbour. The tidal area to the east of the island is designated a candidate Special Area of Conservation and a further area in the southern part of the island is a proposed Natural Heritage Area. The table below summaries the water quality issues in the surrounding Lough Mahon waterbody.

Table 4.3: Environmental Quality of the Lough Mahon	
Lough Mahon	
Water Management Unit	Transitional Coastal Waters Action Programme
Protected Area	Yes
Waterbody Status (July 09)	Moderate
Risk Assessment (River body)	At risk
Risks	Wastewater treatment discharges
Objective	Restore

Source: South West River Basin Management Plan

4.2.28. The South West River Basin Management Plan has identified that Lough Mahon is at risk from wastewater discharges from local treatment facilities. The Acton Plan includes as an objective the need to restore these waters to good status by 2021.

4.2.29. Lough Mahon has also breached the winter dissolved inorganic nitrogen criterion with percentage deviations greater than 50% being observed in the estuary. This has implications for the overall quality of the area particularly as it has been identified as nutrient protection area.

4.3 PROBLEMS & OPPORTUNITIES

Availability of Business Land

4.3.1. According to the Business Land Availability Study (BLAS) 2009, there were 16 hectares of land zoned for general business development in Little Island. Given past growth rates, this land will be exhausted in 5 to 6 years. If Little Island is to continue to function as a strategic employment centre, serving the wider Metropolitan Cork Area, the BLAS recommended that additional lands will need to be provided.

4.3.2. The most appropriate means of providing this additional land will be by encouraging the redevelopment of brownfield sites particularly on the western side of the island. While these sites can accommodate significant employment based growth, and are not located in close proximity to centres of population, their regeneration will be complicated by the SEVESO uses on site. If such lands cannot be brought forward, new Greenfield sites will need to be zoned to accommodate the anticipated level of growth.

4.3.3. The 2005 Plan also included provision for a further 64 hectares for stand alone development on the eastern edge of the island. Given that a number of planning permissions for smaller units have been

granted on the southern corner of the site, it appears that the site has some potential to accommodate general business development and should be zoned to allow for such development.

4.3.4. As well as providing additional land to accommodate future development, consideration will need to be given to addressing the issue of vacant industrial units on Little Island. The bi annual business land availability study, which will be undertaken in the second half of 2011, will attempt to quantify the situation as it exists at that time. If the study finds that vacancy, in excess of the normal fluctuant vacancy that exists in the sector, is a problem, it will need to be addressed through the phasing of future development and prioritising the occupation of these vacant estates.

Balancing Community and Employment needs

4.3.5. One of the principle challenges the Local Area Plan must address is balancing the growth of Little Island as it develops as a Strategic Employment Centre with the need to protect and enhance the quality of life experienced by local residents. This challenge will be most keenly felt when determining an appropriate development framework for the former Harbour Point Golf Club.

4.3.6. This 50 hectare site occupies a prominent position on Little Island. It was one of only three significant areas of open space designated in the 2005 Local Area Plan. While the course has recently closed, the site retains significant amenity value as an area of open space in what is a relatively built up industrial area. Maintaining a significant element of this site as open space is essential to ensuring that the level of amenity available to the residents of Little Island is not compromised by the need to encourage business growth.

Public Transport

4.3.7. Key to the future growth in Little Island is substantial investment in the public transport infrastructure serving the island. The lack of connectivity between the train station and the key employment locations will need to be addressed if employees are going to be encouraged to more sustainable modes of transportation. The introduction of an internal bus service, which connects the train station with the different employment areas on Little Island, would also significantly enhance public transport permeability within the Island.

Road Accessibility

4.3.8. While the priority is to facilitate more sustainable transportation solutions in Little Island, the adequacy of the road network, both the internal road network and the connections to the national road network, will need to be addressed in order for Little Island to continue to function as one of the primary employment locations in Metropolitan Cork.

4.3.9. As a new junction with the N25 to the east of the island appears unlikely, given the proximity to the existing junction, an alternative would be

to improve the entrance at the Dunkettle interchange. This could be addressed as part of a wider programme of improvements at this junction. Such improvements, to be completed by the NRA, would provide direct access to the Dunkettle Park and ride and could also help open up the western end of Little Island to further development.

4.3.10. It will be the responsibility of Cork County Council to upgrade the main access point to Little Island. Such improvements will be funded partly through contributions received on future developments permitted within the development boundary of Little Island.

4.4 PLANNING PROPOSALS

Overall Scale of Development

4.4.1. Over the lifetime of this plan, it is envisaged that Little Island will continue to function primarily as a strategic employment centre, and there is sufficient land set aside to accommodate up to 2000 new jobs. It is not anticipated that there will any significant growth in the overall population of Little Island. It was therefore considered unnecessary to make provision for new housing in the Local Area Plan. However limited residential development can be accommodated in appropriate locations not covered by specific zoning objectives, subject to proper planning and sustainable development.

Development Boundary

4.4.2. The development boundary for Little Island includes all the areas that are the subject of specific zoning objectives. Where lands are included within the development boundary and are not covered by a specific zoning objective, a general objective (DB-01) shall apply.

4.4.3. While it is important to acknowledge the strategic nature of Little Island and its function in supporting the economy of the wider metropolitan area, it is essential that future development does not adversely impact upon the amenity of existing residents. Industrial related developments in close proximity to established residential areas will need to ensure that sufficient measures are put in place to protect local residents' amenities

4.4.4. To the north of the N25, the land forms part of the Metropolitan Greenbelt. Here, the objectives of the Cork County Development Plan 2009 are to retain the open and rural character of lands between and adjacent to urban areas, maintain the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus attention on lands within the development boundary which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area. For further information see objectives RCI 8-1 to RCI 8-10 set out in volume 1, chapter 4 of the Cork County Development Plan 2009.

4.4.5. The general objectives for Little Island are set out in the following table:

Objective No.	General Objectives
DB-01	It is an objective to locate new business development within the development boundary, which will provide an additional 2000 jobs up to 2020.
DB-02	It is an objective of this plan to complete a detailed Land Use and Transportation Study for Little Island. This study will need to specifically address the following issues; <ul style="list-style-type: none"> – Future land use requirements on the Island, specifically in terms of open space provision, – The development of brownfield lands, – Accessibility to the National Road Network, – The upgrade of the Dunkettle interchange, having regard to any National Road Authority studies or proposed improvement works, – The delivery of the Dunkettle Park and Ride, – Public transport permeability within Little island – Pedestrian and cycling improvement within Little Island
DB-03	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-04	It is an objective to ensure that future industrial development in Little Island does not negatively impact upon the amenity enjoyed by the existing residents of the area.
DB-05	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as

Objective No.	General Objectives
	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 in Section 1 of this plan.

Industry

4.4.6. Little Island is an industrial location of strategic importance for industry where good access to the distribution network is a key factor. In this plan, provision has been made to reserve four areas for industrial development. These areas are best placed to accommodate those uses that need to be relocated from major areas of urban regeneration in Cork City.

4.4.7. The specific industrial zoning objectives for Little Island are set out in the following table:

Objective No.	Industry Objective	Approx Area (Ha)
I-01	Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in terms of the NHA at the northern edge of the site and to protect views of Little Island from the N25 and Fota Island.	64.2
I-02	Industrial estate and/or warehousing and distribution with provision for local access road. Minimum 20-metre wide tree planted buffer along northern and western boundary of site. 20-metre wide.	13.6
I-03	Industrial estate and/or warehousing and distribution. In developing the site consideration should be given to the proximity of the NHA at the south-western edge of the site.	6.2
I-04	Industry. <ul style="list-style-type: none"> a) This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats 	7.1

Objective No.	Industry Objective	Approx Area (Ha)
	Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SPA or on species for which it is designated. New industrial discharges emanating from this site will be subject to appropriate assessment. A buffer zone may be required to be maintained between the SPA and any proposed development. <ul style="list-style-type: none"> b) 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. 	

Open Space and Recreation.

4.4.8. Little Island a number of facilities that make an important contribution to sports and recreation provision in the metropolitan area as a whole. These areas have been designated open space in order to protect them from inappropriate developments.

4.4.9. The eastern part of the island is close to Fota Island where there are important leisure and cultural facilities. In order to protect the views and prospects at this point, land at the eastern end of the island has been made the subject of a specific objective.

4.4.10. The O-03 site is affected by flooding, Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposals on this site.

4.4.11. The specific open space objectives for Little Island are set out in the following table:

Objective No.	Open Space and Recreation Objective	Approx. Area (Ha)
O-01	Open space. This area makes a significant contribution to the setting of Little Island and offers scenic views of the island when viewed from Fota and on eastern approaches to Cork City. It also functions as an important buffer for the adjoining strategic industrial area. There is a general presumption against development on these lands, although there is some potential for recreation / amenity uses (e.g. waterside park).	41.1
O-02	Protect the setting of Cork Golf Club.	70.1
O-03	a) Open space and amenity area b) This site is 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.	2.2
O-04	Open space and amenity area	2.7

Community Facilities

4.4.12. The specific community facility objective for Little Island is set out in the following table.

4.4.13. Part of the site, particularly on the northern boundary, is affected by flooding. Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposals on this site.

Objective No.	Community Facilities Objectives	Approx Area (Ha)
C-01	a) Provision for community facilities and uses to support residential amenity (e.g. community hall) and associated uses. Any development	7.7

Objective No.	Community Facilities Objectives	Approx Area (Ha)
	proposals in this area must take account of proximity to the NHA. b) 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.	

Utilities

4.4.14. The specific utilities objectives for Little Island are set out in the following table:

Objective No.	Utilities Objectives	Approx Area
U-01	Junction upgrade of Primary Road Access onto N25 to include widening of the existing overpass and pedestrian and cycling connectivity to the railway station.	-
U-02	Distributor road.	-
U-03	Link road.	-

Special Policy Areas

Harbour Point Golf Club

4.4.15. Comprising of approximately 50 hectares of land, this site in the south east of Little Island was previously operated as a private golf club, which has since closed. The course, while not a public course, made a valuable contribution to the quality of life experienced by many residents on Little Island, by providing a substantial buffer between areas of residential development and areas of industrial development.

4.4.16. In the context of the vision for Little Island, as set out in the Cork County Development Plan 2009 and the CASP Update 2008, it is considered appropriate to facilitate the development of this key site over the lifetime of this plan through the preparation of a Masterplan, to be agreed by the County Council.

4.4.17. It is important that this development be integrated into the surrounding land uses, especially on the western boundary. It is important that adequate public transportation links are provided to serve the area.

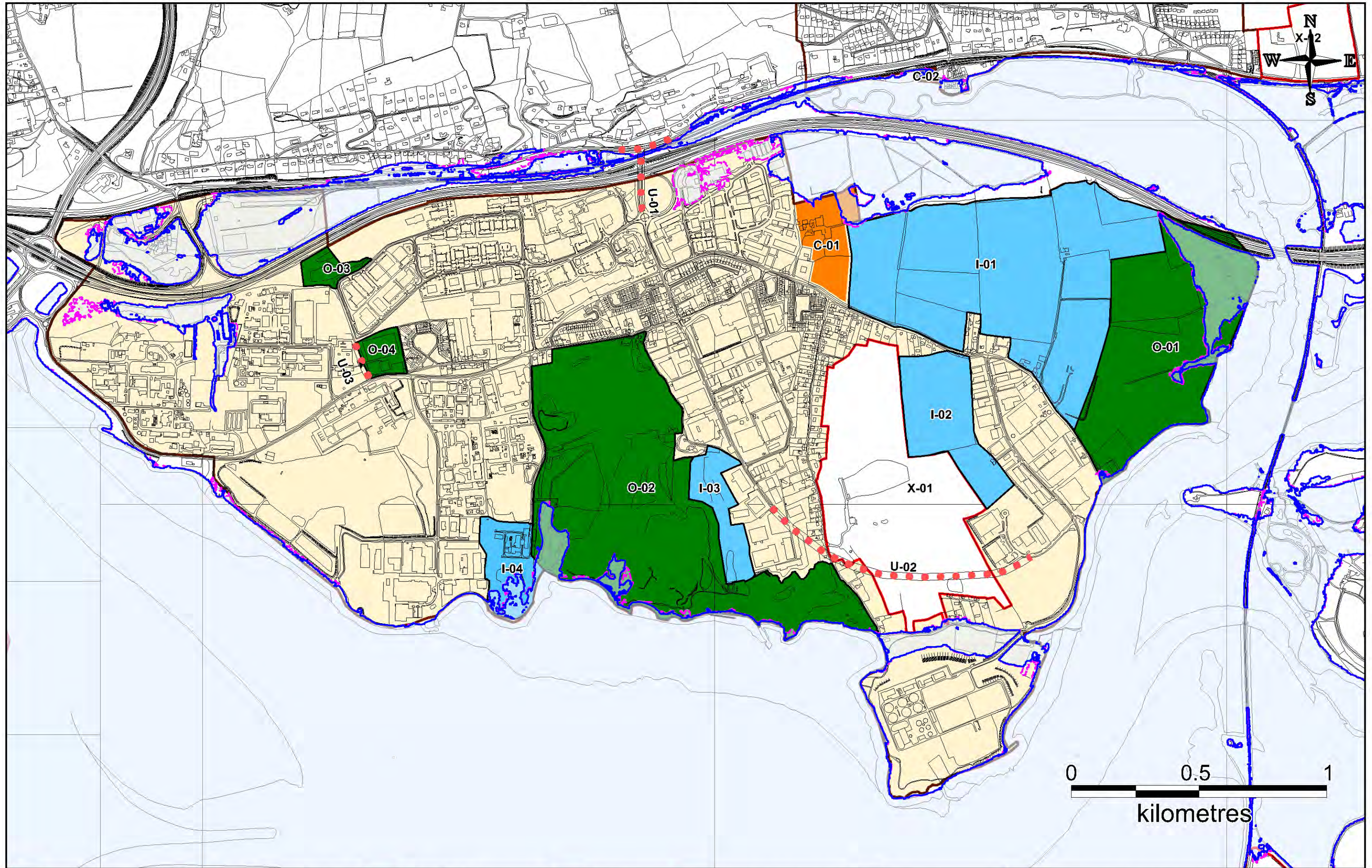
4.4.18. This masterplan will set out the range of uses to be accommodated on site. These will include business related development on the eastern edge of the site, a hotel, amenity uses and publicly accessible open space.

4.4.19. Access to the eastern side of the site should be taken from the Courtstown Road, to avoid increased traffic movements on the Clash Road. This road should be extended to connect to the existing access road to the east, as set out in the zoning map for Little Island.

4.4.20. The zoning objectives for the Special Policy Areas in Little Island are set out in the following table:

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
X-01	Mixed use development to be prepared in accordance with a Masterplan, prepared by the developer, in conjunction with key stakeholders and approved by Cork County Council. The masterplan will pay particular attention to the provision of ; a) Appropriate uses on site, including primarily business uses but also a hotel and significant open space; b) the link Road U-02, as identified on the land use zoning map; c) a detailed public transport strategy that will also address improvements to the pedestrian and cycling facilities; d) Accessible public open	43.4

Objective No.	<u>Special Policy Area Objectives</u>	Approx Area (Ha)
	space.	



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	

5 Monard

5.1 VISION AND CONTEXT

The vision for Monard is that it will develop as a Metropolitan Town with good access to the Cork Suburban Rail Network. The aim will be to complete the SDZ process and secure the implementation of the major mixed-use development to co-ordinate with the re-opening of the railway station.

Strategic Context

5.1.1. The 2001 CASP Study envisaged a concentration of development along the Middleton-Blarney rail corridor, which would support a high quality suburban rail service, and help rebalance the northern and southern sides of the Cork Metropolitan Area. It considered that;

For strategic reasons, the area between the City and Blarney, along the railway line is amongst the most attractive areas in the Study Area for development.

5.1.2. CASP allocated 5,000 new dwellings and a population of c.13,000 to Monard/Rathpeacon, subject to a detailed assessment. This assessment was carried out in the 2005 Blarney-Kilbarry Special Local Area Plan. This followed a public participation exercise initiated in the autumn of 2003 which:

- *evaluated alternative ways of achieving the CASP strategic objectives for the rail corridor, and concluded that, without Monard, there were insufficient opportunities to expand existing settlements on the rail line north of Cork.*
- *outlined proposals designed to act as a project brief for a future master plan or SDZ scheme for the new settlement, so that Monard would be planned as a single entity from the start.*

5.1.3. The 2008 CASP Update envisaged that Monard would accommodate approximately 4,000 dwellings, 8,000 residents and 1,000 jobs by 2020, and that the remaining development envisaged by CASP at Monard would occur post 2020.

Local Context

5.1.4. It is an objective of the 2009 County Development Plan (SET 2-14) to establish a new town at Monard, in accordance with a master plan drawn up on the basis of the brief in the 2005 Blarney-Kilbarry Special Local Area Plan, and to provide the necessary on- and off-site infrastructure to service it. While this Local Area Plan replaces the 2005 Special Local Area Plan, the latter remains relevant because of its role as a brief, restated in the 2009 County Development Plan. The 2005 Special Local Area Plan was also the most detailed part of the case on the basis of which SDZ designation sought in 2008, and had been through a thorough public participation process. At the same time, it has considerable in-built flexibility, and in particular is compatible with quite a wide range of housing types, mixes and densities, and so is not tied unduly to the particular property market conditions which prevailed at the time it was prepared. It remains a good starting point, defining in broad terms a suitable general approach to the detailed planning and design of the town.

5.2 PLANNING CONSIDERATIONS

SDZ Designation

5.2.1. Cork County Council sought Strategic Development Zone (SDZ) status for Monard in 2008. The Government designated the area for residential development, including provision of educational, commercial and community facilities, health, childcare and emergency services, and rail infrastructure. The SDZ covers 391 hectares (966 acres). The boundary of the designated SDZ differed from the X-01 special zone shown in the 2005 Blarney-Kilbarry Special Local Area Plan, in that the south east corner of the X-01 zone was not included in the SDZ zone. This change reflects a subsequent alteration in the position of the proposed Northern Ring Road, and was intended to avoid defining a new town site which would suffer from severance.

5.2.2. Monard will represent a new departure, as the previous generation of 'satellite towns' established in Cork from the 1970s onwards involved expansion of pre-existing towns or villages, with some services already in place, whereas Monard will be a completely new town, in which all facilities will have to be provided from scratch. This is a more challenging task, and one in which the Government's decision to designate Monard as an SDZ is very helpful. SDZ Schemes have to include proposals on the provision of amenities and community facilities, including schools, and the government commitment involved in SDZ designation will help ensure that the various public services and infrastructure needed are provided in a timely and coordinated way. An SDZ will provide greater certainty and a long term vision for the town, and strengthen confidence in the project amongst landowners, developers and potential residents.

Timing of the Planning Process for Monard

5.2.3. While the housing market was in an unusually depressed condition at the time of SDZ designation, the Council needed to start this detailed planning phase at that point, due to the lead time of 3-4 years between the start of detailed design, and the start of any housing construction. This lead time arises partly from the planning process itself (including the time taken by any appeals to An Bord Pleanála), and partly from the need to provide much of the strategic infrastructure to serve the new settlement upfront. Monard is remote from water supply and sewerage facilities with significant spare capacity, and lengthy trunk connections are likely to be necessary. Transport infrastructure in the area is more developed, and includes the Cork-Mallow rail line and the former Cork-Mallow Road. However, construction of a station will be required to benefit from the former, and a new section of road is likely to be needed to replace the 1.5km section of the old Mallow Road which passes over two skew rail bridges and through the village of Rathpeacon.

5.2.4. Because of this lead time, it would not have been realistic to wait until a recovery is underway, and then start detailed planning. There would be an obvious risk that this would lead to actual development at Monard starting too late into the recovery to influence the pattern of settlement growth which emerged in the Cork area, or to help ensure that it is a compact and sustainable one.

5.2.5. A Draft SDZ Scheme has to be prepared and submitted to the Council's elected members, not later than 2 years from the date of designation (i.e. by May 2012 at the latest). The period for the preparation of the Scheme overlaps with the period for preparation and consideration of this Local Area Plan. The Scheme will thus be prepared and, if approved by the Council and An Bord Pleanála, operated, in parallel with this Local Area Plan, with co-ordination between the two provided by the 2009 County Development Plan. An SDZ Scheme can indeed be regarded as an alternative form of local planning for defined areas selected as being of particular strategic importance.

5.2.6. SDZ Planning Schemes are more detailed than a normal local area plan, and define design, scale, finishes and layout more precisely. While the Scheme itself can be appealed, if it is approved by An Bord Pleanála, subsequent planning applications are not subject to appeal, and are granted or refused, based on whether they conform to it. The Council should be in a stronger than normal position to deliver on the intentions of the SDZ Scheme.

5.3 PLANNING PROPOSALS

Overall Scale of Development

Population and Housing

5.3.1. The 5,000 new houses to be provided at Monard will support a likely ultimate population of 12,000-13,000 persons. If the development is planned as a group of interlinked villages, as suggested, it should be possible to complete one village before the development of the next commences.

5.3.2. Each village should:

- *Be largely self-contained so that as many frequently used facilities, such as primary schools, child care facilities and local convenience shops, are within walking distance of peoples homes;*
- *Contain a good mix of house styles and tenures to attract people from all walks of life;*
- *Include different densities so that different character areas can be created. The aim should be to encourage the highest standards of urban design and architecture;*
- *Integrated with the attractive countryside around them by designing opportunities for it to extend into the settlement and by creating access and views at the edge of the built up area; and*
- *Be set in its own open space framework to which there should be easy pedestrian access.*

Economy and Employment

5.3.3. CASP suggests that Monard would be a suitable location for high quality industrial production facilities and it is anticipated that the SDZ process will make provision for this as well as for local service employment and some office development. Reliance will be placed on the development of land outside Monard such as the IDA proposals for Kilbarry and the Blarney Business Park to meet the employment needs of the residents of Monard.

Shopping

5.3.4. Clearly, a properly planned new settlement should make provision for shopping development on an appropriate scale. The first requirement is to ensure that all residential areas include provision for small scale local shopping (up to 500 sq m) so that day-to-day convenience goods requirements can be purchased within about a 10-

minute walk of all new houses. Other convenience uses such as public houses and small restaurants or take-away food outlets could be appropriate in these local centres.

Primary Schools

5.3.5. To cater for the intended ultimate population of Monard, it will be necessary to provide the equivalent of up to four two-stream primary schools to serve the development. If appropriate, some of these could be provided as two-stream schools and provision should be made for a variety of educational traditions. The role to be played by the existing Rathpeacon National School will need to be resolved through further discussions with the education institutions.

Secondary Schools

5.3.6. It will also be necessary to provide a single five-stream secondary school to serve the development and it is only when this is provided that the new settlement at Monard will begin to function as a freestanding satellite town.

5.3.7. Developers will be required to help provide schools as part of the development of adjoining or nearby land (as indicated in the master plan) and to make these buildings available to the appropriate education provider on terms that mirror the approach taken with regard to social and affordable housing.

Community Facilities

5.3.8. Experience in other new settlement projects has shown that the provision of a community building at the outset of the development not only benefits the community but also benefits developers and the planning authority. This is because, from the commencement of the development through to its completion, there will be a need for the growing community to meet the developers, planning authority officials and local political representatives to discuss the practical aspects of the various phases of the development itself. The lack of a building in which to conduct such meetings, in other new settlement projects, has been an unnecessary source of conflict between the parties. In Monard however, the Local Community Association already has its own centre in place in Rathpeacon, adjacent to the local national school.

5.3.9. While such a facility will prove invaluable to local residents during the early phases of development, provision should also be made so that the existing community facilities can be enhanced in line with the growth of the settlement's population.

Sports & Recreation

5.3.10. If the new settlement at Monard is to succeed, it will need to offer those who chose to live there the opportunity to achieve a quality of life

that exceeds that more commonly available in the other satellite towns in Metropolitan Cork. A key element will be ensuring that the development proposals guarantee the provision of an exceptional range and quality of sports and recreation facilities that can underpin the lifestyle expectations of residents.

5.3.11. Formal sports facilities are an important part of this strategy. The new settlement at Monard should be planned so that a comprehensive range of sports facilities can be provided at specified stages in the development programme. Developers will be required to provide for sports activities likely to include the following:

- *Outdoor and all-weather pitches for major team sports including GAA, Soccer, Rugby;*
- *Golf facilities including pay-and-play facilities and a driving range*
- *A multi-purpose sports centre with indoor and outdoor facilities for Tennis, Squash, Swimming, Basketball, Five-a-Side and fitness activities.*

5.3.12. Larger areas of open space, including areas suitable for ball games, should be provided within a convenient walking or cycling distance of all new dwellings.

5.3.13. The opportunity should also be taken to provide a major country park facility that could provide:

- *opportunities for countryside recreation close to peoples homes;*
- *A means of linking major sporting facilities with informal open spaces;*
- *An attractive landscape setting for the new settlement;*
- *Opportunities for the enhancement of wildlife habitat, nature conservation and built heritage interests; and*
- *A means of protecting the existing setting of many existing dwellings near the new settlement.*

Transport

Road Proposals

5.3.14. The existing road network serving the Monard area will require major reconstruction if it is to serve the new settlement. The emerging proposal for the Cork Northern Ring Route will provide links with:

- *Cork City;*

- The N20 northbound/Mallow;
- Blarney/Tower;

Other new or improved routes likely to be required include:

- Whitechurch; and
- Killeens.

5.3.15. The SDZ process will indicate the appropriate standard for each route and the phasing of each key road proposal so that it is provided at the appropriate point in the overall scheme for the development of the new settlement.

5.3.16. Within the new settlement itself, a new road network will be provided in accordance with the County Council’s standards for new residential areas.

Infrastructure

Drinking Water Supply

5.3.17. A new drinking water supply network will need to be constructed to serve the new settlement. This will consist of the following main elements:

- The construction of a new trunk main from the reservoir at Inniscarra;
- The extension of drinking water treatment facilities at Inniscarra;
- The construction of a new service reservoir to serve the new settlement; and
- The construction of a service network to serve the areas identified for new development.

Waste Water Disposal

5.3.18. A new system for the disposal of waste water will need to be constructed to serve the new settlement. This will consist of the following main elements:

- The construction of a service network to serve the areas identified for new development;
- The construction of a new trunk main to link the new settlement with an existing waste water treatment plant that either has or can be extended to provide adequate treatment capacity for the wastewater likely to be generated by the development (the

most likely such plant is the City Main Drainage Treatment Plant at Carrigrenan, Little Island); and

- If appropriate, the extension of waste water treatment facilities at the designated waste water treatment plant.

Surface Water Disposal

5.3.19. A new system for the disposal of surface water will need to be constructed to serve the new settlement. This will consist of the following main elements:

- The construction of a fully segregated service network to serve the areas identified for new development; and
- The construction, on site, of appropriate attenuation measures so that the rate at which run-off enters local water courses does not exceed the corresponding rate prior to the commencement of the new development (year storm events of up to 1-in-100 year frequency).
- Pollution prevention measures to protect sensitive areas down stream of the site.

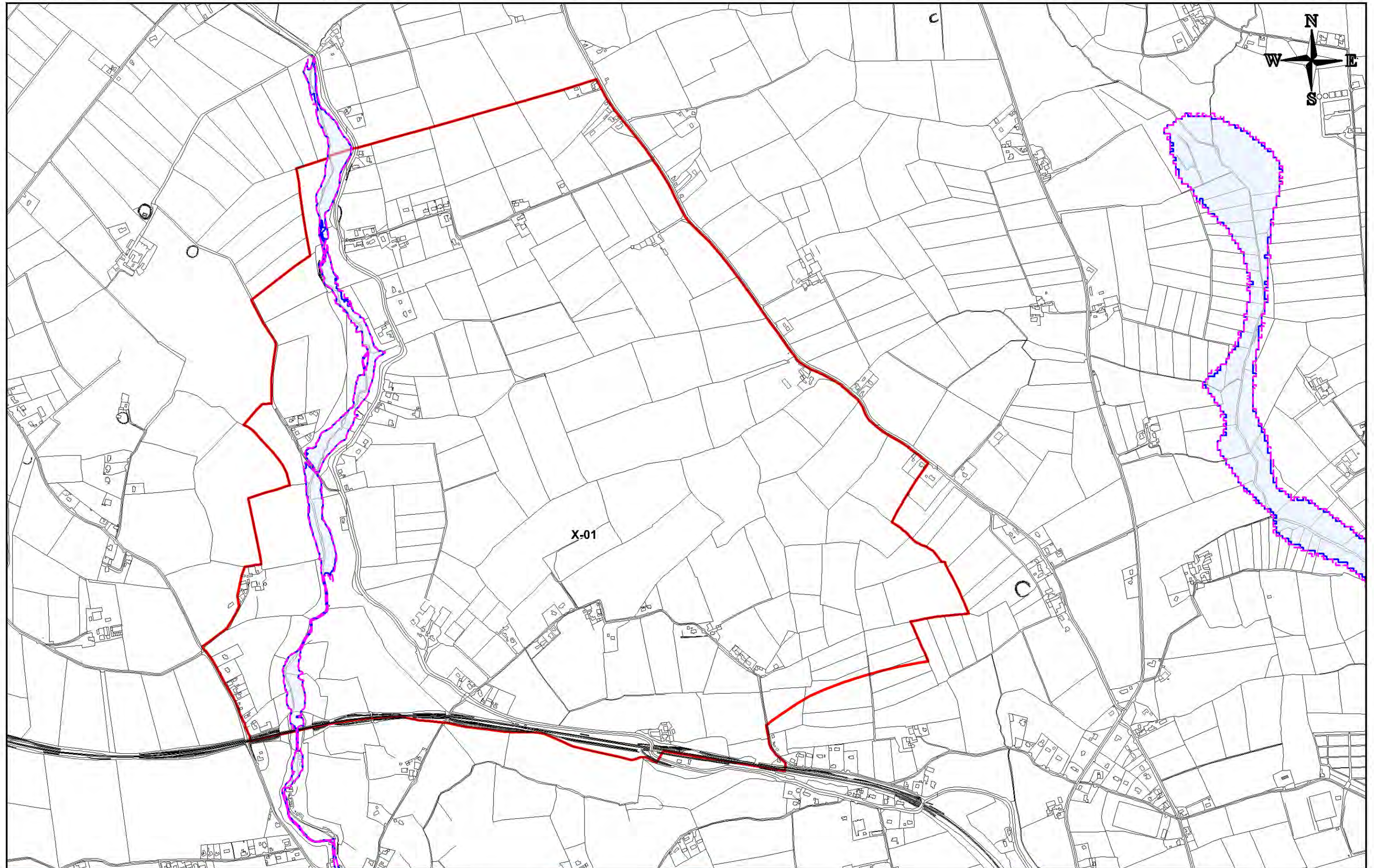
Strategic Environmental Assessment

5.3.20. It is a requirement of the SEA directive and the Planning and Development (SEA) regulations 2004 to include an environmental report with a draft planning scheme for an SDZ. Following on from the scoping process, an environmental report is currently being prepared for the planned new residential development at Monard as part of this process.

5.3.21. The specific objectives for Monard are set out in the following table:

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
	Monard will comprise the following main elements; <ul style="list-style-type: none"> • About 5,000 new homes • A new secondary school • New Primary Schools • Major new Country Park • New Railway Station • Some Comparison and Convenience Retail • Recreation and Open Space 	

Objective No.	Special Policy Area Objectives	Approx Area (Ha)
X-01	a) It is an objective of this plan to facilitate the development of a new settlement on land to the north of the proposed railway station for Monard through the Strategic Development Zone process, as set out in the Planning and Development Act 2000 (as amended). b) The new settlement at	391



KEY VILLAGES

Carrignavar

Glenville

Glounthaune

Grenagh

Tower

6 Carrignavar

6.1 VISION AND CONTEXT

The vision for Carrignavar to 2020 is to ensure that it fulfils its role as the primary focus for the development of the surrounding rural areas, to encourage consolidation of the settlement, to retain and improve local services and facilities and to strengthen infrastructure and public transport connections with the larger towns and villages in the Electoral Area.

Strategic Context

6.1.1. In the overall strategy of this Local Area Plan, Carrignavar is designated as a **key village** falling within the CASP Ring Area. The CASP Update 2008 noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth, relative to its location, within Metropolitan Cork. This will require more moderate growth within the village network of the Blarney Electoral Area to ensure the delivery of this CASP objective.

6.1.2. Carrignavar lies within the Rural Housing Control Zone and is bounded to the south by the Metropolitan Greenbelt. The objectives of the County Development Plan seek “to establish key villages as the primary focus for development in rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport”.

Local Context

6.1.3. Carrignavar is located approximately 8 kilometres north of Cork City and 2 kilometres east of Whitechurch, in the Cloghnagashee (Glashaboy) River Valley, which gives the village its attractive setting.

6.1.4. The village is well established with a number of services and community facilities including a national school, secondary school, outdoor swimming pool, playground, GAA club, Garda station, community hall, tennis courts, church, supermarket, post office, public houses and a number of retail units.

6.2 PLANNING CONSIDERATIONS

Population and Housing

6.2.1. In 2006, the census recorded a population of 482 people in Carrignavar. There are a number of mature estates within the village and, as the table below shows; it is estimated from geodirectory data that between 2001 and 2010, 111 new dwelling units were constructed in the village.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
67	116	178	111

Source: Geodirectory

6.2.2. Recent infill development on the main street is well integrated with the core of the village. However recent housing estate development, while being appropriate in scale, is ‘suburban’ in design and lacking sensitivity to the rural character of the village.

6.2.3. Having regard to recent growth it is important that a balance be provided in the form of community facilities, in particular by enhancing existing community facilities and encouraging new facilities to locate within the village. The village would also benefit from the introduction of traffic calming measures.

6.2.4. There are outstanding permissions for 382 units including a single permission for a 356 unit development to the north east of the village core.

6.2.5. There were no vacant units observed in Carrignavar however there is an unfinished development of approximately 10 units on the approach road to the village from Whitechurch.

Infrastructure and Community Facilities

Road Infrastructure and Transport

6.2.6. Road access to Carrignavar is adequate both from Cork City and Whitechurch. The village is served by a regular bus service connecting to Cork City (four times daily from Cork and the return journey twice a day) and has a less frequent service to Glenville.

Water Supply

6.2.7. The current water supply to the village is inadequate. Cork County Council’s “Assessment of Water Services Needs 2009” has identified a

need for a new source, construction of a storage reservoir and associated network modifications. Until this is achieved no further large scale development can occur. This project is not on the current Water Services Investment Programme.

Waste Water Infrastructure

6.2.8. The village is served by a waste water treatment unit, which is licensed for and treats a PE of 556 and discharges to the Cloghnagashee River which in turn feeds into the River Glashaboy. It has insufficient future capacity.

Flooding

6.2.9. While there are no known flood risks or OPW National Flood Hazard Mapping recorded flood events in Carrignavar village, parts of Carrignavar have been identified as being at risk of flooding. The areas at risk follow the path of the Glashaboy 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.

Environment

6.2.10. The following table summarises information in relation to water quality of the Glashaboy River and the Cloghnagashee River flowing west-east through the village.

Glashaboy River	
Water Management Unit	Glashaboy
Waterbody code	IE-SW-19-1520
Protected Area	Yes: 4 surface drinking waters – 2 reaches of Butlerstown River and a Tributary; and Glashaboy River
River Status (Dec 08)	Moderate
Risk Assessment (River body)	1a at risk
Risks	Carrignavar Waste Water Treatment Plant – insufficient future (2015) capacity

Objective	Protect good status 2015 (alternative objective to restore by 2021)
Q Value	N/A
Table 6.3: Environmental Quality of the Cloghnagashee River	
Cloghnagashee River	
Water Management Unit	Glashaboy
Waterbody code	IE-SW-19-1740
Protected Area	No
River Status (Dec 08)	Moderate
Risk Assessment (River body)	1a at risk
Risks	Carrignavar Waste Water Treatment Plant – insufficient future (2015) capacity
Objective	Restore
Q Value	N/A

Source: South West River Basin Management Plan

6.2.11. The water quality of both the Glashaboy and Cloghnagashee rivers is recorded as only of moderate status and will need to be improved to 'good' status in future years. The provision of enhanced WWT facilities to meet the demands imposed by future development is an important element of the overall approach to this village.

6.2.12. The moderate status of the Glashaboy River is an issue in determining planning proposals for the settlement.

Community Facilities

Economy and Employment

6.2.13. The village has an attractive main street with a mix of retail units and residential dwellings. There is an infill development on the main street with parking off street to the rear which includes a café, post office, pharmacy, florists and a beauty salon.

Environment

6.2.14. The river valley and surrounding wooded lands form part of an area designated as scenic landscape. There may be potential to further develop public amenities such as the riverside walk through the village. An attractive wooded river vale runs through the centre of the settlement. The wooded nature of the settlement in general should be retained and

enhanced. Any future residential developments should incorporate this requirement into their layout and design.

6.2.15. There are attractive stone road side boundary walls along the roads entering the village from the south in particular which should be retained.

6.2.16. A Standing Stone within the village features on the Sites & Monuments Record.

6.2.17. The village is set within a landscape character type called Fissured Fertile Middleground which is defined in the Draft Landscape Strategy as an elevated landscape comprising an area rising above adjacent plains with moderate to low relief of elongated interlocking hills forming sinuous rivers. This landscape is rated to be of County importance.

6.3 PROBLEMS & OPPORTUNITIES

6.3.1. Carrignavar's rural setting and proximity to Cork City makes it an attractive location for development. The village's rural character should be protected from insensitive development, which could seriously undermine the attractiveness of the village through appropriately scaled development and protection of mature trees and hedgerows.

6.3.2. While development in more recent years has seen acceleration in population growth, facilities and infrastructure have tended to lag behind. To facilitate future development in the village it is particularly important that a new water source is identified, which has sufficient capacity to cater for existing and proposed development within the entire village and that the waste water treatment plant be upgraded. The provision of a wastewater treatment plant is not identified on the Water Services Investment Programme 2010-2012 and so this infrastructure deficiency is likely to impact on the development potential of the village.

6.3.3. In the absence of either public proposals for enhanced waste water treatment facilities, or the funding of improvements to the current plant through developer contributions, the potential for development in Carrignavar is likely to be limited to a small number of individual dwellings with their own waste water treatment facilities.

6.3.4. The character of the village is being compromised by an unfinished development on the approach road from Whitechurch. This road frontage development is quite unsightly and the satisfactory completion of the development or reinstatement of the site to Greenfield status must be prioritised over any further estate development in the village.

6.3.5. Other important issues in Carrignavar include the need for improvements to the footpath network and the introduction of traffic calming measures.

6.4 PLANNING PROPOSALS

6.4.1. The development boundary of Carrignavar has been largely determined by topography and infrastructural considerations. Generally it has been drawn to include existing developed areas as well as additional land where future development can be considered

6.4.2. Subject to the provision of water and wastewater treatment infrastructure and notwithstanding outstanding permissions, it is considered that, should infrastructural constraints be overcome, a maximum growth of 100 units over the next ten years would represent a more balanced approach to growth within this key village.

6.4.3. There is a current outstanding permission to the north of Carrignavar in proximity to the GAA pitch for 356 units. This is considered to be outside the scale of development now proposed for the village and whilst opportunity remains for the implementation of any permission granted, it is considered that development of that scale would not be in line with current Ministerial policy on the scale of development in villages. Notwithstanding this, the site continues to present an opportunity for residential development.

6.4.4. In order to better reflect the existing 'grain' or character of the village and the DoEHLG guidelines on Sustainable Residential Development in Urban Areas, any new individual housing scheme should not exceed 30 units. In the absence of water and waste water infrastructure the potential to accommodate new development is limited to 10 new dwellings each providing its own waste water infrastructure.

6.4.5. Lands closest to the village core are to be developed prior to land on the fringes. It is considered that the most suitable lands for future residential development are brownfield or infill sites. In addition, land to the east and north of the village has development potential. An area of circa 2.3HA of land to the west and north of the church could also accommodate development and some development could be accommodated to the west of the village adjoining the approach road from Whitechurch. Development of these lands must be of an appropriate density to facilitate integration with the landscape.

6.4.6. There is also some potential for some limited development to the west of the village. The south of the village along the valley floor may be prone to flooding and development is to be avoided here.

6.4.7. The general objectives that apply within the development boundary of Carrignavar are set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	<p>a) Subject to the provision of appropriate water and waste water treatment infrastructure, it is an objective to achieve an appropriate scale of growth in Carrignavar over the lifetime of the plan with a maximum of 100 additional dwelling units in the village up to 2020.</p> <p>b) No single proposal for residential development shall be larger than 30 housing units.</p> <p>c) In order to secure the population growth 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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>d) All new development is to connect to public water supply.</p> <p>e) It is an objective that new development;</p> <ul style="list-style-type: none"> – Contributes to the creation of sustainable communities; – complies with the urban design principles set out in national guidance and this plan, – consolidate and strengthen the existing village core, – is sympathetic to the character of the village, – respects the existing contours and the relationship of the village to the river, – utilises traditional form, materials and detailing, and – allows sufficient set back in the building line to accommodate a footpath, where appropriate – contributes to the retention and enhancement of the wooded nature of the settlement. – Facilitates safe pedestrian and cycle linkages within the development and to the village core. <p>f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The</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> <p>g) It is an objective to extend footpaths and public lighting within the village core.</p> <p>h) It is an objective to implement traffic calming measures in the village which include the proper demarcation of the road edge and car parking spaces.</p> <p>i) It is an objective to encourage additional retail and services in the village commensurate with the scale of the village.</p> <p>j) 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>

Special Policy Areas

6.4.8. A large opportunity site has been identified to the northeast of the village where the priority is to achieve a balance between residential development and the provision of community facilities.

6.4.9. The specific Special Policy Area objectives that apply within Carrignavar are set out in the following table:

Objective No.	<u>Special Policy Area Objective</u>	Approx Area (Ha)
X-01	<p>a) Opportunity site – Medium density residential development to include the provision of three playing pitches, community facilities, a crèche and an extension to the school. Proposals for development must be accompanied by a detailed development brief agreed with the Planning Authority.</p> <p>b) The layout must include the uses above as a minimum, and make provision for safe access and the</p>	23.7

Objective No.	<u>Special Policy Area Objective</u>	Approx Area (Ha)
	retention and strengthening of existing trees and hedgerows.	

Open Space

6.4.10. This plan includes a zoning objective for active open space use to facilitate the provision of GAA playing pitches. The existing GAA pitch has been incorporated into land reserved for the school with the requirement that access to and use of the pitch by the community is retained.

6.4.11. The location of the Cloghnagashee River valley close to the village centre provides an opportunity to extend the river walk and provide further open space and amenity areas. The tennis courts, playground and adjoining open space is to be maintained as open space.

6.4.12. The specific open space objectives that apply within Carrignavar are set out in the following table:

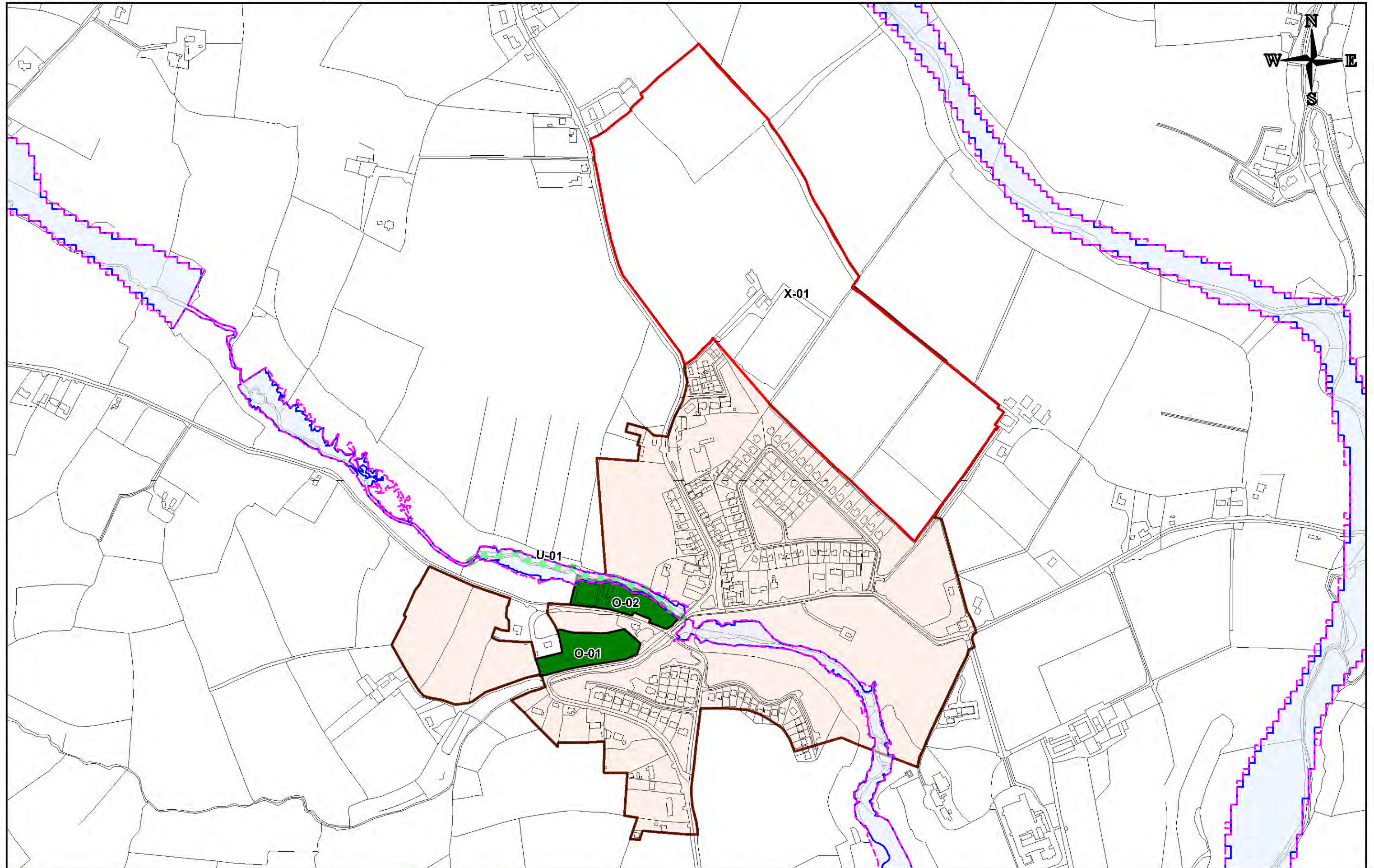
Objective No.	<u>Open Space Objectives</u>	Approx Area (Ha)
O-01	Open space	0.8
O-02	Open space – protection of existing tennis / basketball courts, playground and adjoining lands overlooking riverside walk.	0.7

Community, Utilities and Infrastructure

Utilities

6.4.13. The specific community facility objectives that apply within Carrignavar are set out in the following table:

Objective No.	<u>Utilities Objectives</u>	Approx Area (Ha)
U-01	Maintain and extend pedestrian walk along river bank.	-



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

7 Glenville

7.1 VISION AND CONTEXT

The strategic aims for Glenville are to realise its role as the primary focus for the development of the surrounding rural areas, to retain and improve local services and facilities and to strengthen infrastructure and public transport connections to the village.

Strategic Context

7.1.1. In the overall strategy of this Local Area Plan, Glenville is designated as a **key village** within the Blarney Electoral Area and within the CASP Ring Strategic Planning Area.

7.1.2. CASP Update 2008 noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth within the village network of the Blarney Electoral Area, including Glenville, to ensure the delivery of this CASP objective.

Local Context

7.1.3. Glenville, located in an elevated position, with the village street rising north from the Owenbawn River, is situated to the north east of the Blarney Electoral Area. It lies approximately 15 kilometres north of Cork City.

7.1.4. Glenville is a very well established village dominated by Glenville Manor, which is located to the west of the attractive main street running through the village. All the recent residential development is located on the eastern side of the village. The housing mix in the villages is limited with the majority of units detached or semi detached. The most recent developments are in the form of serviced sites.

7.1.5. The village has a large number of services and community facilities including a national school, GAA club and pitches, Garda station, church, shops and a public house.

7.2 PLANNING CONSIDERATIONS

Population and Housing

7.2.1. In 2006, the population of Glenville was 480, an increase of 41% of 2002 population levels. As a result, the village has experienced a significant growth in the number of dwellings within the development boundary of the village. The table below shows that between 2001 and 2010, 110 units were constructed in Glenville.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
52	53	162	110

Source: Geodirectory

7.2.2. It is estimated that between 2006 and 2010 there were c87 units constructed. With the exception of a new estate of 10 units west of the village most of the recent residential development has been to the east of the village centre. A development of serviced sites at the south east of the village is quite prominent from the southern approach road to the village.

7.2.3. To the north, disconnected from the village there is a recently completed estate of 14 dwelling houses. Generally, the new development lacks reference to the older development in the village core and would be more in context in a town/suburban setting. Outstanding permissions exist in Glenville for 20 dwelling units comprised of a single development of 13 units and 7 units outstanding on a permitted development of 24 units.

7.2.4. Infrastructure and Community Facilities

Road Infrastructure and Public Transport Accessibility.

7.2.5. Road access to Glenville is generally adequate, with the village being located just west of the regional road, the R614. A bus service connects Glenville to Cork City with three daily departures.

Water supply

7.2.6. The current water supply to the village is inadequate and a new back-up source is being sought. Until a new source is identified no further large-scale development should occur. Cork County Council's "Assessment of Water Services Needs 2009" has identified the need to develop a new water supply source and construct 24-hr storage and associated pipe work.

Wastewater Infrastructure

7.2.7. The public waste water treatment facilities currently available to the village are limited. The village has a small treatment unit, which has a population equivalent (PE) design capacity of 300. The treatment unit is currently operating at a PE of 540. The "Assessment of Water Services Needs 2009" recognises that there is a need to upgrade the waste water treatment plant. While the scheme was not listed in the Water Services Infrastructure Programme 2010-2012, Cork County Council are currently in the process of preparing an application to receive funding for this project from the Department of the Environment in order to address the capacity problems that currently exist.

Economy and Employment

7.2.8. Employment opportunities in Glenville are limited to the services sector. There is potential for some further business related development to the west of the village centre. Any development should be of a scale that reflects the existing scale of development in the village and does not detract from its visual setting.

Environment

7.2.9. Glenville's Church of Ireland to the north of the village is entered in the Record of Protected Structures. The Bride/Bunaglanna Valley, to the north of the village forms a proposed Natural Heritage Area.

7.2.10. The Manor Estate, which lies to the west of the village centre, was designated as an Architectural Conservation Area, in the Cork County Development Plan 2009. It is an aim of this plan to preserve and enhance the special character of this area.

7.2.11. The River Bride, a tributary of the Blackwater, runs to the East of Glenville. The river has been designated a (candidate) Special Area of Conservation and a (proposed) Natural Heritage Area in the Cork County Development Plan 2009. The Blarney Electoral Area District Habitat Survey (Dec, 2008) found that the biological communities of the pNHA are notable and include some very rare species. The Glashanabrack stream runs to the south of the village centre.

7.2.12. Given the protection afforded to rivers in both the County Development Plan 2009 and European Legislation (Habitats Directive, 1992/42/EEC), consideration will need to be given to the discharge of wastewater from new treatment plants to these water bodies.

Table 7.2: Environmental Quality of the River Bride	
River Bride	
Water Management Unit	Blackwater Bride
Water Body Code	IE_SW_18_1183
River Status (July 09)	Good
Risk Assessment (River body)	At risk
Risks	Lack of Wastewater treatment facilities
Objective	Protect Good Status
Q Value	Good

Source: South West River Basin Management Plan

7.2.13. The South West River Basin Management Plan has identified that the water quality of the Glashanabrack is probably at risk from the lack of appropriate waste water treatment facilities. This risk will need to be addressed if the good status of the river is to be maintained.

7.2.14. Glenville is located within the “Valleyed Marginal Middleground” landscape type as identified in the Draft Landscape strategy for County Cork. This area is of high landscape value and high landscape sensitivity. The landscape is valued for agriculture while the upland areas are used for commercial forestry. The aim of this plan will be to preserve this unique landscape setting, particularly the scenic and amenity values of the Bride River Valley.

Flooding

7.2.15. While there are no recorded flood events within the development boundary of Glenville, the R614 to the east is prone to flooding events. Other parts of Glenville have been identified as being at risk of flooding. The areas at risk follow the path of the river that runs to the south of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009.

7.3 PROBLEMS & OPPORTUNITIES

7.3.1. Glenville has an attractive rural setting. The level of development over the last decade has changed the nature of this village. Most of the newer estates for example have not been completed to the appropriate level with poor attention paid to landscaping in particular. This level of growth highlights the importance of protecting the village’s rural character from insensitive large-scale development.

7.3.2. While some properties in the village have been restored with the help of Leader/National Development Plan funding, there are still a number of run down properties on the main street that detract from the amenity of the village. There is a clear opportunity for the re development of these building, many of which are of a traditional rural vernacular.

7.3.3. To allow the village to develop in an orderly manner, given the water quality issues affecting the Glashanabrack River, it is particularly important that public waste water treatment facilities and a new water supply, which have sufficient capacity to cater for existing and proposed development within the entire village, are provided.

7.4 PLANNING PROPOSALS

Overall Scale of Development

7.4.1. Over the lifetime of this plan, it is envisaged that the key village of Glenville will develop in an organic manner, subject to the provision of appropriate wastewater treatment facilities and an appropriate water supply.

7.4.2. Apart from a small finger of the development boundary that has been extended to capture existing development, the development boundary of Glenville is tightly drawn on the northern side, as the land is elevated and offers prominent views across the Bride Valley. To the south, the boundary encompasses existing development and makes provision for some additional open space and residential development. To the east, the boundary was drawn to include recent residential development but allowing for limited expansion and should not extend any further east as the land falls to the river. The western boundary includes part of the lands around Glenville Manor, but does not extend as far as the Manor itself.

7.4.3. Given the status and relatively good service base of this village, it is considered appropriate to plan for development in the coming decade to broadly match the scale of new development recorded in the last decade. Therefore, subject to the provision of wastewater treatment facilities, it is considered that a maximum growth of 100 units can be accommodated in Glenville up to 2020. Development of this scale would be more in proportion with the pattern of existing development and would result in an

estimated population of 631 in 2020, representing an increase of 31% on population levels recorded in 2006.

7.4.4. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development any new individual housing schemes and the pattern of existing development should not exceed 20-25 units.

7.4.5. In the absence of investment in waste water Infrastructure, given the water quality issues affecting the Glashanabrack River, the development potential of Glenville will be limited to a small number of individual dwellings served by individual waste water treatment facilities.

7.4.6. It is considered that the most suitable lands for future residential development are brownfield or infill sites. Lands to the east of the village have potential to accommodate additional development. Land west of and behind the main street, south of and abutting the entrance to Glenville Manor presents an opportunity for a mixed use development subject to a detailed development brief being agreed with the planning authority.

7.4.7. Given the designation of part of the village as an Architectural Conservation Area, future development within the village centre and the main street will need to preserve and enhance the character of the area. Any future development must have regard to this designation and should be of an appropriate scale, form and material finish.

7.4.8. The general objectives for Glenville are set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	Within the development Boundary of Glenville, the following objective applies; <ul style="list-style-type: none"> a) Subject to the provision of waste water treatment infrastructure, encourage the development of up to 100 dwelling units in the period 2010-2020. b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 25 units. 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

Objective No.	<u>General Objectives</u>
	<p>will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>d) All future development should be connected to a public water supply, the public wastewater treatment system and should make adequate provision for storm water storage and disposal.</p> <p>e) Residential development in Glenville shall generally be located to the east of the main street.</p> <p>f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6 in section 1 of this plan.</p> <p>g) 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>

Village Centre Development

7.4.9. Given the targeted population growth for Glenville, it is envisaged that additional retail and business uses will be required. An opportunity exists to extend the village centre to the west of the existing centre to provide for mix of uses including business, retail, community and residential. Any proposal within this area should preserve and enhance the architectural character of the area, make provision for the retention and strengthening of existing mature tree belts and hedgerows and the provision of the pedestrian links identified above.

7.4.10. The specific Village Centre objectives for Glenville are set out in the following table:

Objective No.	<u>Village Centre Objectives</u>	Approx. Area (Ha)
T-01	<p>a) Village Centre Development-including business, retail, community, and residential facilities. Any proposal will need to preserve and enhance the architectural character of the area and make provision for the retention and strengthening of existing mature tree belts and hedgerows.</p> <p>b) Developments along the main street should preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</p>	8.1

Open Space

7.4.11. Glenville Manor is an extremely attractive feature of the village. The lands enclosed by Glenville Manor should be protected as a heritage resource for the community. All existing tree belts in the vicinity of Glenville Manor and elsewhere within the village should be maintained and strengthened.

7.4.12. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan 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 settlements generally for use as agriculture, open space and recreational uses.

7.4.13. In terms of the provision of open space and recreational facilities, it is an objective to facilitate the provision of additional public recreational facilities including playing pitches on lands to the west of the village centre.

7.4.14. It is an objective of this plan to enhance the facilities available to pedestrians with the village centre and the surrounding areas. Pedestrian links should be provided linking areas of open space to the north and south of the village centre.

7.4.15. The O-02 site is affected by flooding, Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to

developments in areas susceptible to flooding, when considering future proposals on this site.

7.4.16. The specific Open Space objectives for Glenville are set out in the following table:

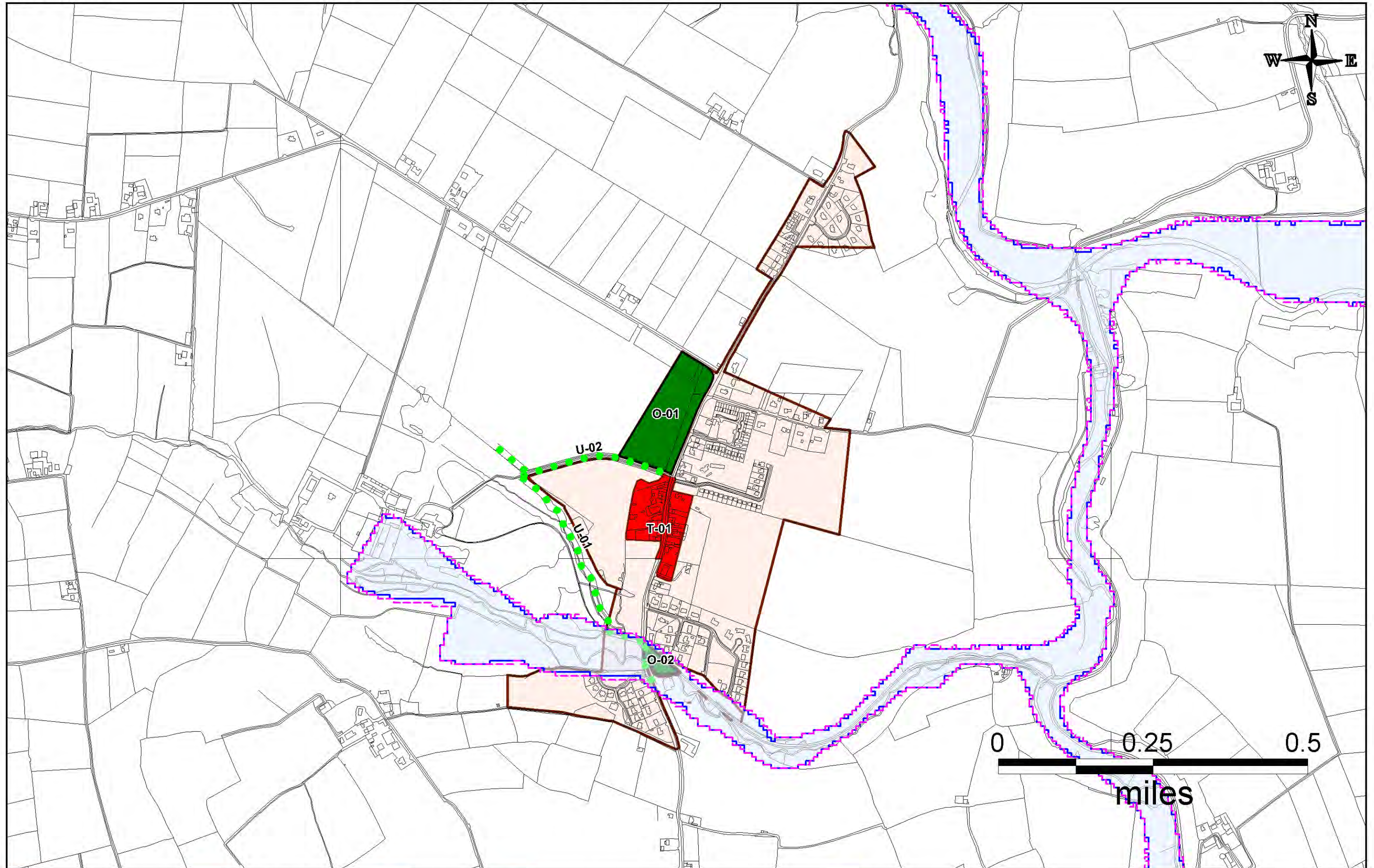
Objective No.	<u>Open Space Objectives</u>	Approx. Area (Ha)
O-01	Open space for public recreation including the provision of playing pitches and providing for the retention and protection of the existing trees along the eastern boundary.	3.6
O-02	<p>a) Open Space and amenity area</p> <p>b) Parts of 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>	0.3

Utilities

7.4.17. The specific utilities objectives that apply in Glenville are set out in the following table:

Objective No.	<u>Utilities Objective</u>	Approx. Area (Ha)
U-01	Develop and maintain pedestrian walk linking new open space areas with the village. The pedestrian walk is within the Blackwater River Special Area of Conservation. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and 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 this site. In particular regard should be had to the protection of Otters their breeding sites and resting places along the proposed river walk.	
U-02	Develop and maintain pedestrian walk linking new open space areas.	-



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Glounthaune

8.1 VISION AND CONTEXT

The vision for Glounthaune to 2020 is to secure a significant increase in the population of the settlement (balancing the maximisation of the sustainable transport benefit offered by the railway station, with development appropriate to the character, setting and scale of the village), to retain and improve local services and facilities and to strengthen infrastructure provision.

Strategic Context

8.1.1. Glounthaune is located approximately 8 kilometres east of Cork City, parallel to the N25 Cork-Midleton road. The western side of Glounthaune is located within Blarney Electoral Area, while the eastern side is within Midleton Electoral Area.

8.1.2. In the overall strategy of this Local Area Plan, Glounthaune has been designated as a **key village** within Metropolitan Cork.

8.1.3. This new designation reflects the principles of the DoEHLG Guidelines on Sustainable Residential Development in Urban Areas. These guidelines allow for significant enhancement of the scale and density of development in small towns and villages, in locations close to Gateways and Hubs designated under the NSS, that are served by existing and or planned high quality public transport corridors and that have been earmarked for particular development function in regional planning guidelines and development plans.

8.1.4. The objectives of the County Development Plan 2009 for key villages are to establish these settlements as the primary focus of development in rural areas by encouraging and facilitating population growth, by supporting the retention and improvements of key facilities including social and physical infrastructure and public transport. The strategic aims for Glounthaune are to promote better use of the existing rail transport infrastructure and to retain and improve local services and facilities.

8.1.5. This key village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of these lands and to reserve lands generally for agriculture, open space or recreation use.

Local Context

8.1.6. It is an extensive settlement straddling an upper and a lower road with most of the services and amenities being located off the lower road which is the old N25 route and is still quite busy. To the south of the railway line is the attractive old village containing the community centre, playground and a bar/restaurant.

8.1.7. There are a number of business uses to the west of the village. There are a number of established residential estates off the upper road to the east and west of the village centre. More recent developments includes an estate to the north west of the village on elevated lands and the partial, more recent, development of land to the east.

8.1.8. Much of the settlement is built on a hill and most of the undeveloped lands within the boundary are very visually sensitive. Existing properties have extensive views over Lough Mahon and Fota Island.

8.2 PLANNING CONSIDERATIONS

Population and Housing

8.2.1. Glounthaune is a well established residential area and, as can be seen from the table below, it is estimated using geodirectory data that 134 new units were constructed between 2001 and 2010. Over 50 of these new units are within a low-medium density estate north of the school to the north west of the village. More recently, zoned land to the east of the village has been partially developed with 35 units (of 85 permitted) being completed on one site and 10 units (of 283 permitted) on another site. 5 vacant dwellings were recorded – these being on the newly constructed 10 unit development to the east.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
311	407	445	134

Source: Geodirectory

Infrastructure and Community Facilities

Road infrastructure and Accessibility

8.2.2. Although the N25 has eliminated a high proportion of the through traffic from Glounthaune, internal roads in the key village are generally

quite poor and facilities for cyclists are inadequate. Glounthaune is well served by public transport. The railway station is located close to the village centre and offers a service to Cork City every 15 minutes. The village also has access to a number of bus services, connecting the village to Cork City, Cloyne, Ballycotton, Whitegate and Midleton. Glounthaune would benefit from traffic calming measures along the old N25 road, which would also help give more definition to the village core.

Wastewater Infrastructure

8.2.3. The Glounthaune Sewerage Scheme was completed in 2007 with the area now connected to the Carrigrennan WWTP at Little Island.

Water Supply

8.2.4. The current water supply to the village is adequate with Glounthaune connected to a new trunk main as part of the Cobh, Midleton Carrigtwohill Water Supply Scheme.

8.2.5. There are problems with storm water in Glounthaune and the need for a new discharge has been highlighted. The area is exposed to tidal flooding, for which there is no immediate remedy.

Flooding

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

Community Facilities

8.2.7. Glounthaune has a number of important community facilities and services, which include an efficient train service, a church, shops, pubs and post office.

8.2.8. There are no playing pitches/ sports facilities in the key village boundary. The topography of the surrounding locality is such that they would be difficult to provide. Erins Own Hurling and Football Club and Glounthaune United are both located in the green belt outside the settlement.

Employment and Economic Activity

8.2.9. The settlement is located very close to Little Island, which is a strategic industrial location and to Carrigtwohill, which has a wide range of employment opportunities. This and the presence of significant employment uses located to the west of the village along the main road afford it a good location in relation to employment.

Environment

8.2.10. Glounthaune is located within a landscape type of national importance described in the Draft Landscape Strategy as City Harbour and Estuary. A very high landscape value is attributed to it in the Draft Strategy (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance) and its sensitivity is described as very high (extra vulnerable landscapes – for example, seascape area with national importance – likely to be fragile and susceptible to change).

8.2.11. To the south of Glounthaune is candidate SACs 1058 – Great Island Channel. This is an integral part of Cork Harbour which is a wetland of international importance for the birds it supports. The main habitats of conservation interest are the sheltered tidal sand and mudflats and Atlantic salt meadows, both habitats listed on Annex I of the EU Habitats Directive.

8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. The development boundary of Glounthaune encompasses a substantial amount of land which is generally steeply sloping and prominent. Glounthaune’s proximity to Cork City and its access to rail transport makes it an attractive location for development. In addition, as referred to above, Glounthaune is well located in relation to employment uses.

8.3.2. Glounthaune has not been targeted for significant development in the County Development Plan and given its setting and character, it is considered that the bulk of the land within the development boundary which is elevated and designated open space, should continue in agricultural use.

8.3.3. It is noted that there are substantial permitted sites to the east of the village which, combined, have outstanding permissions for 323 dwellings. The larger of the sites has permissions which include a single outstanding permission for 251 dwellings none of which have commenced.

8.3.4. Glounthaune would benefit from improvements to the village centre, with an enhanced streetscape and provision for improved street

lighting and public footpaths. The provision of walking and cycling routes would enhance the quality of life in this key village.

8.4 PLANNING PROPOSALS

Overall Scale of Development

8.4.1. The guidance set out in the DoEHLG publication “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” promotes plan led development that contributes to compact villages, offers alternatives to urban generated rural housing, and respects the grain and pattern of existing development. The guidelines allow for higher densities in certain locations. Following these principles, an upper limit on the level of development in Glounthaune has been established.

8.4.2. It is considered that new development in Glounthaune over the next ten years should not exceed 400 units in total. While this growth is substantial relative to the growth that has taken place over the last ten years, it is reasonable, reflecting the village’ s infrastructural capacity and, most significantly, its availability of public transport, to ensure that any new development is in proportion with the pattern and grain of existing development. It is considered that any new individual housing schemes should not exceed 40 units.

8.4.3. Within the development boundary of Glounthaune, which is tightly drawn to protect the strategic gap between Glanmire to the west and Carrigtwohill to the east, the land to the south east of the village is considered suitable for residential development. A large portion of this land already has permissions totalling 283 units with 273 of these outstanding.

8.4.4. It is intended that the remaining growth will be accommodated on the Glounthaune Masterplan Site (see X-01 below) and on infill or brownfield sites.

8.4.5. The general objectives that apply within the development boundary of Glounthaune are set out in the following table:

Objective No.	General Objectives
DB-01	a) Within the development boundary of Glounthaune, it is an objective to encourage the development of up to 400 additional dwelling units up to 2020; b) No one proposal for residential development

Objective No.	General Objectives
	shall be larger than 40 housing units; c) In order to secure the population growth 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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites; d) It is an objective that new development; <ul style="list-style-type: none"> • Contributes to the creation of sustainable communities • consolidates and strengthens the existing village core, • complies with the urban design principles set out in national guidance and in this plan, • is sympathetic to the character of the village, • utilises traditional form, materials and detailing, • allows sufficient set back in the building line to accommodate a footpath, where appropriate and • facilitates safe pedestrian and cycle linkages within the development and to the village core e) All future development should be connected to a public water supply, the public wastewater treatment system and should make adequate provision for storm water storage and disposal; f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in

Objective No.	<u>General Objectives</u>
	<p>objectives FD1-4, 1-5 and 1-6;</p> <p>g) It is an objective to encourage additional retail and services in the village commensurate with the scale of the village;</p> <p>h) It is an objective to implement traffic calming measures in the village which include the proper demarcation of the road edge and car parking spaces;</p> <p>i) It is an objective to achieve the development of a public car park in close proximity to the railway station;</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>

Community Facilities

8.4.6. The specific Community facilities objectives that apply within the development boundary of Glounthaune are set out in the following table.

8.4.7. Part of the site, particularly on the southern boundary, is affected by flooding. Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposals on this site.

Objective No.	<u>Community / Utilities / Infrastructure Objectives</u>	
C-01	Provision for extension to school and recreational facilities.	1.2
C-02	<p>a) Maintain Playground facility.</p> <p>b) 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</p>	0.3

Objective No.	<u>Community / Utilities / Infrastructure Objectives</u>	
	objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	

Special Policy Areas

X-01

8.4.8. An opportunity exists on lands close to the centre of Glounthaune for residential development. Give the character of the area, the development of the site will be subject to the agreement of a masterplan, which is to be prepared by the landowner.

8.4.9. The masterplan will need to conform with DoEHLG guidance on Sustainable Residential Development in Urban Areas and the need to create sustainable communities. The masterplan must provide the following elements:

- Accessibility to public transport infrastructure;
- Provision for phased development of a minimum of 100 dwelling units;
- The provision of recreation facilities including children's play areas and open space;
- Provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary;
- Improvements to the road network serving the lands from the village core.

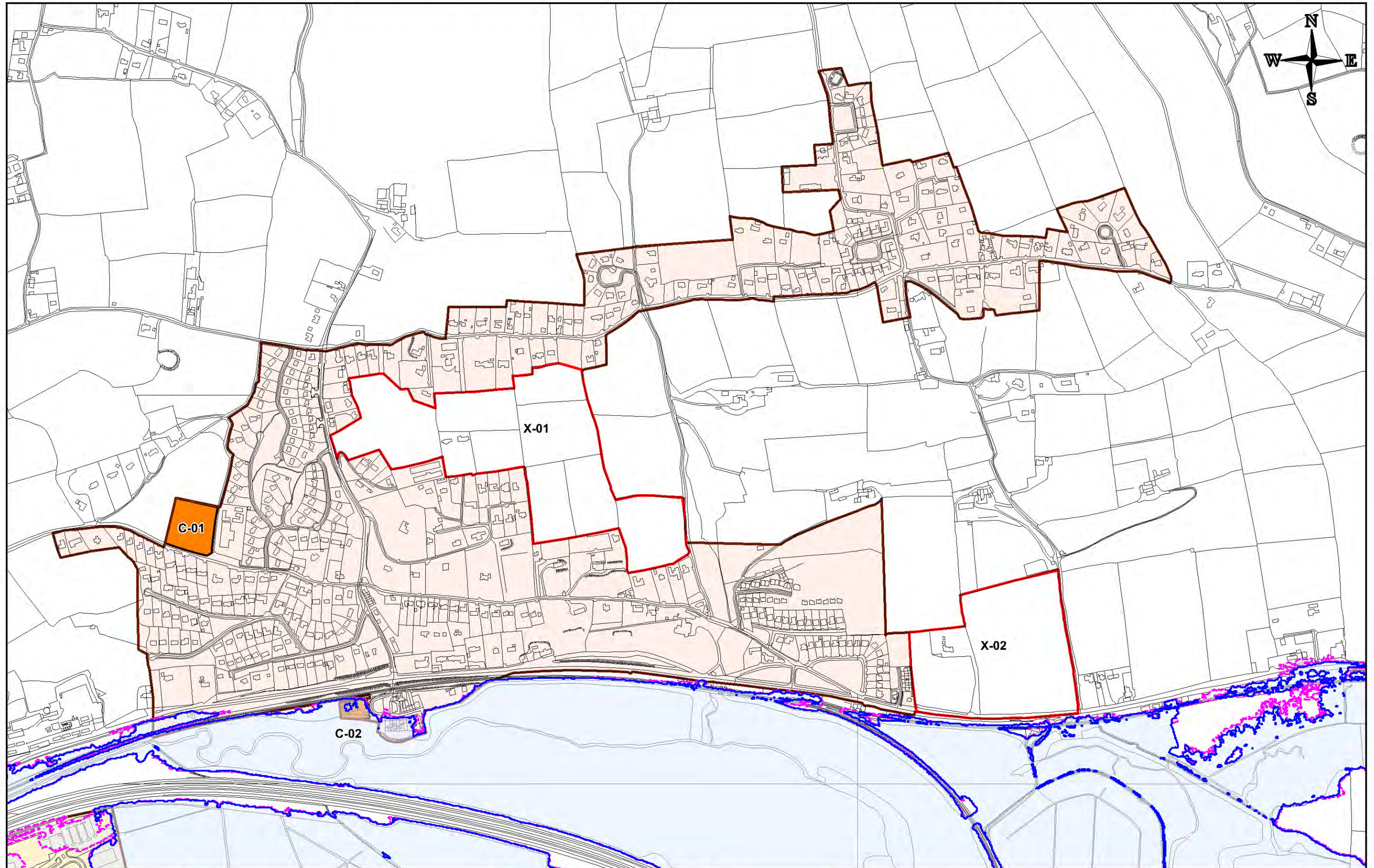
X-02

8.4.10. It is fundamental that the potential of rail-based transport is realised. It is recognised that additional car parking is required close to the station to encourage park and ride as an alternative to car based transport. Lands deemed suitable for the development of a public car park have a grant of permission (including 251 dwelling units, play centres, and community centre).

8.4.11. It is important that the potential to accommodate a public car park on lands close to the train station is not compromised. In addition, it is important that should the current permission on these lands lapse future applications will also include provision of a public car park. To this end the land has been designated a special policy area with a specific zoning objective.

8.4.12. The specific Special Policy Area objectives for Glounthaune are set out in the following table:

Objective No.	<u>Special Policy Area Objectives</u>	
X -01	<p>a) Having regard to the provisions of DB-01 b), it is an objective to facilitate the development of a minimum of 100 dwellings on this site through the preparation of a masterplan, to be completed by the developer.</p> <p>b) The masterplan will pay particular attention to:</p> <ul style="list-style-type: none"> - provision of adequate connectivity with the train station and village core for pedestrians; - Provision of appropriate open space and recreational facilities; - Provision of connectivity to the main road; - Improvements to the road network serving the lands from the village core. 	16.9
X-02	<p>a) Residential development including a high quality landscaping scheme and the provision of a public car park;</p> <p>b) The development is to provide a safe pedestrian link to the rail station and the village core;</p> <p>c) A landscaped buffer, to include woodland planting of indigenous deciduous species, shall be provided along the northern boundary of the site. The layout shall also make provision for the retention and strengthening of existing trees and hedgerows along the site boundaries.</p>	10.2



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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 | |

9 Grenagh

9.1 VISION AND CONTEXT

The strategic aims for Grenagh over the lifetime of this plan are to promote the sustainable development of this rural settlement in tandem with the provision of services, to retain and improve local services and facilities and to strengthen public transport connections to the village.

Strategic Context

9.1.1. In the overall strategy of this Local Area Plan, Grenagh is designated as a **key village** within the Blarney Electoral Area and it lies within the CASP Ring Strategic Planning Area and within the Rural Housing Control Zone. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services and to retain and improve local services and facilities.

9.1.2. CASP Update 2008 noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth within the village network of the Blarney Electoral Area, including Grenagh, to ensure the delivery of this CASP objective.

Local Context

9.1.3. Grenagh, a substantial village with a large residential element consisting mainly of estate housing around a small original core, is located approximately 16 kilometres north of Cork City and west of the N20 Cork-Mallow road and railway line. There is a disused railway line in the Rathduff to the south east of the village. The village is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban generated houses.

9.1.4. The village itself lies in an elevated position to the west of the N20 National Road, and west of the River Martin, which is a tributary of the River Lee and flows between Grenagh and Rathduff. In the vicinity of the village the land rises from the valley of the River Martin, west towards Grenagh and east towards Rathduff.

9.1.5. Over the life of the previous development plan, the traditional village centre has relocated to the lands zoned T-01 in that plan. The older village centre, which is located to the south of the village, has a shop and a petrol station, which have now closed.

9.1.6. The village has a number of services and facilities including a church, post office, a public health clinic, a petrol station, and some retailing. There are also a number of sport and recreation facilities in close proximity to the village centre, including GAA playing fields. A temporary soccer pitch is located outside the village boundary.

9.2 PLANNING CONSIDERATIONS

Population and Housing

9.2.1. It is estimated that the population of Grenagh in 2010 was approximately 580 people. The village has seen considerable growth in the number of dwelling units within the development boundary over the lifetime of the previous Local Area Plan. The table below highlights the growth in residential dwellings that has taken place in Grenagh since 2001.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
21	152	207	186

Source: Geodirectory

9.2.2. Between 2001 and 2010, 186 units were constructed in Grenagh. These include a 35 unit estate to the east of the village and a new village centre development which incorporates 11 residential units. Approximately 55 of these were constructed between 2006 and 2010.

9.2.3. A significant proportion of this growth has been concentrated on the lands to the east and south of the new town centre. There has been limited growth to the east of the L-2772-0 road, which runs along the western edge of Grenagh.

9.2.4. The number of vacant units in the village is small, relative to the overall number of units, with only ten units being recorded as complete and never occupied in a survey completed in early in 2010. There are no outstanding planning permissions for residential developments within the development boundary.

Infrastructure and Community Facilities

Road infrastructure and accessibility.

9.2.5. Grenagh is connected to the main N20 by a number of local roads. The ability of the local road network to accommodate the level of growth planned for village must be considered. Deficiencies in the capacity of the local road network will need to be addressed if this key village is to deliver its target population over the life time of the next Local Area Plan.

9.2.6. There is a very limited bus service connecting Grenagh with Cork City, with one departure, on Fridays only. There is one departure, on Fridays only, connecting Grenagh with Buttevant.

Wastewater Infrastructure

9.2.7. The wastewater treatment plant in Grenagh was upgraded in 2005. The capacity of the treatment plant, which is in private ownership, is 1400 PE (population equivalent). While there is spare capacity (the treatment plant can accommodate an additional 900 PE) at the WWTP, some of this additional capacity will need to provide for the proposed M20 motorway service station. A further 460 PE has been reserved for future development by the current plant owner.

Water Supply

9.2.8. Work was recently undertaken to increase water storage capacity in the area by adding another reservoir (approx.500 m3). The capacity of the new completed system is 390m3. At present, daily consumption is 300 m3. There is capacity in the reservoir to accommodate another 300 people in addition to existing loading.

Economy and Employment

9.2.9. Employment in Grenagh is predominately in the service sector with a number of retail units completed as part of the recent village centre development, which includes a petrol station and a small convenience retailer.

Environment

9.2.10. There are a number of sites of historical importance in and around Grenagh, which include stone circles, standing stones and Fulacht Fia. Ballyvaloon House to the south of the village in the townland of Grenagh is entered in the Record of Protected Structures.

9.2.11. Grenagh is located within the "Fissured Fertile Middleground" landscape type, which is predominately used for dairy cattle pasture as well as some arable production. According to the Draft landscape

strategy for County Cork, this area is of low landscape sensitivity and of local importance.

9.2.12. The Blarney Electoral Area District Habitat Survey (Dec, 2008) highlights the importance of protecting the River Martin Woodlands that extend north from Blarney and west of the N20, towards Grenagh.

9.2.13. Given the protection afforded to rivers in both the County Development Plan 2009 and European Legislation (Habitats Directive, 1992/42/EEC), consideration will need to be given to protecting the status of the river.

Table 9.2: Environmental Quality of the River Martin	
River Martin	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_191
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River body)	Not at risk
Objective	Protect High and Good Status.
Q Value	Good

Source: South West River Basin Management Plan

9.2.14. The River Martin is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The overall objective of the South Western River Basin management plan is to protect the good status of this waterbody.

9.3 PROBLEMS & OPPORTUNITIES

9.3.1. Grenagh’s rural setting and the potential for relatively uncongested car based commuting to Cork City and Mallow makes it an attractive location for development. However because of its’ location and setting on a steep valley side it is important that any further development in the village is carefully sited, designed and adequately landscaped.

9.3.2. The village contains a number of derelict properties. Facilitating the redevelopment and re-use of these would assist in consolidation of the village.

9.3.3. The provision of community facilities is of particular concern in Grenagh. While the village has experienced significant growth in the number of dwellings over the lifetime of the last plan, this growth was not accompanied with an appropriate range of community and recreational

facilities. The provision of such facilities in the short term will be critical to meeting the recreational needs of both the existing and the future population. Such facilities include the provision of a additional sand based pitches by the GAA, a permanent soccer pitch within the development boundary, upgrading the existing sports complex and the upgrading of the youth club to cater for non sporting recreational and community uses.

9.3.4. Improvements to pedestrian facilities within the settlement are required. An opportunity exists to improve the pedestrian and cycling connectivity between Grenagh and Rathduff National School. This would provide parents and pupils with an alternative access to the school. Pedestrian crossings linking areas of planned population growth with services centres would enhance pedestrian safety and accessibility within the area. The village would also benefit from improvement to hard surfacing at the village junction.

9.4 PLANNING PROPOSALS

Overall Scale of Development

9.4.1. Over the lifetime of this plan, it is envisaged that the key village of Grenagh will develop in an sustainable manner with the provision of additional residential units accompanied with the provision of an appropriate range of community and recreational facilities.

9.4.2. The development boundary that has been identified reflects the existing development within the village and the extent to which the village will grow over the lifetime of this plan. The development boundary is tightly drawn to ensure the important gap between Grenagh and Rathduff is maintained in the future.

9.4.3. It is considered that a maximum growth of approximately 150 units over the lifetime of the next ten years would represent a more sustainable level of growth and would reflect the grain of existing development in the village.

9.4.4. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development, any new individual housing schemes, and the pattern of existing development should not exceed 36 units.

9.4.5. It is considered that the most suitable lands for future residential development in Grenagh are to the south of the established residential estates in the village centre. Access to these lands should generally be taken from the Blarney Road and should encourage the redevelopment of this part of the settlement. There may also be opportunities for infill development within the village.

9.4.6. The general objectives that apply within the development boundary of Grenagh are set out in the following table:

Objective No.	General Objectives
DB-01	<ul style="list-style-type: none"> (a) Within the development boundary of Grenagh, it is an objective to encourage the development of up to 150 dwelling units in the period 2010-2020; (b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 36 units; (c) In order to secure the population growth 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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites; (d) All future development should be connected to a public water supply, the public wastewater treatment system and should make adequate provision for storm water storage and disposal; (e) Residential development in Grenagh shall generally be located around the old village centre. The development boundary has been extended, to the south west, to accommodate additional residential development; (f) It is an objective to encourage additional retail and services in the village commensurate with the scale of the village; (g) 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.

Village Centre Development

9.4.7. Given the planned population growth in Grenagh over the next ten years, it is envisaged that there will be a need to extend the retail and business offer available in the village centre. Any future retail or business related development should be centred on the old village centre, in order to facilitate the renewal of the derelict buildings in this part of the settlement.

9.4.8. The specific village centre objective that applies within the development boundary of Grenagh is set out in the following table:

Objective No.	<u>Village Centre Objectives</u>	Approx. Area (Ha)
T-01	Village Centre Development-including business, retail, community, and residential facilities.	0.6

Open Space

9.4.9. It is an objective of this plan to protect the open space that currently exists within Grenagh, from inappropriate development.

9.4.10. The specific open space objective that applies within the development boundary of Grenagh is set out in the following table:

Objective No.	<u>Open Space Objectives</u>	Approx. Area (Ha)
O-01	It is an objective to protect this area of open space for sporting and recreational uses.	4.3

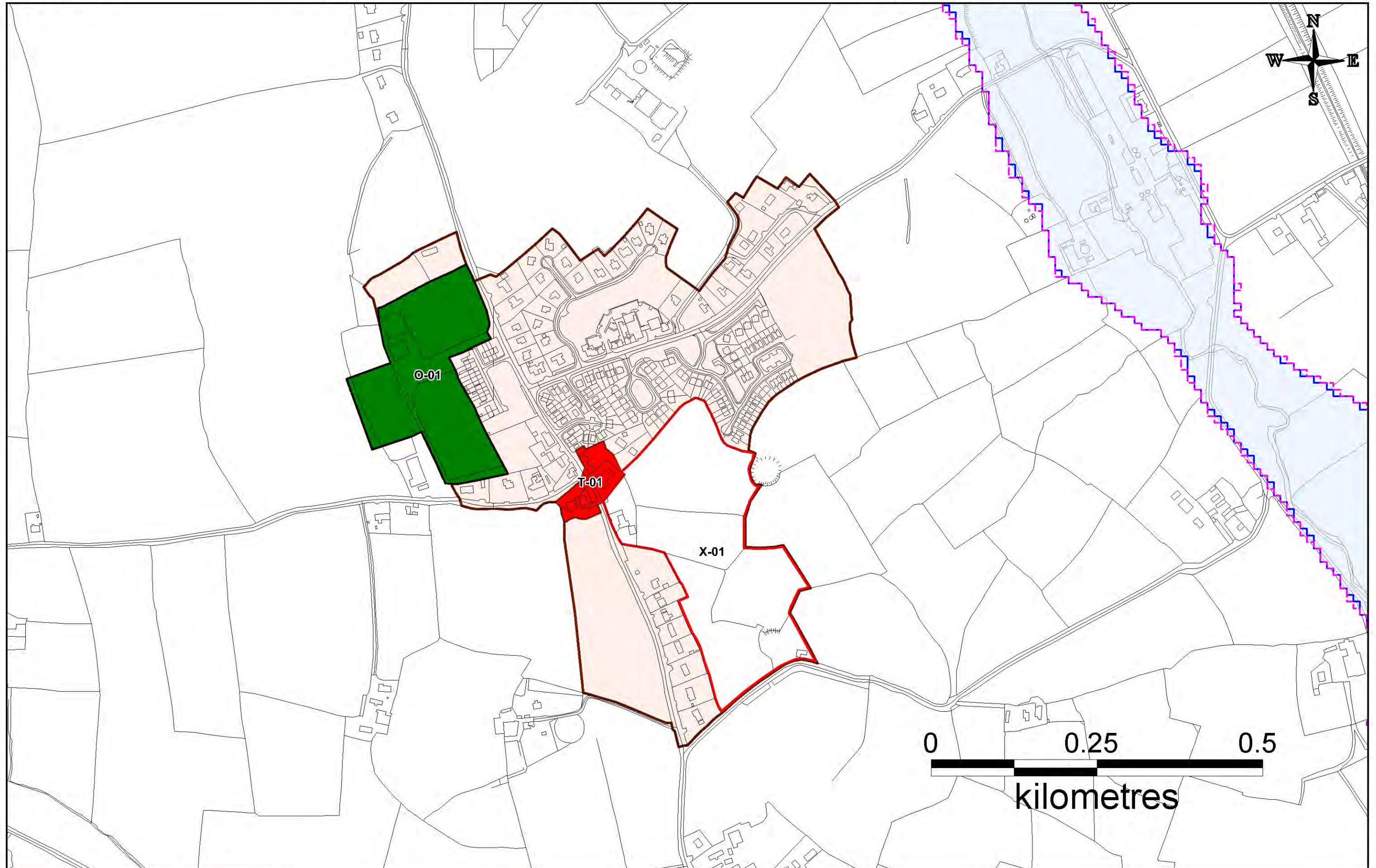
Special Policy Area

9.4.11. An opportunity exists to the south of the existing established residential area of Grenagh for a mixed use type development. Any development within this area should include for the provision of a car park, community facilities (including a soccer pitch and appropriate training facilities) and a crèche. Limited business related uses could also be accommodated as part of a wider mixed use type development. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority. The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.

9.4.12. The existing school serving Grenagh is located on a substandard road at Rathduff and generates large volumes of traffic therefore it may be appropriate to re-locate the existing school or to provide a second school at Grenagh. The development of Special Policy Area X-01 should include the provision of a new national school.

9.4.13. The specific Special Policy Area objective that applies within the development boundary of Grenagh is set out in the following table:

Objective No.	<u>Special Policy Area Objective</u>	Approx. Area (Ha)
X-01	<p>a) Mixed use development - Any proposals for development must include for the provision of a car park, community facilities, a crèche, social housing and a site for a new school. Limited business related development could be incorporated into a wider mixed use scheme.</p> <p>b) Proposals for development must be accompanied by a detailed development brief agreed with the planning authority. The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.</p>	6.5



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

10 Tower

10.1 VISION AND CONTEXT

The strategic aims for Tower over the lifetime of this plan are to promote the sustainable development of this settlement in tandem with the provision of services, to retain and improve local services and facilities and to strengthen public transport connections to the village.

Strategic Context

10.1.1. Tower has been designated as a satellite town since the emergence of the Cork Land Use and Transportation Plans (LUTS) of the 1970's and 1990's. Previous County Development Plans have tended not to place a significant emphasis on the growth of Tower preferring instead to consolidate the settlement within its greenbelt setting and focus on the delivery of an appropriate range of community and amenity facilities.

10.1.2. While the Cork County Development Plan 2009, designated Tower as a Metropolitan Town, given the limited opportunities for significant expansion due to landscape and topographical issues, the need to maintain the strategic metropolitan greenbelt gap between Blarney and Tower and the general lack of services in terms of retail and employment opportunities, the settlement has been designated as a **key village** in the Blarney Electoral Area Local Area Plan.

10.1.3. In line with objectives set out in the CASP Update 2008, development in this area will be concentrated in Blarney and Monard, in order to maximise the return in the planned investment in the rail infrastructure. As a result, it is unlikely that Tower will see any significant expansion in the future and will continue to function as a residential suburb of Cork.

Local Context

10.1.4. Tower is located 11km north west of Cork City. It experienced considerable growth in the early part of the decade, mainly for residential developments at low densities. The rate of growth has declined steadily since 2005.

10.1.5. To the east of Tower lies the Blarney River Valley and its floodplain. To the north and south of the settlement, the steeply sloping valley sides are visually prominent and give the town its attractive rural setting.

10.2 PLANNING CONSIDERATIONS

Population and Housing

10.2.1. In 2002, the population of Tower was 3,032, having grown 116.3% since 1991. In 2006, it had added another 170 people leaving it with a population of 3102. The table below highlights the growth in the number of residential dwellings that has taken place in Tower since 2001.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling Units Growth 2001-2010
627	1093	1142	515

Source: Geodirectory

10.2.2. The increase in dwelling units reflects the pattern of population growth experienced in Tower, with rapid growth over the early part of the decade (+74%) and a declining growth rate over the latter half of the decade (+4%).

10.2.3. Population targets set out in both the CASP Update 2008 and the Cork County Development Plan 2009 predict modest population growth in Tower up to 2020. Taking account of socio-economic factors such as falling household size, the household growth over the period 2010 -2020 will be in the order of 182 units.

10.2.4. There is an outstanding planning permission for 141 units on lands to the south west of Tower, with a further 8 vacant units in recently developed housing estates. There is capacity on the existing land supply for approximately 207 units. No additional lands will be required to accommodate the target population.

Infrastructure and Community Facilities

Public Transport Connectivity.

10.2.5. Currently, there are up to twenty four bus services in each direction linking Tower and Cork each weekday. There is no regular interval or "clock-face" pattern to the service resulting in gaps between departures at certain times of the day. Most services are not routed to

follow the N20, instead following minor roads serving locations such as Blarney and Killard. There is no bus station in Tower at present.

Road Connectivity

10.2.6. The N20 Cork – Limerick National Primary Route connects Tower to Cork. There are full intersections at both Killeens and Blarney to facilitate connection to the national road network. The settlement is also served by a number of local roads, the L-2779-0, which connects Tower with Kerry Pike to the south east, the L-6877-1, which connects Tower to Blarney and the L-2752-70, which connects Tower to Donoughmore to the north east.

Water supply

10.2.7. Tower is supplied from the Cork Harbour and City Water Supply Scheme at Inniscarra.

Wastewater Infrastructure

Wastewater Treatment

10.2.8. Blarney Waste Water Treatment Plant consists of two streams - Blarney WWTP (existing) and Blarney WWTP (new). These are two independent secondary treatment processes with the wastewater load being split evenly between them. The capacity of the plant is 13,000 p.e.

10.2.9. The treatment plant receives wastewater from Blarney, Tower and Kerry Pike. It is necessary that the existing and assigned loading to the Blarney WWTP is confirmed and the spare capacity if any, identified.

10.2.10. A Waste Water Discharge Licence for the plant was granted by the EPA in December 2008. Under the Waste Water Discharge Licence, the existing Cloghroe WWTP has to be decommissioned by 1st April 2012 and a pumping station installed to pump wastewater to Blarney WWTP. This addition from Cloghroe WWTP will be approx 800 p.e. The outfall from the WWTP is to the River Shournagh south of the WWTP.

Stormwater

10.2.11. Surface water discharging to the local river network has caused localised flooding problems particularly on the western end of Tower. The disposal of stormwater from future developments will be a matter for a developer and is dependent on attenuation being provided in accordance with the Dublin Sustainable Drainage System (SuDS) model. For a developed site, it is required that any flows in excess of those from the original greenfield site must be attenuated.

Future Growth

10.2.12. In relation to wastewater treatment and stormwater disposal, Cork County Council listed two schemes, Blarney/Tower Sewerage Scheme Nutrient reduction, and Storm Overflows, in their Assessment of Needs 2010-2012. Funding was made available in the Water Services Investment Programme 2010-2012 for the overflows scheme, with contacts set to start before 2012 (dependant upon the availability of funding).

Flooding

10.2.13. Parts of Tower have been identified as being at risk of flooding. The areas at risk follow the path of the Owennagearagh 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.

Broadband

10.2.14. While broadband provision, under the MANS Project, has been provided in Blarney, the fibre optic network has not been extended to Tower. The extension of this network to Tower was not included on the scheme of works for the MANS II program.

Waste Management

10.2.15. There are existing public refuse and recyclables collection services in Tower. The nearest bring sites are located in Blarney.

Economy and Employment

10.2.16. When determining employment projections for Tower, the CASP Update considered the settlement as part of the Blarney hinterland. With no industrial or commercial land designated in Tower in the 2005 Local Area Plan, the employment function of the area is limited, with Tower functioning as a satellite centre for Blarney, Ballincollig and Cork City.

10.2.17. There is a small village centre that is the focus of employment activity, with a medium sized convenience store, a medical centre, a petrol station and three public houses located there. Given the proximity to larger scale employment opportunities in Ballincollig and Blarney and the relatively poor quality road access, particularly for freight traffic, there is limited potential for future employment related development in the area.

Retail and Community Facilities

10.2.18. There is no large scale convenience retail unit in Tower with a medium sized unit in the village centre providing for day to day convenience goods. A small but important neighbourhood centre has been established in the south adjacent to the national school (Cloghroe) consisting of 5 retail units (pharmacy, hair salon, beauty rooms, general store and post office). There is one primary school, located in Cloghroe that serves Tower. The nearest secondary school is located in Blarney. Any extension at the primary school in Cloghroe will need to address the problems associated with the lack of appropriate parking facilities at the school.

Sporting and Cultural Facilities

10.2.19. It appears Blarney and Tower complement each other as regards sporting facilities. Blarney United AFC have their main playing facilities (2 full size playing pitches) in Tower. There is also a Golf Club and hotel complex located on the outskirts of the town.

10.2.20. There is a small park located in the centre of Tower. It is surrounded by busy roads and is adjacent to a busy petrol station. It is a secure and safe area due to its open access, lighting, and accessibility. Internal walkways and a small playground are provided.

Environment

Landscape & Visual Amenity

10.2.21. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types that were derived from a study of the 76 smaller landscape character areas. Tower lies within the Broad Fertile Lowland Valleys, an area of high landscape value and high landscape sensitivity. The land cover comprises mainly highly fertile regularly shaped fields with mature broadleaf hedgerows.

Scenic Landscape & Scenic Routes

10.2.22. The County Development Plan 2009 has designated the Shournagh Valley and the wooded area to the north of the I-6877-1 as a Scenic Landscape. It is an objective of the County Development Plan 2009 (ENV 2-7) to “preserve the visual and scenic amenities of those areas of natural beauty identified as ‘scenic landscape’”.

10.2.23. The approach road into Tower from Blarney and the road connecting Blarney with Kerry Pike have been designated as a Scenic Route (S39). It is an objective of the County Development Plan 2009 (ENV 2-11 “to preserve the character of those views and prospects obtainable from scenic routes identified in the plan”.

Protected Structures

10.2.24. There are two protected structures in Tower:

- St Annes Hydro (Hydropathic Establishment),
- Tower Bridge

Proposed Natural Heritage Areas

10.2.25. There is one proposed Natural Heritage Area to the north of Tower.

- The Shournagh Valley (pNHA 103) consists of a series of semi natural and demesne woodlands, which are comprised of mature beech and oak species. The area is also rich in fauna including badger, dipper, and Redpoll.

10.2.26. It is an objective of the County Development Plan 2009 (ENV 1-5) “to provide protection to all Natural Heritage sites designated or proposed for designation in accordance with National and European legislation”.

Water Quality

10.2.27. The Owennagearagh is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The river flows to the west of Tower. The following table summarises the environmental quality of the section of the river adjacent to the town.

Table 10.2 Environmental Quality of the Owennagearagh	
Owennagearagh	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_841
Protected Area	No
River Status (July 09)	High
Risk Assessment (River body)	At risk
Risks	Urban and agricultural discharges
Objective	Protect

Source: South West River Basin Management Plan

10.2.28. The South West River Basin Management Plan has identified that this section of the Owennagearagh is at risk from urban and agricultural discharges. This risk will need to be addressed if the current high status of the river is to be maintained.

10.2.29. The Shournagh River, another tributary of the Lee, flows to the east of Tower. The following table summarises the environmental quality of the section of the river that runs through the town.

Table 10.3: Environmental Quality of the Shournagh	
Shournagh	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_1827
Protected Area	Yes
River Status (July 09)	Moderate
Risk Assessment (River body)	At risk
Risks	Urban and agricultural discharges
Objective	Restore to good quality by 2015
Q Value	Moderate

Source: South West River Basin Management Plan

10.2.30. The South West River Basin Management Plan has identified that this section of the Shournagh is at risk from the lack of capacity at the wastewater treatment plant. This risk will need to be addressed if the river is to be restored to good status by 2015.

Flooding

10.2.31. There are a number of recorded flood events with the development boundary of Tower. These were located in

- Riverview estate,
- Tower Bridge,
- Junction of R579 and R617 Cloghroe. This has been recognised as a recurring flood event.

10.3 PROBLEMS & OPPORTUNITIES

Wastewater Treatment

10.3.1. Blarney WWTP receives wastewater from Blarney, Tower and Kerry Pike. Any spare capacity in the treatment is likely to be taken up by population growth in Blarney. It is necessary therefore that the existing and assigned loading to the Blarney WWTP is confirmed and the spare capacity, if any, identified as this will cater for the growth in Tower.

Road infrastructure

10.3.2. The existing road network in the area is generally considered adequate to serve the level of development proposed. In relation to general improvements, the following are required;

- road improvements on the L-.2779-0, connecting Tower and Kerry Pike are required,
- provision of additional footpaths connecting new development in the south east to the town centre,
- Traffic calming measures within the town and on approaches to the town and
- improved pedestrian crossings and better links to the primary school and possibly to Blarney.

Town Centre Development

10.3.3. The range of services offered by Tower Town Centre is limited. However given the limited population growth and the new retail facilities provided in Ballincollig and proposed at Stoneview, it is considered unlikely that there will be a future need for additional large scale retailing facilities in the village.

Sporting and Community Facilities

10.3.4. While the growth in population of Tower does not justify significant investment in large scale social infrastructure, there is a need to enhance the quality of life for existing residents through the provision of;

- Some form of cultural facility perhaps to be provided jointly with Blarney,
- Improved off road pedestrian and cycling facilities,
- Improved footpaths,
- Improved ranges of children’s play facilities.

10.3.5. Cloghroe National School is located adjacent to the church on a relatively steep and small site at the side of a busy road. It is recognised that provision will have to be made in the future for the school’s expansion. Other parking arrangements may have to be made for the collection and set down of students.

10.4 PLANNING PROPOSALS

Overall Scale of Development

10.4.1. Over the lifetime of this plan, it is envisaged that the key village of Tower will develop in a manner that makes the best use of the infrastructure in the area.

10.4.2. The development boundary for Tower includes all the areas that are the subject of specific zoning objectives. Where lands are included within the development boundary and are not covered by a specific zoning objective, a general objective (DB-01) shall apply.

10.4.3. Give the difficulties that exist in relation to topography and the lack of an appropriate range of services, it is considered that a maximum growth of approximately 182 units would represent a more sustainable level of growth for Tower over the lifetime of this plan. Any new individual housing proposals should not exceed 30 units.

10.4.4. It is considered the most appropriate lands for residential development are to the north east and south west of the town centre.

10.4.5. Given the targeted population growth for Tower, it is not envisaged that additional retail floorspace will be required. It is intended that this village centre will continue to be the principal location for future retail development that will be limited to small scale convenience uses.

10.4.6. The issue of the lack of public car parking facilities at National School in Cloghroe is of particular concern. The current situation, where roadside parking is the only option available, is not optimal given the potential traffic hazard it creates at peak hours. It is not the intention of this plan to preclude the provision of an alternative parking solution. Consideration may be given to the possibility of using lands adjacent to the school, which are currently outside the development boundary of Tower.

10.4.7. Outside the development boundary, the land forms part of the Metropolitan Greenbelt. Here, the objectives of the Cork County Development Plan 2009 are to retain the open and rural character of lands between and adjacent to urban areas, maintain the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built up areas, to focus attention on lands within the development boundary which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area. For further information see objectives RCI 8-1 to RCI 8-10 set out in volume 1, chapter 4 of the Cork County Development Plan 2009.

10.4.8. The general objectives that apply within the development boundary of Tower are set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	<p>a) Within the development boundary of Tower, it is an objective to encourage the development of up to 182 dwelling units in the period 2010-2020.</p> <p>b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 30 units.</p>

Objective No.	General Objectives
	<p>c) In order to secure the population growth 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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. Residential development in Tower to the north east and south west of the town centre.</p> <p>d) All future development should be connected to a public water supply, the public wastewater treatment system and should make adequate provision for storm water storage and disposal.</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 FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6</p> <p>f) Provision should be made for improved community facilities, including pedestrian/cycling facilities and children’s play areas,</p> <p>g) Village Centre Development- to be focused on the existing village centre and limited to small scale convenience uses.</p> <p>h) 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>i) Provision should be made for additional car parking facilities in the National School</p>

Objective No.	General Objectives
	at Cloghroe.

Open Space and Recreation.

10.4.9. The village is quite well provided for in terms of recreational activities given the presence of a soccer pitch, an attractive amenity walk and a nearby golf course. There is a small children’s play area to the north west of the town centre. While limited opportunities exist for the provision of additional open space in Tower, provision has been made for an additional 44 hectares of land for open space, including parks and playing fields in the neighbouring town of Blarney.

10.4.10. A number of open space sites, are affected by flooding, Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposal on this site.

10.4.11. The specific open space, sports, recreation and amenity zoning objectives for the remaining lands in Tower are set out in the following table;

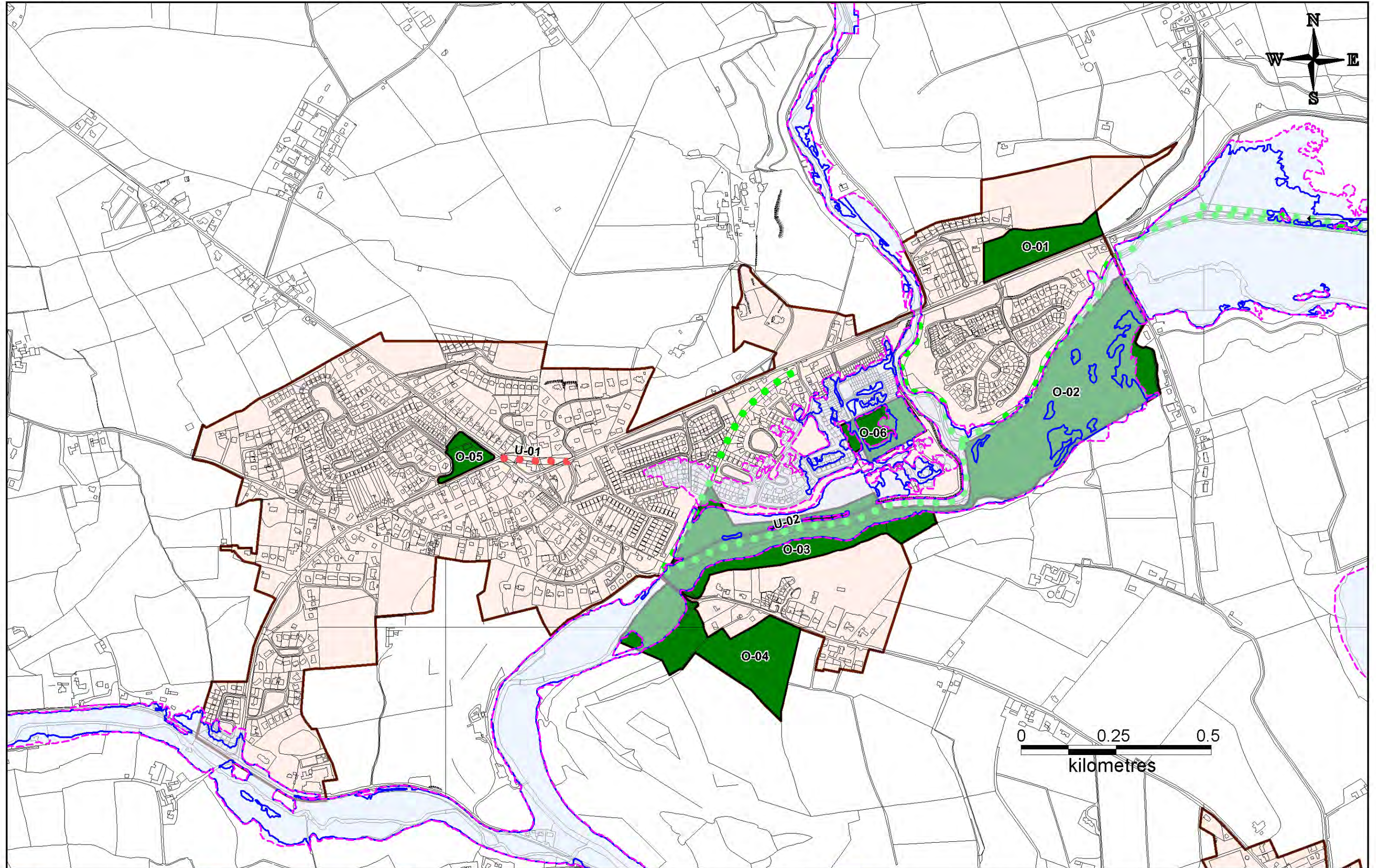
Objective No.	Open Space Objectives	Approx. Area (Ha)
O-01	Open space – Wooded area to be protected.	3.1
O-02	<p>a) Open space for informal public recreation including the provision of an amenity area and pedestrian walk along the river bank.</p> <p>b) Parts of this site are at risk of flooding. Any 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>	13.0
O-03	<p>a) Open space- to protect the setting of the river.</p> <p>b) Parts of this site are at risk of flooding. Any development</p>	8.1

Objective No.	Open Space Objectives	Approx. Area (Ha)
	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.	
O-04	<p>a) Open space with provision for playing pitches.</p> <p>b) 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>	6.8
O-05	Open Space – protect children’s play area.	0.9
O-06	<p>a) Open Space – Protect playing pitches.</p> <p>b) 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>	2.1

Utilities and Infrastructure

10.4.12. The specific utilities and infrastructure objectives for Tower are set out in the following table.

Objective No.	<u>Utilities Objectives</u>	Approx Area (Ha)
U-01	Local access road.	-
U-02	Circular pedestrian route through open space, residential areas and along river bank.	-



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

VILLAGES

Dripsey (Model Village), including Upper and Lower Dripsey

Kerry Pike

Killeens

Knockraha

Upper Glanmire

Whitechurch

11 Dripsey (Model Village, Upper and Lower)

11.1 DRIPSEY MODEL VILLAGE VISION AND CONTEXT

The vision for Dripsey to 2020 is to secure a modest increase in the population of the settlement, primarily at the Model Village and Upper Dripsey development nodes, to retain and improve local services and facilities and to strengthen infrastructure provision.

Strategic Context

11.1.1. Dripsey is made up of three nodes of development, Model Village, Upper Dripsey and Lower Dripsey. They are located in the attractive Lee valley and have the potential together to contribute to the growth of tourism in the area.

11.1.2. In the overall strategy of this Local Area Plan, Model Village and Upper Dripsey are both designated as **villages** within the County Metropolitan Strategic Planning Area. The objectives of the County Development Plan 2009 for villages are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. The strategic aims for both Model Village and Upper Dripsey are to promote sympathetic development in tandem with the provision of infrastructure and services, to retain and improve local services and to enhance the village cores.

11.1.3. Lower Dripsey is designated as a **village nucleus**. The strategic aims for Lower Dripsey are to consolidate the existing settlement and retain existing services. The objectives of the County Development Plan for village nuclei are to preserve the rural character of village nuclei and encourage small scale expansion, generally through low-density, individual housing, in tandem with the provision of services.

11.1.4. Upper Dripsey, Lower Dripsey and Model Village are each located within a large rural hinterland, which forms part of the Rural Housing Control Zone. The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the

character of rural areas. This restriction is relaxed in principle for local rural housing needs.

Local Context

11.1.5. Upper Dripsey and Model Village are established villages, set against a backdrop of elevated lands to the north, with Dripsey River, a tributary of the River Lee, flowing close to the settlements. These villages have a number of important services, which include a shop, pubic houses and post office. The nearest national school is located at Lower Dripsey, which also has a garden centre and jet-ski centre. Model Village forms the residential core of the area.

11.1.6. Recent development has been modest, relative to the scale of development in other villages, totalling almost thirty new dwelling units over the last four years, primarily in Model Village.

11.1.7. It is envisaged that modest population growth would occur over the next ten years, with development in Model Village largely following the pattern of growth that has taken place at that node over the last ten years but with Upper Dripsey accommodating a higher growth rate than has occurred at that node over the last ten years.

11.2 PLANNING CONSIDERATIONS

Population and Housing

11.2.1. As can be seen in the tables below, development in the last 5 years has largely taken place in Dripsey Model Village with the construction of circa 29 units including 14 units to the north west of the village crossroads and 15 units to the north east of the village (there is an outstanding permission for a further 3 units on this site). The permission on the former site is for 70 units which is quite large considering the grain of existing development and the level of services and facilities in Model Village. Within the three settlements two vacant new dwelling units were recorded.

Settlement	Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling Units Growth 2001-2010
Dripsey Model Village	108	109	136	28
Upper Dripsey	31	34	34	3
Lower Dripsey	2	4	4	2

Source: Geodirectory

INFRASTRUCTURE AND COMMUNITY FACILITIES

Road Infrastructure

11.2.2. Upper Dripsey and Lower Dripsey are located along the R618, the main road from Leemount to Coachford. Access to Model Village is via local roads and is poor. The main junction in Model Village i.e. Hallissey's Cross is substandard and needs to be improved.

Public Transport Accessibility

11.2.3. Dripsey is not served by a public bus service.

Wastewater Infrastructure

11.2.4. Waste Water infrastructure in Dripsey is inadequate. Wastewater is currently discharging without treatment to sensitive water bodies used for drinking water abstraction. The "Assessment of Water Services Needs 2009" has identified the need to cease untreated discharges and provide a waste water treatment plant to treat sewage in accordance with Urban Waste Water Treatment Regulations. This is identified in the current Water Services Investment Programme to be advanced to planning stage but it has not been allocated funding. Lower Dripsey does not have a public sewer.

Water Supply

11.2.5. Water supply needs to be enhanced to accommodate additional development. In Model Village the water supply is at

capacity and there are problems with surface water disposal. Lower Dripsey is served by a public water supply but does not have a public sewer.

11.2.6. The Dripsey Coachford water supply scheme is on the current water services investment programme. This is under construction and will enhance the water supply in Dripsey Model Village, Upper Dripsey, and Lower Dripsey.

Flooding

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

Community Facilities

11.2.8. Community facilities within the village include a shop, a public house, a post office and a school.

ENVIRONMENT AND HERITAGE

Water Quality

11.2.9. The following table summarises information in relation to water quality of the Dripsey River and the Lower Dripsey which flow through and adjacent to the villages.¹

Table 11.2: Environmental Quality of Local Rivers	
Dripsey River (code IE-SW-19-1713)	
Water Management Unit	Lower Lee/Owenboy
Protected Area	No:
River Status (July 09)	Good
Risk Assessment (River body)	2b: Not at Risk
Risks	N/A

¹ See chapter 1 for explanatory notes on water quality designations/ information.

Objective	Protect
Q Value	Good
Lower Dripsey (code IE-SW-19-1663)	
Water Management Unit	Lower Lee/Owenboy
Protected Area	Yes
River Status (July 09)	Poor
Risk Assessment (River body)	1a: At Risk
Objective	Restore
Q Value	Poor

Source: South West River Basin Management Plan

11.2.10. The draft Lee CFRAMS identifies a flooding risk at Lower Dripsey. There is one recorded flood event at Dripsey Model Village (1986).

Protected Structures

11.2.11. Both Dripsey Bridge and Dripsey Woollen Mills are entered in the Record of Protected Structures, the latter being located within the development boundary of Model Village. Carrignamuck castle, also known as Dripsey Castle, is located circa 1.5 km from the village. Upper Dripsey and Lower Dripsey are located on a designated scenic route from Leemount to Macroom via Coachford.

Landscape

11.2.12. Dripsey is located within a landscape type of national importance described in the Draft Landscape Strategy as Hilly River and Reservoir Valleys. A high landscape value is attributed to it in the Draft Strategy (picturesque landscapes with scenic routes, natural and cultural heritage of county or national importance) and its sensitivity is described as high (vulnerable landscapes with scenic routes, natural and cultural heritage of county or national importance).

11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Model Village would benefit from a more compact form; in particular there is a need for the provision of improved street lighting and public footpaths.

11.3.2. Infrastructural deficiencies are currently a significant constraint to development in the area and an upgraded water and sewerage scheme are required to allow Model Village and Upper Dripsey to accommodate further development.

11.4 PLANNING PROPOSALS

DRIPSEY MODEL VILLAGE

Overall Scale of Development

11.4.1. Over the lifetime of the plan, it is envisaged that Model Village will grow in an organic manner supported by the continued provision of local services. However, without investment in water and waste water treatment infrastructure development potential will be limited to a small number of individual dwellings providing their own waste water treatment infrastructure.

11.4.2. The development boundary for Model Village reflects existing development and includes additional land where future development can be considered as well as the former Dripsey Woollen Mill. Land to the south east of the village has potential for development, a requirement of which is the provision of two playing pitches. There is also a pocket of land with development potential to the south east of U-01.

11.4.3. It is considered that a maximum growth of approximately 30 units up to 2020 would represent a sustainable form of development in Dripsey (Model Village) as it would more accurately reflect the established grain of development in the village.

11.4.4. The general objectives that apply within the development boundary of Dripsey, Model Village are set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	<p>a) Within the development boundary of Dripsey Model Village, it is an objective to encourage the development of up to 30 additional dwelling units up to 2020.</p> <p>b) No one proposal for residential development shall be larger than 20 housing units.</p> <p>c) It is an objective that new development;</p> <ul style="list-style-type: none"> – Contributes to the creation of sustainable communities, – complies with the urban design principles set out in national guidance and in this plan, – consolidates and strengthens the existing village core,

Objective No.	<u>General Objectives</u>
	<ul style="list-style-type: none"> - is sympathetic to the character of the village, - utilises traditional form, materials and detailing, - allows sufficient set back in the building line to accommodate a footpath, where appropriate, and - facilitates safe pedestrian and cycle linkages within the development and to the wider area.
d)	All future development should be connected to a public water supply, the public wastewater treatment system and should make adequate provision for storm water storage and disposal.
e)	Notwithstanding the scale of growth outlined in objective DB-01 (a) above, in the absence of a public wastewater treatment plant upgrade, development shall be restricted to 5 individual dwellings that will be required to provide sustainable, properly maintained, private water systems. 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.
f)	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
g)	It is an objective to improve footpaths within the village core.
h)	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.

Community Facilities

11.4.5. Opportunity exists within the development boundary of Dripsey Model Village for the retention of the historic walkway that connects the village core to the Woollen Mills. It is an aim of this plan to retain and maintain this important community facility.

11.4.6. The specific objective that apply within the development boundary of Model Village Dripsey are set out in the following table:

Objective No.	<u>Utilities Objectives</u>
U-01	Retain and maintain historic walkway to Dripsey Woollen Mills.

Open Space

11.4.7. The specific open space objectives that applies within the development boundary of Dripsey (Model Village) is set out in the following table:

Objective No.	<u>Open Space / Agriculture Objective</u>	Approx Area (Ha)
O-01	Open Space for the provision of Playing Pitches	3.6

UPPER DRIPSEY

Overall Scale of Development

11.4.8. The development boundary of Upper Dripsey is quite large. Within it the areas considered to be most suitable for development are north east of the village. New development within the village boundary should generally avoid the lower lands to the west of the main road, between the road and the Dripsey River. Within the development Boundary, a sequential approach to development is to be taken with lands closest to the village core being developed first. Development of these lands must be of an appropriate density to facilitate integration with the landscape.

11.4.9. Subject to the delivery of improved water and waste water treatment infrastructure it is considered that new development in the Upper Dripsey should not exceed 25 units. This scale of development is considered to be in proportion with the pattern of existing development.

11.4.10. In the event that significant infrastructural constraints are not overcome and having regard to DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development any development is likely to be limited to up to 5 individual dwellings in Upper Dripsey.

11.4.11. The general objectives that apply within the development boundary of Upper Dripsey are set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	<p>a) It is an objective to achieve an appropriate scale of growth in Upper Dripsey over the lifetime of the plan with a maximum of 25 additional dwelling units in the village up to 2020;</p> <p>b) No individual development shall exceed 4 housing units;</p> <p>c) It is an objective that new development;</p> <ul style="list-style-type: none"> - Contributes to the creation of sustainable communities - complies with the urban design principles set out in national guidance and in this plan, - consolidates and strengthens the existing village core, - is sympathetic to the character of the village, - utilises traditional form, materials and detailing, and - allows sufficient set back in the building line to accommodate a footpath, where appropriate - Facilitates safe pedestrian and cycle linkages within the development and to the wider area; <p>d) All future development should be connected to a public water supply, the public wastewater treatment system and should make adequate provision for storm water storage and disposal;</p> <p>e) Notwithstanding the scale of growth outlined in objective DB-01 a) above, in the absence of a public wastewater treatment plant upgrade, development shall be restricted to 5 individual</p>

Objective No.	<u>General Objectives</u>
	<p>dwellings that will be required to provide sustainable, properly maintained, private water systems. 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 FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6;</p> <p>g) It is an objective to improve footpaths within the village core;</p> <p>h) 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

11.4.12. The specific open space objectives that apply within the development boundary of Upper Dripsey are set out in the following table:

11.4.13. Parts of the Open Space sites, particularly on the western boundary, are affected by flooding. Regard will have to be given to the provisions outlined in Section 1 of this Plan, in relation to developments in areas susceptible to flooding, when considering future proposals on this site.

Objective No.	<u>Open Space / Agriculture Objectives</u>	Approx Area (Ha)
O-01	<p>a) Open space and amenity area.</p> <p>b) Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a</p>	0.9

	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.	
O-02	<p>a) Open space and amenity area, to include tree planting along eastern boundary.</p> <p>b) 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>	1.8

Community facilities

11.4.14. The specific Community facilities objective that applies within the development boundary of Upper Dripsey is set out in the following table:

Objective No.	<u>Community / Utilities / Infrastructure Objectives</u>	Approx Area (Ha)
U-01	Develop and maintain pedestrian walk, linking open space areas.	-

LOWER DRIPSEY

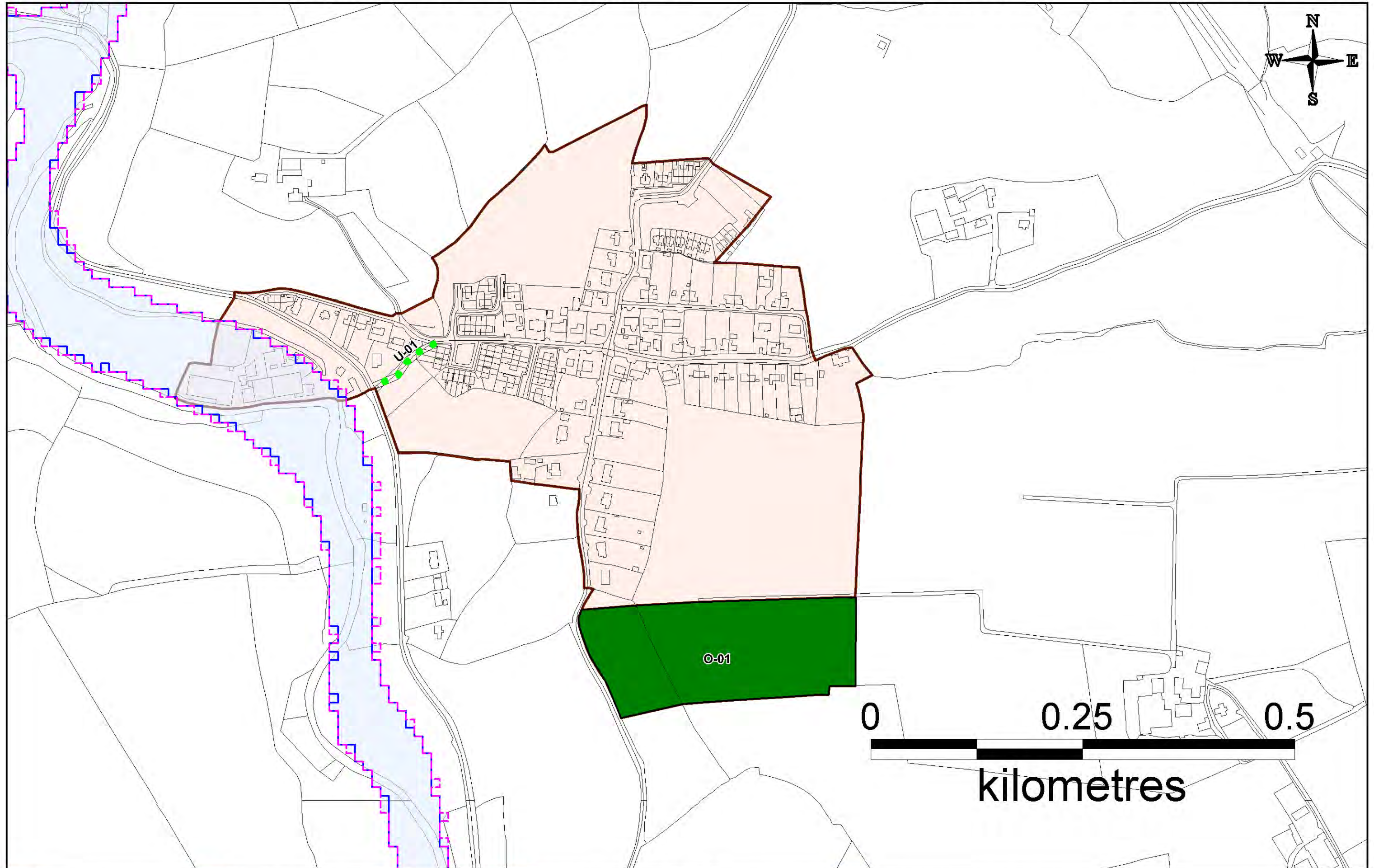
Overall Scale of Development

11.4.15. A development boundary has also been identified for Lower Dripsey. This boundary defines the existing extent of the built up area, whilst allowing some limited expansion mainly for individual dwellings.

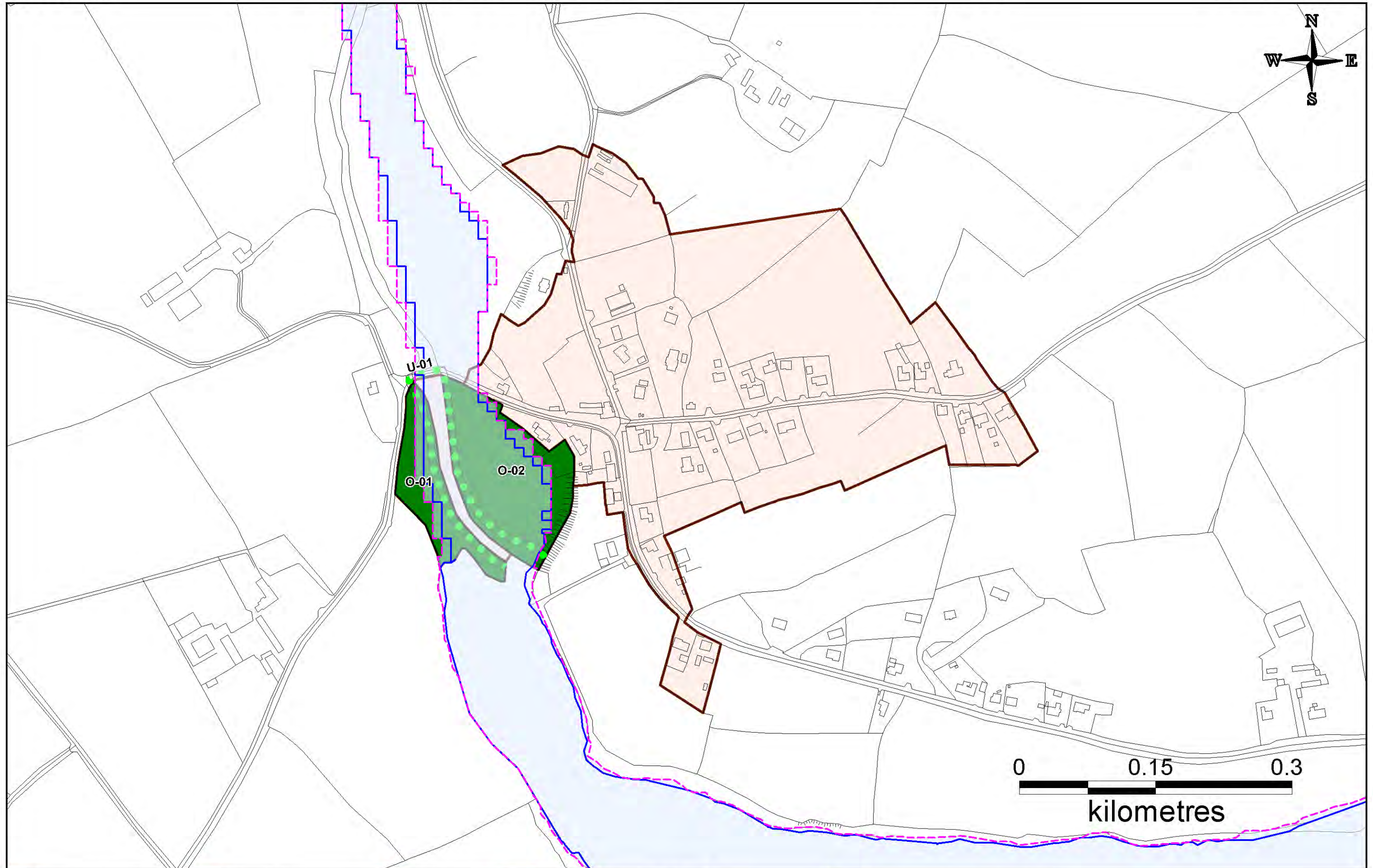
11.4.16. It is considered that a maximum growth of approximately 5 units up to 2020 would represent a sustainable form of development in Dripsey (Model Village) as it would more accurately reflect the established grain of development in the village.

11.4.17. The general objective for Lower Dripsey is set out in the following table:

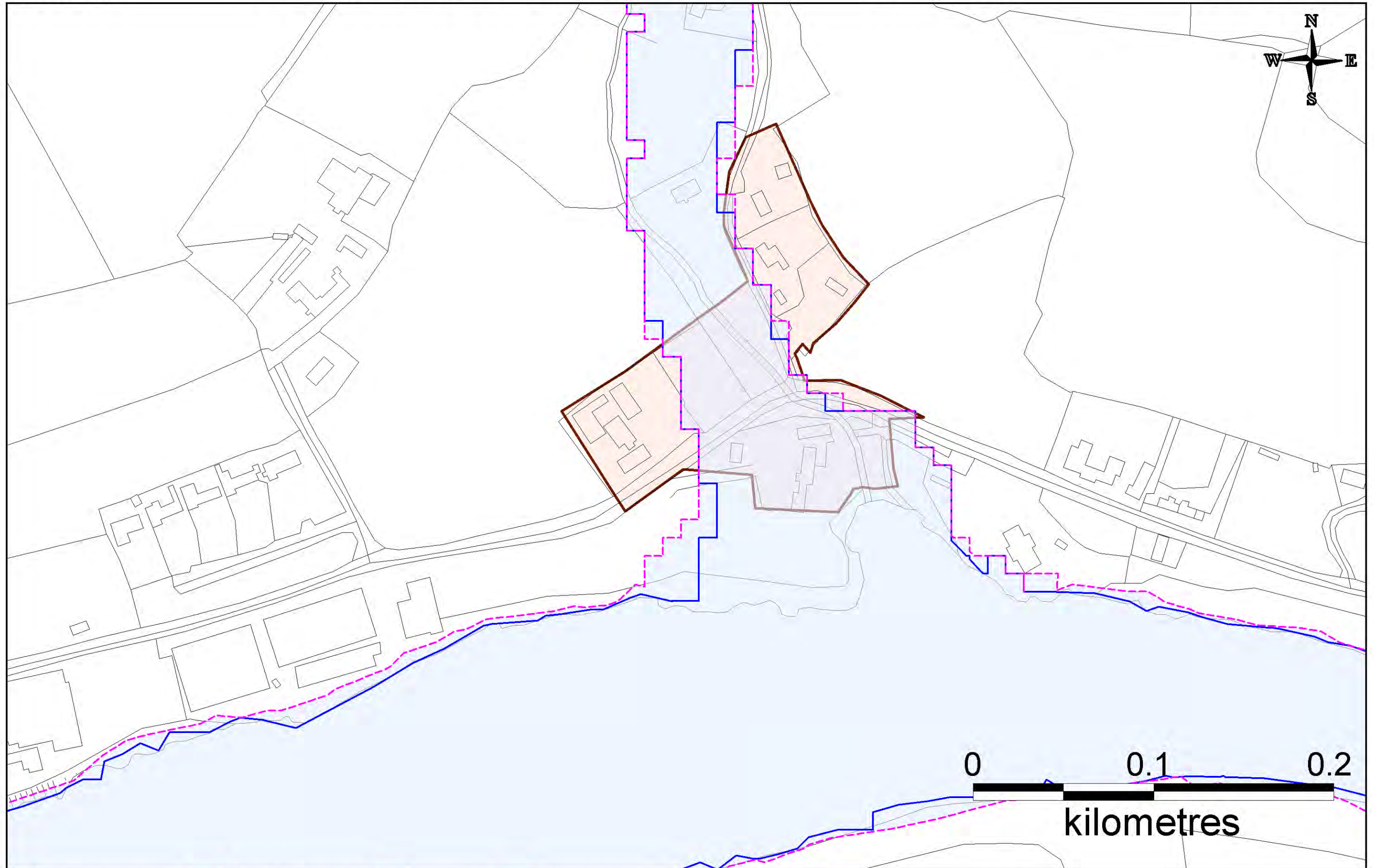
Objective No.	<u>General Objectives</u>
DB-01	<p>a) The lack of a public sewer limits the area to small-scale development. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Such proposals will need to provide sustainable, properly maintained, private water systems and 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 FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>c) 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>



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



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



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

12 Kerry Pike

12.1 VISION AND CONTEXT

The vision for Kerry Pike to 2020 is to secure a modest increase in the population of the settlement to retain and improve local services and facilities and to strengthen infrastructure provision and public transport connections.

Strategic Context

12.1.1. In the overall strategy of this Local Area Plan, Kerry Pike is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services, to strengthen the village core and to maintain the existing character of the settlement. The objectives of the County Development Plan 2009 for villages 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.

12.1.2. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

Local Context

12.1.3. Kerry Pike is an extensive linear village located approximately 3 kilometres west of Cork City, immediately north of the Shournagh River valley. It has a large residential component and like many villages close to the city has relatively few services and community facilities. Services include school, a public house, a GAA pitch and a basketball court.

12.2 PLANNING CONSIDERATIONS

Population and Housing

12.2.1. As can be seen from the table below, geodirectory data indicates that Kerry Pike expanded by 13 dwellings in the last ten years. This low level of growth is probably as a result of infrastructure

deficiencies. In the past, substantial areas of land within the village development boundary were specifically zoned for residential development.

12.2.2. There are currently 7 houses under construction and there are outstanding permissions for a further 16 units. There are 7 vacant dwellings.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling Units Growth 2001-2010
147	152	160	13

Source: Geodirectory

Economy and Employment

12.2.3. The economic profile of the village is characterised by horticultural businesses. There is also a printing business in the village.

Infrastructure and Community Facilities

Community Facilities

12.2.4. Services within the village include a national school, garden centres/nursery, Montessori school, GAA pitch, basketball court, restaurant, public house and a limited number of other individual retail (check on site) and commercial uses, which are spread throughout the existing settlement.

Road Infrastructure and Public Transport

12.2.5. Road access to the village is generally adequate from Tower and the City, however access from Healy's Bridge to the south is poor. Within the village itself the main road requires re-aligning. The village is not served by public transport and there are no pedestrian footpaths or cycle facilities.

Wastewater Infrastructure

12.2.6. The Kerry Pike Sewerage Scheme collection system has been extended and it is connected to the Blarney Treatment Plant. This treatment plant is designed and licensed to 13,000 PE and is currently treating 8,355 PE and discharging to the Shournagh River. However the Lower Lee Owenboy WMU Action Plan states that it is causing risk. It is not therefore in a position to accept influent. It is

unlikely that falling household sizes over the lifetime of the plan will have any significant effect on this situation.

Water Supply

12.2.7. Water Supply is adequate following the connection of Kerry Pike to the Harbour and City Water Supply Scheme. Additional storage facilities are required. The provision of these facilities was not listed on the Water Services Investment Programme 2010-2012.

Environment and Heritage

Water Quality

12.2.8. The following table summarises information in relation to water quality of the Shournagh River which the treatment plant discharges to and the River Bride which runs through the settlement.

Shournagh River	
Water Management Unit	Lower Lee/Owenboy
Waterbody Code	IE-SW-19-1827
Protected Area	No
River Status	Moderate
Risk Assessment (River body)	1a: At Risk
Objective	Restore by 2015
Q Value	Moderate
River Bride, tributary of the Lee	
Water Management Unit	Lower Lee/Owenboy
Waterbody Code	IE_SW_19_1825
Protected Area	No
River Status	Moderate
Risk Assessment (River body)	1a: At Risk
Objective	Restore by 2015
Q Value	N/A

Source: South West River Basin Management Plan

12.2.9. The water quality of the relevant sections of both the Shournagh and Bride Rivers is only of 'moderate' status and is recognised as being 'at risk' of not achieving 'good' status by 2015.

Protected Structures

12.2.10. Ardnalee House to the south east of the village is entered in the Record of Protected Structures. The Shournagh Valley, to the south of the village forms a proposed Natural Heritage Area. There is a substantial amount of scenic landscape surrounding the village, particularly to the south along the Lee Valley and the Shournagh River valley. Kerry Pike is also on a designated scenic route, from Clogheen to Tower, Blarney and Blarney Lake.

Landscape Type

12.2.11. Kerry Pike is located within a landscape type of county importance described in the Draft Landscape Strategy as Broad Fertile Lowland Valley. A high landscape value is attributed to it in the Draft Strategy (picturesque landscapes with scenic routes, natural and cultural heritage of county or national importance) and its sensitivity is described as high (vulnerable landscapes with scenic routes, natural and cultural heritage of county or national importance).

12.3 PROBLEMS AND OPPORTUNITIES

12.3.1. Kerry Pike's rural setting and proximity to Cork City makes it an attractive location for development but poor public transport and other alternatives results in significant car-based commuting. Servicing has been a significant issue in the past and while this has improved the risk posed to the water quality of the Shournagh River by the Blarney waste water treatment plant is a substantial constraint to development as is the poor road network. Should these constraints be overcome it is important that the village develops organically in an appropriate manner, avoiding insensitive large-scale development, which could seriously undermine the attractiveness of the area and lead to excessive car-based commuting.

12.3.2. The village lacks a focal point and would benefit from a more compact form with mixed uses and enhanced community facilities. In particular further improvements to the village centre, with an enhanced streetscape including improved street lighting, public footpaths and cycle facilities would be desirable. The introduction of traffic calming measures to slow peak hour through traffic would also benefit the village.

12.4 PLANNING PROPOSALS

Overall Scale of Development

12.4.1. The development boundary for Kerry Pike remains unchanged since 1996 as there is more than sufficient land to accommodate the envisaged expansion. While most of the land within the development boundary has the potential to accommodate residential development it is important that those areas closest to the village through road are developed first.

12.4.2. To allow the village to develop in an orderly manner, it is important that proper infrastructural improvements are made. In particular, the road network has to be upgraded with improved facilities for pedestrians and cyclists and the risk to water quality must be overcome.

12.4.3. Presently residential development is disproportionately extant relative to other types of development and the lack of retail services is particularly evident. Securing the development of mix of uses is required to create a sustainable village community.

12.4.4. It is considered that new development in Kerry Pike over the next ten years should not exceed 30 units in total. This figure is a reflection of the ability of the character and grain of development in the village and the village topography to accommodate further expansion rather than a reflection of its infrastructural capacity. If improved waste water treatment infrastructure is not achieved then the development potential of Kerry Pike will be limited to 10 individual dwellings with their own waste water treatment facilities because of their cumulative environmental effects.

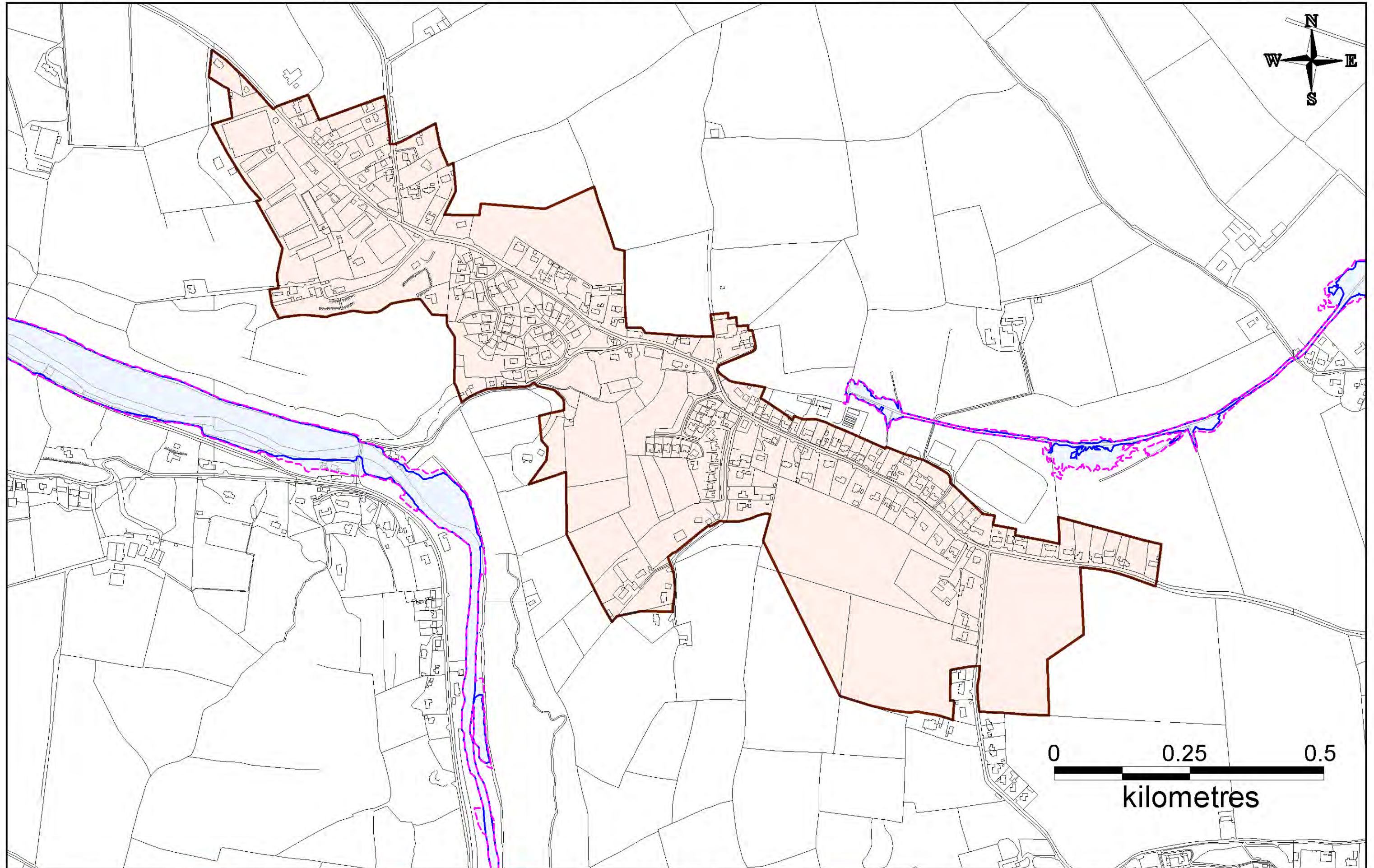
12.4.5. The number of units with outstanding planning permission is relatively low at 18 units. There are 7 vacant units and 7 units under construction.

12.4.6. To allow new development to respect the pattern and grain of existing development it is considered that any new individual housing schemes should not exceed 20 units. Development must be of an appropriate density to facilitate integration with the landscape.

12.4.7. The general objectives that apply within the development boundary of Kerry Pike are set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Kerry Pike it is an objective to achieve an appropriate scale of growth in Kerry Pike over the lifetime of the plan with a maximum of 30 additional dwelling units in the village up to 2020. b) No one proposal for residential development shall be larger than 20 housing units. c) In order to secure the growth proposed in DB - 01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. c) All future development should be connected to a public water supply, the public wastewater treatment system and should make adequate provision for storm water storage and disposal. d) Notwithstanding the scale of growth outlined in objective DB-01 (a) above, in the absence of a public wastewater treatment plant upgrade, development shall be restricted to 10 individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. e) It is an objective that new development; <ul style="list-style-type: none"> – Contributes to the creation of sustainable communities – consolidates and strengthens the existing village core, – complies with the urban design principles set out in national guidance and in this plan, – is sympathetic to the character of the village, – utilises traditional form, materials and

Objective No.	<u>General Objectives</u>
	<p>detailing, and</p> <ul style="list-style-type: none"> - allows sufficient set back in the building line to accommodate a footpath, where appropriate, - Facilitates safe pedestrian and cycle linkages within the development and to the wider area. <p>f) It is an objective to implement traffic calming measures in the village which include the proper demarcation of the road edge and car parking spaces.</p> <p>g) It is an objective to encourage additional retail and services in the village commensurate with the scale of the village.</p> <p>h) 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>



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Killeens

13.1 VISION AND CONTEXT

The vision for Killeens to 2020 is to secure a small increase in the population of the settlement to retain and improve local services and facilities, to create a sense of place and character, and to strengthen infrastructure provision and public transport connections.

Strategic Context

13.1.1. In the overall strategy of this Local Area Plan, Killeens is designated as a **village** within the County Metropolitan Strategic Planning Area. The objectives of the County Development Plan 2009 for villages 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. Accordingly, the strategic aims for Killeens are to consolidate the existing settlement, improve local services and facilities and to strengthen infrastructure and public transport connections with the larger towns and villages in the Electoral Area.

13.1.2. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of these lands and to reserve lands generally for agriculture, open space or recreation uses.

Local Context

13.1.3. Killeens is located approximately 2 kilometres north of Cork City, adjacent to the N20 Cork-Mallow road.

13.1.4. The village is bound to the south by the N20 and is set against a backdrop of elevated hills to the north. Recent development has taken place on the settlement's fringes mostly within an estate to the north east of the village. Services include a shop, a hotel and a public house.

13.2 PLANNING CONSIDERATIONS

POPULATION AND HOUSING

13.2.1. As can be seen from the table below geodirectory data indicates that Killeens grew by 192 units between 2001 and 2010. More recently this includes a 86 unit development to the north east of the village on a site that has a further 42 units with an outstanding permission. This development represents the largest development with the remainder being more moderate in scale. In total, there are outstanding permissions for 51 units in Killeens and there are 3 vacant units.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling Units Growth 2001-2010
57	155	249	192

Source: Geodirectory

ECONOMY AND EMPLOYMENT

13.2.2. Killeens is largely a commuter village and has a low level of economic activity that is not unusual for a village of its size close to the city. The main economic activity involves manufacture and sale of precast concrete products and components. There is very little retail development.

INFRASTRUCTURE AND COMMUNITY FACILITIES

Road Infrastructure

13.2.3. Killeens is easily accessible by car from Cork City and north Cork as it adjoins the N20. Within the village itself the roads are poor, particularly those linking Killeens with Monard and Rathpeacon. Killeens is not served by public transport and lacks footpath and cycle facilities.

Public Transport

Community Facilities

13.2.4. The services and community facilities in Killeens village include a shop, hotel and public House. Otherwise, the village is poorly served by facilities, does not have a school or church and lacks a focal point. Any future provision of community facilities should have

regard to the potential to play a role in creating a sense of place in the village.

Wastewater Treatment

13.2.5. Killeens Waste Water Treatment Plant is designed and licensed for 1200 PE. It currently treats 600 PE. While it appears to have spare capacity and to be in a position to accept influent the Lower Lee Owenboy WMU Action Plan states that Killeens is causing risk (possibly to nearby Blarney Bog pNHA).

Water Supply

13.2.6. Killeens is served by the Harbour and City Water Supply Scheme from Inniscarra.

Flooding

13.2.7. Parts of Killeens have been identified as being at risk of flooding. The areas at risk follow the path of the Blarney 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.

ENVIRONMENT

Water Quality

13.2.8. It should be noted that the water quality status of this section of the River Blarney is currently an issue in the receiving waters of this settlement and may affect the potential for development.

13.2.9. The following table summarises information in relation to water quality of the River Blarney.

River Blarney	
Water Management Unit	Glashaboy
Waterbody Code	IE_SW_19_769
Protected Area	no
River Status dec 08	Moderate

Risk Assessment (River body)	1a: at risk
Risks	WWTP
Objective	restore by 2015
Q Value	good

Source: South West River Basin Management Plan

13.2.10. The water quality of the River Blarney is only of 'moderate' status and is recognised as being 'at risk' of not achieving 'good' status by 2015.

Landscape

13.2.11. Killeens is located within a landscape type of county importance described in the Draft Landscape Strategy as Broad Fertile Lowland Valley. A high landscape value is attributed to it in the Draft Strategy (picturesque landscapes with scenic routes, natural and cultural heritage of county or national importance) and its sensitivity is described as high (vulnerable landscapes with scenic routes, natural and cultural heritage of county or national importance).

13.3 PROBLEMS AND OPPORTUNITIES

13.3.1. Killeens would benefit from some commercial or mixed-use development within the village centre. The town centre zoning in the last plan has not been developed however this zoning is being retained in this plan to promote a mixed use development that would incorporate a commercial or retail element. Development of this site needs to maximise the potential to assist in developing the character of the settlement.

13.3.2. The environment within the village itself requires significant improvements incorporating landscaping and streetscape improvements including proper footpath provision. This should be carried out in a coordinated manner and would draw the disparate parts of the settlement together and give the overall settlement a sense of place.

13.3.3. The Sunset Ridge Motel site, within the village centre, requires redevelopment.

13.3.4. An important existing amenity for the area is the walk from Killeens to Blarney via Horgan's Bridge, which should continue to be maintained.

13.4 PLANNING PROPOSALS

Overall Scale of Development

13.4.1. Over the lifetime of the plan, it is envisaged that moderate growth would take place at a much lower level than that which occurred in the last ten years. Given the poor provision of community facilities and services, in general it is considered appropriate that the village would accommodate a maximum of 30 dwellings over the next ten years.

13.4.2. In the past permission has been granted for development outside the scale now proposed and whilst opportunity remains for the implementation of any permissions granted, it is considered that development of that scale would not be in line with current Ministerial policy on the scale of development in villages.

13.4.3. If the wastewater treatment constraint is not overcome then the development potential of Killeens will be limited to a small number of individual houses with their own wastewater treatment facilities. Due to the potential for cumulative environmental effects, development will be limited to five individual houses.

13.4.4. With recognition of the need to allow consolidation of the village and development of a sense of place, it is considered that any new individual housing scheme should not exceed 10 units. Development must be of an appropriate density to facilitate integration with the landscape.

13.4.5. It is important that any additional residential development does not exacerbate the village's disjointedness and accordingly lands closest to this site are to be developed prior to land on the village fringe.

13.4.6. To the north of the village the land abutting the N20 (c3HA) is to be retained as open space .

13.4.7. The general objectives that apply within the development boundary of Killeens are set out in the following table:

Objective No.	General Objective
DB-01	a) Within the development boundary of Killeens It is an objective to achieve an appropriate scale of growth in Killeens over the lifetime of the plan with a maximum of 30 additional dwelling units in the village up to 2020. b) No individual development shall exceed 10 housing units. c) In order to secure the growth proposed in DB -01

Objective No.	General Objective
	a), appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water retention and disposal. e) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to 5 individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. Any dwellings with individual wastewater treatment must make provision for connection to the public system in the future. f) All future development must make adequate provision for stormwater retention and disposal. g) It is an objective that new development; <ul style="list-style-type: none"> - Contributes to the creation of sustainable communities - consolidates and strengthens the existing village core, - complies with the urban design principles set out in national guidance and in this plan, - is sympathetic to the character of the village, - utilises traditional form, materials and detailing, - allows sufficient set back in the building line to accommodate a footpath, where appropriate, and, - facilitates safe pedestrian and cycle linkages within the development and to the

Objective No.	<u>General Objective</u>
	wider area.
	h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
	i) It is an objective to improve footpaths and cycle facilities within the village core.
	j) It is an objective to implement traffic calming measures in the village which include the proper demarcation of the road edge and car parking spaces.
	k) It is an objective to encourage additional retail and services in the village commensurate with the scale of the village.
	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.

Village Centre

13.4.8. In order to provide a focal point for the village, the Sunset Ridge Motel site has been identified for mixed use development that could also serve to augment the quantum of convenience retail provision within the village.

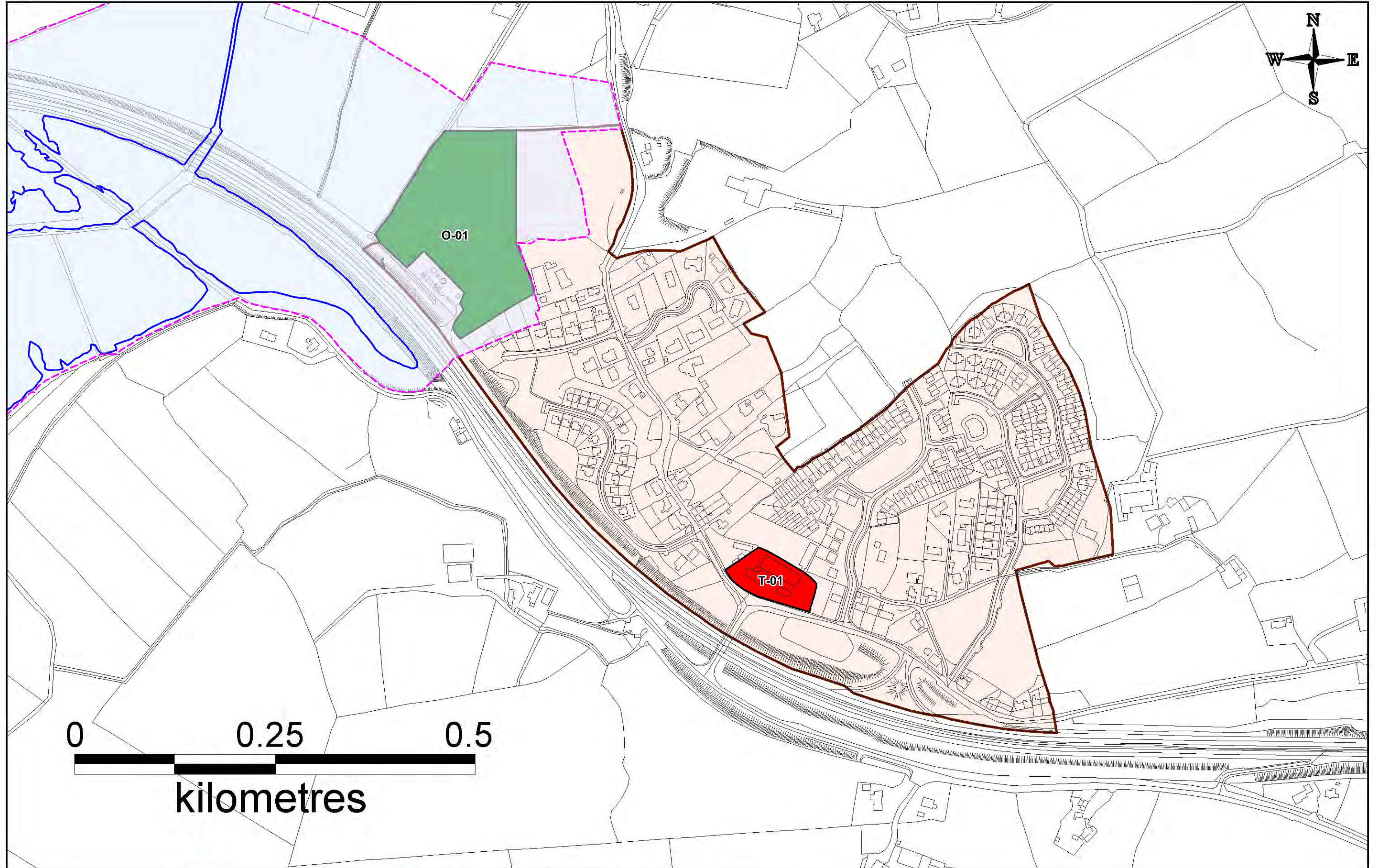
13.4.9. The specific village centre objective that applies within the village centre of Killeens is set out in the following table:

Objective No.	<u>Town Centre Objectives</u>	Approx Area (Ha)
T-01	Mixed use development incorporating local commercial or retail development, with the option for an element of terraced housing or overhead apartments. Development of this site will have an important role in creating a focal point for the village.	0.3

Open Space

13.4.10. The specific open space zoning objectives that apply within the development boundary of Killeens are set out in the following table:

Objective No.	<u>Open Space / Agriculture Objectives</u>	Approx. Area (Ha)
0-01	a) Open space. b) 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



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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 | |

14 Stuake / Donoughmore

14.1 VISION AND CONTEXT

The vision for Stuake / Donoughmore to 2020 is to secure a modest increase in the population of the settlement, to retain and improve local services and facilities and to strengthen infrastructure provision and public transport connections.

Strategic Context

14.1.1. In the overall strategy of this Local Area Plan, Stuake / Donoughmore is designated as a **village** within CASP Ring Strategic Planning Area. CASP Update 2008 noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth, relative to its location, within Metropolitan Cork. This will require more moderate growth within the village network of the Blarney Electoral Area to ensure the delivery of this CASP objective.

14.1.2. The objectives of the County Development Plan 2009 for villages are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. The strategic aims for the village are to realise its importance as the primary focus for the development of the surrounding rural areas and to retain and improve local services and facilities.

Local Context

14.1.3. Stuake and Donoughmore are located approximately 15 km north west of Blarney and are elevated with extensive countryside views. Stuake has a wider range of services and community facilities than Donoughmore, with the latter consisting mainly of suburban style individual dwellings. Agricultural farmyards and fields divide the two settlements.

14.1.4. It is envisaged that settlement will expand organically with modest population growth occurring over the next ten years,

14.2 PLANNING CONSIDERATIONS

Population and Housing

14.2.1. As can be seen from the table below, geodirectory data indicates that Stuake / Donoughmore expanded by 10 dwellings in the last ten years. These are single unit developments with individual septic tanks. In the past, a number of parcels of land within the village development boundary were specifically zoned for residential development and these remain available.

14.2.2. There is an outstanding permission for 6 dwelling units in Donoughmore. No vacant units have been recorded.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling Units Growth 2001-2010
41	51	51	10

Source: Geodirectory

INFRASTRUCTURE AND COMMUNITY FACILITIES

Road Infrastructure and Accessibility

14.2.3. The road network in the area is quite poor. In the village itself there are no footpaths. Stuake and Donoughmore are served by a weekly bus service which increases to twice weekly during the school term.

Wastewater Infrastructure

14.2.4. The settlement is one of those on 'Wastewater Bundle 6' on the Assessment of Needs 2009. This project is to provide waste water collection systems and treatment at settlements which currently do not have local authority discharges but as it does not feature on the current Water Services Investment Programme it has no allocation of funding.

Water Quality

14.2.5. The settlement is served by a public water supply. The water supply scheme is fed from a bored well and distributed via a service reservoir.

Community Facilities

14.2.6. The settlements contain a large number of services and community facilities including a national school, Garda station, GAA club, community hall, church, shop, credit union, grave yard, public houses, doctor's surgery and post office. The Donoughmore Hurling and Football Club's playing field is located outside the village to the east.

ENVIRONMENT

Water Quality

14.2.7. The table below summarises information in relation to water quality in the Meeshal and Shournagh River:

Meeshal tributary of River Lee	
Water Management Unit	Lower Lee Owenboy
Waterbody code	IE_SW_19_1473
River Status (Dec 08)	high
Risk Assessment (River body)	At risk of not achieving good status
Risks	1b probably at risk
Objective	protect by 2015 (revised objective deadline 2007)
Q Value	

Water Management Unit	Lower Lee Owenboy
Waterbody code	IE_SW_19_821
Protected Area	no
River Status (Dec 08)	good
Risk Assessment (River body)	2b not at risk
Objective	protect good status by 2015
Q Value	good

Source: South West River Basin Management Plan

14.2.8. The water quality of the Meeshal River and the relevant section of the Shournagh River is 'high' and 'good' respectively and it is an objective to protect their status.

Protected Structures

14.2.9. Donoughmore Church of Ireland (in ruins) located in the centre of Donoughmore village, is entered in the Record of Protected Structures.

Landscape Type

14.2.10. Stuake / Donoughmore is located within a landscape type of county importance described in the Draft Landscape Strategy as Fissured Fertile Middleground. A medium Landscape value is attributed to it in the Draft Strategy (landscapes with positive characters and with local or county importance) and its sensitivity is described as high (vulnerable landscapes with scenic routes, natural and cultural heritage of county or national importance).

14.3 PROBLEMS AND OPPORTUNITIES

14.3.1. Stuake / Donoughmore has a very attractive setting, therefore it is important to protect longer distance views where possible, particularly to the north of Donoughmore, and south of the road between Stuake and Donoughmore. Its setting lends it some tourism potential which could be boosted by improved streetscape, to include street furniture, within the village.

14.3.2. There is a large amount of available land within the development boundary and a number of supporting services however the capacity of infrastructure in the village to accommodate development is poor. Currently development comprises individual dwellings many of which dominate the approach road to the village.

14.4 PLANNING PROPOSALS

Overall Scale of Development

14.4.1. The development boundary of Stuake / Donoughmore incorporates the two settlements. The boundary includes established areas, lands which are the subject of specific zoning objectives and additional land where future development could be considered.

14.4.2. It is considered that the most suitable lands for future residential development are brownfield or infill sites. In addition, lands closest to the two focal points of Stuake / Donoughmore are to be developed prior to land on the fringes – the focal point for Stuake is considered to be the church/community hall area and for Donoughmore

it is considered to be the ruin of the Church of Ireland. Development must be of an appropriate density to facilitate integration with the landscape.

14.4.3. It is considered that an appropriate maximum level of development over the next ten years is 20 dwelling units. This figure represents a scale of development that is considered to be in proportion with the pattern of existing development.

14.4.4. Reflecting DoEHLG guidance a maximum size for each new development has been set at 8 dwellings.

14.4.5. It must be noted however that in the absence of the provision of adequate infrastructure the capacity of Stuake / Donoughmore to accommodate new development will be limited to a small number of individual houses with their own wastewater treatment facilities. Due to the potential for cumulative environmental effects development will be limited to 5 individual houses.

14.4.6. Development must be of an appropriate density to facilitate integration with the landscape.

14.4.7. To retain the separate identities of Stuake and Donoughmore it is crucial to retain the open space between them and to this end lands have been specifically designated for open space.

14.4.8. The general objectives that apply within the development boundary of Stuake / Donoughmore are set out in the following table:

Objective No.	General Objectives
DB-01	<p>a) It is an objective to achieve an appropriate scale of growth in Stuake / Donoughmore over the lifetime of the plan with a maximum of 20 additional dwelling units in the village up to 2020.</p> <p>b) Notwithstanding the scale of growth outlined in objective DB-01 (a) above, in the absence of a public wastewater treatment plant provision, development shall be restricted to 5 individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. Any dwellings with individual wastewater treatment must make provision for connection to the public system in the future.</p>

Objective No.	General Objectives
	<p>c) No individual development shall exceed 8 housing units.</p> <p>d) It is an objective that new development;</p> <ul style="list-style-type: none"> – Contributes to the creation of sustainable communities, – consolidates and strengthens the existing village core, – complies with the urban design principles set out in national guidance and in this plan, – is sympathetic to the character of the village, – utilises traditional form, materials and detailing, and allows sufficient set back in the building line to accommodate a footpath, where appropriate, and – facilitates safe pedestrian and cycle linkages within the development and to the wider area. <p>e) All future development should be connected to a public water supply and should make adequate provision for storm water storage and disposal.</p> <p>f) Improve streetscape including footpaths and public lighting.</p> <p>g) It is an objective to encourage additional retail and services in the village commensurate with the scale of the village.</p> <p>h) 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>

Village Centre Development

14.4.9. There is a derelict site close to Stuake village core that presents an opportunity for redevelopment. Appropriate uses on site include limited convenience retailing or business uses.

14.4.10. The specific village centre zoning objective that applies within the development boundary of Stuake/ Donoughmore is set out in the following table:

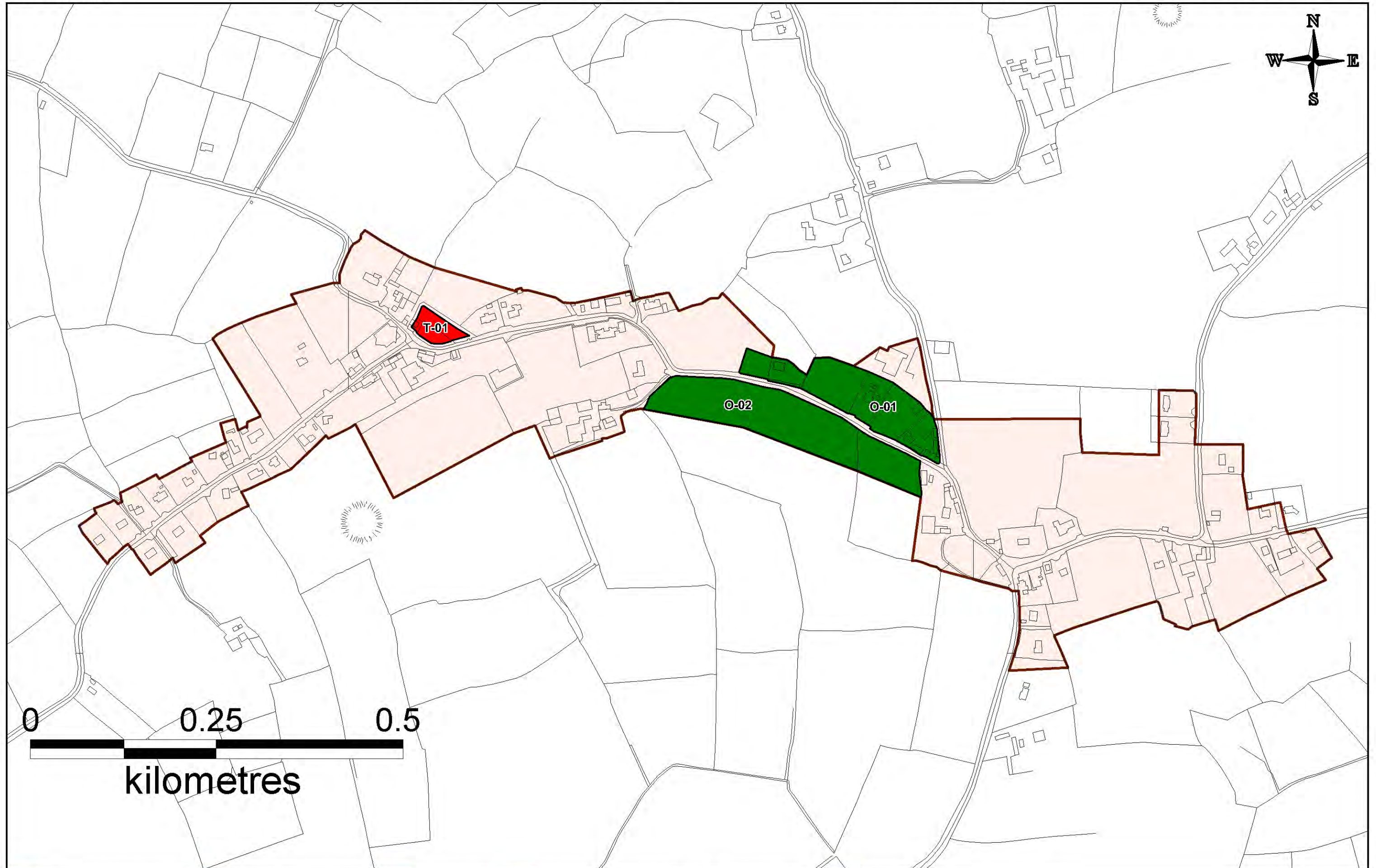
Objective No.	<u>Village Centre Objectives</u>	Approx. Area (Ha)
T-01	Opportunity site, redevelopment of derelict site, may be suitable for small scale convenience retailing use or business use.	0.2

Open Space

14.4.11. To retain the separate identities of Stuake and Donoughmore it is crucial to retain the open space between them and to this end lands have been specifically designated for open space.

14.4.12. The specific open space objectives that apply within the development boundary of Stuake/ Donoughmore are set out in the following table:

Objective No.	<u>Open Space / Agriculture Objectives</u>	Approx. Area (Ha)
O-01	Lands to remain predominantly open in character. These lands provide the important function of maintaining the distinction between Stuake and Donoughmore.	1.4
O-02	Lands to remain open in character. These lands provide the important function of maintaining the distinction between Stuake and Donoughmore.	2.1



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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 | |

15 Upper Glanmire

15.1 VISION AND CONTEXT

The vision for Upper Glanmire to 2020 is to secure an increase in the population of the settlement to retain and improve local services and facilities and to strengthen infrastructure provision and public transport connections.

Strategic Context

15.1.1. In the overall strategy of this Local Area Plan, Upper Glanmire is designated as a village within Metropolitan Cork and lies within the CASP Strategic Planning Area. The objectives of the County Development Plan 2009 for villages are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. The overall strategy for the village in this plan is to promote sensitive development in tandem with the provision of services and to retain and build upon existing services and community facilities.

15.1.2. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

Local Context

15.1.3. Upper Glanmire is located in an elevated position to the west of the Glashaboy River valley, approximately 7 kilometres north east of Cork City and 1 kilometre from Riverstown/Glanmire.

15.1.4. Upper Glanmire is a long, linear residential settlement straddling the R616 regional road with most of the development to the south of the road. To the east of the village the land falls steeply to the Glashaboy River.

15.1.5. The village provides a number of important services such as church, school and community centre.

15.2 PLANNING CONSIDERATIONS

Population and Housing

15.2.1. As reflected in the table it is estimated from geodirectory data that the population of Upper Glanmire increased from 12 units in 2001 to 148 units in 2010. This substantial increase is largely accommodated in a single development to the south of the village which accommodates circa 137 units in two adjoining estates. The suburban design and large scale of this development demonstrate a lack of sensitivity to the rural character of the village.

15.2.2. There are outstanding permissions for only three residential units in the village and no vacant units have been observed.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling Units Growth 2001-2010
12	11	148	136

Source: Geodirectory

INFRASTRUCTURE AND COMMUNITY FACILITIES

Road Infrastructure and Accessibility

15.2.3. Road access to Upper Glanmire is adequate, with the village being located along the R616 (Whites Cross to N8). Footpath provision and cycle facilities in the village are poor. There is no public bus service to Upper Glanmire.

Wastewater Infrastructure

15.2.4. There is no public sewer available to the village at present. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to provide a new collection system and pumphouse. A private WWTP has been provided for development of R-05 and R-06.

Water Supply

15.2.5. Upper Glanmire has a public water supply with a reservoir in Ballinriskig fed by a pump at Whitescross. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need to extend the water supply network to serve the village. The pump system also needs to be upgraded.

Community Facilities

Upper Glanmire functions as an important service centre for the area with a number of key facilities such as a church, a national school, a community centre, a GAA club and a public house. There is scope however to improve the range of facilities offered.

ENVIRONMENT

Water Quality

15.2.6. It should be noted that the water quality status of this section of the River Glashaboy is currently an issue in the receiving waters of this settlement and may affect the potential for development.

15.2.7. The following table summarises information in relation to water quality of the Glashaboy River.

Glashaboy River	
Water Management Unit	Glashaboy
Waterbody code	IE-SW-19-1520 (check)
Protected Area	Yes: 4 surface drinking waters – 2 reaches of Butlerstown River and a Tributary; and Glashaboy River
River Status (Dec 08)	Moderate
Risks	Carrignavar Waste Water Treatment Plant – insufficient future (2015) capacity
Objective	Protect good status 2015 (alternative objective to restore by 2021)

Source: South West River Basin Management Plan

15.2.8. The water quality of both the Glashaboy River is only of 'moderate' status and is recognised as being 'at risk' of not achieving 'good' status by 2015.

Landscape Type

15.2.9. Upper Glanmire is located within a landscape type of county importance described in the Draft Landscape Strategy as Fissured Fertile Middleground. A medium Landscape value is attributed to it in the Draft Strategy (landscapes with positive characters and with local or county importance) and its sensitivity is described as high (vulnerable landscapes with scenic routes, natural and cultural heritage of county or national importance).

15.3 PROBLEMS AND OPPORTUNITIES

15.3.1. The regional road running through the village is very busy and this, combined with the lack of footpaths and cycle facilities, makes it unattractive to pedestrians and cyclists. Traffic calming, signage and footpaths would be a benefit in terms of safety but also in terms of creating a sense of place by giving the village an entrance and a definite centre. This could form part of an overall scheme to enhance the streetscape of the village to include improved street lighting.

15.3.2. The village would also benefit from a more compact form and some regeneration in a number of important locations.

15.3.3. To allow the village to develop in an orderly manner, it is particularly important that satisfactory water and wastewater infrastructure are put in place.

15.4 PLANNING PROPOSALS

Overall Scale of Development

15.4.1. The development boundary of Upper Glanmire reflects the extent of the existing settlement, includes some additional lands where future development could be considered, and is tightly drawn, to the east of the village in particular, where the land falls steeply to the Glashaboy River.

15.4.2. It is envisaged that a maximum growth of 20 units over the lifetime of the plan would represent a more sustainable level of growth in Upper Glanmire and would reflect the established grain of development in the village.

15.4.3. This figure however does not reflect the infrastructural capacity of the village. The risk to water quality of the River Glashaboy is a significant constraint to further development in Upper Glanmire. If this constraint is not overcome then the development potential of Upper Glanmire will be limited to a small number of individual houses with their own wastewater treatment facilities. Due to the potential for cumulative environmental effects, development will be limited to 5 individual houses.

15.4.4. In accordance with DoEHLG guidance on the scale of future development in villages it is considered that any new individual housing schemes should not exceed 3-4 units.

15.4.5. There are a number of opportunities for residential development within the development boundary, including some opportunity for infill.

15.4.6. There is a large site within the development boundary to the north east of the village and sites to the east and west of the school which were zoned for residential development in the last plan. These sites remain available and have the potential to accommodate residential development.

15.4.7. The following table outlines the general objectives that apply within the development boundary of Upper Glanmire.

Objective No	General Objectives
DB-01	<p>a) It is an objective to achieve an appropriate scale of growth in Upper Glanmire over the lifetime of the plan with a maximum of 20 additional dwelling units in the village up to 2020.</p> <p>b) Notwithstanding the scale of growth outlined in objective DB-01 (a) above, in the absence of a public wastewater treatment plant upgrade, development shall be restricted to 5 individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. Any dwellings with individual wastewater treatment must make provision for connection to the public system in the future.</p> <p>c) All future development should be connected to a public water supply and should make adequate provision for storm water storage and disposal.</p> <p>d) No individual development shall exceed 20 housing units.</p> <p>e) It is an objective that new development;</p> <ul style="list-style-type: none"> - Contributes to the creation of sustainable communities; - consolidates and strengthens the existing village core; - complies with the urban design principles; set out in national guidance and in this plan; - is sympathetic to the character of the village; - utilises traditional form, materials and

Objective No	General Objectives
	<p>detailing;</p> <ul style="list-style-type: none"> - allows sufficient set back in the building line to accommodate a footpath, where appropriate; and - facilitates safe pedestrian and cycle linkages within the development and to the village centre. <p>f) Improve streetscape including footpaths and lighting within the village core.</p> <p>g) It is an objective to implement traffic calming measures in the village which include the proper demarcation of the road edge and car parking spaces.</p> <p>h) 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>

Village Centre Development

15.4.8. The village would benefit from some mixed use development at the village core. This would have the additional benefit of consolidating the village and contributing to streetscape enhancement. Accordingly, land has been identified and zoned for mixed use development. Given the scale of residential development that has occurred recently, it is important to provide additional facilities, such as a convenience shop or similar uses, close to the village centre.

15.4.9. The specific village centre objective that applies within the development boundary of Upper Glanmire is set out in the following table:

Objective No	Village Centre Objective	Approx. Area (Ha)
T-01	Mixed use/village centre development subject to satisfactory sewage disposal.	0.7

Community Facilities and Utilities

15.4.10. A site to the south east of the school and community centre has been zoned to facilitate the future expansion of the school, ancillary car parking, open space and community uses.

15.4.11. The specific community facilities objectives that apply within the development boundary of Upper Glanmire are set out in the following table:.

Objective No	<u>Open Space / Agriculture Objective</u>	Approx. Area (Ha)
O-01	Open space	3.0

Objective No	<u>Community / Utilities / Infrastructure Objectives</u>	Approx. Area (Ha)
C-01	Extension to existing school, with provision for open space /parking uses ancillary to the school and community uses, subject to satisfactory sanitary arrangements.	1.9

Business

15.4.12. A site has also been identified within the development boundary for the expansion of existing uses or the provision of new business uses, which would be compatible with existing development in the village.

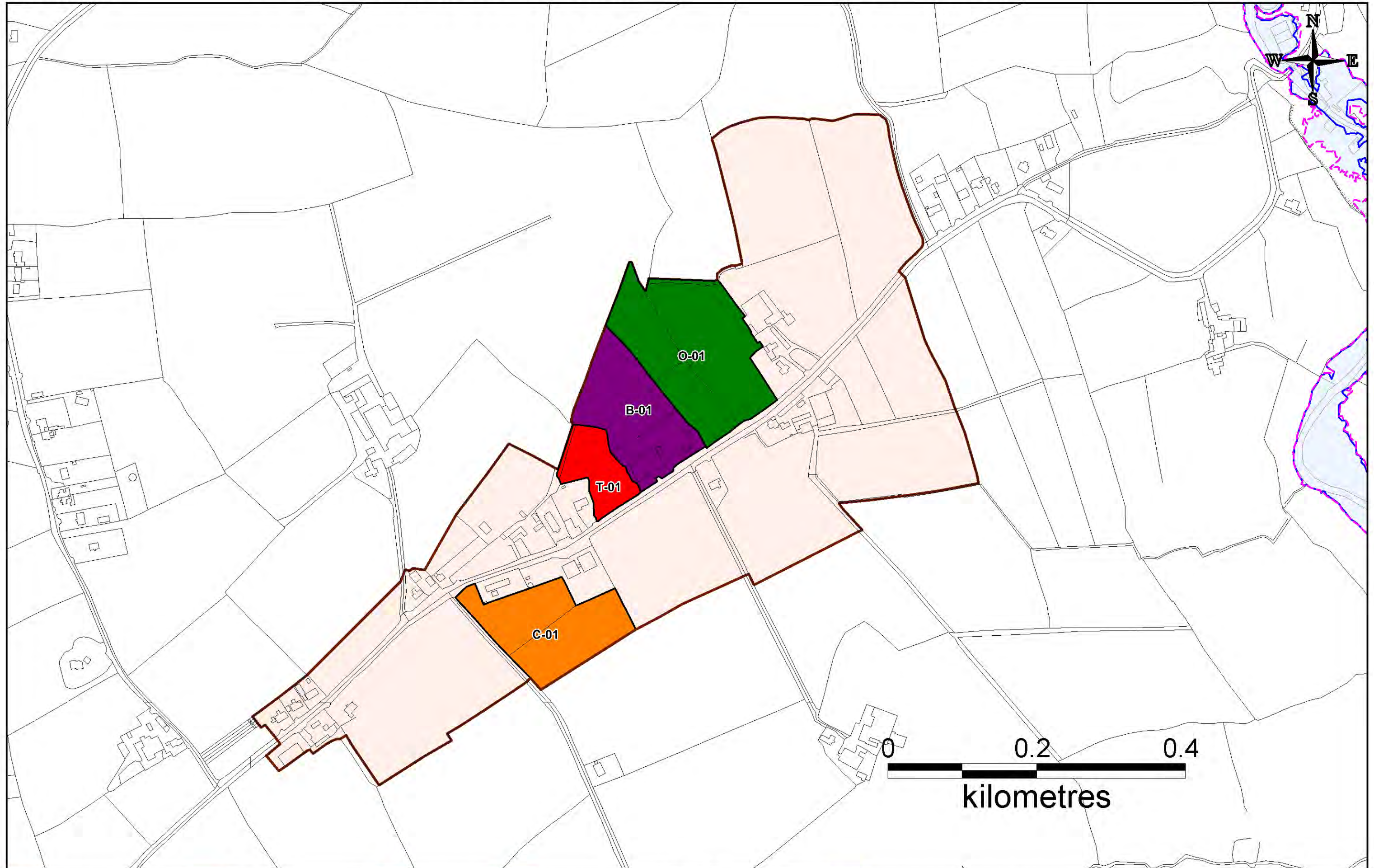
15.4.13. The specific business objectives that apply within the development boundary of Upper Glanmire are set out in the following table:.

Objective No	<u>Business Objectives</u>	Approx. Area (Ha)
B-01	It is an objective to accommodate the expansion of existing industrial developments in the village as well as new proposals for business subject to satisfactory wastewater arrangements.	1.9

Open Space

15.4.14. To the east of this site, land has been zoned for open space.

15.4.15. The following table outlines the specific open space objective that applies within the development boundary of Upper Glanmire.



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Whitechurch

16.1 VISION AND CONTEXT

The vision for Whitechurch to 2020 is to secure an increase in the population of the settlement to retain and improve local services and facilities and to strengthen infrastructure provision and public transport connections.

Strategic Context

16.1.1. In the overall strategy of this Local Area Plan, Whitechurch is designated as a **village** within Metropolitan Cork

16.1.2. The objectives of the County Development Plan 2009 for villages are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. The strategic aims for the village are to encourage the consolidation of the settlement, to promote limited sympathetic development in tandem with the provision of infrastructure and services and to retain and build upon local services and facilities.

16.1.3. The village is located within the Metropolitan Green Belt where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

Local Context

16.1.4. Whitechurch is located approximately 9 kilometres north of Cork City and approximately 3 kilometres west of Carrignavar, in the Blarney Electoral Area.

16.1.5. In the last five years the village population has increased significantly through estate scale development however services in the village are limited.

16.2 PLANNING CONSIDERATIONS

Population and Housing

16.2.1. As can be seen from the table below, geodirectory data indicates that Whitechurch increased by 141 dwellings, from 54 to 195 in the last ten years. Most of this increase is divided between five estates including two estates to the south east of the village and a more recent attractive development (Lavillin Green) comprising 40 units of a permitted development of 92 units to the south west of the village. Under the same application a further 29 units were permitted on a separate estate, a number of which have been completed (Barleyfield).

16.2.2. There are outstanding permissions for 304 dwelling units in Whitechurch – the most significant outstanding permission is for 200 dwellings to the south of the village. There are also circa 85 units permitted on a site to the east of the petrol station, behind the church that have not been constructed (Castlecourt) – presently construction is being carried out at several different locations on this highly visible site. There were 16 vacant units observed in Whitechurch.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling Units Growth 2001-2010
54	75	195	141

Source: Geodirectory

Infrastructure and Community Facilities

16.2.3. Access to Whitechurch is via a number of local roads, most of which are adequate. The convergence of these roads in the centre of the village would benefit from signage. The village may also benefit from traffic calming. There is no public transport serving the village.

16.2.4. The Waste Water Treatment Plant is designed for 3000 PE and is currently treating 300 PE. However the Lower Lee Owenboy Water Management Units Action Plan states that the plant is causing risk. It discharges to Cork Main Drainage scheme at Blackpool.

16.2.5. The Carhoo River, a tributary of the River Bride and the River Lee flows close to the settlement. The table below summarises information in relation to water quality in the Carhoo tributary:

Carhoo tributary of River Bride and River Lee	
Water Management Unit	Lower Lee Owenboy
Waterbody code	IE_SW_19_1520
Protected Area	no
River Status (Dec 08)	moderate
Risk Assessment (River body)	At risk of not achieving good status
Risks	1a at risk
Objective	restore less than good status
Q Value	n/a

Source: South West River Basin Management Plan

16.2.6. There is a public water supply serving the village. The reservoir has a capacity of 960m³ and has been taken in charge by the County Council.

16.2.7. Whitechurch is a rural village with a limited number of services and community facilities, which include a church, shop and petrol forecourt, soccer pitch and public house. There is very little commercial or retail activity in the village.

16.2.8. The village is also served by a national school, GAA club, community hall and credit union, located circa 1km west of the village on a site remote from the residential development of the village. The village does not have a park or playground

Environment

16.2.9. St. Patrick's Roman Catholic Church (Harry Clarke windows), located in the village core, is entered in the Record of Protected Structures.

16.2.10. Whitechurch is located within a landscape type of county importance described in the Draft Landscape Strategy as Fissured Fertile Middleground. A medium Landscape value is attributed to it in the Draft Strategy (landscapes with positive characters and with local or county importance) and its sensitivity is described as high (vulnerable landscapes with scenic routes, natural and cultural heritage of county or national importance).

16.3 PROBLEMS AND OPPORTUNITIES

16.3.1. There is a large amount of land within the development boundary and the sanitary infrastructure required to accommodate

additional development is in place. However other supporting services such as retail services are inadequate. The village character has been compromised by recent incomplete development and completion of the unfinished estate near the church must be prioritised.

16.3.2. The village's sense of place needs to become re-established within its new context before any significant new development occurs. Traffic calming, signage and improved streetscapes would contribute significantly to achieving this.

16.3.3. A large site opposite the village crossroads in the village core was zoned in the 2005 Local Area Plan for a town centre mixed use. This site remains available and allows the opportunity to increase the retail and social infrastructure provision within the village.

16.4 PLANNING PROPOSALS

Overall Scale of Development

16.4.1. The development boundary has been drawn tighter than in the previous plan to focus moderate additional growth on lands close to the village core. It is envisaged that a maximum growth of 50 units over the lifetime of the plan would represent a more sustainable level of growth in Whitechurch and would reflect the established grain of development in the village.

16.4.2. In accordance with DoEHLG guidance on the scale of future development in villages it is considered that any new individual housing schemes should not exceed 20 units.

16.4.3. In the past permission has been granted for development outside the scale now proposed and whilst opportunity remains for the implementation of any permissions granted, it is considered that development of that scale would not be in line with current Ministerial policy on the scale of development in villages.

16.4.4. Lands within or closest to the village core are to be developed first. Development of lands within the development boundary must be of an appropriate density to facilitate integration with the landscape.

16.4.5. There is some attractive traditional stone clad farm buildings within the settlement which should be retained in any redevelopment of these sites.

16.4.6. The general objectives that apply within the development boundary of Whitechurch are set out in the following table:

Objective No	General Objectives
DB-01	<p>a) It is an objective to achieve an appropriate scale of growth in Whitechurch over the lifetime of the plan with a maximum of 50 additional dwelling units in the village up to 2020.</p> <p>b) No individual development shall exceed 20 housing units.</p> <p>c) In order to secure the population growth 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, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>d) All future development should be connected to a public water supply, system, and waste water treatment plant and should make adequate provision for storm water storage and disposal.</p> <p>e) It is an objective that new development;</p> <ul style="list-style-type: none"> – Contributes to the creation of sustainable communities – consolidates and strengthens the existing village core, – complies with the urban design principles set out in national guidance and in this plan, – is sympathetic to the character of the village, – utilises traditional form, materials and detailing, and – allows sufficient set back in the building line to accommodate a footpath, where appropriate, – Facilitates safe pedestrian and cycle linkages within the development and to the wider area. <p>f) Attempts should be made to improve the</p>

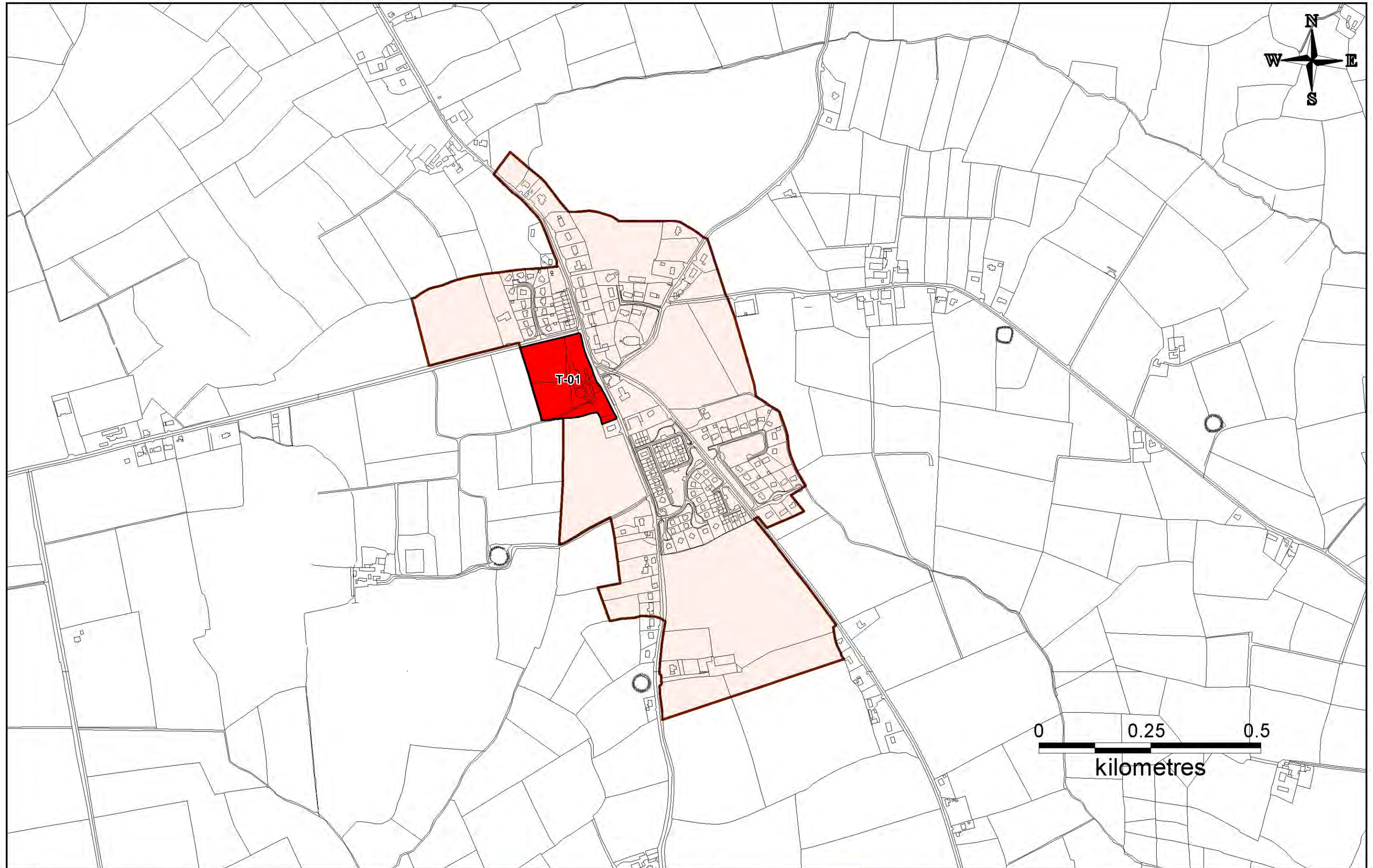
Objective No	General Objectives
	<p>streetscape within the village centre.</p> <p>g) It is an objective to encourage additional retail and services in the village commensurate with the scale of the village.</p> <p>h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Village Centre

16.4.7. The land in the village centre opposite the existing petrol forecourt and crossroads was zoned for village centre type uses in the 2005 Local Area Plan to allow for the provision of a wider range of services for the village and surrounding areas. In this plan the site is a special policy area with a similar objective that also includes provision for a crèche. There is a current outstanding permission on a part of this site for a crèche. Elsewhere in the village core, there is potential for some infill development.

16.4.8. The specific Town Centre objective that applies within the development boundary of Whitechurch is set out in the following table:

Objective No.	Village Centre Objectives	Approx Area (Ha)
T-01	Mixed use development to include a crèche, a community playground and street frontage development along eastern boundary, subject to the provision of satisfactory sanitary services.	2.7



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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

Berrings

Caherlag

Cloghroe

Courtbrack

Firmount

Fornaght

Matehy

New Tipperary

Rathduff

17 Berrings

17.1 VISION AND CONTEXT

The vision for Berrings is to retain and improve local services and facilities around the crossroads and to promote sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

17.1.1. In the overall strategy of this Local Area Plan, Berrings is designated as a **village nucleus**. The principle function of Berrings is to provide a basic level of services to the wider rural area and to facilitate the development of individual houses as an alternative to locations in the countryside.

Local Context

17.1.2. Berrings is located approximately 15 kilometres north west of Cork City and west of the R579 Leemount to North Cork road. It is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone.

17.1.3. Berrings has a number of individual houses, a church and a substantial sized national school, all of which are centred on the crossroads. There is a low density housing estate to the south of the village nucleus. The established pattern of development in the village is of detached dwellings on individual sites, concentrated around the crossroads.

17.2 PLANNING CONSIDERATIONS

Population and Housing

17.2.1. In 2010, the estimated population of Berrings was approximately 84 people. Over the lifetime of the previous County Development Plan and Local Area Plan, the total number of houses in Berrings increased from 14 to 30. The table below charts the growth in dwellings in Berrings since 2001.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
14	25	30	16

Infrastructure and Community Facilities

Water Supply and Wastewater Treatment

17.2.2. There is currently no public water supply in the area and existing development is serviced by individual wells. Berrings does not have a public sewerage scheme at present. The provision of a public wastewater treatment system is listed on Cork County Councils Current Assessment of Need 2009 (Priority No 146). The provision of these facilities is not listed as part of the Water Services infrastructure Programme 2010-2012. The recent residential development to the south of the village nucleus has incorporated private waste water treatment facilities.

Road Access and Public Transport Accessibility

17.2.3. Road access to the village nucleus is generally poor, with only a number of local roads connecting it to the R579, R618 and R619. There is no public transport links between Cork City and Berrings.

Environment

Biodiversity

17.2.4. Northwest of Berrings is a cluster of areas of local biodiversity value; including broadleaved woodland comprising wet willow-alder-ash woodland on the upper reaches of the Owennagearagh River. Due consideration should be given to the maintaining the connectivity in the wider landscape to facilitate movement between these sites.

Landscape Character

17.2.5. Berrings is located within the "Fissured Fertile Middleground" landscape type, which is predominately used for dairy cattle pasture as well as some arable production.

Water Quality and Flooding

17.2.6. The Owennagearagh River is located to the north of Berrings. The following table summarises the relevant water quality information in relation to the river.

Owennagearagh River	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_841
Protected Area	No
River Status (July 09)	High
Risk Assessment (River body)	Probably at risk
Risks	Combined Sewer Overflow
Objective	Protect High and Good Status by 2015.

Source: South West River Basin Management Plan

17.2.7. The Owennagearagh is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The Lower Lee Owenboy Water Management Unit have identified that the river is probably at risk from combined sewer overflow discharges. This risk will need to be addressed if the high status of the river is to be protected.

Flooding

17.2.8. While there are no recorded flood events within the development boundary of Berrings, there are recurring flood events at Lisladeen Cross Roads to the west of the village.

17.3 PROBLEMS AND OPPORTUNITIES

17.3.1. Berrings' rural setting and proximity to Cork City make it an attractive location for development. However the lack of a public water supply, public waste water treatment, effective public transport and other services means that the potential for development in the future is limited to a small number of individual dwellings providing their own water and waste water infrastructure.

17.3.2. As both a public drinking water system and a waste water treatment system is lacking in Berrings, there are significant risks to public health if the number of private waste water treatment systems increases in an area reliant on private wells for drinking water. It is important therefore to secure some investment, particularly to provide a public or private group drinking water supply if the risks are to be avoided and the overall potential for development identified in this plan achieved.

17.4 PLANNING PROPOSALS

Overall Scale of Development

17.4.1. Over the lifetime of this plan, it is envisaged that Berrings will grow in line with the level of service provision available in the settlement.

17.4.2. A development boundary has been identified for Berrings, which focuses mainly on lands close to the village centre. It is considered that a maximum growth of approximately 16 units over the lifetime of the next ten years would represent a more sustainable level of growth in Berrings. Development of this scale would reflect the grain of existing development in the village and would result in a 2020 population of approximately 100.

17.4.3. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development, any new individual housing schemes, and the pattern of existing development should not exceed 2-3 units.

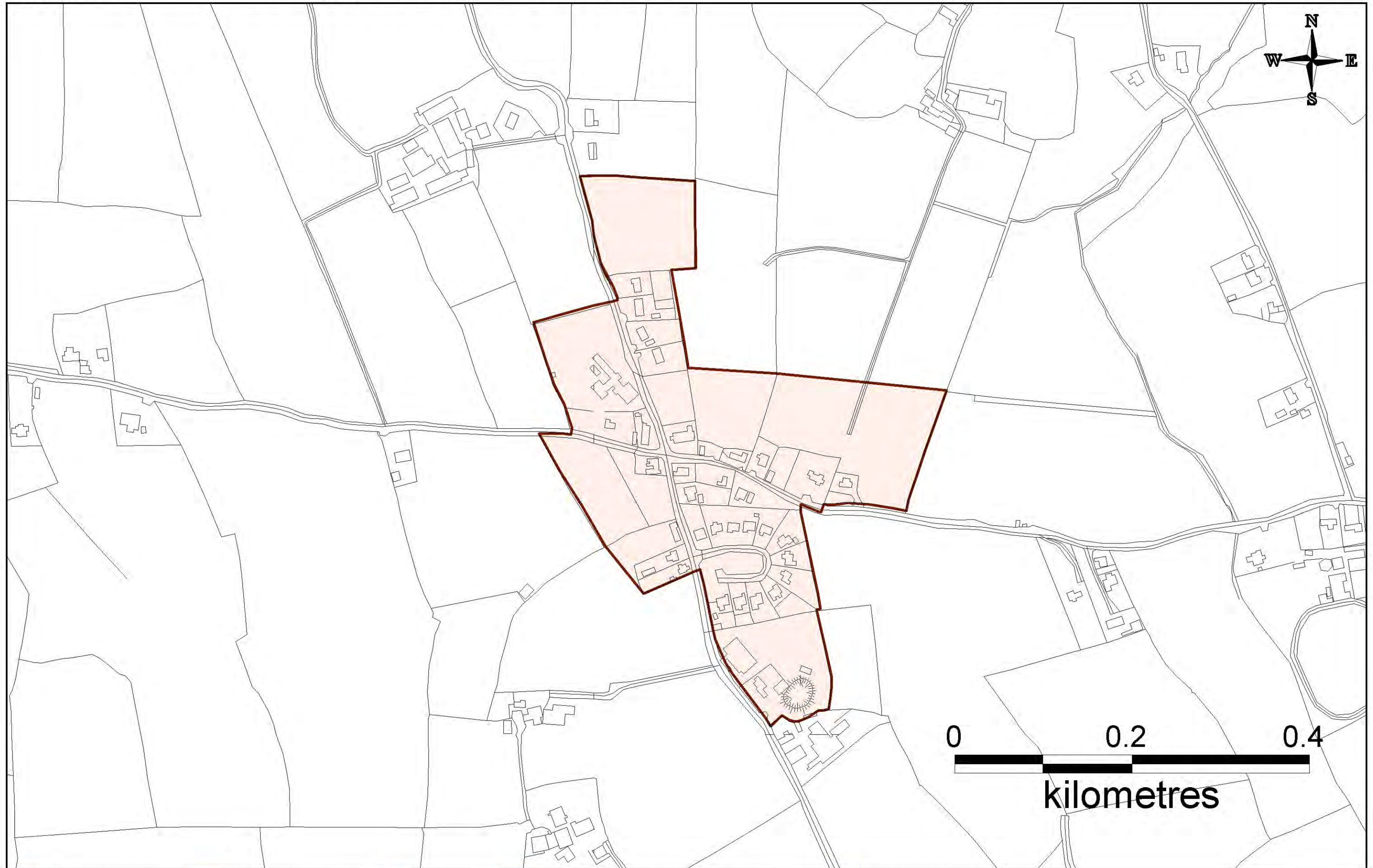
17.4.4. Land to the south west and the east of the crossroads has potential for housing development, subject to the provision of suitable sanitary services. Elsewhere within the village boundary, some further residential development is not precluded. It is important that access be retained to the back-lands closest to the village nucleus so as not to compromise the possibility of development at a later stage.

17.4.5. Should an opportunity arise, some limited retail development (a village shop) could be accommodated within the village nucleus.

17.4.6. The general objectives that apply within the development boundary of Berrings are set out in the following table;

Objective No.	<u>General Objective</u>
	individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. d) 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.

Objective No.	<u>General Objective</u>
DB - 01	a) Subject to the provision of a private group or public drinking water scheme, within the development boundary of Berrings, it is an objective to encourage the development of up to 16 dwelling units in the period 2010-2020. b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 2-3 units. c) If a public or private group water supply and public waste water treatment facilities are not available, development shall be restricted to



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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 Caherlag

18.1 VISION AND CONTEXT

The strategic aim for Caherlag is to encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Strategic Context

18.1.1. In the overall strategy of this Local Area Plan, Caherlag is designated as a **village nucleus**. It is an objective of the Cork County Development Plan 2009 to preserve the rural character of the village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Local Context

18.1.2. Caherlag is located approximately 9 kilometres to the north east of Cork City. The village is surrounded by a large rural hinterland, which forms part of the Metropolitan Greenbelt, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas. The settlement is located between the main town of Glanmire, to the west and the Key Village of Glounthaune to the east.

18.2 PLANNING CONSIDERATIONS

Population and Housing

18.2.1. Caherlag has experienced limited growth since 2001. The following table highlights the extent of that growth.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
25	29	31	6

Source: Geodirectory

18.2.2. 31 units were recorded within the development boundary of Caherlag in 2010, a rise of 6 units from the figure of 25 units recorded in 2001. A significant number of these units are long established, particularly those to the north of Erins Own GAA Grounds, which reflect the established grain of residential development that exists within the area.

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

18.2.3. The village is served by the L-2890-0, a 4.8 meter wide local road. There is no bus service serving Caherlag.

Water Supply and Wastewater Infrastructure.

18.2.4. There is no public foul treatment or sewer network in the Caherlag area. There is a public water main/supply which runs along the main public road. The water supply is sufficient to service the proposed development in Caherlag. There are no water pressure issues in the area. It is an objective of Cork County Councils Assessment of Needs 2009, to provide collection systems and treatment at settlements which currently do not have local authority discharges. The provision of such facilities in Caherlag was not identified on the Council funding programme.

Community Facilities

18.2.5. The settlement has a very limited range of social and community facilities. It lacks a school, retail facilities, a community centre, which instead are to be found in the neighbouring town of Glanmire. There is a substantial GAA facility within the development boundary.

Environment

18.2.6. Caherlag is located within a landscape type of national importance described in the Draft Landscape Strategy as City Harbour and Estuary. A very high landscape value is attributed to it in the Draft Strategy (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance) and its sensitivity is described as very high (extra vulnerable landscapes – for example, seascape area with national importance – likely to be fragile and susceptible to change).

Flooding

18.2.7. There are no known flood risks or recorded flood events within the development boundary of Caherlag.

18.3 PROBLEMS AND OPPORTUNITIES

18.3.1. Any new development should be in character with the scale and grain of the village. This plan will encourage small scale residential and community facilities. However, until the infrastructural constraints are overcome, new housing development should be restricted to individual houses and serviced sites.

18.4 PLANNING PROPOSALS

Overall Scale of Development

18.4.1. Over the lifetime of this Local Area Plan, it is considered that the village nucleus of Caherlag can accommodate a maximum growth of approximately 5 units. Development of this scale would be in line with the existing pattern of development and the level of services available locally. As a result, the development boundary will remain relatively unchanged.

18.4.2. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should not exceed 1-2 units. The development boundary has been drawn to reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.

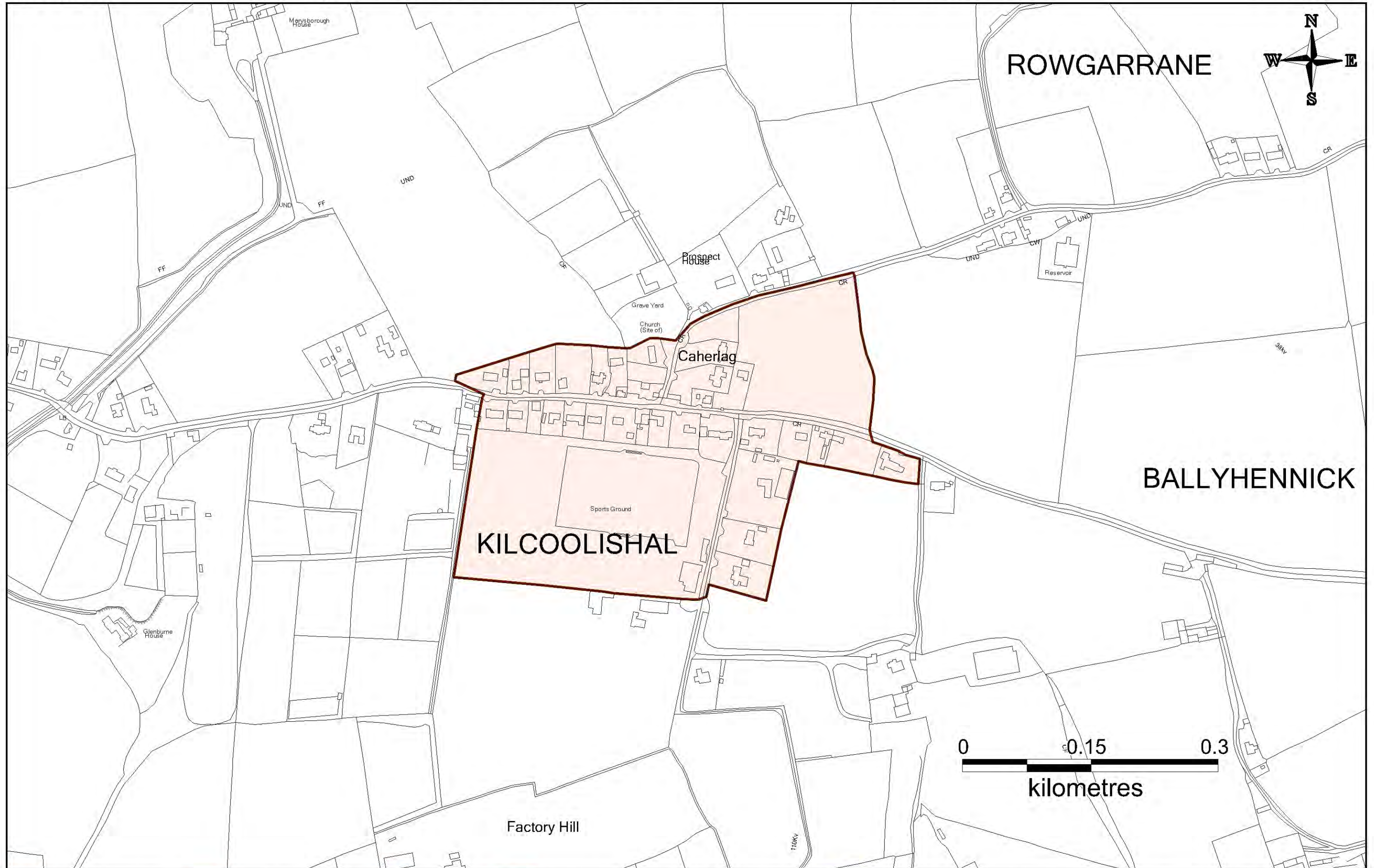
18.4.3. It is considered that the most appropriate lands for future residential development are located to the north east of the development boundary.

18.4.4. Given the lack of adequate mains sewerage treatment facilities and the timespan within which this deficiency is likely to be resolved, future development will need to provide its own individual on-site wastewater treatment facilities.

18.4.5. The general objectives that apply within the development boundary of Caherlag are set out in the following table:

Objective No.	<u>General Objective</u>
DB - 01	a) Within the development boundary of Caherlag, it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020. b) The number of units in any particular group, having regard to the existing grain of

Objective No.	<u>General Objective</u>
	<p>development in the area, should not exceed 1-2 units.</p> <p>c) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>d) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</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 | |

19 Cloghroe

19.1 VISION AND CONTEXT

The strategic aims for Cloghroe are that it develops in line with the existing pattern of development and the level of services available locally.

Strategic Context

19.1.1. In the overall strategy of this Local Area Plan, Cloghroe is designated as a **village nucleus** within Metropolitan Cork. It is an objective of the Cork County Development Plan 2009 to preserve the rural character of village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Local Context

19.1.2. Cloghroe is located approximately 8 kilometres north west of Cork City, along the R579. Land to the north of the R579 rises steeply towards Vicarstown. To the south, between the main road and the Owennagearagh River the land is flat and may be prone to flooding closer to the river.

19.1.3. Cloghroe is a linear settlement that stretches from Tower on the east to the cross roads and public house on the west. While many of Cloghroe's community facilities, such as the church and school are within the development boundary for Tower, a strategic gap still exists between Tower and Cloghroe village nucleus. It is important that this strategic Green Belt gap be maintained in the future.

19.1.4. Within the development boundary, the grain of established residential developments tends to be in the form of individual units with private wastewater treatment facilities.

19.2 PLANNING CONSIDERATIONS

Population and Housing

19.2.1. Cloghroe has seen little growth in terms of population and dwelling units over the lifetime of the previous County Development Plan and Local Area Plan with only two individual dwellings constructed. The

table below highlights the scale of growth experienced in Cloghroe between 2001 and 2010.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
27	28	29	2

Source: Geodirectory

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

19.2.2. Road access to Cloghroe is generally adequate relative to the scale of the village. The village nucleus is served by a regular bus service, with 3 daily departures on weekdays to Cork City. A more regular bus service operates from the village of Cloghroe (within the development boundary of Tower), with 25 daily departures on weekdays to Cork.

Water Supply and Wastewater Infrastructure.

19.2.3. The existing wastewater treatment plant serving the village is not providing treatment to the required standards. Funding has been made available in the Water Services infrastructure programme to upgrade the existing collection system in the village, provide a storm holding tank and construct a new pumping station to pump the sewage for proper treatment at the upgraded Blarney wastewater treatment plant.

19.2.4. The settlement does have access to a public water supply

Community Facilities

19.2.5. Cloghroe is centred around two public houses and most of its' services and community facilities are located nearby. Cloghroe National School is sited within the development boundary for Tower as are the church and post office. Cloghroe also has access to the community centre at Ballyanly, which serves the wider Inniscarra and Cloghroe areas.

Environment

19.2.6. Cloghroe is located in the Hilly River and Reservoir Valleys landscape type. The land use in this area comprises

mostly of pastoral farming, which has helped preserve the strong field boundaries that exist within the area.

19.2.7. The Owennagearagh River is located to the south of Cloghroe. The following table summarises the relevant water quality information in relation to the river.

Owennagearagh River	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_841
Protected Area	No
River Status (July 09)	High
Risk Assessment (River body)	Probably at risk
Risks	Combined Sewer Overflow
Objective	Protect High and Good Status by 2015.

Source: South West River Basin Management Plan

19.2.8. The Owennagearagh is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The Lower Lee Owenboy Water Management Unit have identified that the river is probably at risk from combined sewer overflow discharges. This risk will need to be addressed if the of protecting the good status of the river is to be achieved by 2015.

Flooding

19.2.9. While there were no recorded flood events within the development boundary of Cloghroe, there were numerous events on the approach road to the village. 400 metres of the R579 approaching Cloghroe were flooded in November 2009. Accessibility to the village was compromised as a result.

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

19.3 PROBLEMS AND OPPORTUNITIES

19.3.1. Cloghroe’s location in the Metropolitan Green Belt and along a busy road makes it unsuitable for any large-scale development. However, there may be potential for some limited infill or small-scale residential development within the village boundary.

19.3.2. Improvements have been made to the R579 recently and during the life of this plan, an enhanced streetscape would be desirable.

19.4 PLANNING PROPOSALS

Overall Scale of Development

19.4.1. Over the lifetime of this Local Area Plan, It is considered that the village nucleus of Cloghroe can accommodate a maximum growth of approximately 10 units.

19.4.2. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should not exceed 2.-3 units. Generally, new housing development should be limited to infill type development that provides an opportunity for street frontage improvements.

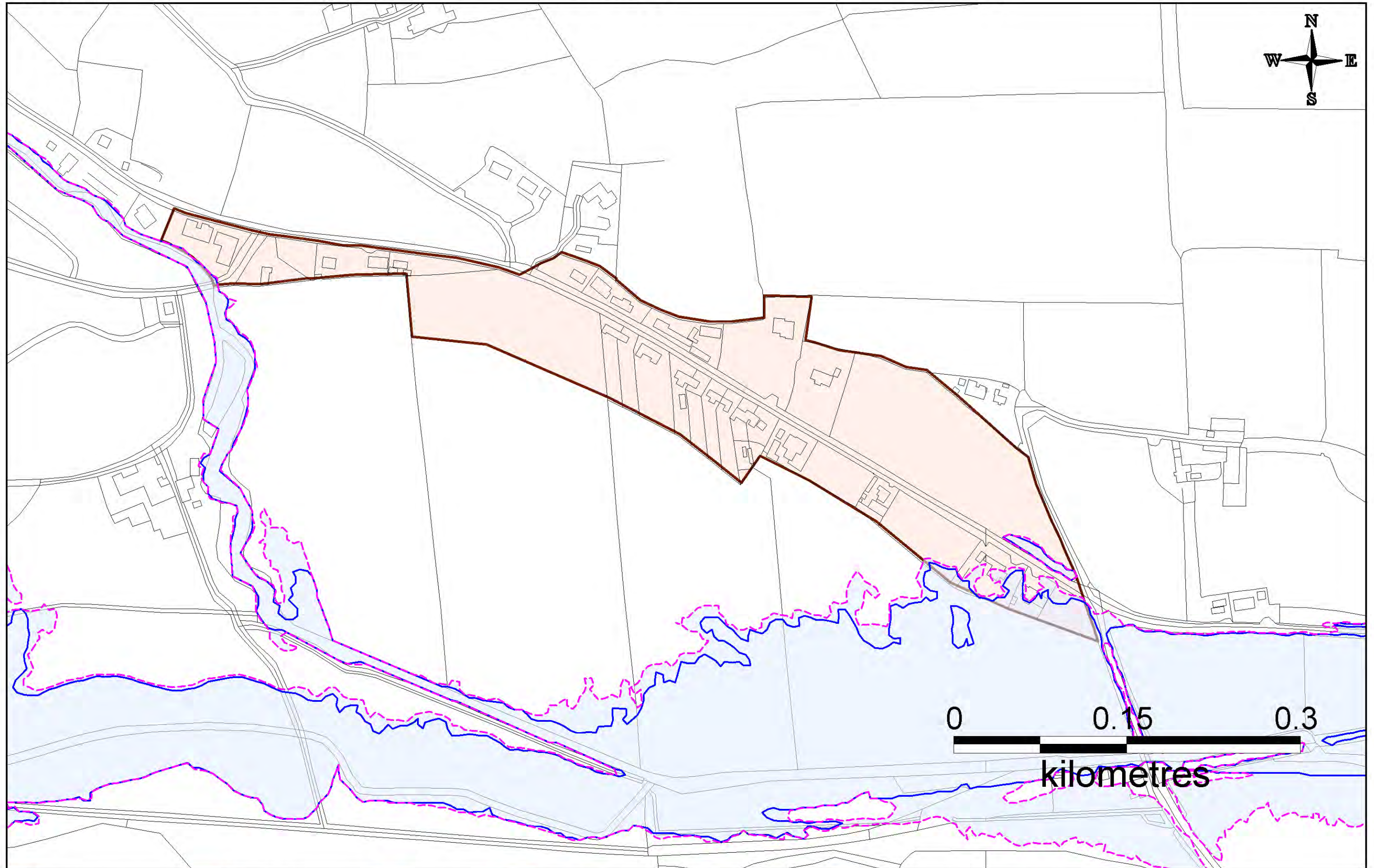
19.4.3. The development boundary of Cloghroe in turn reflects the level of anticipated growth in Cloghroe and focuses on lands close to existing development. The boundary itself has been extended to include recent developments that were contiguous with the boundary. This development boundary also serves to maintain the integrity of the Green Belt between the village of Cloghroe and the development boundary of Tower.

19.4.4. Land to the west of the village nucleus has the potential to accommodate some residential development, incorporating streetscape development to the north and tree planting to the south. Consideration will be given to a limited amount of in-depth residential development, provided the development can be serviced by one access, and served by the appropriate infrastructure.

19.4.5. The general objectives that apply within the development boundary of Cloghroe are set out in the following table:

Objective No.	<u>General Objective</u>
DB - 01	a) Within the development boundary of Cloghroe, it is an objective to encourage the development of up to 10 dwelling units in the

Objective No.	<u>General Objective</u>
	period 2010-2020. b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 2-3 units. c) All new development should connect to the public drinking water and waster water treatment infrastructure. d) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6. f) 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.



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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 Courtbrack

20.1 VISION AND CONTEXT

The strategic aims for Courtbrack are to retain and improve local services and to promote development sympathetic to the existing grain of development and in tandem with the provision of infrastructure and services.

Strategic Context

20.1.1. In the overall strategy of this Local Area Plan, Courtbrack is designated as a **village nucleus** within Metropolitan Cork. It is an objective of the Cork County Development Plan 2009 to preserve the rural character of village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Local Context

20.1.2. Courtbrack is a rural village located approximately 14 kilometres northwest of Cork City and 7 kilometres from Blarney. The village lies to the north of the Shournagh River, which flows along the floor of a steep valley. It is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone.

20.1.3. Within the development boundary, the grain of established residential developments tends to be in the form of individual units with private wastewater treatment facilities.

20.2 PLANNING CONSIDERATIONS

Population and Housing

20.2.1. Courtbrack has seen little growth in terms of population and dwelling units over the lifetime of the previous County Development Plan and Local Area Plan. The table below highlights the scale of growth experienced in Courtbrack between 2001 and 2010.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
14	17	17	3

Source: Geodirectory

20.2.2. It is estimated that only three units have been constructed in Cloghroe since 2001. These units, separate dwellings on individual sites, tend to develop in ribbons along the main approaches to the village nucleus.

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

20.2.3. Road access to Courtbrack is poor, with most of the traffic passing Fox's bridge to the south of the village and only local roads connecting the village to Tower and Blarney and Grenagh to the north

Water Supply and Wastewater Infrastructure.

20.2.4. The village does not have a public sewer and has no surface water drainage scheme in place. The provision of a sewerage scheme to serve the area is listed in Cork County Council's "Assessment of Needs 2009 " (Priority Number 136). This scheme was not included as part of the Water Services Infrastructure Programme 2010-2012.

20.2.5. There is currently no public water supply in the area and existing development is served by individual wells. A proposed scheme to provide a new public water supply with a source, reservoir and distribution system was also identified in the Councils Assessment of Needs 2009 (Priority Number 137) but was not included as part of the Water Services Infrastructure Programme 2010-2012.

Community Facilities

20.2.6. Courtbrack has a number of important services and community facilities, which include a church, community centre, hairdresser and a concrete manufacturers located close to the village nucleus. Recently however both a shop and petrol pumps have closed down thus limiting the range of services available locally. There is a GAA sports field in the village centre, which provides an important function in terms of the provision of recreational facilities.

Environment

20.2.7. Courtbrack is located in the Fissured Fertile Middleground landscape type. This landscape is valued locally for the quality of its agricultural land. While there are limited areas of scenic amenity, the aesthetic quality is important to protect.

20.2.8. The Shournagh River is located to the south of Courtbrack. The following table summarises the relevant water quality information in relation to the river.

Shournagh River	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_823
Protected Area	No
River Status (July 09)	High
Risk Assessment (River body)	Not at risk
Risks	N/A
Objective	Protect High Status by 2015.
Q Value	High

Source: South West River Basin Management Plan

20.2.9. The Shournagh River is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The River is currently deemed to be of high status. It is an objective of the River Basin Management Plan for the South Western River Basin District to protect this current designation.

Flooding

20.2.10. There are no known flood risks or recorded flood events within the development Boundary of Courtbrack village. In November 2009, a stretch of the L2764-55 approaching Fox's Bridge was flooded. The flooding was a result of channel overtopping on the river Shournagh.

20.2.11. Parts of Courtbrack have been identified as being at risk of flooding. The areas at risk follow the path of the Shournagh River through the villages and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the

Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009.

20.3 PROBLEMS AND OPPORTUNITIES

20.3.1. The 2005 Plan contained 7.5 hectares of zoned residential land as well as other lands on which very low density housing could be accommodated. The majority of this land remains available for development.

20.3.2. The provision of a wastewater treatment plant is not identified on the Water Services Investment Programme 2010-2012 and so this infrastructure deficiency is likely to impact on the development potential of the village. However, the County Council have entered into an agreement with a developer to provide a treatment plant for the village as a whole and a water supply in tandem with the completion of development.

20.3.3. It is important that future development in the area has regard to the rural character of the village. This can be achieved in part by paying attention to building design and layout in the development process and protecting mature trees and hedgerows. The provision of small scale development in the form of detached houses or serviced sites for self build should also be considered as a means of providing a more sustainable alternative to the one-off house in the countryside.

20.3.4. As both a public drinking water system and a and waste water treatment system are currently lacking in Courtbrack, there are significant risks to public health if the number of private waste water treatment systems increases in an area reliant on private wells for drinking water. It is important therefore to secure some investment, particularly to provide a public or private group drinking water supply if the risks are to be avoided and the overall potential for development identified in this plan achieved.

20.3.5. Other important issues for the village include the need for additional and improved community facilities and road improvements in the area.

20.4 PLANNING PROPOSALS

Overall Scale of Development

20.4.1. The scale and grain of the existing village suggests that over the lifetime of this Local Area Plan, it is considered that the village of Courtbrack can accommodate a maximum growth of approximately 20 units. However, the arrangements made by the County Council to provide wastewater treatment facilities, which pre-date the preparation of

the plan, also need to be reflected in the planning policies for the village in order to give an opportunity for this infrastructure to be provided. Therefore the overall scope of development for Courtbrack has been set in the range of 50 to 66 units for the lifetime of this plan subject to agreement with the developer and the legal requirements of the contract that the Council have entered into in relation to the provision of wastewater treatment facilities.

20.4.2. The DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development suggest that new individual housing schemes should not exceed 4-5 units. The benefits arising from the provision of wastewater treatment facilities are significant and the scale of individual developments has been increased to 12 to facilitate the provision of this infrastructure.

20.4.3. The development boundary identified for Courtbrack makes provision for a new residential development to the south and east of the village centre. Any development to the south should include the provision of a playing pitch. Future developments to both the south and east of the village centre are also subject to the provision of appropriate pedestrian links to the village centre and adequate landscaping.

20.4.4. Given the lack of adequate mains sewerage treatment facilities and the timespan within which this deficiency is likely to be resolved, future development will need to provide its own individual on-site wastewater treatment facilities.

20.4.5. Further development to the south of the village is undesirable in view of the steep rise from Fox’s Bridge and in order to maintain a strategic gap between Courtbrack and Matehy.

20.4.6. Consideration will also be given to any proposals for further small scale business and retail related development on the former creamery site, which should include the provision of additional car parking.

20.4.7. The general objectives that apply within the development boundary of Courtbrack are set out in the following table:

Objective No.	<u>General Objective</u>
DB - 01	a) Subject to the provision of a private group or public drinking water scheme and appropriate waste water treatment facilities, within the development boundary of Courtbrack, it is an objective to encourage the development of between 50 and 66 dwelling units in the

Objective No.	<u>General Objective</u>
	period 2010-2020.
	b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 12 units.
	c) In order to secure the population growth 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, needs to be provided in tandem with development and where applicable protect the integrity of Natura 2000 sites.
	d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
	e) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
	f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
	g) Development on lands to the south of the development boundary should include the provision of a playing pitch.
	h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not

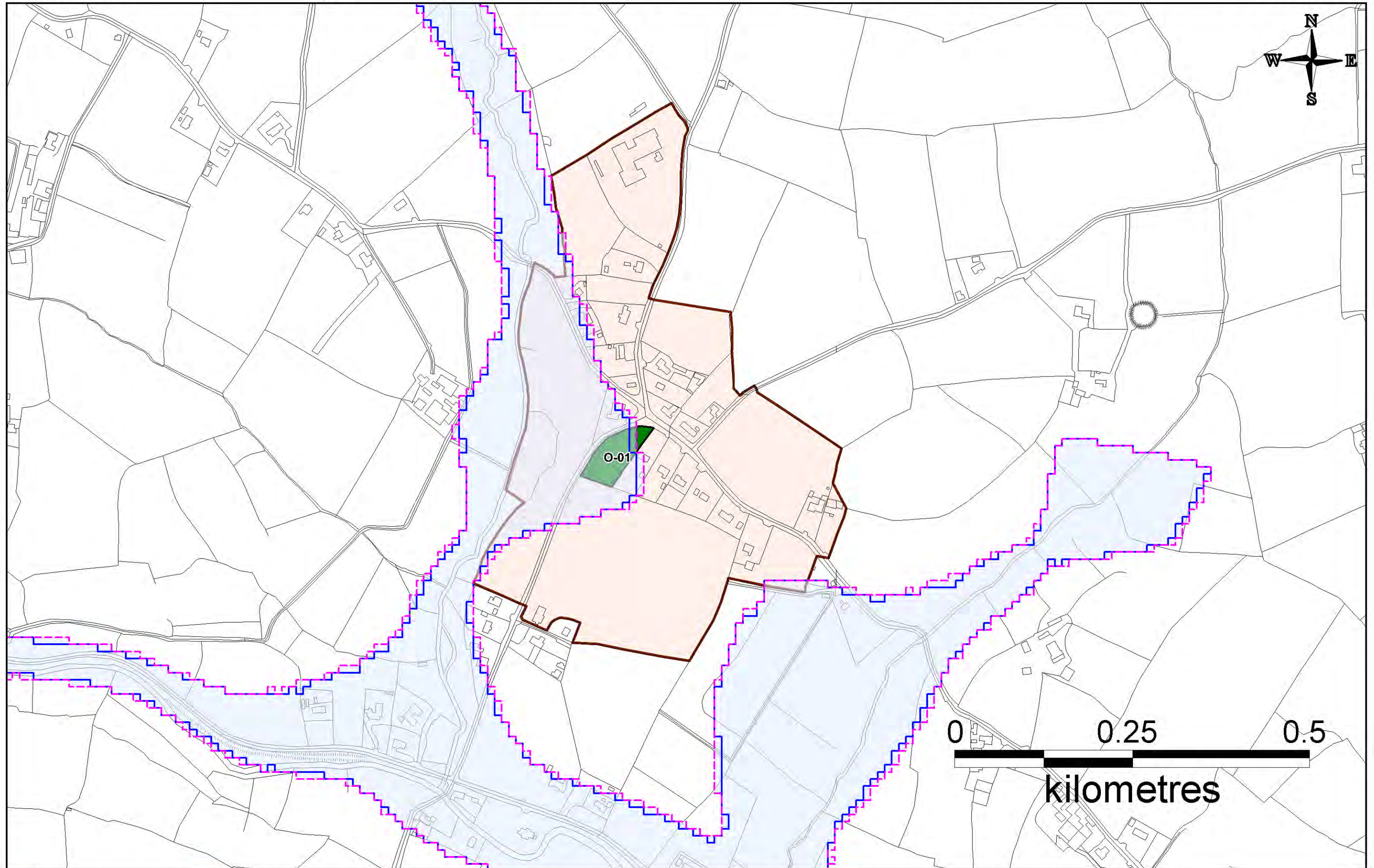
Objective No.	<u>General Objective</u>
	compromised and that suitable vehicular and pedestrian access to these lands is retained.

Open Space and Recreation

20.4.8. The GAA club in the centre of the village plays an important role in the provision of recreational facilities for the village. It is important that this facility and the adjacent community hall is protected from inappropriate development.

20.4.9. The specific open space objectives that apply within the development boundary of Courtbrack are set out in the following table:

Objective No.	<u>Open Space Objective</u>	Approx. Area (Ha)
O-01	It is an objective to preserve this area for sporting and recreational uses. An extension to or the replacement of the community hall to cater for the provision of non sporting recreational uses could also be considered on the southern portion of the site.	0.4



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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 | |

21 Firmount

21.1 VISION AND CONTEXT

The strategic aim for Firmount is to encourage small scale sympathetic residential development in tandem with provision of an appropriate range of services.

Strategic Context

21.1.1. In the overall strategy of this Local Area Plan, Firmount is designated as a **village nucleus**. It is an objective of the Cork County Development Plan 2009 to preserve the rural character of village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Local Context

21.1.2. Firmount is located approximately 16 kilometres northwest of Cork City and lies north of the Shournagh River. It is located at the western edge of the Blarney Electoral Area.

21.1.3. The village is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone to the south and east, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas.

21.2 PLANNING CONSIDERATIONS

Population and Housing

21.2.1. Firmount has experienced limited growth since 2001. The following table highlights the extent of that growth.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
5	7	7	2

Source: Geodirectory

21.2.2. It is estimated that 2 units have been constructed in Firmount since 2001. The established pattern of residential development in the area comprises single dwellings on individual sites.

21.2.3. There is an outstanding planning permission for 14 serviced sites to the east of the village. Site works have commenced on site but no units are in place.

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

21.2.4. The roads serving the village are quite poorly aligned and narrow. There is however a pedestrian link connecting the village with Fornaght to the south.

21.2.5. There is currently no public bus service serving Firmount.

Water Supply and Wastewater Infrastructure.

21.2.6. Firmount has access to a public water supply. There is currently no public sewer serving the village nucleus. It is an objective of Cork County Councils Assessment of Needs 2009, to assess the requirements to provide collection systems and treatment at settlements which currently do not have local authority discharges, including Firmount (Priority Number 146). This project did not receive funding in the Water Service infrastructure Programme 2010-2012.

Community Facilities

21.2.7. The settlement consists of a number of services and community facilities, which include a shop, national school, and Co-op store.

Environment

21.2.8. Firmount is located within the “Fissured Fertile Middleground” landscape type, which is predominately used for dairy cattle pasture as well as some arable production.

21.2.9. The Shournagh River runs to the south of Firmount. The following table summarises the relevant water quality information in relation to the river.

Shournagh River	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_821
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River body)	Not at risk
Objective	Protect good status.
Q Value	Good

Source: South West River Basin Management Plan

21.2.10. The Shournagh River is a tributary of the River Bride, which discharges into the Cork Harbour Special Protection Area. The overall objective for 2015 is to protect this waterbody. A new waste water treatment plant for the village would aid the achievement of the objective to protect the water body.

Flooding

21.2.11. Parts of Firmount have been identified as being at risk of flooding. The areas at risk follow the path of the Shournagh River through the villages 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.

21.3 PROBLEMS AND OPPORTUNITIES

21.3.1. Any new development should be in character with the scale and grain of the village. This Plan will encourage the development of small scale residential and community facilities. However, until the infrastructural constraints are overcome, new housing development should be restricted to individual houses and serviced sites.

21.3.2. Consideration could be given to some business development or re-development within the village nucleus, as appropriate opportunities arise.

21.3.3. The land to the south of the main road adjoining the Shournagh River, which lies outside the development boundary, should be retained as open space, with the potential to accommodate a park or riverside amenity within the village nucleus.

21.4 PLANNING PROPOSALS

Overall Scale of Development

21.4.1. Notwithstanding the existing planning permission for 14 units, over the lifetime of this Local Area Plan, It is considered that the village nucleus of Firmount can accommodate a maximum growth of approximately 6 units. Development of this scale would be in line with the existing pattern of development and the level of services available locally. As a result, the development boundary will remain relatively unchanged.

21.4.2. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should not exceed 1-2 units. The development boundary has been drawn to reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.

21.4.3. It is considered that the most appropriate lands for future residential development are brownfield infill sites. Lands to the east of the crossroads have the potential to accommodate some residential development.

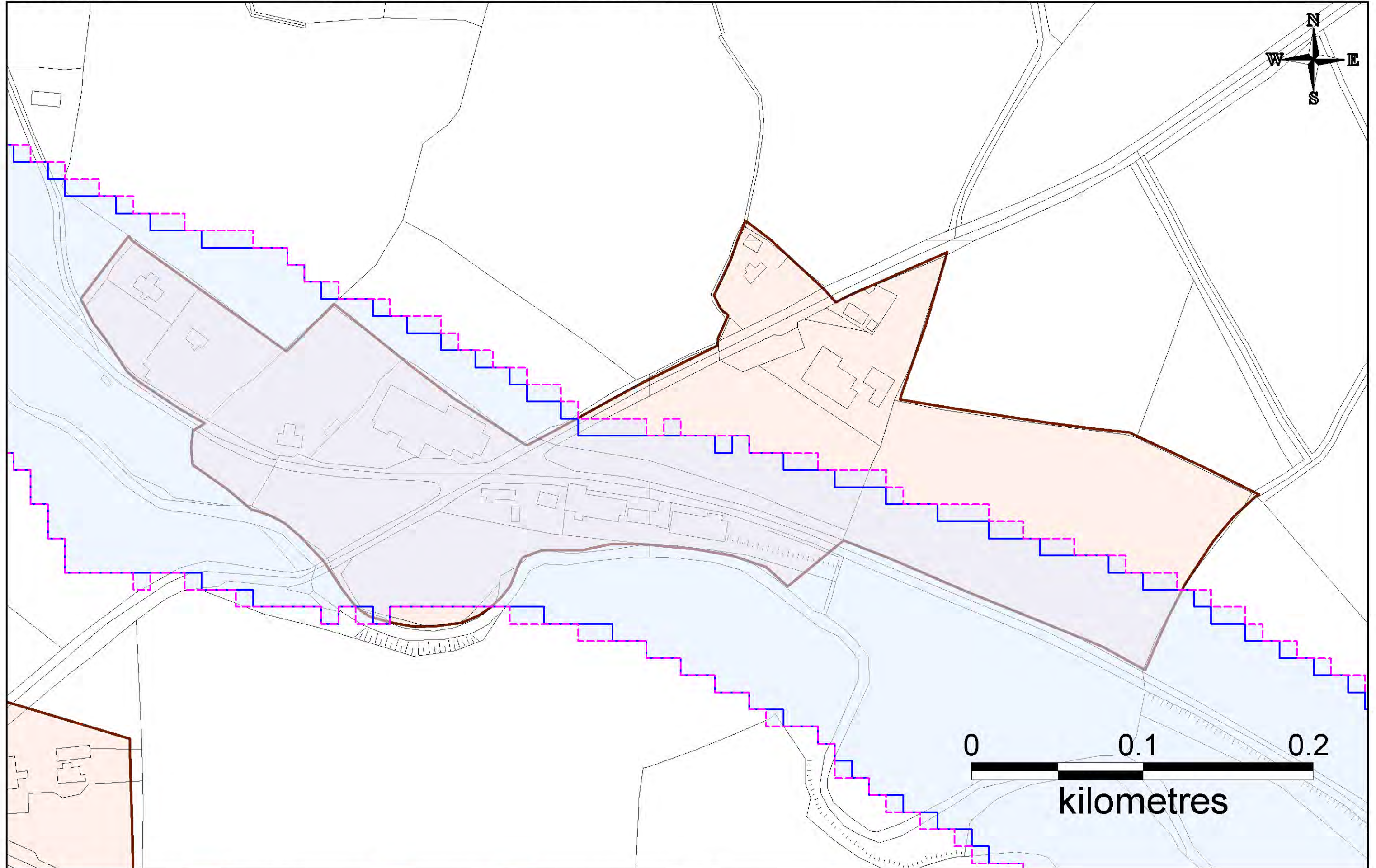
21.4.4. Given the lack of adequate mains sewerage treatment facilities and the time span within which this deficiency is likely to be resolved, future development will need to provide its own individual on-site wastewater treatment facilities.

21.4.5. Further improvements to public footpaths, street lighting and car parking are required to link future development to the east of the village with the school in the village centre.

21.4.6. The general objectives that apply within the development boundary of Firmount are set out in the following table:

Objective No.	<u>General Objective</u>
DB - 01	a) Within the development boundary of Firmount, it is an objective to encourage the development of up to 6 dwelling units in the

Objective No.	<u>General Objective</u>
	period 2010-2020. b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 2 units. c) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6 e) Consideration could be given to some business development or re-development within the village nuclei, as appropriate sites arise. f) 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.



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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 Fornaght

22.1 VISION AND CONTEXT

The strategic aim for Fornaght is to encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Strategic Context

22.1.1. In the overall strategy of this Local Area Plan, Fornaght is designated as a **village nucleus**. It is an objective of the Cork County Development Plan 2009 to preserve the rural character of the village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Local Context

22.1.2. Fornaght is located approximately 16 kilometres northwest of Cork City and lies to the south of the Shournagh River. It is located at the western edge of the Blarney Electoral Area and adjacent to Fornaght Village Nucleus.

22.1.3. The village is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone to the south and east, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas.

22.2 PLANNING CONSIDERATIONS

Population and Housing

22.2.1. Fornaght has experienced limited growth since 2001. The following table highlights the extent of that growth.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
6	7	10	4

Source: Geodirectory

22.2.2. It is estimated that 4 units have been constructed in Firmount since 2001. These units, which are generally separate dwellings on individual sites on the southern side of the L-6791-17, reflect the established grain of residential development that exists within the area.

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

22.2.3. The roads serving the village are poorly aligned and narrow. Within the village there are footpaths and public lighting at the Church. There is a pedestrian link, with public lighting connecting the village with Firmount to the north.

22.2.4. There is currently no public bus service serving Fornaght.

Water Supply and Wastewater Infrastructure

22.2.5. Fornaght has access to a public water supply. There is currently no public sewer serving the village nucleus. It is an objective of Cork County Council's Assessment of Needs 2009, to provide collection systems and treatment at settlements which currently do not have local authority discharges, including Fornaght (Priority Number 134). This project did not receive funding in the Water Service infrastructure Programme 2010-2012.

Community Facilities

22.2.6. The settlement consists of a number of services and community facilities, which include a church, a community pre school and a public house.

Environment

22.2.7. Fornaght is located within the "Fissured Fertile Middleground" landscape type, which is predominately used for dairy cattle pasture as well as some arable production.

22.2.8. The Shournagh River runs to the North of Fornaght. The following table summarises the relevant water quality information in relation to the river.

Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_821
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River	Not at risk

body)	
Objective	Protect good status.
Q Value	Good

Source: South West River Basin Management Plan

22.2.9. The Shournagh River is a tributary of the River Bride, which discharges into the Cork Harbour Special Protection Area. The overall objective for 2015 is to protect this waterbody. A new waste water treatment plant for the village would aid the achievement of the objective to protect the water body.

Flooding

22.2.10. There are no known flood risks or recorded flood events within the development boundary of Fornaght.

22.3 PROBLEMS AND OPPORTUNITIES

22.3.1. Any new development should be in character with the scale and grain of the village. This Plan will encourage small scale residential and community facilities. However, until the infrastructural constraints are overcome, new housing development should be restricted to individual houses and serviced sites.

22.4 PLANNING PROPOSALS

Overall Scale of Development

22.4.1. Over the lifetime of this Local Area Plan, It is considered that the village nucleus of Fornaght can accommodate a maximum growth of approximately 9 units. Development of this scale would be in line with the existing pattern of development and the level of services available locally. As a result, the development boundary will remain relatively unchanged.

22.4.2. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should not exceed 1-2 units. The development boundary has been drawn to reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.

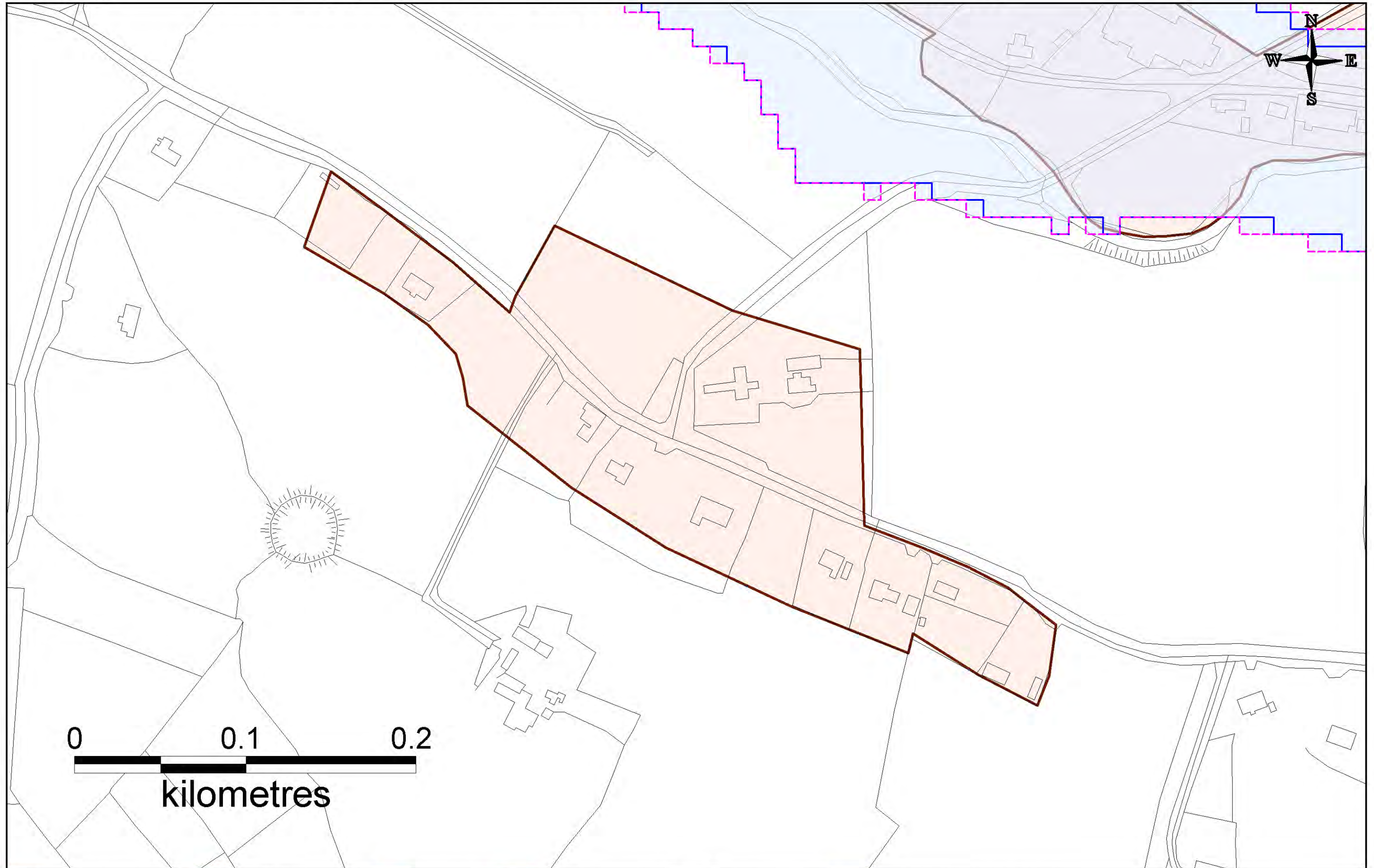
22.4.3. It is considered that the most appropriate lands for future residential development are brownfield infill sites. Lands to the west of the church and to the south of the L-6791-17 have the potential to accommodate some residential development.

22.4.4. The land to the north of the village between Fornaght and Firmount should remain undeveloped so as to protect the gap between the two settlements. This land is also not suited to development due to its sloping nature.

22.4.5. Given the lack of adequate mains sewerage treatment facilities and the timespan within which this deficiency is likely to be resolved, future development will need to provide its own individual on-site wastewater treatment facilities.

22.4.6. The general objectives that apply within the development boundary of Fornaght are set out in the following table:

Objective No.	<u>General Objective</u>
DB - 01	<ul style="list-style-type: none"> a) Within the development boundary of Fornaght, it is an objective to encourage the development of up to 9 dwelling units in the period 2010-2020. b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 1-2 units. c) New dwellings must connect to the public water supply system. d) If a public or private group drinking water supply system and public waste water treatment facilities are not available, development shall be restricted to individual dwellings that will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. e) 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.



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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 Matehy

23.1 VISION AND CONTEXT

The strategic aim for Matehy is to promote sympathetic development, which respects the elevated nature of the settlement, in tandem with the provision of infrastructure and services

Strategic Context

23.1.1. In the overall strategy of this Local Area Plan, Matehy is designated as a **village nucleus** within Metropolitan Cork. The strategic aims for the village nucleus are to retain the existing services and to encourage some low-density residential development of an appropriate scale within the existing settlement.

Local Context

23.1.2. Matehy is located approximately 5 kilometres north west of Tower, in an elevated position south of the Shournagh River. It is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas.

23.2 PLANNING CONSIDERATIONS

Population and Housing

23.2.1. Matehy has experienced limited growth since 2001. The following table highlights the extent of that growth.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
4	6	5	1

Source: Geodirectory

23.2.2. It is estimated that 1 unit has been constructed in Matehy since 2001. This reflects the established grain of residential development in the area, which consists of a number of detached units on individual sites to the south of the national school.

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

23.2.3. Road access to the village nucleus is inadequate for any significant increases in traffic flows. The roads serving the area poorly aligned and narrow. Within the village there are no footpaths or public lighting.

23.2.4. There is currently no public bus service serving Matehy.

Water Supply and Wastewater Infrastructure.

23.2.5. There is currently no public sewer or public water supply serving the village nucleus. It is an objective of Cork County Councils Assessment of Needs 2009, to assess the requirements to provide collection systems and treatment at settlements which currently do not have Local Authority Discharges including Matehy (Priority Number 146). This project did not receive funding in the Water Service infrastructure Programme 2010-2012.

Services and Community Facilities

23.2.6. The settlement consists of a number of services and community facilities, which include a church, a national school and a public house. There is also an agricultural sales premises located within the village. The post office serving the village has closed.

23.2.7. Environment

23.2.8. Matehy is located within the “Fissured Fertile Middleground” landscape type, which is predominately used for dairy cattle pasture as well as some arable production.

23.2.9. The Shournagh River runs to the north of Matehy. The following table summarises the relevant water quality information in relation to the river.

Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_8233
Protected Area	No
River Status (July 09)	High
Risk Assessment (River	Not at risk

body)	
Objective	Protect good status.
Q Value	High

Source: South West River Basin Management Plan

23.2.10. The Shournagh River is a tributary of the River Bride, which discharges into the Cork Harbour Special Protection Area. The overall objective for 2015 is to protect this waterbody. The river is currently of high status. While it is not at risk at present, it is an objective of the South Western River Basin Management Plan to protect this high status by 2015.

Flooding

23.2.11. There are no known flood risks or recorded flood events within the development boundary of Matehy.

23.3 PROBLEMS AND OPPORTUNITIES

23.3.1. The 2005 Plan contained 3.5 hectares of zoned residential land as well as other lands on which very low density housing could be accommodated. The majority of this land remains available for development.

23.3.2. The provision of a wastewater treatment plant is not identified on the Water Services Investment Programme 2010-2012 and so this infrastructure deficiency is likely to impact on the development potential of the village.

23.3.3. It is important that the rural character of the village is maintained. This can be achieved in part by avoiding insensitive large-scale development and protecting mature trees and hedgerows. The provision of small scale development in the form of detached houses or serviced sites for self build, will offer a more sustainable alternative to the one-off house in the countryside.

23.3.4. Other important issues for the village include the need for additional retail facilities (e.g. convenience shop) and road improvements in the area.

23.4 PLANNING PROPOSALS

Overall Scale of Development

23.4.1. Over the lifetime of this Local Area Plan, it is considered that the village nucleus of Matehy can accommodate a maximum growth of approximately 4 units. Development of this scale would

be in line with the existing pattern of development and the level of services available locally. The development boundary has been drawn to reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.

23.4.2. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should not exceed 1-2 units. It is considered that the most appropriate lands for future residential development are the available white lands to the east and west of the development boundary.

23.4.3. Future development on the eastern edge of the settlement should be based on a single entrance from the public road and the provision of appropriate wastewater infrastructure. Existing trees and hedgerows should be retained with additional tree planting carried out along the southern boundary.

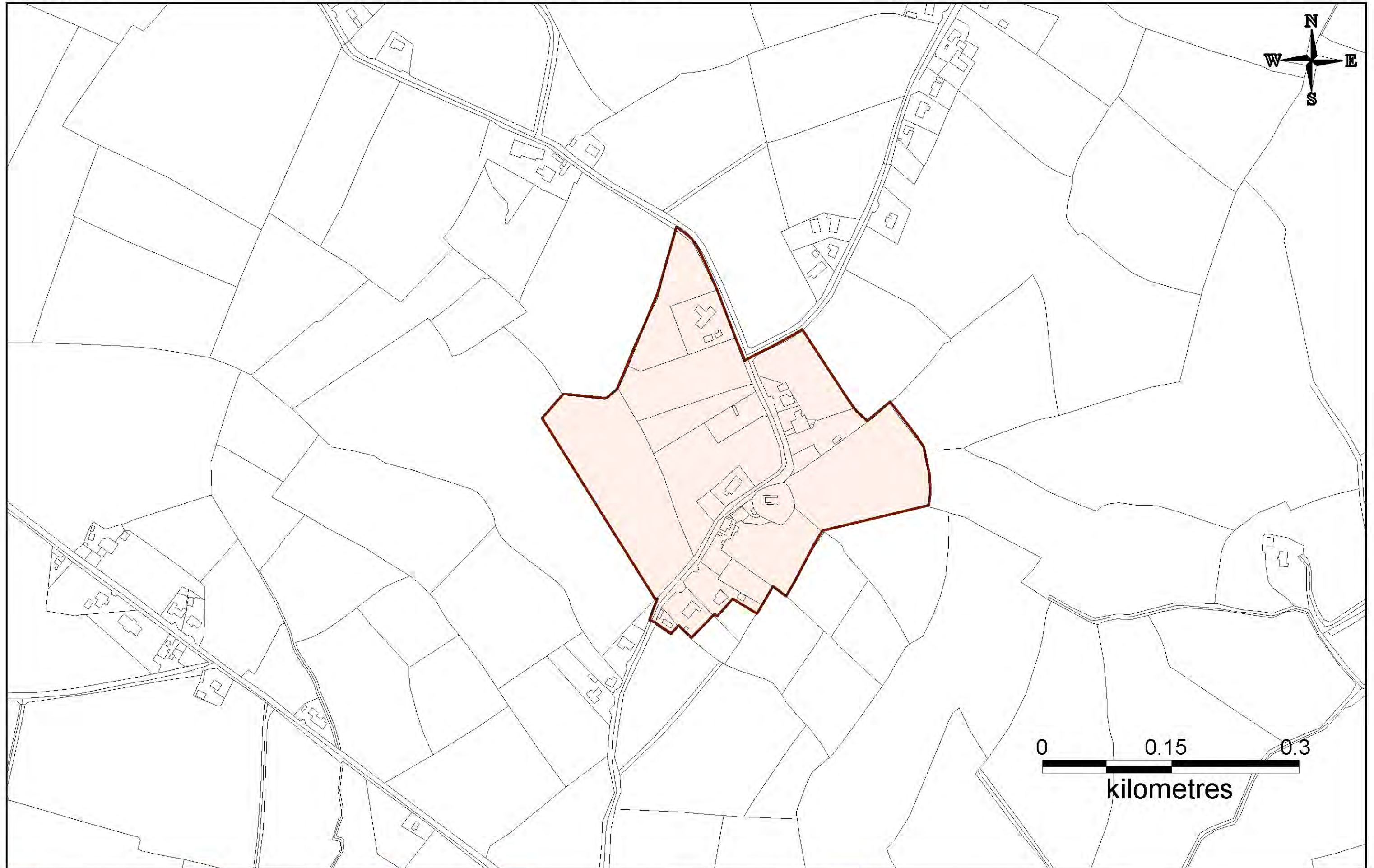
23.4.4. Given the lack of adequate mains sewerage treatment facilities and the timespan within which this deficiency is likely to be resolved, future development will need to provide its own individual on-site wastewater treatment facilities.

23.4.5. A limited amount of retail development (convenience shop) could be considered in an appropriate location within the boundary.

23.4.6. The general objectives that apply within the development boundary of Matehy are set out in the following table:

	impacts on water quality.
	d) 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.

Objective No.	General Objective
DB - 01	<p>a) Within the development boundary of Matehy, it is an objective to encourage the development of up to 4 dwelling units in the period 2010-2020.</p> <p>b) The number of units, having regard to the existing grain of development in the area, should not exceed 2 units.</p> <p>c) If a public or private group drinking water supply system and public waste water treatment facilities are not available, new development will be required to provide sustainable, properly maintained, private water systems and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative</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 New Tipperary

24.1 VISION AND CONTEXT

The strategic aim for New Tipperary is to retain the existing services and community facilities and to allow for appropriate development, generally through low density individual housing, in tandem with the provision of services.

Strategic Context

24.1.1. In the overall strategy of this Local Area Plan, New Tipperary is designated as a **village nucleus**. It is an objective of the Cork County Development Plan 2009 to preserve the rural character of the village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Local Context

24.1.2. New Tipperary is located approximately 1 kilometre north of Donoughmore along the R619 road from Mallow to Coachford. The village nucleus is located outside of the Rural Housing Control Zone.

24.1.3. The village is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone to the south and east, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas.

24.2 PLANNING CONSIDERATIONS

Population and Housing

24.2.1. New Tipperary has experienced limited growth since 2001. The following table highlights the extent of that growth.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
10	12	11	1

24.2.2. It is estimated that 1 unit has been constructed in New Tipperary since 2001. This growth reflects the established grain of residential development that exists within the area, which consists of one-off dwellings on individual sites.

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

24.2.3. New Tipperary is located on the R619 road connecting Mallow to Coachford. The part of this road which runs through the village was upgraded prior to the last local area plan. Footpaths and street lighting were also provided.

24.2.4. There is currently a bus service serving New Tipperary with one daily departure to Cork City.

Water Supply and Wastewater Infrastructure.

24.2.5. The village nucleus is served by a public water supply, which also serves Stuake/Donoughmore. There is currently no public sewer serving the village nucleus. It is an objective of Cork County Council's Assessment of Needs 2009, to provide collection systems and treatment at settlements which currently do not have local authority discharges, including New Tipperary (Priority Number 135). This project did not receive funding in the Water Service infrastructure Programme 2010-1012.

Community Facilities

24.2.6. The settlement consists of a number of services and community facilities, which include two public houses, a hairdressers and a garage.

Environment

24.2.7. New Tipperary is located within the "Fissured Fertile Middleground" landscape type, which is predominately used for dairy cattle pasture as well as some arable production.

24.2.8. The Shournagh River runs through the village. The following table summarises the relevant water quality information in relation to the river.

Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_1480
Protected Area	No

River Status (July 09)	High
Risk Assessment (River body)	Probably at risk
Risks	Urban/agriculture discharges
Objective	Protect high status.
Q Value	N/A

Source: South West River Basin Management Plan

24.2.9. The Shournagh River is a tributary of the River Bride, which discharges into the Cork Harbour Special Protection Area. The overall objective of the South Western River Basin management plan is to protect the high status of this waterbody. The fact that the management plan has stated that this area is at risk from urban and agricultural discharges is a concern and will need to be addressed if the management plan objectives are to be achieved by 2015.

Flooding

24.2.10. Parts of New Tipperary have been identified as being at risk of flooding. The areas at risk follow the path of the Shournagh River through the villages 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.

24.3 PROBLEMS AND OPPORTUNITIES

24.3.1. The countryside around New Tipperary includes large numbers of individual dwellings. It is important to prevent the merging of New Tipperary with Donoughmore. Any further development in this area should be directed towards Stuake / Donoughmore.

24.3.2. The village nucleus is located along a busy regional road, therefore any development will have to take account of traffic safety when considering future access.

24.3.3. There is opportunity for some brownfield development within the village itself with a derelict site and a scrapped car garage located within the development boundary. This could accommodate some small scale retail facilities (convenience store).

24.4 PLANNING PROPOSALS

Overall Scale of Development

24.4.1. Over the lifetime of this Local Area Plan, It is considered that the village nucleus of New Tipperary can accommodate a maximum growth of approximately 5 units. Development of this scale would be in line with the existing pattern of development and the level of services available locally. As a result, the development boundary will remain relatively unchanged.

24.4.2. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should not exceed 1-2 units. The development boundary has been drawn to reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.

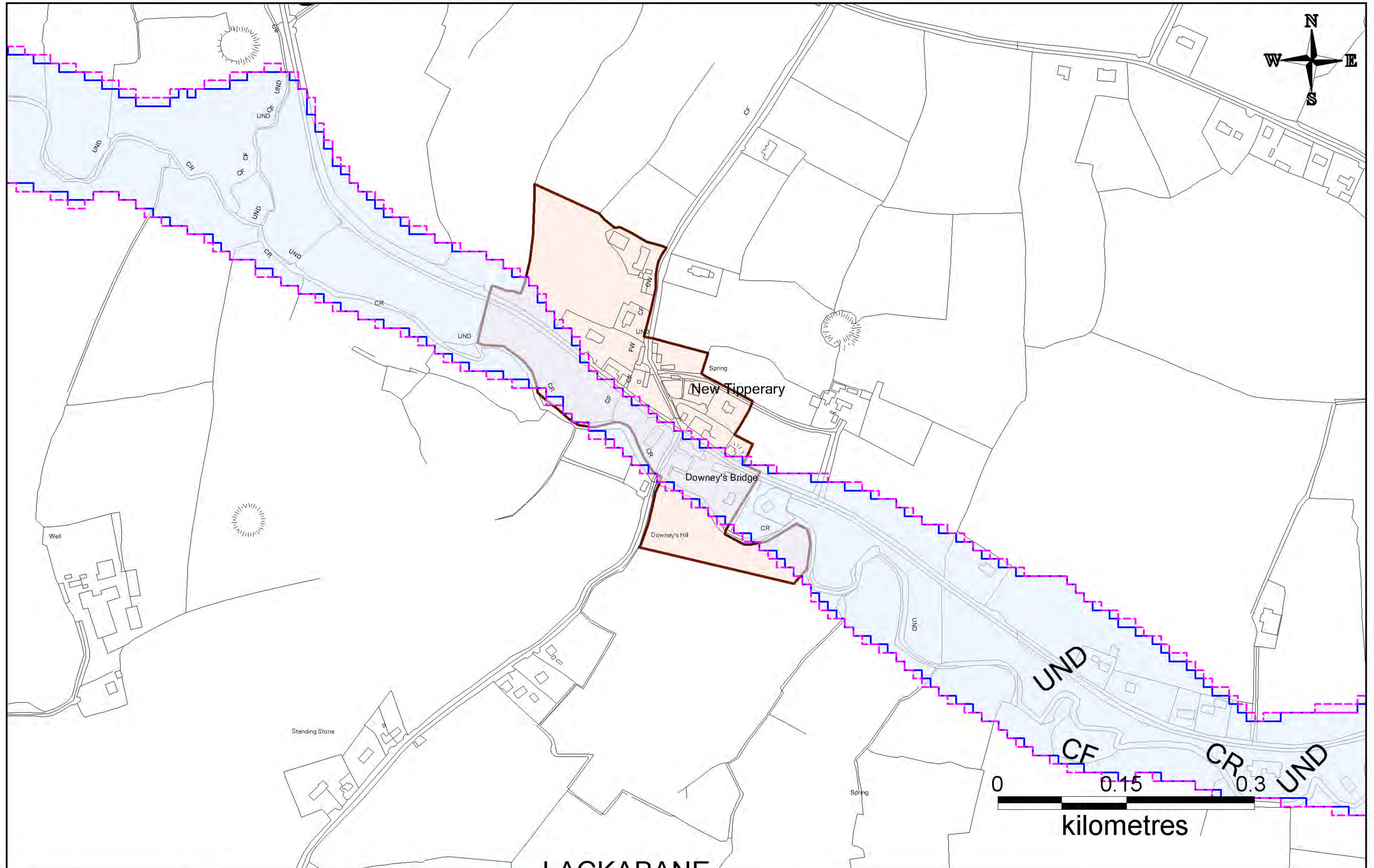
24.4.3. It is considered that the most appropriate lands for future residential development are brownfield infill sites.

24.4.4. Given the lack of adequate mains sewerage treatment facilities and the timespan within which this deficiency is likely to be resolved, future development will need to provide its own individual on-site wastewater treatment facilities, subject to normal proper planning considerations.

24.4.5. The general objectives that apply within the development boundary of New Tipperary are set out in the following table:

Objective No.	<u>General Objective</u>
	d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6 e) Opportunities exist for small scale retail development on brownfield sites within the development boundary. f) 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.

Objective No.	<u>General Objective</u>
DB - 01	a) Within the development boundary of New Tipperary, it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020. b) The number of units, having regard to the existing grain of development in the area, should not exceed 2 units. c) New development must connect to the public water supply system and must provide sustainable, properly maintained, private wastewater systems that will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.



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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 Rathduff

25.1 VISION AND CONTEXT

The strategic aim for Rathduff is to encourage small scale development with no direct access on to the N20, which would compromise traffic and pedestrian safety in the area.

Strategic Context

25.1.1. In the overall strategy of this Local Area Plan, Rathduff is designated as a **village nucleus**. It is an objective of the Cork County Development Plan 2009 to preserve the rural character of the village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

Local Context

25.1.2. Rathduff is located approximately 20 kilometres north of Cork City, and is bisected by the N20 Cork-Mallow road. It is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses and protect the character of rural areas.

25.2 PLANNING CONSIDERATIONS

Population and Housing

25.2.1. Rathduff has experienced limited growth since 2001. The following table highlights the extent of that growth.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
11	13	16	5

Source: Geodirectory

25.2.2. It is estimated that 5 units have been constructed in Rathduff since 2001. This growth reflects the established grain of residential development that exists within the area, which consists of one-off dwellings on individual sites.

Infrastructure and Community Facilities

Road infrastructure and Public Transport Accessibility

25.2.3. Rathduff is located along a 60 km/h stretch of the N20. While this road has recently been upgraded, the NRA have indicated that a new motorway is to be built along this route connecting Cork with Limerick. The road connecting Rathduff and Grenagh is poorly aligned and the railway bridge is narrow and often congested.

25.2.4. There is currently a bus service serving Rathduff with several daily departures to Cork City.

Water Supply and Wastewater Infrastructure.

25.2.5. The village nucleus has a limited water supply. There is currently no public sewer serving the village nucleus. It is an objective of Cork County Council's Assessment of Needs 2009, to assess the requirements to provide collection systems and treatment at settlements which currently do not have Local Authority Discharges including Rathduff (Priority Number 146). This project did not receive funding in the Water Service infrastructure Programme 2010-2012.

Community Facilities

25.2.6. The settlement consists of a number of services including a public house, a petrol station, a small industrial unit, a primary school and a Dairygold Co-op. Some of these services are located outside the development boundary and on the western side of the N20.

Environment

25.2.7. Rathduff is located within the "Fissured Fertile Middleground" landscape type which is predominately used for dairy cattle pasture as well as some arable production.

25.2.8. The River Martin runs to the west of this village. The following table summarises the relevant water quality information in relation to the river.

River Martin	
Water Management Unit	Lower Lee Owenboy
Water Body Code	IE_SW_19_191

Protected Area	No
River Status (July 09)	Good
Risk Assessment (River body)	Not at risk
Risks	N/a
Objective	Protect good status.
Q Value	Good

Source: South West River Basin Management Plan

25.2.9. The River Martin is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The overall objective of the South Western River Basin management plan is to protect the good status of this waterbody.

Flooding

25.2.10. There are no known flood risks or recorded flood events within the development boundary of Rathduff or on any of the approach roads to the village.

25.3 PROBLEMS AND OPPORTUNITIES

25.3.1. One of the main problems facing Rathduff over the lifetime of the next Local Area Plan will be the construction of the M20, which will impact the linkages with the key village of Grenagh. It is important therefore, that appropriate steps are taken to protect and enhance the connectivity between Rathduff and Grenagh especially for pedestrians and cyclists.

25.4 PLANNING PROPOSALS

Overall Scale of Development

25.4.1. Over the lifetime of this Local Area Plan, It is considered that the village nucleus of Rathduff can accommodate a maximum growth of approximately 5 units. Development of this scale would be in line with the existing pattern of development and the level of services available locally. As a result, the development boundary will remain relatively unchanged.

25.4.2. Taking into consideration the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and the existing grain of development and the pattern of existing development, any new individual housing schemes should not exceed 1-2 units. The development boundary has been drawn to

reflect existing development and to provide sufficient land to accommodate the level of growth anticipated.

25.4.3. It is considered that the most appropriate lands for future residential development are brownfield infill sites.

25.4.4. There may be opportunities for some small scale industrial development on brownfield land within the development boundary, subject to improvement to the local road network.

25.4.5. Given the lack of adequate mains sewerage treatment facilities and the timespan within which this deficiency is likely to be resolved, future development will need to provide its own individual on-site wastewater treatment facilities, subject to normal proper planning considerations.

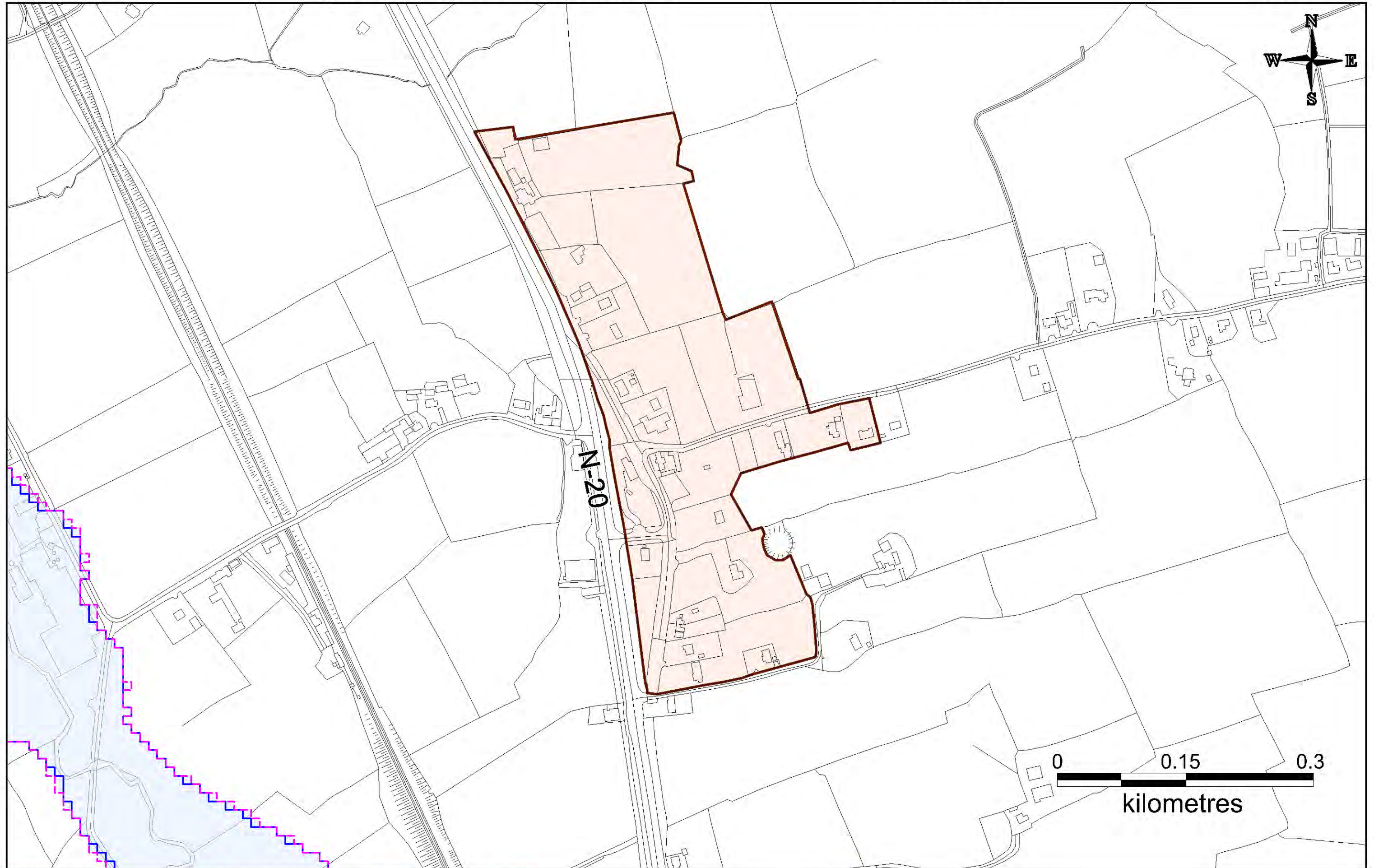
Infrastructure

25.4.6. The N20 currently acts as a barrier between Rathduff and Grenagh, with people forced to cross this major interurban route to avail of local services. The construction of the M20 should serve to strengthen the connectivity between Rathduff and Grenagh as there is unlikely to be a junction at this point and the need to cross the main road will be removed. Improvements could then be made to the local road network serving both villages, which would include the provision of appropriate pedestrian and cycling facilities.

25.4.7. The general objectives that apply within the development boundary of Rathduff are set out in the following table:

Objective No.	<u>General Objective</u>
	d) Opportunities exist for small scale retail development on brownfield sites within the development boundary. e) Small scale industrial developments can be accommodated within the development boundary subject to normal proper planning considerations. f) It is an objective to protect and enhance the level of connectivity between Rathduff and Grenagh by addressing the improvement of the local road network during the construction of the M20. g) 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.

Objective No.	<u>General Objective</u>
DB - 01	a) Within the development boundary of Rathduff, it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020. b) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 1-2 units. c) New development must connect to the public water supply system and must provide sustainable, properly maintained, private wastewater systems that will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.



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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 | |

OTHER LOCATIONS

Bottlehill (Landfill)

Clogheen

Killard

Inniscarra

Rathcooney

Templemichael

Waterloo

Whites Cross

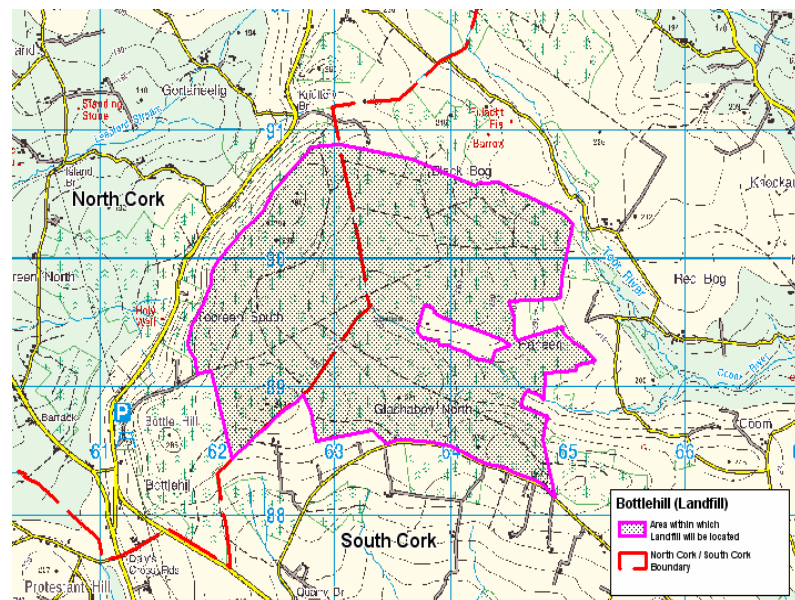
26 Bottlehill (Landfill)

26.1 BOTTLEHILL (LANDFILL) IN CONTEXT

26.1.1. The County Council have identified a site at Bottlehill, within the townlands of Coom (Hudson), Coom (Fitzgerald), Glashaboy North, and Tooreen South for the development of a residual non-hazardous waste landfill. The site lies partly in the Blarney Electoral Area and partly in the Mallow Electoral Area.

26.1.2. This site will manage residual waste from the Cork region in line with the Cork Waste Management Strategy 1995, the Cork County Council Waste Management Plan 1999 and the Cork County Council Waste Management Plan 2004.

26.1.3. Bottlehill landfill is an integral part of the waste management infrastructure developed by Cork County Council and Cork City Council under the Waste Management Strategy for the Cork Region (1995). It is envisaged that this facility will contribute positively to the reduction in biodegradable municipal waste being disposed of to landfill.



27 Clogheen

27.1 CLOGHEEN IN CONTEXT

Location/Character

27.1.1. Clogheen is located immediately west of Cork City along a busy route between the City and Blarney. Clogheen is designated as part of the A3 Metropolitan Green Belt. The area is characterised by a number of clustered one off dwellings.

Settlement Pattern

27.1.2. Clogheen is made up of a number of individual dwellings, primarily to the north of the main road. There is a linear grouping of 8/9 dwellings in the east and a Church located at a junction to the west that could be considered the core or centre of the settlement. Speed and place signs define gateways.

Physical/Landscape Characteristics

27.1.3. Lands generally rise to the north, falling more gently to the south of the main road. There are no significant landscape features or areas of dense vegetation. Roadsides are defined by relatively high and dense hedgerows creating some sense of enclosure.

27.2 PLANNING PROPOSALS

27.2.1. Though exposed and visually prominent in places, there is scope for a very limited amount of further development in Clogheen. Clogheen is located very close to the edge of the City boundary where there is strong pressure for residential development. It is unlikely that many further dwellings can be accommodated at Clogheen, due to its location within the Green Belt, where most of the A3 area has already been developed at this stage and because of its location on a busy route between the City and Blarney. Further roadside development should be resisted in the east of the settlement to avoid coalescence with the city boundary, and to discourage the extension of an existing ribbon along the main road.

27.2.2. Development should be restricted to one-off housing that will not detract from existing residential character and amenity, or the rural character of the wider area- subject to the availability of suitable sites and normal proper planning considerations. There is potential in Clogheen to accommodate very limited amount of further development, approximately 10-12 single unserviced dwellings with extensive road frontage.

Policy Context

27.2.3. Any development proposals will have to comply with the relevant policy objectives, for lands within the metropolitan greenbelt, set out in the Cork County Development Plan 2009.

Objective No.	<u>General Objective</u>
DB - 01	It is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) surrounding Clogheen and apply the relevant County Development Plan objectives when assessing development proposals.

28 Killard

28.1 KILLARD IN CONTEXT

Location/Character

28.1.1. Killard is located approximately 3 kilometres north of Cork City, along the road from Blarney to Clogheen and the City. The area is characterised by a number of clustered one off dwellings.

Settlement Pattern

28.1.2. Killard is comprised of linear roadside frontage residential development. The existing settlement pattern is clearly defined with speed/place signs marking entrance points. However, the settlement is linear in form there is an identifiable sense of place.

Physical/Landscape Characteristics

28.1.3. Killard is located on relatively flat lands, falling gently to the north and south of the settlement. Vegetation cover is sparse, and the main developed area is very urban in character. Lands on the edges of the settlement are prominent in places and may be visible from some long range views.

28.2 PLANNING PROPOSALS

28.2.1. Further development will be limited due to Killard's location along the busy road between Cork City and Blarney. Care should be taken at the edges of the settlement form as there is a risk of development being visually prominent in the local landscape. There is potential within Killard to accommodate a further 3/4 single unserviced dwellings with extensive road frontage.

Policy Context

28.2.2. Any development proposals in Killard will have to comply with the relevant policy objectives, for lands within the metropolitan greenbelt, set out in the Cork County Development Plan 2009.

Objective No.	General Objective
DB - 01	It is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) surrounding Killard and apply the relevant County Development Plan objectives when assessing development proposals.

29 Inniscarra

29.1 INNISCARRA IN CONTEXT

Location/Character

29.1.1. Inniscarra is located to the west of Cork City. Purely residential, Inniscarra covers a wide area as opposed to having an identifiable settlement pattern or nucleus. It comprises the parishes of Inniscarra, Matehy (including Courtbrack and Cloghroe villages) and Carrigrohanebeg.

Settlement Pattern

29.1.2. The settlement pattern is comprised of a number of one off houses that have developed over time around a number of junctions. A ribbon of development has developed extending to the east of the main settlement form.

Physical/Landscape Characteristics

29.1.3. Inniscarra is generally low-lying with areas of dense vegetation in places. There are no landscapes or topographical features of note. Scenic route A38 lies to the south of Inniscarra.

29.2 PLANNING PROPOSALS

29.2.1. Inniscarra is designated as part of the Metropolitan Green Belt, where it is an objective to preserve the character of the Green Belt and to reserve generally for use as agriculture, open space or recreation uses those lands that lie within it.

29.2.2. Scope for development throughout Inniscarra will be limited to one-off rural dwellings that will not detract from existing residential character and amenity, or the rural character of the wider area. There is potential in Inniscarra to accommodate a further 10-15 single unserviced dwellings with extensive road frontage.

Policy Context

29.2.3. Any development proposals in Inniscarra, will have to comply with the relevant policy objectives, for lands within the metropolitan greenbelt for scenic landscape and scenic routes, as set out in the Cork County Development Plan 2009.

Objective No.	General Objective
DB - 01	While it is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) surrounding Inniscarra and apply the relevant County Development Plan objectives when assessing development proposals, it is also important to acknowledge the importance of this other location as a centre of energy production.

30 Rathcooney

30.1 RATHCOONEY IN CONTEXT

Location/Character

30.1.1. Rathcooney is located in the Metropolitan Green belt between Cork City North Environs and Glanmire-Riverstown. Rathcooney is designated as part of the A3 Metropolitan Green Belt. Purely residential, local facilities include a Church, Rugby Club, and a new school.

Settlement Pattern

30.1.2. Rathcooney is made up of a large number of individual dwellings that have developed over time around a central junction. There is some ribbon development extending to the west, north, and east of the junction, with a number of low-density schemes having developed at the north western corner of the junction. There is a clearly identifiable settlement pattern and sense of place on arrival in Rathcooney.

Physical/Landscape Characteristics

30.1.3. Rathcooney is situated in an elevated location, with dense vegetation in places which has enabled the location to absorb a considerable amount of development without significant injury to amenity or rural character.

30.2 PLANNING PROPOSALS

30.2.1. Rathcooney is nearing capacity in terms of residential development. Further development should be avoided on western, northern, and eastern approach roads to minimise the effect of ribboning- other than the development of small gaps in an otherwise built-up frontage.

30.2.2. Further development at the more exposed edges of the settlement could further erode the wider rural character of the area, this should be avoided. Proposals for multiple dwellings should be resisted and development limited to one-off/infill single dwellings that will not detract from existing residential character and amenity, or the rural character of the locality. There is potential within Rathcooney to accommodate further 10-15 single unserviced dwellings with extensive road frontage.

Policy Context

30.2.3. Any development proposals in Rathcooney, will have to comply with the relevant policy objectives, for lands within the metropolitan greenbelt, set out in the Cork County Development Plan 2009.

Objective No.	<u>General Objective</u>
DB - 01	It is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) surrounding Rathcooney and apply the relevant County Development Plan objectives when assessing development proposals.

31 Templemichael

31.1 TEMPLEMICHAEL IN CONTEXT

Location/Character

31.1.1. Templemichael is located 5 km north of Cork City, along the R614 regional road from Whites Cross to Glenville. Templemichael is located along the valleys of the Glashaboy River and its tributary, Black Brook. The hills to the north and south-west form part of the attractive setting of the area.

31.1.2. The lands that surround Templemichael are designated as part of the A1 area of the Cork Metropolitan Green Belt and Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). It is an objective of the Plan that the lands that lie within the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses. In the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated dwellings. This restriction is relaxed in principle for local rural housing needs.

31.1.3. In the overall strategy of this Local Area Plan, Templemichael is recognised as an area that provides an important employment base. While it has a public house, it does not have any community facilities and offers limited scope for further development. The strategic aims for the settlement are to maintain the unique character of the settlement, consolidate existing development and allow for limited, small scale expansion that would be sympathetic to the settlement and the topography of the area.

31.1.4. There are a number of established industrial developments in the area but Templemichael is largely characterised by scattered dwellings fronting onto the approach roads. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks.

31.1.5. Templemichael is located on a busy regional road, the R614, and while this approach road is generally in good condition and part of it has been recently improved, the bridge over the Glashaboy River on the southern approach is narrow and poorly aligned.

31.1.6. This bridge, Templemichael Bridge, is entered in the Record of Protected Structures.

31.1.7. There is a limited public water supply serving Templemichael. There is no public sewer in the area.

31.1.8. A public bus service serves Templemichael but the frequency is irregular.

31.2 PROBLEMS AND OPPORTUNITIES

31.2.1. The lack of public sewerage and water facilities together with the lack of community facilities and services will act as limiting factor to the level of new development capable of being accommodated within the settlement.

31.2.2. It is important that any new development maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on the hillside is of an appropriate design, provides for additional landscaping and will not dominate the wider landscape. The valley setting of Templemichael, which defines the character of the local area, should be protected.

31.2.3. There are a number of individual dwellings on the approach roads to Templemichael, particularly fronting onto the R614. Further extensions to the existing ribbons of development on the approach roads to the settlement should be discouraged.

31.2.4. While the settlement does not have a development boundary, an isolated area of zoning has been identified to accommodate the housing needs of people living and working in the locality.

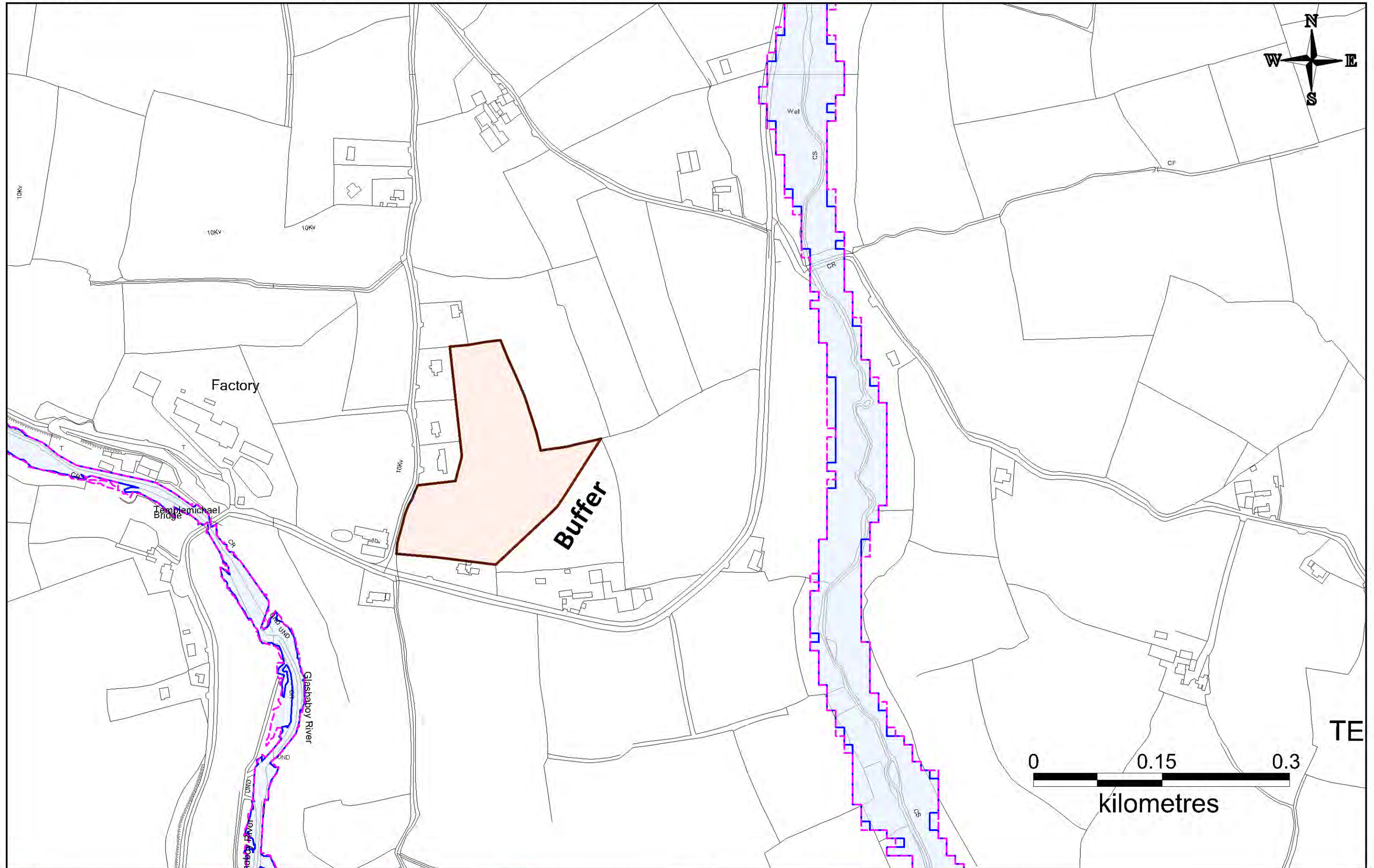
31.3 PLANNING PROPOSALS

General Objective

31.3.1. The general objective for Templemichael is set out in the following table:

Objective No.	<u>General Objective</u>
	boundaries.

Objective No.	<u>General Objective</u>
DB-01	Within the development boundary, it is an objective to limit the area to small-scale development because of the lack of a public sewer. The lands are to remain predominately open and rural in character. There is limited potential for individual dwellings to meet the housing need of people living and/ or working in the locality, at very low density, subject to a single agreed landscaping scheme, the retention and strengthening of existing trees and hedgerows and satisfactory sanitary arrangements. Access shall be taken from the county road to the west and a tree planted buffer shall be provided along the eastern and southern



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

32 Waterloo

32.1 WATERLOO IN CONTEXT

Location/Character

32.1.1. Waterloo is located approximately 1 kilometre north of Blarney and immediately west of the N20 Cork-Mallow road. Purely residential, Waterloo consists of a number of individual houses and services including a church, amenity walk, parking area and public house. Waterloo is designated as part of the A3 Metropolitan Green Belt.

Settlement Pattern

32.1.2. Waterloo has a very dispersed settlement pattern consisting of scattered one off housing to the west with some linear groupings situated closer to the church and the N20.

Physical/Landscape Characteristics

32.1.3. Waterloo is located in a River Valley on low lying but sloping lands within a rugged natural landscape. Ardamadame wood, which runs from Blarney to Waterloo, forms a proposed Natural Heritage Area. Waterloo is located along the A41 designated scenic route between Blarney and Grenagh.

32.2 PLANNING PROPOSALS

32.2.1. There are clear constraints on the potential for future development in Waterloo, given its position between the River Martin and the N20. Furthermore, the river valley is a sensitive natural landscape that is at risk of being overdeveloped. Within Waterloo there may be some limited capacity for future growth, the robust landscape setting has the potential to absorb sensitively sited and well designed one-off housing that will not detract from existing residential character and amenity, or the rural character of the locality. There is potential within Waterloo to accommodate a further 2-3 single unserviced dwellings with extensive road frontage.

Policy Context

32.2.2. Any development proposals in Waterloo will have to comply with the relevant policy objectives, for lands within the metropolitan greenbelt and on scenic routes, set out in the Cork County Development Plan 2009.

Objective No.	General Objective
DB - 01	It is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) and the scenic routes surrounding Waterloo and apply the relevant County Development Plan objectives when assessing development proposals.

33 Whites Cross

33.1 WHITES CROSS IN CONTEXT

Location/Character

33.1.1. Whites Cross is located approximately 2 kilometres north of Ballyvolane in Cork City. Whites Cross is designated as part of the A3 Metropolitan Green Belt. Facilities include a shop, petrol forecourt and public house.

Settlement Pattern

33.1.2. Whites Cross has an Identifiable settlement pattern, centred on a crossroads. The petrol station and the public house form the central focal point. There is one low density grouping of single dwellings to the south of the crossroads, though this appears to have developed over time in an ad hoc manner- given the range of design approaches.

Physical/Landscape Characteristics

33.1.3. Whites Cross is set into a slight hollow in the landform. The landscape is gently undulating, rising to the west towards Ballincroikig with scattered mature vegetation in places.

33.2 PLANNING PROPOSALS

33.2.1. There is some capacity for one-off housing that will not detract from existing residential character and amenity, or the rural character of the locality. It is important that further development be resisted to the west of the main settlement form to avoid both ribboning and possible settlement coalescence with lands to the south. Ribboning should also be avoided to the east. However, there are a number of gaps in the otherwise built-up frontages that could represent infill opportunities for sensitively sited and designed single dwellings. There is potential within Whites Cross to accommodate a further 4-5 single unserviced dwellings with extensive road frontage.

Policy Context

33.2.2. Any development proposals in Whites Cross will have to comply with the relevant policy objectives, for lands within the metropolitan greenbelt, set out in the Cork County Development Plan 2009.

Objective No.	<u>General Objective</u>
DB - 01	It is an objective to recognise the current metropolitan greenbelt designation (A3 Agriculture) surrounding Whites Cross and apply the relevant County Development Plan objectives when assessing development proposals.



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