

MACROOM ELECTORAL AREA LOCAL AREA PLAN



**SECOND EDITION
JANUARY 2015**

1

Volume 1

Main Policy Material

Cork County Council
Planning Policy Unit



Macroom Electoral Area

Local Area Plan

2nd Edition

This second edition of the Local Area Plan includes:

SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
1 st Edition	August 2011	Adopted Macroom Electoral Area Local Area Plan
Amendment No.1	24 March 2014	Ballincollig
Amendment No.2	8th December 2014	Housing Density Changes

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

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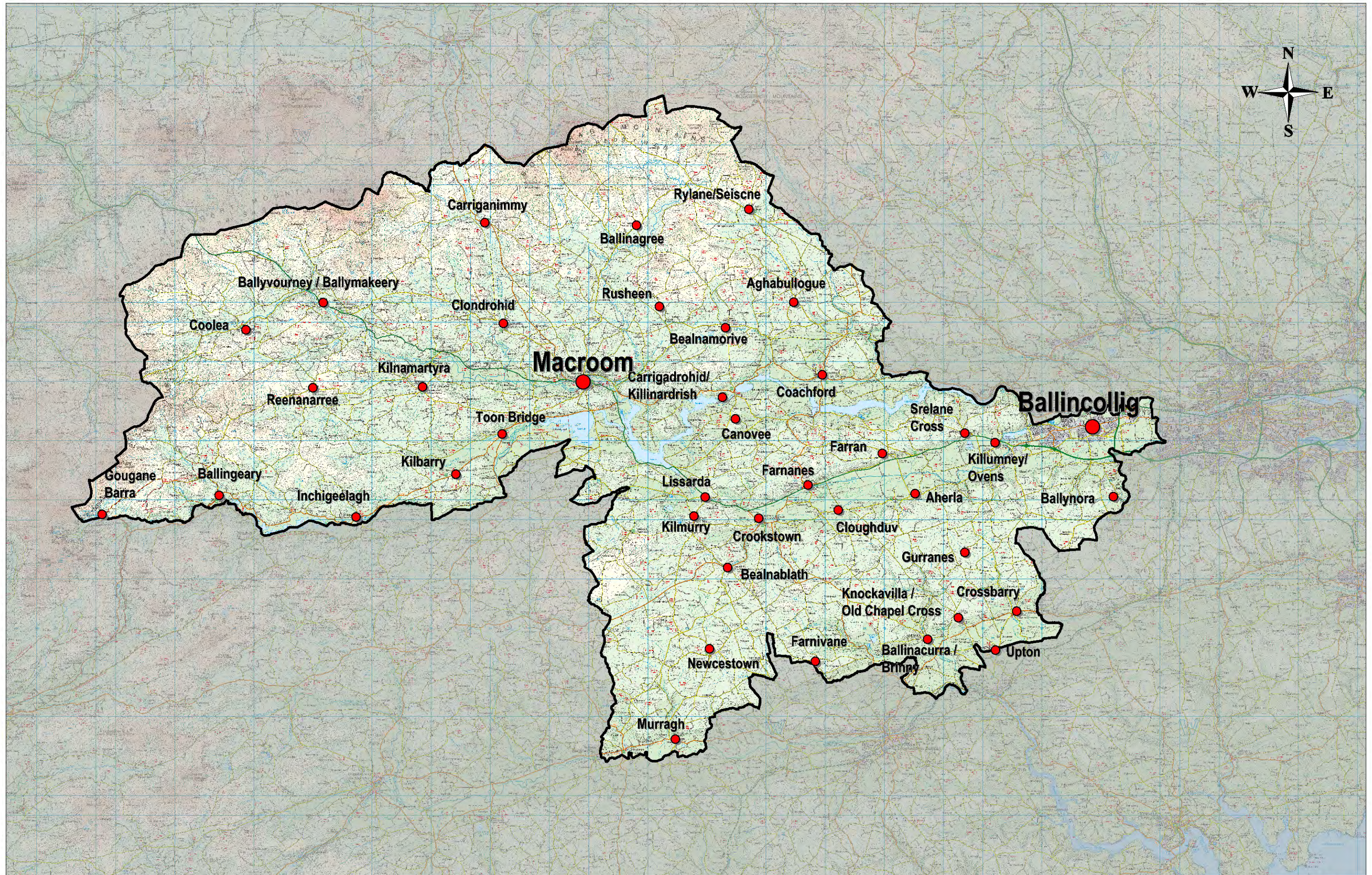
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Macroom Electoral Area Local Area Plan 2011



Macroom Electoral Area

Section 1 Introduction to the Macroom 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of the review of the plan can be deferred for up to a maximum of 10 years from the date on which the plan was originally made.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 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 and AA processes for a local area plan should be informed by and incorporate the relevant results & findings of the SEA and 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 the electoral area) the Macroom 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 Natura 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 65 submissions from the public during the consultation period on the Draft Macroom Electoral Area Local Area Plan, the County Council met at a special meeting held on the 30th & 31st of March 2011 to determine the need to make material amendments to the draft plans. Following this, the proposed amendments, 811 in total (of which 48 were in the Macroom Electoral Area), were published for consultation between 21st April & 18th May 2011.

1.4.5. There were a total of 15 submissions received during the public consultation period on the proposed amendments to the Draft Macroom 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.

1.4.7. 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 this County Development Plan must be consistent with the Regional Planning Guidelines for the South West Region and any revision to the population targets for the county can only be undertaken as a reflection of a revision to the Regional Guidelines.

Settlement Network

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

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

- **2** Main Settlements comprising Ballincollig and Macroom.
 - **4** Key Villages comprising Coachford, Ballingeary, Ballymakeery/Ballyvourney and Killumney/Ovens.
 - **12** Villages comprising Aghabullogue, Aherla, Ballynora, Clondrohid, Cloughduv, Crookstown, Crossbarry, Inchigeelagh, Kilmurry, Kilnamartyra, Newcestown, Rylane/Seiscne.
 - **18** Village Nuclei comprising Ballinacurra/Brinny, Ballinagree, Bealnamorive, Canovee, Carrigadrohid/Killinardrish, Carriganimmy, Coolea, Farnanes, Farnivane, Kilbarry, Knockavilla/Old Chapel Cross, Lissarda, Murragh, Reananerree, Rusheen, Tooms, Toon Bridge, Upton.
 - **5** Other Locations comprising Bealnablath, Farran/Lower Farran, Gougane Barra, Gurranes, Srelane 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 a wealth of supporting infrastructure. Across the County as a 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 been developed are now shown as part of the 'existing built up area'. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns;
- In many cases the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control);
- A less complex 'zoning' regime has been employed in the preparation of the new maps with the intention of making the new plans easier to follow (see Section 1.6 below);

Key Villages, Villages & Smaller Settlements

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

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

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

management scheme / off street car parking, bring site/recycling facilities.

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

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

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

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

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

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

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

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

'De-Zoning'

1.6.1. Both the County Development Plan 2003 and the 2005 Local Area Plans were prepared against a background of very rapid economic growth and strong inward migration. Whilst some national planning policy instruments (such as the National Spatial Strategy) were in place there was little clear guidance to local authorities on the approach that they should take to planning for future population. The emphasis was on meeting the seemingly insatiable demand for serviced land for new housing in order to prevent a shortage of supply leading 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 and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the plan.

1.6.6. The objectives in this plan indicating the 'number of new dwellings likely to be built in the village during the lifetime of the new plan' is intended to be a significant factor guiding the determination of

planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at 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 a wider range of uses. The new ‘business’ category can be found in many more locations than the former ‘commercial’.

1.6.11. The new ‘business’ land-use category will be attractive to many new business that have become typical in the modern economy and would include: light-industry, wholesale and non-retail trading uses, car-showrooms, small/medium scale manufacturing/repairs/warehousing/distribution uses. Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.

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

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

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

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

1.6.15. Generally, the ‘established’ zoning categories used in previous plans to define the uses appropriate in existing areas of development 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.

Housing Density

1.6.17. The County Development Plan 2014 introduced significant changes to the County’s policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County’s towns, especially in the County Metropolitan Areas.

	<u>Min Net Density</u>	<u>Max Net Density</u>
High	35	No Limit
Medium A	20	50
Medium B	12**	25**

** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Masterplans

1.6.18. 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 'Draft Indicative Flood Extent Map' for the settlements of this electoral area. The map has been used as the basis for the flood risk assessment of this plan and extracts from it appear on the various maps prepared for the settlements of this electoral area. When this work is complete for the whole county, including rural areas outside settlements, it is intended to make this available for public inspection.

1.8.9. The Draft 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. Significant sites fall into this category in only a few locations. 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 Local Area Plan, 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 areas 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.

Flood Risks – Overall Approach	
FD 1-1	<p>It is an objective of this plan to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p> <ul style="list-style-type: none"> • Avoid development in areas at risk of flooding; and • Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
FD 1-2	<p>In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.</p>

FD 1-3	<p>In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.</p>
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Development in Flood Risk Areas	
FD 1-4	<p>It is an objective of this plan to ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.8.19 of this plan.</p>
FD 1-5	<p>Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FD 1-4 that the 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:

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

1.9 Green Belts Around Towns

Background

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

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

1.9.2. In order to achieve these principles, the County Development Plan 2009 recognises that it is beneficial for smaller towns to have reasonably strict controls in their immediate hinterland, as this has helped to maintain the identity of the towns and has encouraged more development activity within the development boundaries. The plan further recognises that the character of all settlements can be undermined by linear roadside frontage development on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built up area and open countryside. Such development also raises important sustainability issues.

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

Housing in Rural Locations

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

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

Green Belts around the Ring and County Towns

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

1.9.7. The Local Area Plans define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate.

1.9.8. The boundaries of these Greenbelts will generally follow readily identifiable physical features and the definition of their physical extent should reflect:

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

1.9.9. Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this (as stated in objective GB 1-1 of the Local Area Plans) will only be allowed in the case of an individual who can demonstrate a strong family tie to a specific location and a genuine housing need, or in the circumstances referred to in paragraphs 4.8.5 (long established uses) and 4.8.6 (development of a strategic and exceptional nature) of the County Development Plan 2009.

1.9.10. However, in some areas as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. The Local Area Plans have identified and provided guidance on these areas designated under Zoning Objective GB 1-2. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low density suburbs or satellite settlements. Because of the exceptional pressure for development in Metropolitan Cork, it is inappropriate to adopt this more flexible approach within the Metropolitan Cork Greenbelt.

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

Green Belts Around the Ring and County towns	
GB 1-1	<p>Green Belts Around the Ring and County towns</p> <p>(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.</p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses, those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(e) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective RCI 9-3 of the Cork County Development Plan 2009.</p>
GB 1-2	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <p>(a) The character of the area as a whole will remain predominantly rural and open;</p> <p>(b) Proposals will not cause linear roadside frontage development (ribbon development); and</p> <p>(c) The proposal is consistent with the proper planning and sustainable development of the area.</p>

The Green Belt around Macroom

1.9.12. Outside the development boundary of Macroom, the land forms part of the green belt. Most of the built-up area of Macroom is administered by Macroom Town Council, which is a separate planning authority. Macroom Town Council prepares their own development plan for their jurisdiction. Substantial parts of the area administered by the Town Council remain undeveloped and therefore, most of the planned growth for the town will be accommodated within their area.

1.9.13. An important and attractive characteristic of the town of Macroom is its beautiful landscape setting and townscape. To the east and south of the towns environs there are steeply sloping hillsides, prominent ridges and local highpoints which contribute significantly to the towns landscape setting, provide an attractive backdrop for the built up area of the town and are considered inappropriate locations for new development.

1.9.14. To the southwest of Macroom lies The Gearagh, which forms part of a large area of scenic landscape, as designated in the Cork County Development Plan 2009. The Gearagh is also a proposed Natural Heritage Area, a Special Protection Area and a candidate Special Area of Conservation. Parts of the Lee River Valley also lie within this area of scenic landscape. For these reasons it is considered that The Gearagh and the Lee River Valley, to the southwest of the town, which form important parts of the landscape and visual setting of the town, are not, generally, suitable for development.

1.9.15. To the west of the town there is a second area of designated scenic landscape which includes prominent and steeply sloping hillsides, the Foherish and Sullane Rivers and the designated scenic route the S23, which extends from Macroom to Lissacresig. The principal approach routes to the town from the west also lie within this area of designated scenic landscape. It is considered that this area of scenic landscape to the west of the town's environs, which also includes parts of the principal approach routes to the town, contribute significantly to the town's setting and are inappropriate locations for new development.

1.9.16. Along the northern fringes of Macroom there are a further series of steeply sloping hillsides and locally elevated lands, which also contribute to the towns setting.

1.9.17. To the east and southeast of Macroom lie the dammed Lee River Valley and elevated hillsides, which extend in a north-easterly direction. The designated scenic route, the S37 also extends eastwards from Macroom towards Carrigadrohid. For these reasons it is considered that this area is not generally suitable for development.

1.9.18. To the north-western side of the town and adjoining the development boundary of Macroom, a relatively level and less prominent area of land has been identified. While this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (54 ha) will be subject to Objective GB 1-2 of this Local Area Plan.

Metropolitan Green Belt Maps

1.9.19. 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.

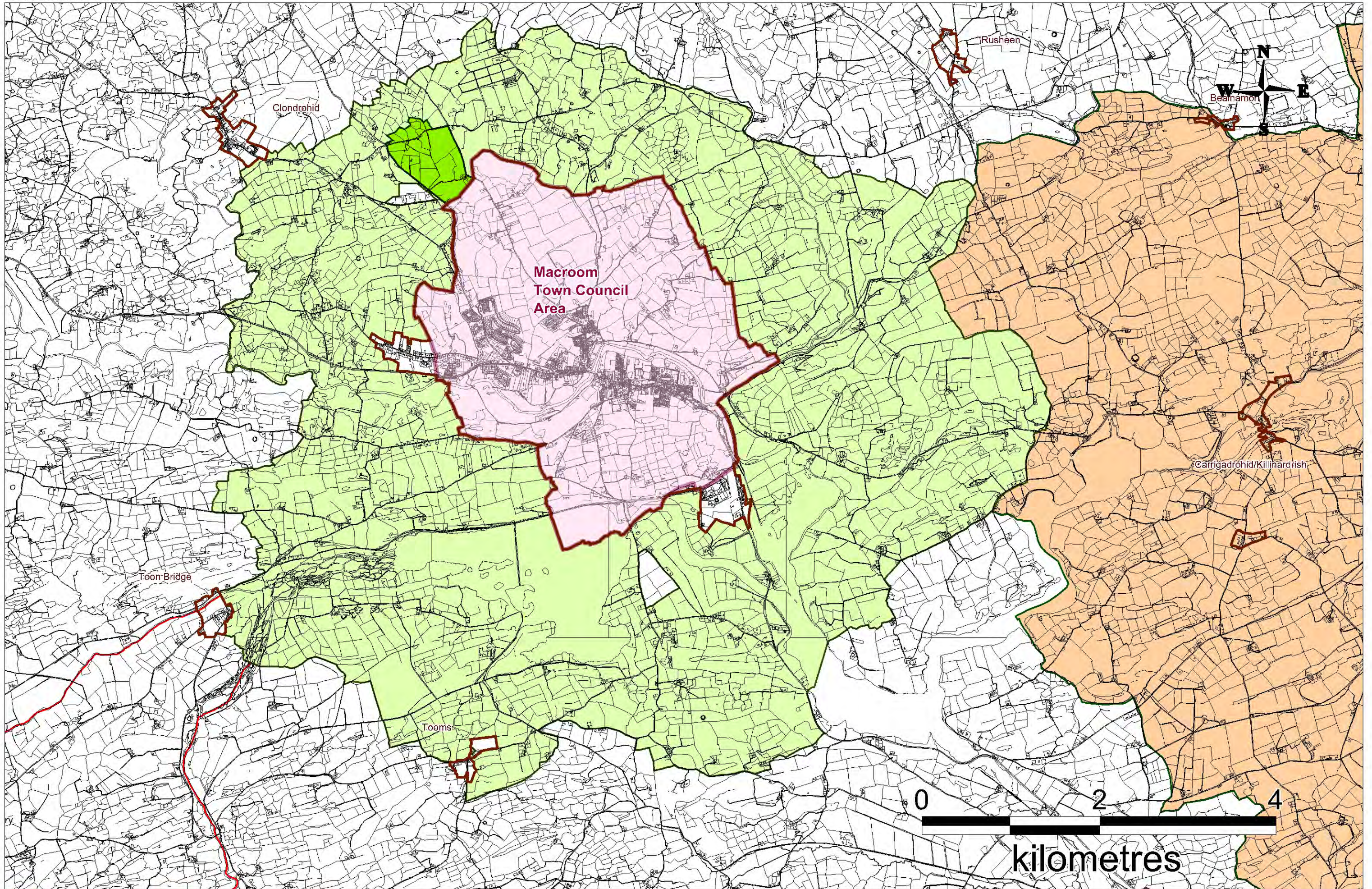
1.10.2. The European Community issued the Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

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 Macroom Electoral Area Local Area Plan, 2011-2017 summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details of the monitoring measures which will be implemented to ensure that the undertakings in relation to the protection of the Natura 2000 network, as set out in the Local Area Plan, are met. Finally the report contains the AA Conclusion Statement which finds that, subject to a number of changes to text, objectives, settlement boundaries and zonings, which have been accepted by Council and are contained in the final plan, there will be no significant impact on the network as a whole, nor to individual Natura 2000 sites or their dependant habitats and species.



Green Belt Map

Section 2 Local Area Strategy

2.1 Introduction

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

Strategy

2.2.1. Macroom Electoral Area is split between three of the Strategic Planning Areas defined by the County Development Plan 2009, the County Metropolitan Strategic Planning Area, the CASP Ring Strategic Planning Area and the West Strategic Planning Area.

2.2.2. The CASP plan proposed significant population and employment growth in the Metropolitan Town of Ballincollig together with important new proposals for high quality public transport. The CASP Update published in 2008 raises concerns at the high level of growth particularly in the villages and rural areas of the CASP Ring SPA at over 14%. This level of growth in the last decade is an indication that in the villages and rural areas the level of population growth has already exceeded targets for 2020. If this rate of growth is not moderated it risks significantly undermining the future delivery of the CASP strategy.

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

2.2.4. Macroom has a Town Council and therefore its own separate planning authority. The Town Development Plan which was adopted in 2009 covers a large area of the town therefore the County Council has only a limited role in achieving the main objectives for the town.

Population and Housing

2.2.5. In the period 2002-2006, the electoral area as a whole grew from 37,663 to 42,054 – an increase of 12 %. The largest town, Ballincollig experienced positive population growth from 14,591 to 15,760 persons (or 8%). Macroom also experienced a positive population increase from 2,985 to 3,553 (or 19%) in the same period.

2.2.6. Within the remainder of the electoral area, including all villages and rural areas, there was an increase from 20,087 to 22,741 or 13% within the same period.

Settlement Hierarchy Macroom Electoral Area	Population		
	2002	2006	% Change
Main Settlement			
Ballincollig	14,591	15,760	8%
Macroom *	2,985	3,553	19%
Villages	20,087	22,741	13%
Total Population	37,663	42,054	12%

* Including the Town Council.

2.2.7. The targets for population growth as set out in the County Development Plan 2009, suggests that Ballincollig will continue as the largest settlement in the electoral area growing to 21,430 persons in 2020, a 36% increase from 2006.

2.2.8. Growth in Macroom will be more moderate, with a population target of 4,351 or about a 22% increase in the 2006 population up to the year 2020. The remaining growth for all the villages and rural areas amounts to 1,783 persons, bringing the overall target for the villages and rural areas to 24,524. The 2020 target for the electoral area as a whole is 50,305 persons.

Settlement Hierarchy Macroom Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Ballincollig	15,760	5,670	21,430
Macroom	3,553	798	4,351
Villages	22,741	1,783	24,524
Total Population	42,054	8,251	50,305

2.2.9. The following table outlines the corresponding household targets to 2020 and also gives an indication as to the overall requirement for 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. Therefore in order to accommodate the target population, up to 8,603 new dwellings could be required for the period 2006-2020.

Settlement Hierarchy Macroom Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Ballincollig	5,236	3,640	8,876
Macroom	1,209	671	1,880
Villages	7,410	2,307	9,717
Total Households	13,855	6,618	20,473
New Dwellings Required		8,603	

2.2.10. The following table summarises the provision for new housing that has already been made. Since 2006 about 1,145 houses have already been built, 282 are either under construction or vacant.

Settlement Name	Already Built ¹ 2006-2010	Under Construction & Vacant
Main Settlements		
Ballincollig	325	214
Macroom	374	0
Key Villages	273	50
Villages and Other Settlements	173	18
Total	1,145	282

Grand Total Units accounted for during 2006-2010
1,427

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

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

Table 2.5 Summary of Settlements Macroom EA				
Settlement Name	No. of existing dwellings 2010	Growth in d/units 2000-2010	Out/st planning perms 2010	Target growth 2010-2020
Main Towns				
Ballincollig	6,043	2,243	932	4,407
Macroom	1,707	714	64	498
Total Main Towns				4,905
Key Villages				
Coachford	163	51	116	116
Kilumney/Ovens	477	280	251	251
Ballymakeery/Ballyvourney	247	86	0	45
Ballingeary	97	7	12	60
Total Key Villages				472
Villages and Rural Areas				
Crossbarry	100	72	73	75
Inchigeelagh	85	29	53	60
Rylane/Seiscne	69	24	131	40
Aherla	138	107	0	50
Crookstown	88	5	203	40
Kilmurry	53	3	14	15
Aghabullogue	21	1	18	19
Ballynora	26	15	0	15
Clondrohid	20	2	66	20
Kilnamartyra	45	14	0	20
Newcestown	22	6	36	15
Cloghduv	98	52	203	80
Coolea	31	16	5	5
Toon Bridge	20	7	0	5
Ballinagree	31	16	17	15
Carrigadrohid/Killinardrish	20	2	0	5
Carriganimmy	13	5	0	5
Reananerree	9	5	0	5
Knockavilla/Old Chapel Cross	17	3	0	5
Bealnamorive	7	1	0	5
Tooms	9	4	0	5
Murragh	8	1	0	3
Kilbarry	3	0	0	3
Canovee	6	3	0	3
Farnanes	20	5	0	5
Lissarda	15	4	0	5
Farnivane	6	3	0	5
Ballinacurra/Brinny	7	4	0	5

Upton	6	N/A	0	3
Rusheen	10	2	0	5
Villages and Rural Areas				541
Total Key Villages, Villages and Rural Areas				1,013
Grand Total Units				5,918

2.2.12. The achievement of the figures outlined above is reliant on infrastructure provision and towns will be the priority.

2.2.13. 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 led to the conclusion that many villages and smaller settlements could not for a variety of reasons accommodate larger numbers of dwellings.

2.2.14. 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/town council areas, e.g. Ballincollig and Macroom, is greater than the population target 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.

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

2.2.16. 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.

Employment and Economic Activity

2.2.17. The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Macroom Electoral Area is envisaged to increase by up to 6,500.

2.2.18. It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it

is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages where appropriate.

2.2.19. Ballincollig is designated as an Integrated Employment Centre with a proposed increase in employment estimated in the region of 5,704 jobs between 2006 and 2020 according to the CASP Update. The CASP update proposed that future employment areas should be focused to the south of the town, with the establishment of a major new business/office park which would be served by the proposed Rapid Transit Corridor which will link Ballincollig, the City Centre, Docklands and Mahon.

2.2.20. Macroom is a district employment centre with a proposed increase in employment in the region of about 847 jobs. In order to help achieve this increase in jobs, one of the core requirements of the local area plan is to increase employment land supply to offer more opportunities for employment generating development. It is considered that there is enough employment land available in the town to cater for the target growth in employment figures.

2.2.21. The site for the development of the Cork Science, Innovation and Technology Park lies partly with the Macroom Electoral Area with the majority of the site in the Carrigaline Electoral Area. The development of the Science Park will enhance the existing employment spectrum in the Cork region. The critical role of the CSITP will be to provide an innovation led future economic base for the region and nationally in a sustainable manner. The key proposals for the development are outlined in the Carrigaline Electoral Area Local Area Plan.

Retail

2.2.22. In relation to retail provision for both Macroom and Ballincollig, the plan confirms the role of the town centre as the primary location for retail development. In Macroom this area is within the town council administrative area and in Ballincollig, four additional areas have been identified for town centre uses. In Ballincollig significant emphasis has been placed on the continued expansion of and improvement of the town centre and the provision of neighbourhood centres at the western end of the town. Greater emphasis has also been given to improvements to the public realm as well as the improvement of vehicular and pedestrian movements within the towns.

Tourism

2.2.23. 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, therefore these environments must be respected because of their importance to the tourism sector and the economy.

2.2.24. Macroom Electoral Area has many scenic attractions and historical features. Both Ballincollig and Macroom are an ideal base for exploring the excellent scenery and historical sites of Gougane Barra, Inchigeelagh Lakes and the Gearagh. It is also recognised that there is potential to develop water based tourism related activities at and around Inniscarra Lake and to create sustainable links between the lake and villages in proximity to Inniscarra.

2.2.25. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated sustainable tourism development projects and associated infrastructure (including; sports and recreation activities, marine leisure tourism, walking routes and food related tourism) should be supported.

2.2.26. Udaras na Gaeltachta are very important for the promotion of employment opportunities in the Gaeltacht areas of the electoral area particularly in the key villages of Ballingearry and Ballymakeery/Ballyvourney.

Community Facilities

2.2.27. 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. Provision for new schools has been made in the Masterplan areas in the towns.

Infrastructure

2.2.28. In order to deliver the population and housing targets identified in this plan, significant expenditure is required in water services infrastructure in practically all of the settlements. As stated at the outset, the strategy of this plan is to prioritise investment in the main towns, where future demand for housing is likely to be high and larger increases in population can be readily accommodated with good access to schools, employment and other services. Also, if additional investment is available it should be prioritised in the key villages as they offer a rural housing choice to a wider catchment and they have schools and other services. If resources allow the villages and village nuclei should receive investment to facilitate local choice.

Water Services

2.2.29. **Ballincollig** is supplied with drinking water from the Cork Harbour and City Water Supply Scheme at Inniscarra. The west side of Ballincollig is fed from the Curraleigh Reservoir. The remainder of Ballincollig is fed from the Reservoir at Inniscarra. An adequate supply of drinking water is available for the anticipated level of development in the town.

2.2.30. The Government's Water Services Investment Programme for 2010–2012 has included an upgrade to the Cork City Water Supply Scheme on its priority list and this includes the construction of a new Ballincollig Regional Reservoir. Construction stage will be post 2012. The WSIP also includes a sludge treatment upgrade to the Inniscarra Water Treatment Plant which is contracted to start 2010-2012 depending on finance becoming available.

2.2.31. Ballincollig's waste water treatment plant, located adjacent to the former Murphy Barracks, is an Extended Aeration Biological Treatment System with capacity for approximately 26,000 p.e. The present inflow being treated is approx. 21,000 p.e. Capacity is not available to accommodate all of the zoned land in Ballincollig. Available capacity will need to be assessed at the time of carrying out development on each parcel of zoned land. The outfall from the WWTP is to the River Lee. A Discharge Licence was granted by the EPA in November 2008 and the future operation of the plant will need to accommodate additional demands from planned increases in population while remaining within the terms of the EPA licence.

2.2.32. Funding for an upgrade to the waste water treatment plant in Ballincollig has been included under the DoEHLG Water Services Investment Programme for 2010-2012. This is contracted to start between 2010-2012 but is dependent on finance becoming available. Phase 2 of this upgrade which would provide 45,000 p.e. treatment capacity is also included under the WSIP 2010-2012 and is at planning stage. An upgrade to the collection system is also at planning stage.

2.2.33. In **Macroom** the water supply in the town is currently sufficient, however, with the projected population growth in the town, the current scheme will not be sufficient to meet the needs of the town in the medium to long term due to the capacity of the treatment centre. An additional reservoir may be needed to the north of the town to service the growing population.

2.2.34. The Waste Water Treatment Plant in Macroom is presently at capacity. One of the problems occurring is the occasional flooding of the plant during and following adverse weather conditions. Cork County Council's Assessment of Needs states that the rising main, terminal pumping station and Waste Water Treatment Plant need to be upgraded in order to treat sewerage in accordance with Urban Wastewater Treatment Regulations, Quality of Salmonid Waters Regulations and to address the existing treatment capacity deficit. These required works have not been included in the Water Services Investment Programme for 2010-2012.

2.2.35. In the four key villages of Ballingearry, Ballymakeery/Ballyvourney, Coachford and Kilumney/Ovens there are some capacity issues for water supply and waste water treatment, however in most cases investment has been allocated for these upgrades under the Water Services Investment Programme for 2010-2012 subject to finance being available.

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

Objective No.	<u>Water & Waste Water Infrastructure</u>
LAS-2-1	In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of sites designated for nature conservation. This must be provided and be operational in advance of the commencement of any discharges from all residential and other development.

Road Infrastructure and Transport

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

2.2.38. The Ballincollig Green Route has been completed and will assist journeys in Ballincollig made by buses, cyclists and pedestrians. The completed works include bus corridors, cycle lanes, improved pedestrian facilities, streetscape in the town centre, upgraded public lighting, new pavements and signalised junctions. A final draft parking study has also been prepared for Ballincollig and the findings include the need to obtain a facility for long term parking in the town.

2.2.39. The CASP update 2008 identified a corridor for high quality rapid transit (CATS) to link Ballincollig, the City Centre, Docklands and Mahon. A preliminary feasibility study is currently approaching completion and an indicative line is proposed for this route. The final route has not yet been adopted and the project is dependent on funding being available.

Environment and Heritage

2.2.40. 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.

2.2.41. 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.

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

2.2.43. 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 the CDP.

2.2.44. 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.

2.2.45. In the Macroom Electoral Area, important pNHAs include; The Lee Valley, St. Gobnait's Wood and The Gearagh. The following table gives a list of the designated sites in the Macroom Electoral Area.

Code	Description	Natura 2000 Site
SAC-0106	St. Gobnait's Wood	Y
SAC-0108	The Gearagh	Y
SAC-1873	Derryclogher (Knockboy) Bog	Y
SAC-1890	Mullaghanish Bog	Y
SPA-4109	The Gearagh	Y
SPA-4162	Mullaghanish to Musheramore Mountains	Y
NHA-2386	Conigar Bog	N
pNHA-0094	Lee Valley	N
pNHA-0106	St Gobnait's Wood	N
pNHA-0108	The Gearagh	N
pNHA-1055	Glashgarriff River	N
pNHA-1065	Lough Allua	N
pNHA-1067	Lough Gal	N
pNHA-1248	Prohus Wood	N
pNHA-1890	Mullaghanish Bog	N

2.2.46. 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.

2.2.47. 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.

2.2.48. In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2009 the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork. Some of the areas included in the Macroom Electoral Area are; The Gearagh, River Lee which is a Fluvial - anastomosing channel and the River Sullane which is a Fluvial - river channel within bog.

2.2.49. The Gaeltacht areas of the Macroom Electoral Area have a unique culture, language and environment and require special treatment so that any development which may occur, recognises, supports, strengthens and complements their linguistic and cultural heritage. The Local Area Plan support the protection and promotion of Gaeltacht settlements and areas, and recognises the important role

played by Baile Bhúirne/Baile Mhic Íre, Béal Átha an Ghaorthaidh, Cúil Aodha, Réidh na nDoirí and Cill na Martra.

2.2.50. It is important to continue to promote employment and development opportunities in the Gaeltacht areas, in the Macroom Electoral Area, that provide jobs and support local social activities.

2.2.51. The County Development Plan 2009 has specific objectives ENV 5-2 and ENV 5-3 for Gaeltacht areas which outline the policy approach for the future development of these areas.

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

Objective No.	Environmental Objective
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 this planning area in accordance with Env 1-5, 1-6, 1-7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
LAS-2-4	It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with Env 1-9, 1-10, 1-11 and 1-12 of the County Development Plan, 2009.

Key Challenges

2.2.53. The key challenges facing the Macroom Electoral Area can be summarised as:

- Delivering significant housing growth, in particular through the implementation of the masterplan area in Ballincollog;
- Deliver jobs targets, in particular in the Integrated Employment Centre of Ballincollog and the District Employment Centre of Macroom.
- Pursue the implementation of key infrastructural projects; including the N22 (Ballincollog, Macroom to Ballyvourney) and the proposed rapid transit corridor between Mahon and Ballincollog and the completion of the Green Route in Ballincollog.
- Pursue the implementation of key waste water treatment facilities and water supply schemes throughout the electoral area particularly in the main towns of Ballincollog and Macroom.
- 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.

Section 3
Settlements and Other Locations

MAIN SETTLEMENT

Ballincollig
 Macroom Environs

KEY VILLAGES

Ballingeary
 Ballymakeery/Ballyvourney
 Coachford
 Killumney/Ovens

VILLAGES

Aghabullogue
 Aherla
 Ballynora
 Clondrohid
 Cloughduv
 Crookstown
 Crossbarry
 Inchigeelagh
 Kilmurry
 Kilnamartyra
 Newcestown
 Rylane / Seiscne

VILLAGE NUCLEI

Ballinacurra/Brinny
 Ballinagree
 Bealnamorive
 Canovee
 Carrigadrohid / Killnadrish
 Carriganimmy
 Coolea
 Farnanes
 Farnivane
 Kilbarry
 Knockavilla/Old Chapel Cross
 Lissarda
 Murragh
 Reananerree
 Rusheen
 Tooms
 Toon Bridge
 Upton

OTHER LOCATIONS

Bealnablath
 Farran/Lower Farran
 Gougane Barra
 Gurranes
 Srelane Cross

MAIN SETTLEMENTS

Ballincollig

Macroom Environs

1 Ballincollig

1.1 VISION AND CONTEXT

The vision for Ballincollig is that it will continue to grow as a major centre for population and employment within the Metropolitan Area. The Local Area Plan will identify suitable locations for both residential and employment growth in the town and co-ordinate this growth with the upgrading of infrastructure services and the delivery of the green route and the high quality rapid transit link to Ballincollig.

Strategic Context

1.1.1. Ballincollig is the largest main town in the County and has been one of Cork’s fastest growing towns. It is located only 10km to the west of Cork City. Ballincollig has experienced a high level of growth and development pressure since 2000 however traffic congestion in the town has been greatly reduced with the opening of the N22 bypass and the Greenfields link road.

1.1.2. The CASP update 2008 identified Ballincollig as a major centre for additional population and employment growth. It also identified that Ballincollig would have the potential to become a strategic employment location, with a self-sustaining and distinct identity from the City capable of providing an additional 4,000 new jobs. CASP envisages that this growth would mainly occur on a significant landbank to the south of the town.

1.1.3. In the 2009 County Development Plan, Ballincollig is identified as a Metropolitan Town. The County Development Plan states that it is an objective to promote the Metropolitan Towns as critical population, service and employment centres within the Cork ‘Gateway’. It also states that it is an objective to promote high levels of community facilities and amenities and to enhance their clearly defined greenbelt setting with high quality and integrated public transport connections. Ballincollig has also been identified as one of seven ‘Developing Areas’ in the County. ‘Developing Areas’ are locations where strategically important and rapid development is occurring or planned to occur over the next 5 – 10 years.

1.1.4. The County Development Plan states that if Ballincollig is to achieve both its residential and employment function, major national, non national roads and service infrastructure investment will be required in order to improve linkages within the town, to Cork City and within the region. The proposed growth will also assist in sustaining the provision of the proposed high quality public transport corridor

(CATS) connecting Ballincollig to the City Centre, Docklands and Mahon.

1.1.5. The strategic aims for Ballincollig are to encourage the expansion of the town towards the southern by-pass, within its strong green belt setting and to encourage the enhancement of its town centre employment function.

Local Context

1.1.6. Ballincollig developed from a small village which developed over several decades from incremental housing development. There is a lot of employment in the town and EMC, which is located in Ovens, is the main employer in the area, however, there is still a reliance on commuting to Cork City for employment. The N22 now runs to the south of the town and the flood plain and river are to the north. The town lies on an undulating plain with the hills rising gently to the south and also to the north of the river providing an attractive backdrop to the town. The town has developed in a linear fashion with the N22 forming a boundary to the south.

1.1.7. The development of the Barracks town centre development over the last few years has positively enhanced the town’s image and improved its retail function.

1.2 PLANNING CONSIDERATIONS

Population

1.2.1. The population of Ballincollig rose from 14,591 persons in the 2002 census to 15,760 in the 2006 Census which is an increase of 8%. Population targets set out in both the CASP update and the Cork County Development Plan 2009 suggest a target population of 21,430 in Ballincollig by 2020, a growth of over 5,500 people from 2006. The following table outlines previous and projected population and household growth in Ballincollig up to 2020.

Ballincollig	2002 Census	2006 Census	2020 Target	Growth 06-2020
Population	14,591	15,760	21,430	5,670
Households	4,574	5,236	8,876	3,640

Housing

1.2.2. The significant population growth in Ballincollig is reflected in the growth in the number of dwellings in the town over the same period. In the period between 2001 and 2010 it is estimated from GeoDirectory data that the number of dwellings in the town increased by 2,243 which is significant growth. The majority of this development has taken place on the southern side of the town and on the former Murphy Barracks site to the north of the main street. There is however a high vacancy rate in the town at present particularly in apartment developments in the town centre.

Ballincollig	2001	2005	2010	Growth 2001-2010
Dwelling Units	3,800	5,637	6,043	2,243

1.2.3. It is estimated that household growth for the period between 2006-2020 will be 3,640. This is calculated using household size. In order to accommodate this projected growth it is estimated that an additional 4,732 dwelling units will need to be provided in Ballincollig from 2006, of which 325 were built between 2006-2010. There are outstanding planning permissions for nearly 1,000 dwelling units in the town therefore this plan needs to identify land for an additional 3,500 units up to 2020.

1.2.4. The majority of the lands designated for residential development in Ballincollig in 2003 have been developed, however, there were three significant sites included in the amendment to the Local Area Plan in 2007 and these sites are still available for development. The remaining sites (approximately 70 ha) will cater for a portion of the required growth in the town.

1.2.5. Both CASP and the County Development Plan 2009 recognise that land to the south of the town represents a major strategic development opportunity for Metropolitan Cork. This plan will bring this land forward for development in order to achieve Ballincollig’s important residential and employment function in Cork. The majority of Ballincollig’s growth will therefore be catered for on a significant portion of this land to the south of the town which has been identified for mixed uses. The stock of existing planning permissions also leaves the town well placed to benefit from a return of the housing market.

Table 1.3 Future Housing Requirement Ballincollig 2020

	Dwelling Unit Growth Target 2006-2020	Already built 2006-2010 plus vacant units and units under construction	Outstanding Planning Permissions	Additional New Housing Requirement 2010-2020
Ballincollig	4,732	325	932	3,475

1.2.6. To the north of the town the potential for future growth is constrained by the floodplain of the River Lee, designated as scenic landscape. Part of this area comprises the Lee Valley Regional Park and includes the proposed Lee Valley Natural Heritage Area.

Economy and Employment

1.2.7. Census data indicates that in 2006 there were 7,096 jobs in Ballincollig. CASP identified that Ballincollig would have the potential to become a strategic employment location, with a self-sustaining and distinct identity from the City. The CASP update project identified Ballincollig as a suitable location for additional employment growth and it has a forecast of an additional 5,704 jobs between 2006 and 2020 which would bring the total jobs figures up to 12,800 by 2020. CASP also stated that future development areas should be to the south of Ballincollig, with the establishment of a new business park.

1.2.8. The 2009 County Development Plan designated Ballincollig as an integrated employment centre. The County Plan outlines the range of employment activities that are to be provided for by integrated employment centres. These employment activities are to include both small scale and large scale industrial and enterprise development such as office based industry, manufacturing and distribution.

1.2.9. A significant site (about 34 ha) to the south-west of the town which was identified as an opportunity site in 2003 remains undeveloped. This site was identified for a mix of uses including industry and enterprise.

1.2.10. The Cork Strategic Retail Study recognises the importance of the Metropolitan towns in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population. The strategy states that Ballincollig should expand in line with the planned population increase for the settlement.

1.2.11. Ballincollig has expanded its retail centre significantly in recent years with the redevelopment of the former Murphy Barracks site in the centre of the town. The new town centre development has created some employment for the town. Both Aldi and Dunnes have opened large stores on the site. Other uses on the site include over 1,000 car parking spaces, a mix of residential units, shops, restaurants, pub, office units, healthcare facilities and a tourism centre. The development has greatly improved Ballincollig Town Centre as it is finished to a very high standard and has a good mix of retail shops and offices.

Community Facilities

Education

1.2.12. Ballincollig has 4 primary schools and 2 secondary schools. There is also a special needs school, Our Lady of Good Counsel, in Innishmore which caters for children from the age of 4 to 18. Permission has recently been granted for a single storey extension to Colaiste Choilm Secondary School comprising of 3 classrooms.

1.2.13. Permission has also been granted for a two storey 16 classroom school for Gaelscoil Ui Riordan at Carrigrohane. This new school will replace an existing school at the western end of Ballincollig which is located on a restricted site.

Healthcare

1.2.14. The Health Services Executive has appointed Mowlam Healthcare to run the new 100-bed community nursing unit in Ballincollig. The health care facility which is located behind the new town centre should be up and running by the end of the year once recruitment has been completed.

Recreational and Sporting Facilities

1.2.15. Ballincollig Town is well served by a range of sports and recreational facilities most of which have been developed to a high standard. These include the GAA Club, Rugby Club, and playgrounds, Pitch and Putt Course and the Regional Park. The town also has a cemetery and lands have been identified for the extension of this cemetery.

Infrastructure

Public Transport

1.2.16. Relative to the Metropolitan Towns to the east of the City, Ballincollig presently lacks good quality public transport. There is no town public bus transport in Ballincollig however there is a Bus Eireann service to Cork and there are bus stops at various locations (including the Main Street) on the R608. The bus service linking it to the city is less frequent than that of other Metropolitan Towns and,

despite the proximity of Ballincollig to the City and its western suburbs, services to Ballincollig are not well integrated with other City services. The completion of the Green Route may lead to some improvement in the bus service for Ballincollig.

Roads and Transportation

1.2.17. Ballincollig has benefited from road infrastructure improvements in recent years in particular from the completion of the N22 Ballincollig Bypass. The completion of the bypass and the link road from Greenfields northwards through Coolroe Meadows to the old N22 route have greatly eased the traffic situation in the town. The link road through the former Murphy Barracks site is mostly completed which eases congestion on the main street.

1.2.18. The 2005 Local Area Plan for Ballincollig proposed a number of new roads all of which are completed or near completion. Pedestrian walks proposed in 2005 are only partially completed. Cycleways have been provided under the Ballincollig Green Route Contract. The 2005 Local Area Plan for Ballincollig also proposed a cycleway south of Ballincollig which was not provided.

1.2.19. The Ballincollig Green Route (from Classes Lake junction to County/City boundary at Inchigaggin) is complete and will assist journeys made by buses, cyclists, pedestrians and the mobility impaired and reduce accidents in Ballincollig. The Green Route has resulted in the removal of some on-street parking spaces within Ballincollig. Traffic calming measures and cycleways have also been put in place along the main street in recent months.

1.2.20. A final draft parking study has been prepared and the findings include extending the parking controls area and introducing pay and display, to obtain a facility for long term parking, to implement parking controls within residential areas, to provide improved cycle parking facilities, to provide additional disabled parking facilities, to provide for loading facilities on the Main Street and to provide for motor cycle parking.

1.2.21. The CASP Update 2008 identified a corridor for high quality rapid transit (CATS) to link Ballincollig, the City centre, Docklands and Mahon. A preliminary feasibility study is currently approaching completion and an indicative line is proposed for this route. The final route has not yet been adopted and the project is dependent on funding being available.

1.2.22. The Cork Northern Ring Road is proposed to begin at the Poulavone Roundabout and link to the N8 Cork – Dublin Road. This may have implications for lands zoned R-05 and R-06 in this Local Area Plan and once built will provide links to the N20 as well as links to the M8. It is also proposed that in the future a link road will be provided through Parcel R-04 from the Killumney Road (L2216) to the Ballincollig Bypass and that the Killumney Road Roundabout junction will be closed.

Water Supply

1.2.23. Ballincollig is supplied from the Cork Harbour and City Water Supply Scheme at Inniscarra. The west side of Ballincollig is fed from the Curraleigh Reservoir. The remainder of Ballincollig is fed from the Reservoir at Inniscarra. An adequate supply of drinking water is available for the anticipated level of development in the town.

1.2.24. The Government's Water Services Investment Programme for 2010–2012 has included an upgrade to the Cork City Water Supply Scheme on its priority list and this includes a new Ballincollig Regional Reservoir. Construction stage will be post 2012. The WSIP also includes a sludge treatment upgrade to the Inniscarra Water Treatment Plant which is contracted to start 2010-2012 depending on finance becoming available.

Waste Water Treatment

1.2.25. The town's waste water treatment plant, located adjacent to the former Murphy Barracks, is an Extended Aeration Biological Treatment System with capacity for approximately 26,000 p.e. The present inflow being treated is approx. 21,000 p.e. Capacity is not available to accommodate all of the zoned land in Ballincollig. Available capacity will need to be assessed at the time of carrying out development on each parcel of zoned land. The outfall from the WWTP is to the River Lee. A Discharge Licence was granted by the EPA in November 2008.

1.2.26. Funding for an upgrade to the waste water treatment plant in Ballincollig has been included under the DoEHLG Water Services Investment Programme for 2010-2012. This is contracted to start between 2010-2012 but is dependent on finance becoming available. Phase 2 of this upgrade which would provide 45,000 p.e. treatment capacity is also included under the WSIP 2010-212 and is at planning stage. An upgrade to the collection system is also at planning stage.

1.2.27. There are capacity issues at the west end of the village for the waste water collection system. Stormwater is an issue for the collection system which has significant surface water inflow. There is a need for stormwater separation along the collection system.

1.2.28. River training works (North Maglin River Tributary) are proposed under the Collection System Upgrade. Construction of this would be post 2012. There will be land acquisition and wayleave issues relating to proposed river training works.

Stormwater

1.2.29. Disposal of stormwater from new developments is a matter for a developer and is dependent on attenuation being provided by a developer in accordance with the Dublin Sustainable Drainage Systems (SuDS) model. It is required that any flows in excess of those from the original Greenfield site must be attenuated for a

developed site. This also depends on the capacity of the receiving waters to be able to carry excess flow especially in locations subject to flooding. In these cases a capacity study report and flooding report is recommended.

1.2.30. Sites proposed for large developments will require very significant attenuation. Detailed SuDS design must be carried out. Early consideration must be given to SuDS requirements in these cases. In the case of Parcel X-01 development of these lands will be subject to an integrated brief for the entire area.

Flooding

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

1.2.32. Fixed line broadband is available in Ballincollig.

Waste Management

1.2.33. There are existing public and private refuse and recyclables collection services in Ballincollig. A number of bring sites are located in the town at Quish's Super Valu Shopping Centre and in Times Square (Cork County Council car park) Innishmore adjacent to County Council Offices. Regional Park (Co. Co. Car Park); Ballincollig GAA Pitch. There is a Public Civic Amenity Site at Kinsale Road, Cork (Cork City Council).

Environment and Heritage*Landscape*

1.2.34. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Ballincollig lies within the broad fertile lowland valley landscape type which stretches west and east from the environs of Cork City but also includes a smaller area east of Rathcormac. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

1.2.35. Land cover comprises highly fertile, regularly shaped fields typically of medium size and with mature broadleaf hedgerows. Agricultural use primarily involves intensive dairying as well as tillage, with farmsteads relatively well screened by the hedgerows.

1.2.36. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Scenic Landscape and Scenic Routes

1.2.37. The County Development Plan designates the Lee Valley as Scenic Landscape. It is an objective of the County Development Plan 2009 to preserve the visual and scenic amenities of those areas of natural beauty identified as "scenic landscape".

1.2.38. The R618 Regional Route between Leemount and Macroom is on the northern side of Ballincollig. This road is a designated scenic route (S37) and offers views of the Lee Valley and reservoir, the surrounding rural landscape and the Sullane River.

Protected Structures

1.2.39. There are 12 protected structures in Ballincollig. These are as follows;

- Inniscarra Bridge (00458)
- Weir on the River Lee (00459)
- Oriel House ((00466)
- Ballincollig Castle (00467)
- Limekiln (00468)
- Ballincollig Gunpowder Mills (00816, 00817, 00818, 00819)
- Inishcarr Church (in ruins) (00853)
- Cavalry Barracks (01268)
- St. John and St. Anne Catholic Church (01269)

Archaeology

1.2.40. In Ballinacollig Town there are 17 archaeological features recorded. Associated archaeology with Ballinacollig Town include the Gunpowder Mills between the town and the River Lee, the Tower House to the south of the town and bawn between the town and the bypass road.

Proposed Natural Heritage Areas

1.2.41. The Lee Valley (pNHA-0094) is the only proposed Natural Heritage Area in Ballinacollig,

Water Quality

1.2.42. According to the South West River Basin District Plan the Lee River is a Drinking Water Protected Area. The Lower Lee Owenboy Water Management Unit Plan states that the Ballinacollig Waste Water Treatment Plant is causing risk as it requires upgrading to meet Nutrient Reduction requirements and stormwater overflows and therefore poses a threat to the drinking water abstraction.

River Lee	
Water Management Unit	Lower Lee – Owenboy
Waterbody Code	SW_19_1663
Protected Area	Yes
River Status (July 09)	Poor
Risk Assessment (River body)	At Risk
Objective	Restore by 2021
Q value	Moderate (Upstream and Downstream)

Flooding

1.2.43. Flooding from the River Lee in relation to developed or undeveloped parcels of land zoned for development has not been reported. Lands zoned O-05 for open space uses have flooded. The Draft LEE CFRAMS Flood Report and maps shows the extent of expected flooding in Ballinacollig. Flooding is indicated generally to the north of Ballinacollig adjacent to the River Lee. Flooding from the Maglin River is indicated within the central part of Parcel X-01 and in the south eastern part of Parcel R-04.

1.2.44. The OPW have recorded 20 flood events in Ballinacollig. These were recorded at the following locations;

- Ballinacollig Regional Park
- The Army Barracks

- River Lee at Leemount
- Curraheen River – Clash Road
- Manorhill Area
- Inchigoggin, Carrigrohane
- Curraheen
- Bannow Bridge, Lee Road
- Inniscarra Bridge
- Inniscarra

1.3 PROBLEMS & OPPORTUNITIES

Population

1.3.1. During the last decade Ballinacollig has experienced a high level of growth and development pressure, mainly for residential development. The majority of lands designated for residential development in Ballinacollig in 2003 have been developed, however there were three significant sites included in the amendment to the Local Area Plan in 2007 and these sites are still available for development. In addition the significant tract of land to the south of the town which was designated as a “special zoning” site also remains undeveloped. Addressing infrastructural constraints which relate to road, drinking water, surface water and waste water disposal issues and unlocking this land for development is a primary concern if the population targets set out in the CASP update are to be achieved.

Employment

1.3.2. The CASP update identified Ballinacollig as a new strategic employment location and has forecast growth of 4,000 jobs for the town up to 2020. CASP proposed that future development areas should be focused to the south of Ballinacollig, with the establishment of a new business/office park. The town benefits from good road infrastructure, and has benefited considerably from the completion of the Ballinacollig Bypass. The future growth of Ballinacollig as a strategic employment location has to be considered in the context of the provision of the proposed high quality public transport link to the City. The Green Route Corridor is in progress in the City and will run via the Carrigrohane Road.

1.3.3. As the largest town in the County with plans for high quality public transport to and from the city, Ballinacollig is well placed to develop as a major centre for high quality office based employment. The area to the south of the town will be close to residential areas and offers an opportunity for office development in the highest quality

environment capable of attracting major national and international tenants. The challenge is to deliver a major mixed use residential and office development in parallel with CATS.

1.3.4. The designation of the town as a strategic employment centre and the projected growth in jobs in the town make it desirable to zone a good choice of additional land for a range of employment uses in the town.

1.3.5. The CASP update also recognises the potential for retail and distribution uses in the town due to its good access to the National Road Network without the need to pass through residential development.

1.3.6. The town has experienced significant expansion in recent years with a significantly improved town centre. Additional employment uses will be accommodated on the remainder of the former Murphy Barracks site.

Town Centre

1.3.7. There are vacant offices in the town centre on the former Army Barracks site. The priority is to ensure that these offices are let before future office development takes place. It is also a priority to ensure that the remainder of the former Army Barracks site is developed for town centre uses.

1.3.8. There are opportunities for the regeneration of the town centre to the south of the main street. While many of the shops are maintained to a high standard a number of units are in need of improvement and vacancy is also becoming an issue in the present economic climate.

Community Facilities

1.3.9. Revised population targets for Ballinacollig, as set out in the CASP update and the 2009 County Development Plan will give rise to an additional requirement for educational facilities. The new requirements at primary school level are approximately 27 additional classrooms therefore it is likely that a new 24 or 32 classroom school will be required in the town. This would require a 4 or 5 acre site to be set aside for the provision of a new primary school. At secondary school level there will be a requirement for approximately 500 new places.

1.3.10. Recent meetings with the Department of Education suggest that there is a requirement for a new primary school and new secondary school which should be accommodated on a single site in an educational campus. This campus could be accommodated in the proposed masterplan site to the south of the town.

1.3.11. Ballincollig lacks community facilities such as a community centre and playgrounds in the centre of the town and at the eastern end of the town.

Waste Water Treatment

1.3.12. Capacity is not available to accommodate all of the zoned land in Ballincollig. Available capacity will need to be assessed at the time of carrying out development on each parcel of zoned land. The proposed upgrade to the Waste Water Treatment Plant has been included in the Water Services Investment Programme however this is dependent on finance becoming available.

1.3.13. There is a risk associated with the existing plant as it requires upgrading to meet Nutrient Reduction requirements and to address stormwater overflows and therefore poses a threat to the drinking water abstraction.

Open Space and Recreation

1.3.14. The CASP update project recognises that the extension of the Lee fields to the Ballincollig Regional Park would create a park of real regional significance. Furthermore, it is a policy of the Cork City Landscape Study 2008 to develop the Lee fields and other areas in the city to create a network of natural heritage and recreation/ open space / amenity areas by promoting linkage and accessibility and by using walkways and cycleways to connect them where appropriate.

1.3.15. In support of the CASP update and the Cork City Landscape Study, a recreational park and a riverside amenity walkway will be provided on lands within the A1 Metropolitan Greenbelt at Carrigrohane. The proposed uses support the existing green belt policy which is ‘to provide for the passive and active recreational needs of the urban populations both in the City and in Metropolitan and Ring Towns.’ This park and walkway will link the existing Cork City Lee Fields linear park to the designated U-01 walk in this plan, which extends from Carrigrohane to the Regional Park and Coolroe at the western end of Ballincollig. This park will provide a significant area of active open space which will benefit the population of Cork City, Ballincollig and the wider region.

1.4 PLANNING PROPOSALS

Overall Scale of Development

1.4.1. In order to achieve the target population of 21,430 for Ballincollig up to 2020 a sufficient amount of residential land will need to be provided to accommodate the growth in housing stock. This is an increase of 5,670 persons since the 2006 Census. In order to accommodate this growth it is estimated that an additional 4,407 dwellings units will be required in Ballincollig up to 2020, taking the housing stock to approximately 10,450 units by 2020.

1.4.2. The lack of capacity in the villages and uncertainty over future household formation rates in the villages, is addressed in the zoning provisions in Ballincollig and Macroom which are greater than the population target 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.

1.4.3. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Development Boundary

1.4.4. The development boundary for Ballincollig town is tightly drawn to the west, ensuring a clear separation from Killumney. To the east, it is determined by the green belt (ensuring that the town does not merge with the western city suburbs), and to the north by the River Lee. To the south, the development boundary has been extended towards the N22 (as recommended in the CASP update), providing a strategic land reserve for properly serviced and phased residential and employment development during future development plan periods.

1.4.5. The development boundary for Ballincollig 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 shall apply. 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.

1.4.6. Generally, provision has been made to retain the undeveloped existing residential zoned areas. To the south of the town a significant area of land has been identified for a mixed use masterplan area which will include a new enterprise park. This will be a major development not only for Ballincollig but for Metropolitan Cork with at least 4,000 new housing units provided and 4,000 new jobs.

1.4.7. The priority for the Masterplan site will be to achieve high quality and high density office development in line with the CATS plan when the current economic situation improves. The site will not be planned for until the proposed high quality transit corridor (CATS) is

finalised as the aim of the masterplan is to achieve the optimum density around the stops along the line. The development will be phased over a number of years.

1.4.8. Town Centre and Neighbourhood Centre sites have been identified for either regeneration or expansion.

1.4.9. It is proposed to implement a parking management system for the Town Centre which would support the economic viability of the town.

1.4.10. The general objectives for Ballincollig are set out in the following table:

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to secure the development of 4,407 new dwellings in Ballincollig between 2010 and 2020 in order to facilitate the sustainable growth of the town’s population from 15,670 in 2006 to 21,430 in 2020.
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 Ballincollig may grow during the lifetime of the plan.
DB-03	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. b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-04	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 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 FD 1-4, 1-5 and 1-6.
DB-05	It is an objective to support the aims and objectives of the Cork Area Transit System Study (CATS).
DB-06	It is an objective to implement a Parking Management System in the town in order to support the economic viability of the Town Centre.

Residential Development

1.4.11. In order to meet the requirements of the CASP update and the 2009 County Development Plan 4,407 dwellings need to be built up to 2020. A number of areas that were designated for housing in 2003 and additional areas that were subsequently included as amendments in 2007 remain undeveloped. These areas, the majority of which lie to the south of the town are still considered to be the most suitable locations for the expansion of Ballincollig and will be retained for future residential development.

1.4.12. The majority of the future housing stock is proposed for a substantial site at the southern side of the town between the N22 and the Killumney Road. It is proposed that this site (approximately 180 ha) will be a mixed use masterplan site for residential, employment, educational and recreational uses, the development of which will be phased over a number of years.

1.4.13. The timing and implementation of the masterplan site is tied in with the provision of the Cork Area Transit Study (CATS), the alignment of which will feed into the design of the masterplan.

1.4.14. The housing strategy states that on zoned lands, 20% of new residential development shall be reserved for social and affordable housing. For Ballincollig, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

1.4.15. The specific residential zoning objectives for Ballincollig are set out in the following table.

Objective No.	Residential Objectives	Approx Area (Ha)
R-01	Medium A density residential development. Access is to be provided from the R-618. There will also be a requirement to provide a public footpath along the public road. Noise attenuation measures should be provided along the southern boundary with the N22.	11.8
R-02	Medium A density residential development including a detailed landscaping proposal.	4.6

Objective No.	Residential Objectives	Approx Area (Ha)
R-03	Medium A density residential development. There will be a requirement to provide a footpath along the public road.	14.3
R-04	Medium A density residential development on a phased basis. Access to this site shall be directly onto the Killumney Road. Provision should also be made for a primary school. Within the proposed zoning, provision shall be made for a road (to distributor road standards) as part of a possible link road from the Poulavone Roundabout on the N22 to the Killumney Road by agreement with the National Roads Office of Cork County Council.	17.2
R-05	Medium A density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	3.2
R-06	Medium A density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	5.8

Town Centre

1.4.16. There are opportunities for town centre regeneration on the southern side of the main street and this area of the town could be considered as an opportunity site for future enhancement to equal the new town centre site to the north of the main street.

1.4.17. There are some parcels of land still available for development on the former Murphy Barracks site and there may be an opportunity to develop a community building which would cater for a number of community uses.

1.4.18. Two sites in the town have been zoned for neighbourhood centre uses. A phased approach to the development of these sites will be acceptable. There is an existing shopping centre and public house on one site however there are opportunities for the extension and regeneration of this site.

1.4.19. The specific town centre and neighbourhood centre zoning objectives for Ballincollig are set out in the following table:

Objective No.	Town and Neighbourhood Centre Objectives	Approx Area (Ha)
T-01	Neighbourhood Centre Uses	0.6
T-02	Neighbourhood Centre Uses	1.9
T-03	Completion of the Ballincollig Town Centre' (former Murphy Barracks) site for town centre uses.	49.0
T-04	Enhancement and regeneration of the existing town centre.	12.5

Industry and Enterprise

1.4.20. Ballincollig has been identified as a location for a major high quality office development that could operate in parallel with but ultimately equal the airport business park as a premium office location. Provision for this will be made to the south of the town as part of the proposed masterplan site. This site will also offer a number of other employment opportunities for the town such as distribution uses due to its proximity to the N22.

1.4.21. There are two established industrial sites in the town which include retail, manufacturing and distribution. One of these sites is located at the western end of the town and the other is at the eastern end. There are some opportunities for brownfield development on these sites.

Open Space and Recreation

1.4.22. Ballincollig Town is well served by a range of sports and recreational facilities most of which have been developed to a high standard. These include the GAA Club, Rugby Club, playgrounds, Pitch and Putt Course and the Regional Park. The proposed Masterplan to the south of the town will also make provision for open space which will include parks and playing pitches.

1.4.23. The specific open space, sports, recreation and amenity zoning objectives for Ballincollig are set out in the following table;

Objective No.	Open Space Objectives	Approx Area (Ha)
O-01	Protection of existing Rugby Club and open space areas to the east of the	4.8

	pitches.	
O-02	Active open space for informal public recreation including the provision of an amenity walk along the river bank.	14.03
O-03	Protection of the Regional Park, playing pitches and amenity walks. 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.	53.9
O-04	Protection of existing playing pitches.	4.06
O-05	Active open space for informal public recreation with the option for a small portion of housing and associated open space on the south western section of the site. As part of the development of this site provision shall also be made for an amenity walk along the river bank. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	18.9
O-06	a) Provision of a riverside amenity walk / cycle path and an amenity park for public recreation. b) The design, construction, landscaping and operation of the walk / cycle path and amenity park will be informed by the recommendations of the <i>Lee Valley Walk and Cycleway, Carrigrohane, Ecological Appraisal Report</i> .	56.45

Special Policy Areas

1.4.24. An extensive undeveloped area of about 180ha located south of the Killumney Road has been identified for mixed use

development. This location has been identified in the Cork Area Strategic Plan as an important location for office-based industry and proposals for the site should reflect this as a priority. It is anticipated that about 20 ha of land within this site will be for employment uses including an enterprise park and 20ha will be required for open space while the remainder will accommodate the residential, educational and other uses within the site. As part of the provision of open space uses an area shall be provided around Ballincollig Castle which is a protected structure. The site should also make provision for the construction of an educational campus which would make provision for up to 2 primary schools and a secondary school. The development of these lands will be subject to a masterplan for the entire area which will not be prepared until the CATS line has been implemented.

1.4.25. The specific special zoning objectives for Ballincollig are set out in the following table:

Objective No.	Special Policy Area Objective	Approx Area (Ha)
X-01	<p>It is the Planning Authorities objective to secure the development of a mixed use site through a phased programme of development that will deliver the future target housing growth figures for the town as required.</p> <p>The development of the site shall also secure the timely provision of the necessary physical, social and economic infrastructure. The masterplan should be prepared in co-ordination with the local authority, the public and relevant stakeholders.</p> <p>The masterplan shall include the following:</p> <ul style="list-style-type: none"> The development of up to 4,000 new dwellings which shall be phased over a number of years to include a good mix of house types to cater for every household size. A 20ha enterprise area specifically designated for a high quality office park development which would provide up to 4,000 new jobs. Proposals for the provision of an educational campus which would provide up to two 	180.7

	<p>national primary schools and a secondary school to cater for the population targets for the town.</p> <ul style="list-style-type: none"> Provision shall be made for up to 20ha of open space in addition to the open space normally required. This space shall include playing pitches and open space shall also be provided around the protected monument of Ballincollig Castle and include measures for its protection. Public access shall be allowed to the Castle and the surrounding areas of open space. Tree preservation particularly for mature trees and hedgerows on the site. In addition, 20 metre wide buffer planting/screening should be provided along the boundary with the N22. A detailed access strategy for the development to include a distributor road network involving the upgrading of existing roads and junctions and the construction of new roads which will link the development to the town centre and the National Road Network at appropriate junctions and intersections. Road works should include the provision of cycle ways, footpaths, and should be capable of accommodating public transport. The timing and commencement of the masterplan shall be tied in with the provision of the Cork Area Transit Study line (CATS). 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 	
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	Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	
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Community

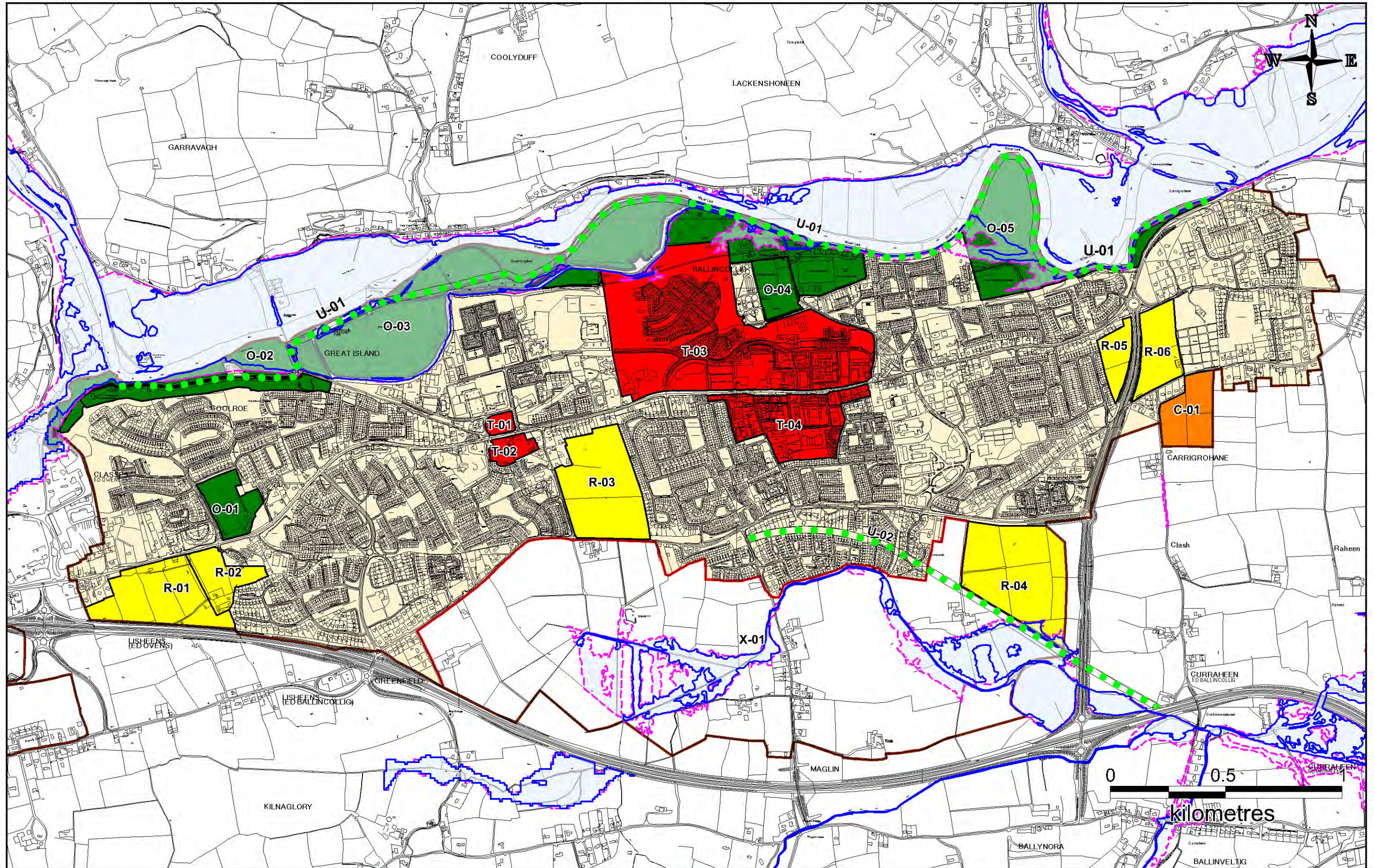
1.4.26. A site which was identified at Carrigrohane in 2003 for an extension to St. Oliver's cemetery has been retained. The specific objective for Community Facilities is set out in the following tables:

<i>Objective No.</i>	<u>Community Objective</u>	<i>Approx Area (Ha)</i>
C-01	Cemetery extension including provision of tree planted buffer to existing residential areas on boundaries of site.	6.0

Utilities and Infrastructure

1.4.27. The specific objectives for utilities and infrastructure are set out in the following table;

<i>Objective No.</i>	<u>Infrastructure Objectives</u>
U-01	Develop and maintain pedestrian walkway from Coolroe to Carrigrohane.
U-02	Proposed cycleway.



	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		Walkways
													Area Susceptible to Flooding: Zone B

2 Macroom Environs

2.1 VISION AND CONTEXT

The overall vision for Macroom is to promote its growth as a district employment centre by increasing the range of employment opportunities, to promote Macroom as an important strategic location, within the County and the south west region and to support the redevelopment of lands within the town centre in the Macroom Town Plan. Most of Macroom is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

Strategic Context

2.1.1. Macroom is located within the CASP Ring Strategic Planning Area. The CASP update 2008 states that there is a need to slow down the rapid expansion in population in the rural areas of CASP Ring Towns in recent years while moderately strengthening the urban areas of the big towns with a focus on population growth in the urban areas and a corresponding increase in local employment opportunities.

2.1.2. Most of the built-up area of Macroom is administered by Macroom Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction. The latest development plan for Macroom was adopted in August 2009 and has a life of six years. Substantial parts of the area administered by the Town Council remain undeveloped and, therefore, most of the planned growth for the town will be accommodated within the Town Council area.

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

2.1.4. The role of the Local Area Plan is to set out the overall objectives for the town in terms of population and housing unit growth up to 2020 and to include policy objectives for the environs of the town.

2.1.5. It is an objective of the County Development Plan to promote Macroom's growth as a district employment centre by increasing the range of employment opportunities, to support the continued redevelopment of brownfield lands within the town centre in the Macroom Town Plan, and to promote its strategic location both within the County and within the south-west region.

Local Context

2.1.6. Macroom is a market town with an attractive natural setting and benefits from amenities such as the Sullane River and the Gearagh which is a proposed Natural Heritage Area, a Special Protection Area and a candidate Special Area of Conservation.

2.1.7. Macroom has an attractive streetscape and a good range of facilities and services for its size. Traffic congestion in the town is a problem at peak times and a bypass is needed. The town is surrounded by steep hills to the north and south which are a constraint in terms of its future expansion.

2.2 PLANNING CONSIDERATIONS

Population and Housing

2.2.1. The 2006 census recorded a population of 3,553 persons, in the town of Macroom (including the area administered by the Town Council). The 2020 population target for the town is 4,351, an increase of 798 persons. This is equivalent to a growth in households of 671 bringing the total households to 1,880.

Macroom	2002 Census	2006 Census	2020 Target	Growth 06-2020
Population	2,985	3,553	4,351	798
Households*	972	1,209	1,880	671

*Estimate

2.2.2. Recent housing surveys carried out in Macroom show that the existing land supply inside the town boundary and in the environs is capable of delivering approximately 1,700 housing units. This more than exceeds the dwelling unit growth target for the town from 2006-2020 which is 872 units of which 374 were built from 2006-2010. Therefore it is unlikely that additional land is needed for housing development in the town.

Macroom	2001	2005	2010	Growth 2001-2010
Dwelling Units	993	1,240	1,707	714

	Dwelling Unit Growth Target 2006-2020	Already Built 2006-2010 plus vacant units and units under construction	Outstanding Planning Permissions	Additional new Housing Requirement 2010-2020
Macroom	872	374	64	434

Employment and Economic Activity

2.2.3. Macroom is designated as a district employment centre. The County Development Plan states that district employment centres are main towns which will provide additional employment for the population expected in the towns as well as providing an improved service for the large rural hinterlands in the area.

2.2.4. An analysis of businesses in Macroom during the preparation of the town plan showed a reliance on the construction and service sector. The retail sector in the town also provides good employment. The County Development Plan states that Macroom should improve its town centre retail function by increasing the range of retail floorspace particularly for comparison shopping for higher order goods. Convenience shopping in the town has significantly improved with the opening of Dunnes Stores and Lidl.

2.2.5. In 2003, 31ha of land was zoned for industry and enterprise use in the town environs. Three of these sites are located to the south east of the town centre and one is located to the north west of the town centre. Three of the sites remain undeveloped while only a portion of one site is developed for a timber frame manufacturing facility. The Macroom Environmental Park is located within the Town Council boundary. There are a number of undeveloped serviced sites available for employment uses.

2.2.6. Census data indicates that there were 1,940 actual jobs in Macroom in 2006 and CASP envisages growth of 847 jobs up to 2020 which would bring the total jobs figure for Macroom up to 2,337 in 2020. It is considered that there is sufficient employment land available in the town to cater for the target employment growth figure up to 2020.

Infrastructure

Road Infrastructure

2.2.7. Macroom is situated on the N22 national primary route between Cork and Kerry and is approximately 38 km from Cork City and 48 km from Killarney. Macroom does not have a bypass therefore high volumes of traffic pass through the town causing major bottlenecks and delays at peak periods throughout the day.

2.2.8. On the 7th of July 2011 An Bord Pleanála approved the Compulsory Order and Environmental Impact Statement for the N22 Baile Bhuirne - Macroom (Baile Bhuirne to Coolcours) Road Development. This Road Development, consisting of a Type 2 Dual Carriageway, will bypass Baile Bhuirne and Macroom. The development of the bypass is subject to Government finance being available. The next stage of the process is the compulsory purchase of lands. The by-pass will relieve the town of much of the traffic from the town centre which has a negative impact on the public realm and environmental quality of the town. A corridor has been agreed for this route from the Coolcours near Hartnett Cross travelling north of the town and west to the Carrigaphoooca area and onwards to Slievareagh, west of Baile Bhuirne.

Water Supply

2.2.9. The water supply in the town is sufficient, however, with the projected population growth in the town, the current scheme will not be sufficient to meet the needs of the town in the medium to long term due to the capacity of the treatment centre. An additional reservoir may be needed to the north of the town to service the growing population.

Flooding

2.2.10. Parts of Macroom have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane 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 for the Environment, Heritage and Local Government in 2009.

2.2.11. Flooding is a risk in Macroom and occasionally the Sullane River has burst its banks and flooded the Massytown area at the western end of the town. The office of public works have recognised the high levels of existing flood risk in and around the River Lee, its tributaries and Cork Harbour. To address this issue, the Lee

Catchment Flood Risk Assessment and Management Study (Lee CFRAMS), a catchment based flood risk assessment and management study of the entire Lee Catchment, including the River Lee, its tributaries and Cork Harbour has been undertaken.

2.2.12. Maps published by the Lee CFRAMS show the extent of the areas at risk of flooding in Macroom Town. The maps show that the Sullane River which flows through the town has a 10% AEP flood extent (1 in 10 chance in any given year) particularly at the western end of the town centre therefore flooding is considered to be a major issue in the town.

Waste Water

2.2.13. The Waste Water Treatment Plant is presently at capacity. One of the problems occurring is the occasional flooding of the plant during and following adverse weather conditions. Cork County Councils Assessment of Needs states that the rising main, terminal pumping station and Waste Water Treatment Plant need to be upgraded in order to treat sewerage in accordance with Urban Wastewater Treatment Regulations, Quality of Salmonid Waters Regulations and to address the existing treatment capacity deficit. These required works have not been included in the Water Services Investment Programme for 2010-2012.

Waste

2.2.14. Macroom has a Civic Amenity Site located one mile west from the town which facilitates recycling of paper, cardboard, newspapers, magazines, glass bottles, jars, aluminium and tin cans, mixed plastic bottles, textiles, batteries, waste oils, electric and electronic waste, green waste and scrap metal.

2.2.15. The OPW has recorded 3 flood events in the town between 1986 and 2008.

Community Facilities

Sports and Recreation

2.2.16. Macroom is well served by open space and sports facilities however the steep topography of the lands surrounding the town does not suit active open space uses. Macroom Castle Demesne, over 50 acres of riverside parkland provides a very high quality amenity for the population of the town and its hinterland including recreational and sporting facilities. These facilities include an 18 hole golf course which is well maintained and landscaped, an excellent playground facility and a number of GAA pitches.

2.2.17. There are a number of walks in the town including a riverside walk that is accessed through the Castle. The two open space sites which are located in the town environs to the west of the town are vacant. The lands are agricultural in use but the specific

objective includes the option for small scale limited residential development. The sites are therefore of no use in terms of recreational or amenity provision.

Education

2.2.18. There are three primary schools and three secondary schools in the town. The Department of Education and Science have identified a 4 classroom deficit at primary school level and 68 secondary school places. These requirements are most likely to be accommodated by an increase in the size of existing primary and secondary schools in the town.

Healthcare

2.2.19. Macroom Community Hospital is part of the PCCC Pillar (Primary Community & Continuing Care) of the HSE South. It provides bed availability for Continuing Care, Respite Care, Community Support/Convalescent and Palliative Care.

2.2.20. Also situated in the confines of the Hospital grounds is the Health Safety Executive (HSE) run Macroom Health Centre. This is a purpose built clinic in the town which has rooms for the Community Welfare Officer, Physiotherapist, Speech Therapist, Occupational Therapist, Home Help organiser, Public Health Nurses, Chiropody, School Doctors and South Doc Service.

Environment and Heritage

Water Quality

2.2.21. The source of Macroom's water supply is the River Sullane which runs through the town. The following table summarises information in relation to water quality in the Sullane River.

Sullane River	
Water Management Unit	Upper Lee Water Management Unit
Waterbody Code	SW_19_915 SW_19_1710
Protected Area	Yes
River Status (July 09)	Good
Risk Assessment (River body)	At Risk
Objective	Protect
Q value	High (Upstream) Good (Downstream)

Built and Natural Heritage

2.2.22. There are currently 49 protected structures on the Macroom Town Council RPS. There are also a number of protected structures on the outskirts of the town including Sleeveen East Bridge (00434), Macroom Iron Foundry (00834), Laney Bridge (00835), Rockborough Ornamental Tower (00423) and Rockborough House (00424).

2.2.23. The Gearagh, which is a pNHA, cSAC and a SPA is located a few miles to the south of the town. Two scenic routes, the S23 and the S37, run to the east and west of the town. The S23 (N22) route begins at Macroom and passes through Ballyvourney to the County Boundary. The S37 is a local road and R619 Regional Road between Classis, Curraghbeg and Coachford.

Landscape

2.2.24. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County’s landscape in terms of landscape value, sensitivity and importance. Macroom lies within the Valleyed Marginal Middleground landscape type. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys.

2.2.25. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

2.3 OPPORTUNITIES AND CONSTRAINTS

2.3.1. The bulk of the area of the town is located within the boundary of the Town Council, which has prepared a separate plan for its jurisdiction (Macroom Town Development Plan 2009). The zoning map for Macroom Environs is concerned with confirming the zoning of areas previously zoned in past plans and making changes where appropriate.

2.3.2. The waste water treatment plant is at capacity, however, funding for the upgrade of the plant, which was included on the Councils Assessment of Needs for 2010-2012, has not been allocated under the Water Services Investment Programme for 2010-2012. This will be an issue for future development in the town.

2.3.3. Traffic congestion in the town is an issue due to the absence of a bypass. This has a negative impact on the towns streetscape.

2.3.4. Flooding is a major risk in the town particularly at the western end of the town centre. The River Sullane has burst its banks on a number of occasions.

2.4 PLANNING PROPOSALS

Development Boundary

2.4.1. The development boundary for Macroom Environs includes the area where new development is proposed outside the built up area of the Town Council’s jurisdiction.

2.4.2. The Development Plan for the Town Council’s Area was adopted by the Town Council in August 2009. It makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town.

2.4.3. Land will need to be provided to accommodate a target population of 4,351 people, an increase of 798 on 2006 population levels. In this context, it is estimated that an additional 498 dwelling units will need to be provided to cater for this level of growth. There is capacity on the existing residential land supply in the town and its environs to provide for approximately 1,750 dwelling units, 1,700units of which can be accommodated in the Town Council area. It is therefore envisaged that the majority of new residential development in the town will be accommodated in the Town Council jurisdiction. While the zoning provisions in Macroom, are greater than required to meet the population target for the town, 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.

2.4.4. Outside the development boundary, the land forms part of the green belt around Macroom. Here, the objectives of the Cork County Development Plan 2009 prevail which seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective RCI 8-11 set out in volume 1, chapter 4 of the Cork County Development Plan 2009 and Section 1 of this Local Area Plan, for more detail on the Macroom Greenbelt.

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to secure the development of 498 new dwellings in Macroom between 2010 and 2020 in order to facilitate the sustainable growth of the town’s population from 3,553 in 2006 to 4,351 in 2020.

Objective No.	Development Boundary Objectives
DB-02	It is an objective that all new development is located within the development boundary of the town established by this plan and within the Town Council Boundary. These boundaries reflect the extent to which Macroom may grow during the lifetime of the plan.
DB-03	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, need to be provided in tandem with the development and where applicable protect the integrity of the Natura 2000 site. b) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-04	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

Residential Areas

2.4.5. Two changes have been made to the development boundary of the environs. Two areas of land to the west of the town previously zoned for open space with potential for some individual dwellings have been excluded. The land is of little or no use to the public as open space therefore this use has been removed and individual applications for housing on these lands will be assessed on their merits.

2.4.6. This plan carries forward two residential sites that were zoned for low density development in the 2005 Local Area Plan.

2.4.7. The housing strategy states that on zoned lands, 20% of new residential developments are reserved for social and affordable housing. For Macroom, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

2.4.8. The specific residential zoning objectives for Macroom Environs are set out in the following table:

<i>Objective No.</i>	<u>Residential Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium B density residential development for individual sites. Existing trees and hedgerows should be retained.	2.4
R-02	Medium B density residential development for individual sites. Existing trees and hedgerows should be retained.	3.5

Industry

2.4.9. Macroom's established industrial areas are located within the Town Council boundary. With the exception of one area of industrial zoned land to the south of the town which was zoned in previous plans, it is the policy of the County Council to confine all industrial/enterprise development to appropriately zoned areas within the Town Council boundaries.

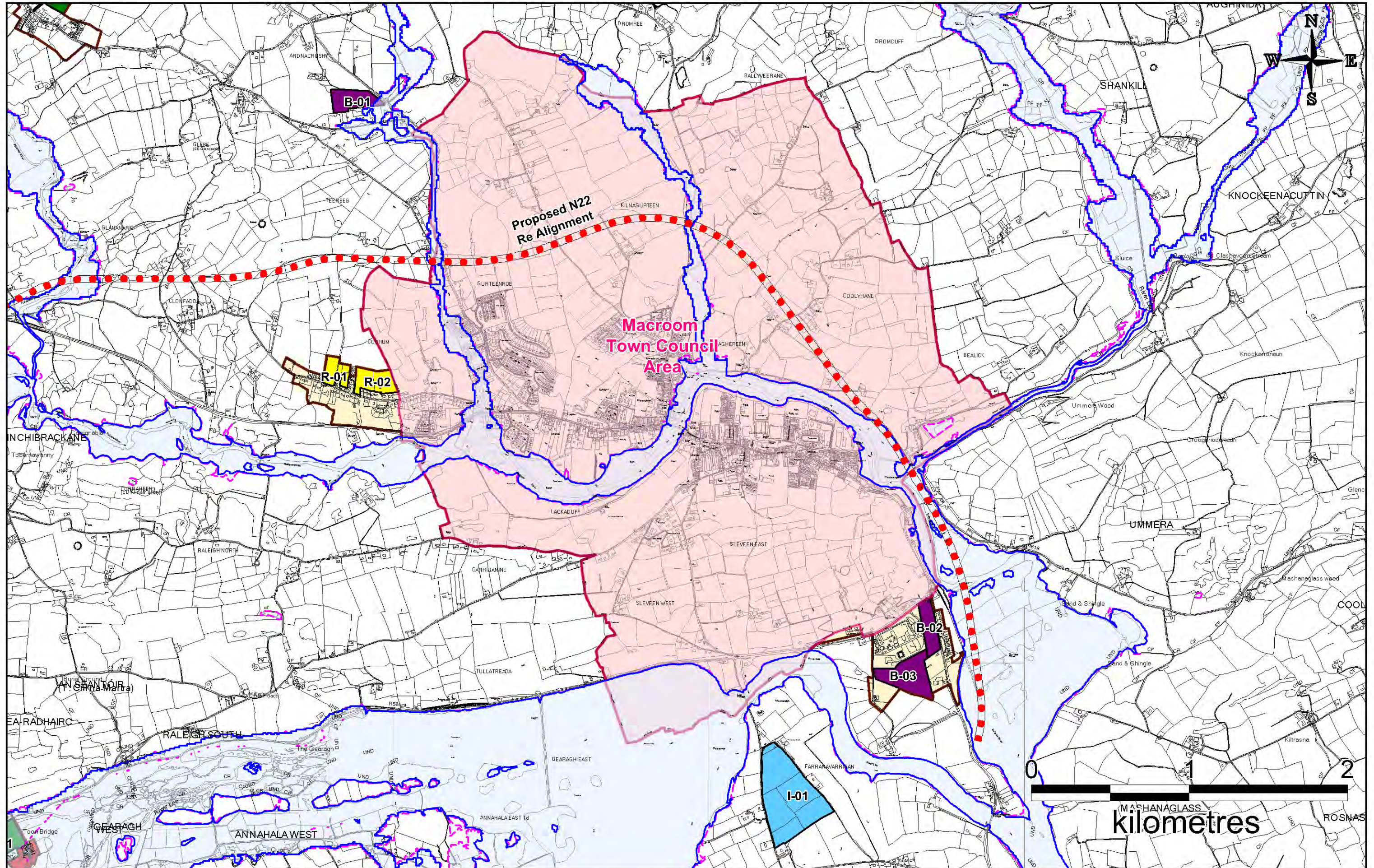
2.4.10. The specific industry and enterprise zoning objectives for Macroom Environs are set out in the following table:

<i>Objective No.</i>	<u>Industry Objective</u>	<i>Approx Area (Ha)</i>
I-01	Large scale industrial development	16.8

Business

2.4.11. The specific business objectives for Macroom Environs are set out in the following table;

<i>Objective No.</i>	<u>Business Objectives</u>	<i>Approx Area (Ha)</i>
B-01	Business development suitable for small to medium sized light industrial units. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	3.2
B-02	Business development suitable for small to medium sized light industrial units.	3.0
B-03	Business development suitable for small to medium sized light industrial units.	6.02



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

KEY VILLAGES

Ballingeary

Ballymakeery/Ballyvourney

Coachford

Killumney/Ovens

3 Ballingearry

3.1 VISION AND CONTEXT

The vision for Ballingearry up to 2020 is to protect the special character and setting of the settlement, to promote small scale development which is in keeping with the scale and character of the village and to ensure that the appropriate infrastructural services are put in place during the lifetime of the development plan.

Strategic Context

3.1.1. Ballingearry (Béal Átha an Ghaoirthaigh) is a village in the Muskerry Gaeltacht; it is designated as one of four key villages in the Macroom Electoral Area and is located in the West Cork Strategic Planning Area. The CDP outlines the role of key villages as the primary focus for development in rural areas and for 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

3.1.2. Ballingearry is an attractive settlement located in a scenic landscape on the banks of The River Lee approximately 23 km south west of Macroom and 8 km west of Inchigeelagh. The village has a range of services and facilities which serve the wider rural hinterland. Development in the village has been slow in recent years and the majority of land identified for development in 2005 remains undeveloped. Its name in Irish, 'Béal Átha an Ghaorthaidh', means 'the ford at the mouth of the wooded valley through which flows a river'.

3.2 PLANNING CONSIDERATIONS

Population and Housing

3.2.1. The population of Ballingearry rose from 205 persons in the 2002 census to 234 in the 2006 Census. In the period between 2001 and 2010 the number of dwellings in the village increased by 7 which is a modest increase. These figures are outlined in the following table;

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings**	90	114	97	7

3.2.2. Substantial tracts of land were zoned for residential development in Ballingearry in the 2005 Local Area Plan, however, the majority of this land remains undeveloped.

3.2.3. Ballingearry's location within the Electoral Area is more peripheral than the other key villages and has only experienced relatively modest growth over the past ten years.

3.2.4. It is envisaged that population growth over the next ten years will follow the same pattern of development, therefore, the overall aim for the future of Ballingearry is to promote small scale expansion through low density residential development in tandem with the provision of services and facilities.

3.2.5. There does not appear to be any vacancies in the village, however there is an outstanding planning permission for 12 dwellings on residential zoned land within the village.

Infrastructure and Community Facilities

3.2.6. There are capacity issues associated with the water supply depending on demand. An extension of the watermain would be required to serve some sites within the village.

3.2.7. In terms of wastewater the village is served by a septic tank which is presently operating at over capacity and has insufficient existing assimilative capacity (BOD) and is not in a position to accept influent. A licence for PE of 715 has been applied for and it is proposed to install a new 1,300 PE WWTP which will discharge to the River Lee. The investment for this treatment plant was not included on the 2010-2012 Water Services Investment Programme, however Cork County Council have recently made a submission that Ballingearry be included in the Water Services Investment Programme in the future.

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

3.2.9. The nearest civic amenity site is in Macroom, however there is a bring site in the village.

3.2.10. There is a daily bus service between Ballingearry and Cork via Macroom. This service leaves Ballingearry in the morning at 8.45 and leaves Cork at 15.15 however the journey takes approximately 2 hours in both directions.

3.2.11. In terms of recreation there are two GAA pitches in the village and an outdoor swimming pool. The GAA pitches have floodlighting and a clubhouse.

3.2.12. Ballingearry is well serviced with a range of community facilities which serve the village and its large rural hinterland; these include a primary and secondary school, an Irish college, a church, a childcare facility, a resource centre, public toilets, convenience stores, two public houses, Garda Station, a post office and a certain amount of comparison shopping.

Economy and Employment

3.2.13. Údarás na Gaeltachta, which promotes employment opportunities within Gaeltacht areas, has some industrial premises within the village, including Bard na Ghleann and Dexgreen Teoranta which are located to the southwest of the village centre.

3.2.14. There is also substantial quarrying taking place to the south west of the village outside the development boundary.

3.2.15. The 2009 Cork County Development Plan includes an objective which states that development should be encouraged within the Gaeltacht which provides employment or social facilities especially, but not exclusively, where these are of relevance to local young people.

Environment and Heritage

3.2.16. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Ballingearry lies within the ridged and peaked upland landscape type which flanks much of the mid-western boundary of County Cork, from the vicinity of Bantry in the south to Millstreet in the north. This landscape type has been glaciated and comprises a fairly rugged and rolling mountainous topography at a relatively high elevation.

3.2.17. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure

of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

3.2.18. Ballingearry and the surrounding areas have a wealth of natural and built heritage. Tuck Mill, which is located to the northeast of the settlement in the townland of Kilmore is entered in the Record of Protected Structures. Lough Allua, which is located to the east of the settlement, and consists of an expanded section of the River Lee, is a proposed Natural Heritage Area, due to the diversity of habitats and the presence of several unusual plant species. Lough Allua extends from Ballingearry to Inchigeela

3.2.19. The village is located on a popular tourist route from Macroom to Bantry and Gougane Barra, which is also designated as scenic route S34 in the Cork County Development Plan 2009 running from Inchigeelagh west towards Gougane Barra.

Flooding

3.2.20. The River Lee rises to the west of the village, at Gougane Barra National Park. The Lee is joined by the Bunsheelin River at Ballingearry before flowing into Lough Allua, a chain of lakes to the east of the village. The OPW records one flood event in Ballingearry on the 19th of November 2009 when torrential rain resulted in the Bunsheelin River bursting its banks at the eastern end of the village. The resultant floodwaters caused extensive flooding throughout the village. The following table summarises information in relation to water quality in the BunSheelin River.

BunSheelin River	
Water Management Unit	Upper Lee
Waterbody Code	IE_SW_19_927
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River body)	At Risk
Objective	Protect
Q value	N/A

3.2.21. Ballingearry comes under the Upper Lee Water Management Unit. The River Status in Ballingearry is good and it is not a protected area however there is insufficient existing capacity in the existing septic tank and there is evidence of impact on the River. The Water Management Plan states that the treatment plant requires capital works and that the timescale has been extended for implementation of this measure.

3.3 PROBLEMS AND OPPORTUNITIES

3.3.1. Population decline is a major issue in the Muskerry Gaeltacht area. Settlements such as Ballingearry can play a vital role in stemming population decline, and reversing decline in other sectors such as employment, services and amenities. It is important that Ballingearry continues to provide jobs and to support local social activities, particularly activities and employment that appeal to younger people, as this is essential to a vibrant and continuing Irish speaking community.

3.3.2. Ballingearry is an important settlement as an employment provider for a wider area. It is important that the industrial viability of the settlement is maintained during the life of this Local Area Plan. The continued success of Údarás na Gaeltachta in promoting employment opportunities within the village is a vital component of the future economic well being and vitality of the village. The established industrial area to the southwest of the village centre is constrained due to the risk of flooding in that area however alternative sites or flood prevention measures may be explored during the life of this plan.

3.3.3. It is important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding development on prominent hillsides and ridges to the south, and by avoiding development close to the foreshore of Lough Allua, which is a Nature Conservation Area.

3.3.4. Ballingearry is a popular destination for day trips and longer-term tourism. The tourist potential of the village itself would benefit from infrastructural improvements.

3.4 PLANNING PROPOSALS

3.4.1. The village of Ballingearry has an important role to play in the future of the Muskerry Gaeltacht area and it is important that an appropriate amount of new development is encouraged within the development boundary. However, the scale of future development depends on improvements to key infrastructure in the village particularly the waste water treatment facilities. Planned improvements to the village’s infrastructure such as the completion of the Ballingearry Sewerage Scheme are essential to the future development of the village.

3.4.2. In the 2005 Macroom Electoral Area Local Area Plan approximately 7ha of land was zoned for medium density residential development. These lands remain undeveloped. In addition to this approximately 13ha of land was zoned for low density residential development the majority of which also remains undeveloped. It is not proposed to extend the development boundary any further and during

the lifetime of the plan it is envisaged that any future development will occur mainly on lands close to the village centre.

3.4.3. It is important to state that in the absence of a public wastewater treatment plant, development shall be restricted to individual dwellings. However, if the proposed WWTP is in place it is proposed that the village would grow by approximately 60 dwellings units up to 2020. Provision will be made for low density small scale development which would act as alternatives to the construction of one off houses in the countryside. There are also a number of opportunities for infill development throughout the village, while the area north-east of the village centre represents the most appropriate area for residential expansion if needed in the future.

3.4.4. The complex topography and sensitive environmental setting, including the risk of flooding adjacent to the River Lee will limit capacity for new development in parts of the village and it is considered that a significant proportion of lands along the banks of the river will be designated for amenity use.

3.4.5. The village would also benefit from the provision of new footpaths, improved street lighting and street furniture.

3.5 OBJECTIVES: BALLINGEARRY

Development Boundary

3.5.1. The general Development Boundary Objectives that apply in Ballingearry are set out in the following table;

Objective No.	Development Boundary Objectives
DB-1	<p>a) It is an objective to achieve an appropriate scale of residential growth in the village over the lifetime of the plan with a maximum of 60 additional dwelling units to be permitted within the development boundary up to 2020.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of houses in any particular group should have regard to the character of</p>

	<p>the existing village and will not exceed the provision of 15 units.</p> <p>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.</p> <p>e) It is an objective to secure the provision of the proposed Wastewater Treatment Plant to serve the planned levels of growth in the village.</p> <p>f) In the absence of public waste water treatment facilities being provided in the village development shall be restricted to individual dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment units and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>h) It is an objective to encourage and facilitate the development of tourist facilities and services in the village.</p> <p>i) It is an objective to provide new footpaths throughout the village.</p> <p>j) It is an objective to maintain the industrial viability of Ballingearry during the lifetime of the plan and into the future.</p> <p>k) Protection of the linguistic and cultural</p>
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	<p>heritage of the village.</p> <p>l) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>m) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>n) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p>
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Open Space

3.5.2. The specific open space objectives that apply in Ballingearry are set out in the following table:

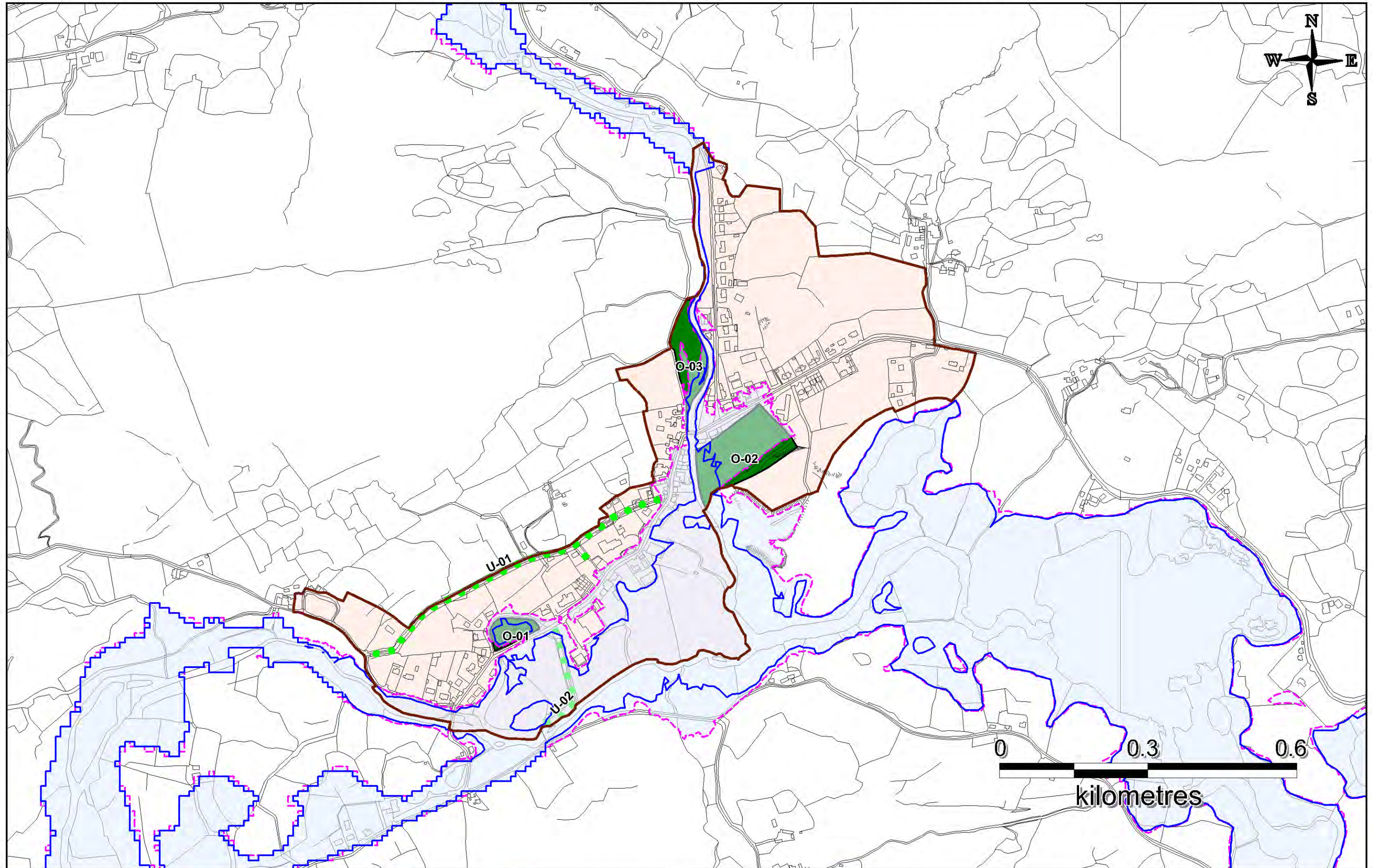
Objective No.	Open Space Objectives	Approx Area (Ha)
O-01	Maintain Memorial Park.	.4
O-02	Maintain Existing Playing Pitches. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial 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.	2.0
O-03	Provision of amenity uses on lands adjoining the river. 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	.92

	System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.
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Utilities and Infrastructure

3.5.3. The specific utilities and infrastructure objectives that apply in Ballingearry are set out in the following table:

Objective No.	Infrastructure and Utilities Objectives
U-01	Develop and maintain amenity walk
U-02	Maintain and improve amenity walk to Clapper Bridge



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

4 Ballymakeery / Ballyvourney

4.1 VISION AND CONTEXT

The vision for the settlements of Ballymakeery/Ballyvourney up to 2020 is to protect the special character and setting of the settlement and to promote small scale development in tandem with the provision of infrastructure, services and employment.

Strategic Context

4.1.1. Ballymakeery/Ballyvourney (Baile mhic ire/Baile Mhúirne) are two contiguous settlements located approximately 15 kilometres northwest of Macroom along the N22 national route and are the largest settlements located within the Muskerry Gaeltacht. They are part of the network of key villages in the Macroom Electoral Area and are located in the West Cork Strategic Planning Area.

4.1.2. The CDP outlines the role of key villages as the primary focus for development in rural areas and for 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

4.1.3. The twin villages of Ballyvourney/Ballymakeery are located on the N22 in an attractive setting on the Sullane River with St. Gobnait's Wood located at the western end of the settlement. The villages have a range of services and an important built and natural heritage. There has been significant growth in Ballyvourney/Ballymakeery in recent years however there is still a significant amount of land available for residential development.

4.2 PLANNING CONSIDERATIONS

Population and Housing

4.2.1. The census of population for Ballymakeery (which includes part of Ballyvourney) shows a significant population increase in recent years. The census recorded a population of 337 persons in 2002 which increased to 413 persons in the 2006 Census. In the period between 2001 and 2010 the number of dwellings in the village increased by 86 units which is significant growth. These figures are outlined in the following table.

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	161	178	247	86

Source: GeoDirectory

4.2.2. A significant number of new dwellings have been constructed in the village in recent years. The majority of the residential development is located mainly to the east of Ballyvourney and on infill sites in Ballymakeery. There are approximately 20 vacant dwellings within new housing developments in the village and there are also a number of units under construction.

Infrastructure and Community Facilities

4.2.3. The current drinking water supply to Ballymakeery/Ballyvourney has been upgraded a number of times, and at the moment has some spare capacity.

4.2.4. The septic tank at Ballymakeery is operating at capacity and is presently not in a position to accept influent. The relevant WMU Plan states that there is insufficient existing capacity. A new 2,200 PE WWTP is due to be constructed by 2011 and is on the WSIP list of schemes at planning stage for 2010-2012.

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

4.2.6. There is no civic amenity site in the village however there is a bring site.

4.2.7. The main road access to Ballymakeery / Ballyvourney is from the N22 National primary route. The village regularly suffers from congestion, particularly during peak holiday periods. Car parking is limited within the village, and an over reliance on on-street car parking further exacerbates traffic congestion. There is a pedestrian crossing at the Mills Inn as there is a large amount of pedestrian traffic from the Mills to the shop and bridge across the road however additional calming measures are necessary within the area. An Bord Pleanála approved the Compulsory Order and Environment Impact Statement on the 7th of July 2011 for the N22 Baile Mhúirne - Macroom (Baile

Mhúirne to Coolcour) Road Development. This Road Development, consisting of a Type 2 Dual Carriageway, will bypass Baile Bhuirne and Macroom. The development of the bypass is subject to Government finance being available.

4.2.8. There is a regular daily bus service which operates between Cork City and Ballyvourney which operates every hour from 8.30 in the morning until 8.30 in the evening.

4.2.9. Ballymakeery / Ballyvourney is an important local service centre, and has a number of important community facilities including a primary school, secondary school, church, health centre, library, convenience stores, GAA pitches, Garda Station, hotel, public houses and a certain amount of comparison shopping.

4.2.10. In 2007 the Department of Education gave the go ahead to proceed with an extension for Colaiste Ghobnatan.

Economy and Employment

4.2.11. Ballymakeery / Ballyvourney has a strong industrial base and is an important settlement for the economy of the Muskerry Gaeltacht. An expansive industrial park is located on the western side of Ballymakeery adjacent to the GAA pitch and includes a number of small to medium sized enterprises.

4.2.12. The settlement provides employment for a large hinterland. It is important that the industrial viability of the settlement is maintained during the life of this Local Area Plan. The continued success of Údarás na Gaeltachta in promoting employment opportunities within the village is a vital component of the future economic well being and vitality of the village.

4.2.13. There are a number of local businesses in the village which also provide employment such as a beauty salon and a hairdresser which are located on the main street.

4.2.14. It is an objective in the Cork County Development Plan 2009 (as varied), to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development within the Gaeltacht, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.

Environment and Heritage

4.2.15. Both settlements are situated within the Sullane River Valley. Much of the area is designated as part of an extensive area of scenic landscape; the Gearagh which is designated as a proposed Natural Heritage Area, Special Protection Area and candidate Special Area of Conservation is located to the west of the settlement.

The following table summarises information in relation to water quality in the Sullane River.

Sullane River	
Water Management Unit	Upper Lee
Waterbody Code	IE_SW_19_915
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River body)	Not at Risk
Objective	Protect
Q value	Good

4.2.16. The Water Management Unit Action Plan for the Upper Lee states that there is insufficient capacity in the Ballymakeery septic tank and there is evidence of impact on the Sullane River waterbody.

4.2.17. A number of flood events have been recorded in Ballymakeery/Ballyvourney between 1986 and 2009.

4.2.18. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Ballyvourney/Ballymakeery lies within the Rolling Marginal and Forested Middleground landscape type. This is a middleground landscape comprising rolling topography with rugged rocky ridges and knolls of old red sandstone spread across shallow river basins formed by low hills.

4.2.19. This landscape is considered to be of local importance. The landscape value, which is the environmental or cultural benefits derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

4.2.20. Ballymakeery / Ballyvourney has an important built and natural heritage. There are five buildings or other structures entered in the Record of Protected Structures including Saint Gobnait's Church, an ornamental tower at Slieveraigh, Ballyvourney Bridge and the Monastic Settlement at Glebe (Teampeall Gobnaitan) which is located to the south of Ballymakeery. St. Gobnait's Wood, a proposed NHA and candidate SAC covers a large area of about 30 ha in extent on the slopes south of Ballyvourney. The site is important for the presence of old oak woodlands.

4.2.21. Ballymakeery / Ballyvourney is situated on a scenic route, the S23, as designated in the Cork County Development Plan 2009

(as varied), which also runs west of Macroom to the Derrynasaggart Mountains.

4.3 PROBLEMS AND OPPORTUNITIES

4.3.1. Population decline is a major issue in the Muskerry Gaeltacht area however the population of the settlements of Ballymakeery / Ballyvourney grew by 23% between 2002 and 2006. It is important that Ballymakeery / Ballyvourney continues to provide jobs and to support local social activities, especially those that appeal to younger people, who are key to a vibrant and continuing Irish speaking community.

4.3.2. Ballymakeery / Ballyvourney has a wealth of natural, built and cultural heritage, which is not only important historically, but is also important to the local economy in terms of tourism development. These areas require special treatment to protect their cultural and linguistic heritage without hindering development and response to opportunities and challenges. The challenge is to promote settlements such as Ballymakeery / Ballyvourney, as a focus for development, whilst ensuring that the development which does occur supports or complements the linguistic and cultural heritage.

4.3.3. It is also important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding linear roadside development on the approach roads, by avoiding development on the prominent hillsides and ridges to the north and south, and by avoiding development along the floodplain of the Sullane River, which may be suitable for recreation or amenity uses.

4.4 PLANNING PROPOSALS

4.4.1. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste water treatment facilities. In the absence of a public WWTP development shall be restricted, however if this is in place by 2011 as proposed, it is envisaged that there will be a requirement for approximately 45 new dwellings in Ballymakeery / Ballyvourney up to 2020. This figure is based on population growth projections up to 2020, existing and planned infrastructural provision and growth in the number of dwellings over the last ten years. In particular, existing and proposed infrastructure is a major factor which has to be taken into account when calculating future housing growth.

4.4.2. The development boundary for Ballymakeery / Ballyvourney as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land. Approximately 10ha of land was zoned for medium density residential development in the village in the 2005 Local Area Plan and 3ha for low density residential development however the majority of this land remains undeveloped.

4.4.3. Having regard to the key village status of Ballymakeery / Ballyvourney and its location at the western edge of the county, on a national primary route, it is considered reasonable to ensure good development opportunities continue to be available within the village. In addition to available residential lands there are a number of opportunities for infill development throughout the area, provided the risk of flooding is avoided.

4.4.4. This plan envisages development in the range of 45 additional dwellings in the village over the plan period, taking the housing stock to approximately 330 units by 2020. Given the scale and development pattern of the village and the environmental setting of the village and following planning guidelines it is considered that individual housing development should not contain more than 15 dwellings. There are two unfinished housing estates in the village which will need to be completed.

4.4.5. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

4.4.6. Due to its location within the Gaeltacht, the opportunities for employment and the range of services available within the village, some additional development of the settlement is proposed. There are a number of derelict sites in the south east corner of the settlement on the Gougane Barra Road which could provide future opportunity sites for employment uses. The village could also expand in its provision of local services and public amenities and along with some limited tourism development and residential expansion this is considered the most appropriate strategy for Ballymakeery / Ballyvourney.

4.4.7. It is proposed to further develop the amenities and provide greater access to the natural and scenic amenities of the area by maintaining and developing amenity walks through Saint Gobnait's wood and by exploring the possibility for recreation uses along the floodplain of the Sullane River.

4.5 OBJECTIVES: BALLYMAKEERY / BALLYVOURNEY

Development Boundary

4.5.1. The general Development Boundary Objectives that apply in Ballymakeery / Ballyvourney are set out in the following table;

Objective No.	Development Boundary Objectives
DB-1	a) It is an objective to achieve an appropriate scale of residential growth

	<p>in the village over the lifetime of the plan with a maximum of 45 additional dwelling units to be permitted within the development boundary up to 2020 provided the necessary infrastructure is in place.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of houses in any particular group should have regard to the character of the existing village and will not exceed the provision of 15 units.</p> <p>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.</p> <p>e) It is an objective to secure the provision of the proposed Wastewater Treatment Plant to serve the planned levels of growth in the village.</p> <p>f) In the absence of a public wastewater treatment plant being provided in the village development shall be restricted to individual dwellings served by individual treatment units. 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>g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of</p>
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	<p>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 FD 1-4, 1-5 and 1-6.</p> <p>h) It is an objective to encourage and facilitate the development of tourist facilities and services in the village.</p> <p>i) It is an objective to provide new footpaths throughout the village.</p> <p>j) It is an objective to maintain the industrial viability of Ballymakeery / Ballyvourney during the lifetime of the plan and into the future.</p> <p>k) Protection of the linguistic and cultural heritage of the village.</p> <p>l) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>m) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>n) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p>
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Open Space

4.5.2. The specific open space objectives that apply in Ballymakeery / Ballyvourney are set out in the following table;

Objective No.	Open Space Objectives	Approx Area (Ha)
O-01	Protect the unique natural heritage and amenity value of Saint Gobnait's wood.	31
O-02	Maintain Existing Playing Pitches	2.46

Utilities and Infrastructure

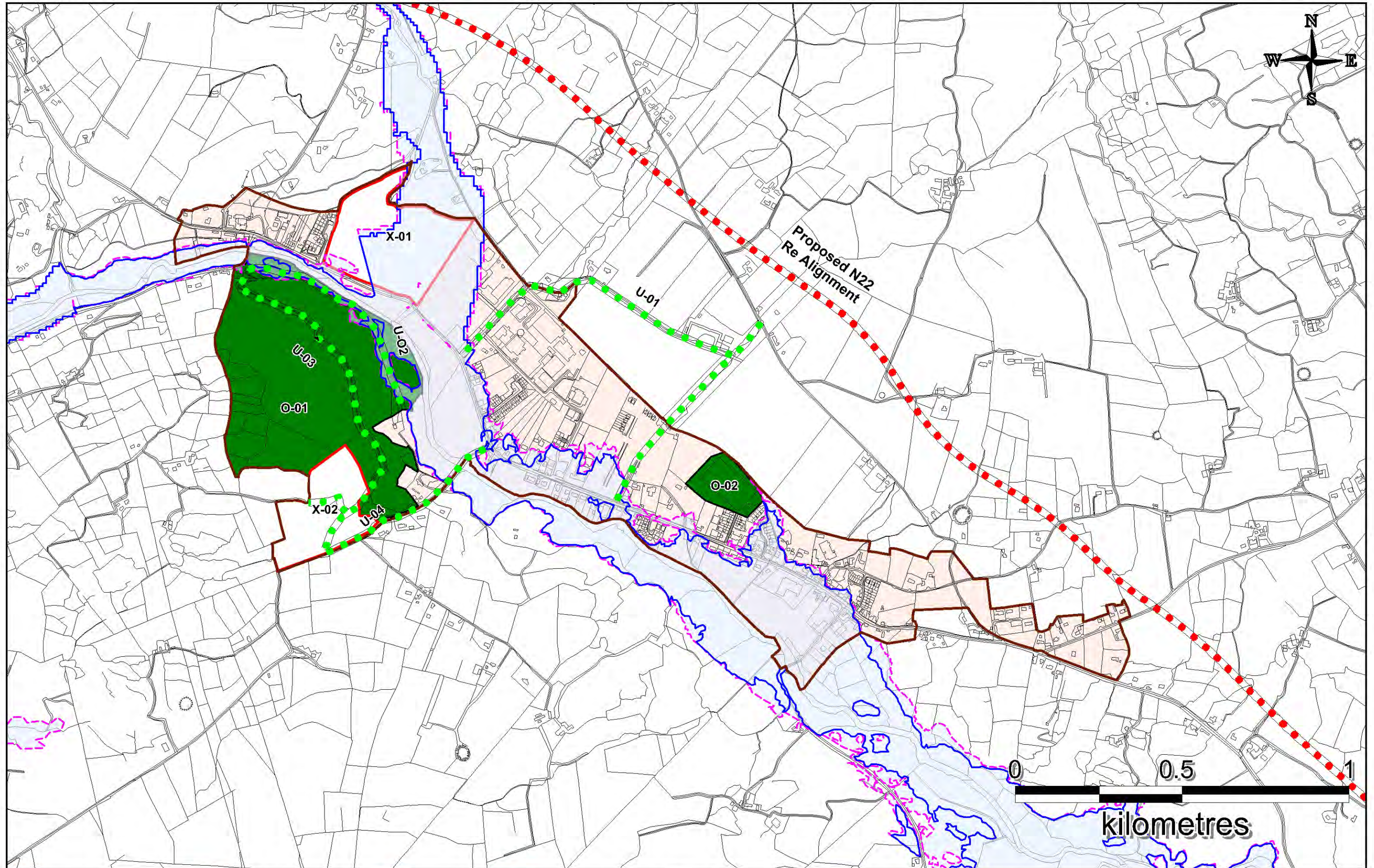
4.5.3. The specific utilities and infrastructure objectives that apply in Ballymakeery / Ballyvourney are set out in the following table:

Objective No.	Utility Objectives
U-01	Develop and maintain amenity walk connecting Home Farm and Ballymakeery / Ballyvourney.
U-02	Maintain amenity walk through Saint Gobnait's Wood. Path upgrades or other works will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
U-03	Maintain amenity walk through Saint Gobnait's Wood. Path upgrades or other works will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
U-04	Develop and maintain pedestrian access connecting Saint Gobnait's Shrine with Ballymakeery / Ballyvourney.

Special Policy Area

4.5.4. The specific special zoning objectives for Ballymakeery / Ballyvourney are set out in the following table:

Objective No.	<u>Special Policy Area Objectives</u>	Approx Area (Ha)
X-01	<p>Opportunity site to redevelop former secondary school for tourism/community/rural or mixed use development. This zone is immediately adjacent to the St. Gobnait's Special Area of Conservation; any development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on St. Gobnait's SAC. A buffer zone is likely to be required between any permitted development and the SAC, the size and scale of which will be determined at project level. The zoned area contains Recorded Monument CO058-11 (castle unclassified) and CO058-12 (standing stone). Any development in this area will require an archaeological assessment. 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>	9.4
X-02	<p>Protect the special character and historical significance of Saint Gobnait's Shrine and Environs in accordance with the heritage plan prepared for the area.</p>	5.5



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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 | |

5 Coachford

5.1 VISION AND CONTEXT

The vision for the village of Coachford up to 2020 is to encourage development within the settlement boundary, consolidate the settlement as a provider of a range of important local services and to promote sympathetic development in tandem with the provision of infrastructure and services.

Strategic Context

5.1.1. Coachford is one of four key villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area approximately 3.5km to the west of Dripsey.

5.1.2. The CDP outlines the role of key villages as the primary focus for development in rural areas and for 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

5.1.3. Coachford is a large attractive village, with a predominantly linear form that lies to the north of the River Lee.

5.1.4. The lands that surround the village are located within the Rural Housing Control Zone, as designated in the Cork County Development Plan, 2009 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

5.1.5. There are existing ribbons of development to the east, west and north of the village centre of Coachford, which form part of the settlement and front directly onto the busy Regional Road, the R618. Within the village there is a rise in levels on the northern side of the main street, to the north of the Regional Road, the R618.

5.2 PLANNING CONSIDERATIONS

Population and Housing

5.2.1. The population of Coachford rose from 412 persons in the 2002 census to 439 persons in the 2006 Census an increase of 7% which is not significant. In the period between 2001 and 2010 the number of dwellings in the village increased by approximately 50

units. Approximately 3.2ha of land were zoned for medium density residential development in the village in the 2005 Local Area Plan and 12ha of land was zoned for low density residential development however the majority of this land remains undeveloped due to infrastructural constraints. The dwelling unit growth figures for Coachford are outlined in the following table;

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	112	152	163	51

Source: GeoDirectory

5.2.2. There are some vacant dwellings in the village and a number of houses under construction. There are also a substantial number of outstanding planning permissions which if developed would almost double the existing housing stock in the village.

Infrastructure and Services

5.2.3. There are serious deficiencies within Coachford regarding the provision of public water and sewerage facilities. Coachford is served by a septic tank with a PE design of 400. Current treatment is 726 therefore at present the WWTP is operating at over capacity and is not in a position to accept influent.

5.2.4. An upgrade to the Coachford sewerage scheme network is included on the Water Services Investment Programme 2010-2012 and is contracted to start. A Waste Water Discharge Licence for 990 PE has been applied for and planning is being undertaken for the construction of a new 1,600 PE Waste Water Treatment Plant.

5.2.5. An upgrade to the Dripsey/Coachford Water Supply has been included in the Water Services Investment Programme for 2010-2012 and is currently under construction.

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

5.2.7. The busy Regional Road, the R618 runs east/west through Coachford providing a link between Macroom and Blarney. Similarly, the Regional Road, the R619 runs north/south through the village, from Farran in the south and heading north towards Donoughmore.

5.2.8. There is a daily bus service from Cork to Coachford with a more frequent service operating from Monday to Friday.

5.2.9. Coachford has an impressive array of facilities including a modern crèche, secondary and primary schools, a community centre, church and cemetery, garda station, shops, post office, bring site, a number of public houses, soccer and gaelic clubs and other functions perhaps not normally associated with a village of its size. Farrane Forest Park is located within 5km of the village.

Economy/Employment

5.2.10. Coachford represents an important service town in an area with a predominantly agricultural base but also has a function as a service town for some tourism related activities including fishing.

5.2.11. There is very little employment in the village apart from local employment in the service and retail sector. An industrial site which was zoned in 2005 for small/medium scale units remains undeveloped.

Environment and Heritage

5.2.12. The following table summarises information in relation to water quality in the River Lee at Coachford.

River Lee	
Water Management Unit	Lower Lee-Owenboy
Waterbody Code	IE_SW_19_1663
Protected Area	Yes
River Status (July 09)	Poor
Risk Assessment (River body)	At Risk of not achieving good status
Objective	Restore to good status by 2021
Q value	Poor

5.2.13. The Water Management Unit Action Plan for the Lower Lee Owenboy states that the River Lee is at risk from waste water treatment plants, quarries and agriculture.

5.2.14. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Coachford lies within the Hilly River and Reservoir

Valleys landscape type. This landscape type comprises a relatively confined swath of land stretching between unique alluvial oak woodland known as "The Gearagh" in the west and the village of Inniscarra in the east. Topographically the landscape includes interweaving hills and valleys which conduct the River Lee.

5.2.15. This landscape is considered to be of national importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

5.2.16. There are two designated scenic routes, which run through the village of Coachford. The S37 runs east/west within the village along the R618 and the S38 extends towards the village from the south, along the R619.

5.2.17. To the south of the village and extending to the east and west of Coachford there is an area of scenic landscape, as designated in the Cork County Development Plan, 2009 (as varied). The scenic landscape extends over the River Lee and the northern and southern slopes of the Lee River Valley.

5.2.18. Within Coachford there are a number of structures listed in the Record of Protected Structures, including Christ Church - Church of Ireland (00443), the Walled Garden of the Former Protestant Rectory (00444), Coachford Church of Ireland (in ruins) (00446), and St. John's Catholic Church (00448).

5.3 PROBLEMS AND OPPORTUNITIES

5.3.1. Coachford's attractive rural setting and proximity to Cork City and Macroom make it an attractive location for development, however, deficiencies in the public sewerage system and water supply scheme have curtailed development opportunities within the village over the past decade. The village is served by a septic tank which is operating over capacity and the Lower Lee Owenboy Water Management Unit Plan states that the Coachford treatment plant is causing risk.

5.3.2. There are plans to install a new waste water treatment plant in the village to replace the existing septic tank which is contracted to start between 2010 and 2012. The water network is also to be upgraded to provide additional capacity.

5.3.3. It is important that future development maintains the integrity of the surrounding rural landscape and the rural character of the village. The loss of the village's rural character and setting, resulting from insensitive large-scale development, particularly on elevated hillsides, could seriously undermine the attractiveness of the village.

5.3.4. Coachford's proximity to the River Lee may also allow for some tourist opportunities to be developed within the village.

5.4 PLANNING PROPOSALS

5.4.1. The development boundary of the village is largely determined by topography. During the lifetime of this Local Area Plan, the focus of development will be on lands that lie in closest proximity to the village centre. The proposed improvements to the public sewerage system and water supply scheme are of primary importance to allow for growth within the village.

5.4.2. Once the proposed infrastructure is in place it is envisaged that the village will grow by approximately 116 new dwellings up to 2020. Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 20 dwellings.

5.4.3. The growth figure is based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and outstanding planning permissions. Existing and proposed infrastructure is also a major factor which has to be taken into account when calculating future housing growth.

5.4.4. Having regard to the key village status of Coachford and its location close to Macroom and Ballincollig, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan. Consideration may be given to the provision of a nursing home and/or associated sheltered living units for the elderly on land to the south of the town. Additional land has been included inside the development boundary for this use.

5.4.5. Outside the development boundary, the land forms part of the Rural Housing Control Zone. Further extensions to the existing ribbons of development, particularly to the east and west of the settlement, should not be encouraged. Development on elevated lands or prominent hillsides, particularly to the northern side of the R618 is to be avoided.

5.4.6. Some improvements to public footpaths and street lighting are necessary in the village.

5.5 OBJECTIVES: COACHFORD

Development Boundary Objectives

5.5.1. The general Development Boundary Objectives that apply in Coachford are set out in the following table;

Objective No.	Development Boundary Objectives
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Coachford it is an objective to encourage the development of up to 116 houses in the period 2010 – 2020 provided the necessary infrastructure is in place. b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 20 units and shall maintain the existing compact grain of the village. 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. e) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal. f) All proposals for development within the areas identified as being at risk of

	<p>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) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>h) Residential development in other areas outside the village core shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>i) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>j) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p>
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Open Space Uses

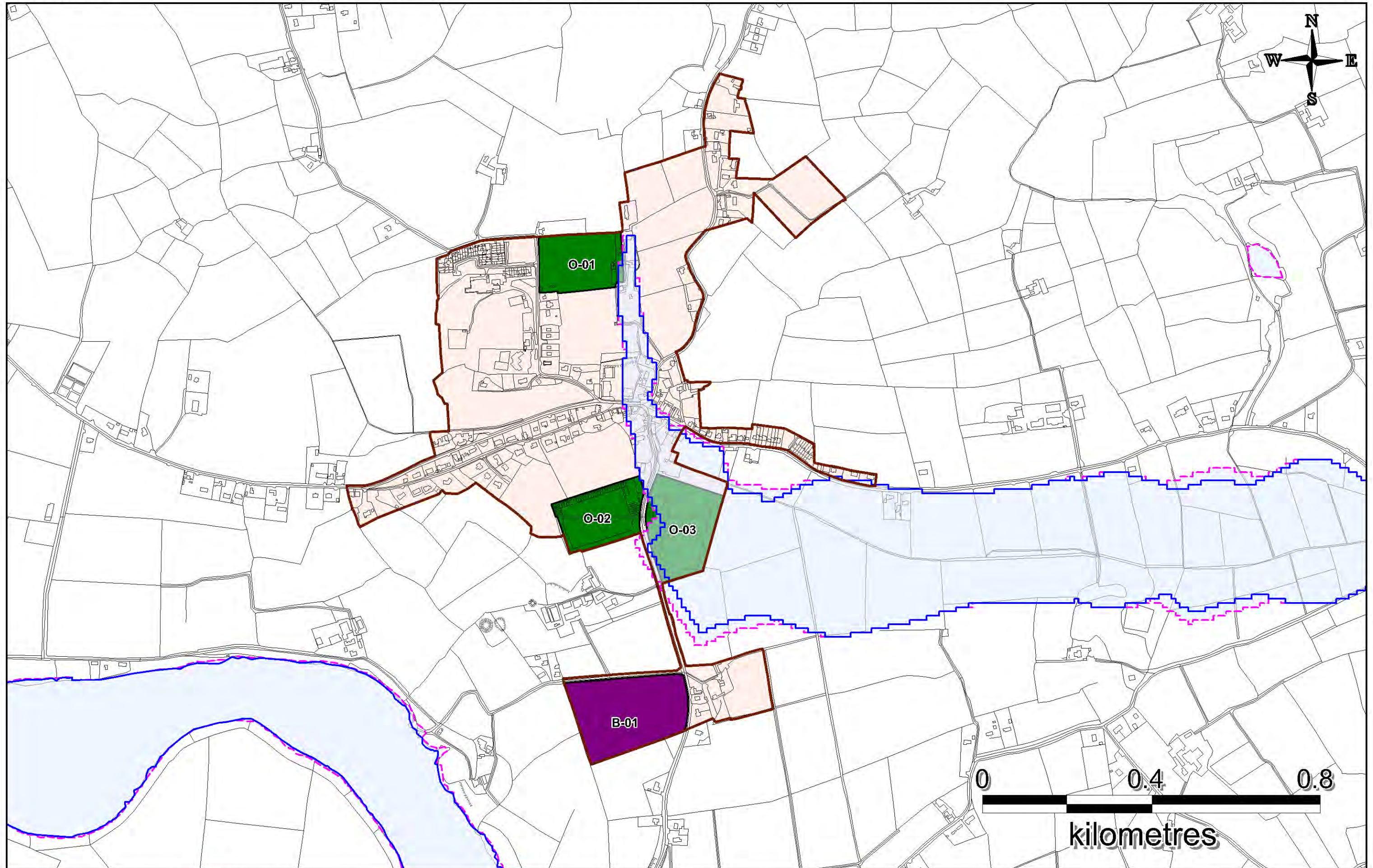
5.5.3. The specific open space objectives that apply in Coachford are set out in the following table;

<i>Objective No.</i>	<u>Open Space Objective</u>	<i>Approx Area (Ha)</i>
O-01	Maintain existing playing pitches.	2.6
O-02	Maintain existing playing pitches.	2.5
O-03	Maintain existing playing pitches. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	3.3

Business Uses

5.5.2. The specific business objectives that apply in Coachford are set out in the following table;

<i>Objective No.</i>	<u>Business Objective</u>	<i>Approx Area (Ha)</i>
B-01	Business development, suitable for small/medium scale industrial units.	4.4



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

6 Killumney / Ovens

6.1 VISION AND CONTEXT

The vision for Killumney/Ovens up to 2020 is to encourage the consolidation of the village firmly within its green belt and rural setting, to protect and enhance the range of community facilities and commercial facilities within the village and to promote sympathetic development in tandem with the provision of services.

Strategic Context

6.1.1. Killumney/Ovens is one of four key villages in the Macroom Electoral Area and is located in the Metropolitan Strategic Planning Area. The settlements lie in close proximity to Ballincollig, approximately 4 kilometres to the west of Ballincollig town centre. The Metropolitan Green Belt separates Ballincollig from Killumney / Ovens.

6.1.2. The settlement is surrounded to the north, south and east by the Metropolitan Green Belt, as established in the Cork County Development Plan 2009, 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.

6.1.3. The lands that lie to the west of the village are within the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

6.1.4. The CDP outlines the role of key villages as the primary focus for development in rural areas and for 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

6.1.5. Historically Killumney and Ovens were two small individual settlements, however, they have over time grown together to form the community of Killumney / Ovens.

6.1.6. The boundary of the settlement is largely determined by topography, the provisions of the Cork County Development Plan, 2009 (as varied) and the preferred route for the N22 which divides the two villages with Ovens lying to the north of the corridor and Killumney to the south. The existing Knockanemore quarry is also located within the development boundary of this key village.

6.2 PLANNING CONSIDERATIONS

Population and Housing

6.2.1. The population of Killumney/Ovens increased from 522 persons in the 2002 census to 809 in the 2006 Census an increase of 35%. In the period between 2001 and 2010 the number of dwellings in the village increased by 280 which is a significant increase. These figures are outlined in the following table;

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	197	223	477	280

Source: GeoDirectory

6.2.2. Existing residential developments in the village are relatively small in scale apart from Grange Manor housing estate where approximately 270 units have been completed.

6.2.3. In the 2005 Local Area Plan substantial tracts of land were zoned for residential development in the village, approximately 26ha of land was zoned for low density residential development and 17ha for medium density residential development. The majority of this land remains undeveloped with a number of outstanding planning permissions which if developed would increase the housing stock in the village by more than 50%.

Infrastructure and Community Facilities

6.2.4. The PE design of the WWTP in Killumney / Ovens is 700 and the current treatment for the plant is 114 PE. The plant currently has sufficient capacity to accommodate further growth in the village.

6.2.5. The settlement is served by a public water supply from the Ballincollig / Inniscarra Scheme, part of the Harbour and City Water Supply Scheme.

6.2.6. Parts of Killumney/Ovens have been identified as being at risk of flooding. The areas at risk follow the path of the River Bride through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood

Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

6.2.7. There are areas of Killumney / Ovens served by public footpaths and public lighting. However, additional footpaths and lighting together with the provision of traffic calming measures to enhance pedestrian safety are required. Road surfaces within parts of Killumney / Ovens are poor and require upgrading. The road width to the north of the settlement is narrow with no footpaths. Similarly, maintenance and improvement works are required to both bridges within the village.

6.2.8. Current services in the village include a primary school, church, GAA playing pitches, a bring site, public houses including one with restaurant facilities, a shop and other retail services including an agricultural co-operative. Lakewood, a sports facility with pitches, tennis courts and a pitch and putt club also lies a short distance to the north east of the village, on the northern side of the N22, opposite EMC.

6.2.9. In 2007 planning permission was granted for the erection of a single storey prefabricated temporary classroom for the primary school at Knockanemore. The school has a large site which would allow for the construction of extensions to the school if required.

Environment and Heritage

6.2.10. The River Bride flows through the southern part of the settlement, and is an important angling river. Some lands in close proximity to the River Bride may be liable to flooding. The following table summarises information in relation to water quality in the River Bride.

River Bride	
Water Management Unit	Lower Lee-Owenboy
Waterbody Code	IE_SW_19_1709
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River body)	Not at Risk
Objective	Protect
Q value	Good

6.2.11. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Killumney/Ovens lies within the Broad Fertile Lowland

Valleys landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

6.2.12. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

6.2.13. St. John the Baptist Church at Knockanemore is entered in the Record of Protected Structures. Similarly, the former St. Mary’s Church at Carrigane, a short distance outside of the development boundary of the village is also entered in the Record of Protected Structures.

Economy and Employment

6.2.14. EMC, a multinational information storage solutions company is located to the eastern end of Killumney / Ovens and has been in place since 1988. EMC now employs over 1,600 people in Ireland between its Ovens site and Dublin site. The Council recognises the important employment role of EMC within the Cork Region and will continue to support the future expansion of this facility in order to safeguard and enhance present and future employment. Such expansion may require an extension to the existing development boundary at Killumney/Ovens or expansion of the existing facility into the Metropolitan Green Belt.

6.2.15. There are also a number of other smaller scale industries and services providing employment within the village.

6.2.16. Within the village of Killumney / Ovens there is an existing sand and gravel pit at Knockanemore. In the vicinity of the settlement there are also a number of other sand and gravel pits. In the event that the resources in the sand and gravel pit at Knockanemore are exhausted, there may be opportunities for the provision of open space, sports, recreation and/or additional community facilities, which would benefit the entire Killumney / Ovens area.

6.3 PROBLEMS AND OPPORTUNITIES

6.3.1. Killumney/Ovens attractive rural setting coupled with its proximity to Ballincollig and Cork City have made it a popular location for new development in recent years. It is important that further development maintains the integrity of the surrounding greenbelt, Rural Housing Control Zone and the rural character and setting of the village, particularly by avoiding the steep slopes to the south of the village.

6.3.2. The increase in population that the village has experienced in recent years has put extra demands on the villages’ infrastructure and community facilities. It is important that new community facilities are encouraged to locate in the village and that where possible, existing facilities are improved. There is also a need for additional small scale retail facilities which could be located around the existing village core at the western end of the settlement or at the eastern side of the settlement in proximity to the Grange Manor residential estate.

6.3.3. The preferred route for the N22 Ballyvourney-Macroom-Ballincollig road lies to the south of Ovens and to the north of Killumney and passes through the Knockanemore quarry. This route will split the settlement in two therefore it is considered that Killumney and Ovens should have two separate boundaries to reflect the route of the proposed road.

6.3.4. While it is recognised that links exist between Killumney / Ovens and Ballincollig, it is particularly important that the strategic Green Belt lands between the settlements are retained and not compromised.

6.4 PLANNING PROPOSALS

6.4.1. Having regard to the key village status of Killumney / Ovens and its location within Metropolitan Cork, it is considered reasonable to ensure good development opportunities continue to be available within the village.

6.4.2. Based on projected housing stock and appropriate average household size it is envisaged the village will grow by approximately 251 new dwellings up to 2020. Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 50 dwellings.

6.4.3. This projected growth in housing stock is based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and outstanding planning permissions. Existing and proposed infrastructure is also a major factor which has to be taken into account when calculating future housing growth.

6.4.4. An opportunity site which was zoned in Killumney in 2005 for village centre/mixed use development has been retained to the immediate north of the River Bride and to the south of Apsley Court. There is very little existing retail development in the village and there is an opportunity to expand this in the future.

6.4.5. Improvements to and the provision of additional public lighting and footpaths together with traffic calming measures are also considered important in order to improve pedestrian safety.

6.5 OBJECTIVES: KILLUMNEY/OVENS

Development Boundary Objectives

6.5.1. The general development boundary objectives that apply in Killumney/Ovens are set out in the following table;

Objective No.	Development Boundary Objectives
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Killumney/Ovens it is an objective to encourage the development of up to 251 new houses in the period 2010 – 2020. b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 50 units. 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. e) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal. f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as

	<p>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) Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape.</p> <p>h) Residential development in other areas outside the village core shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>i) Retail development should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>j) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p>
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Special Policy Area

6.5.3. The special policy objective for Killumney / Ovens is set out in the following table:

<i>Objective No.</i>	<u>Special Policy Objective</u>	<i>Approx Area (Ha)</i>
X-01	Opportunity site with potential for village centre/mixed use development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.02
X-02	Opportunity site with potential for village centre/mixed use development. The development of this site is subject to the provision of a pitch for Killumney United Football Club.	12.61

Open Space, Sports, Recreation and Amenity

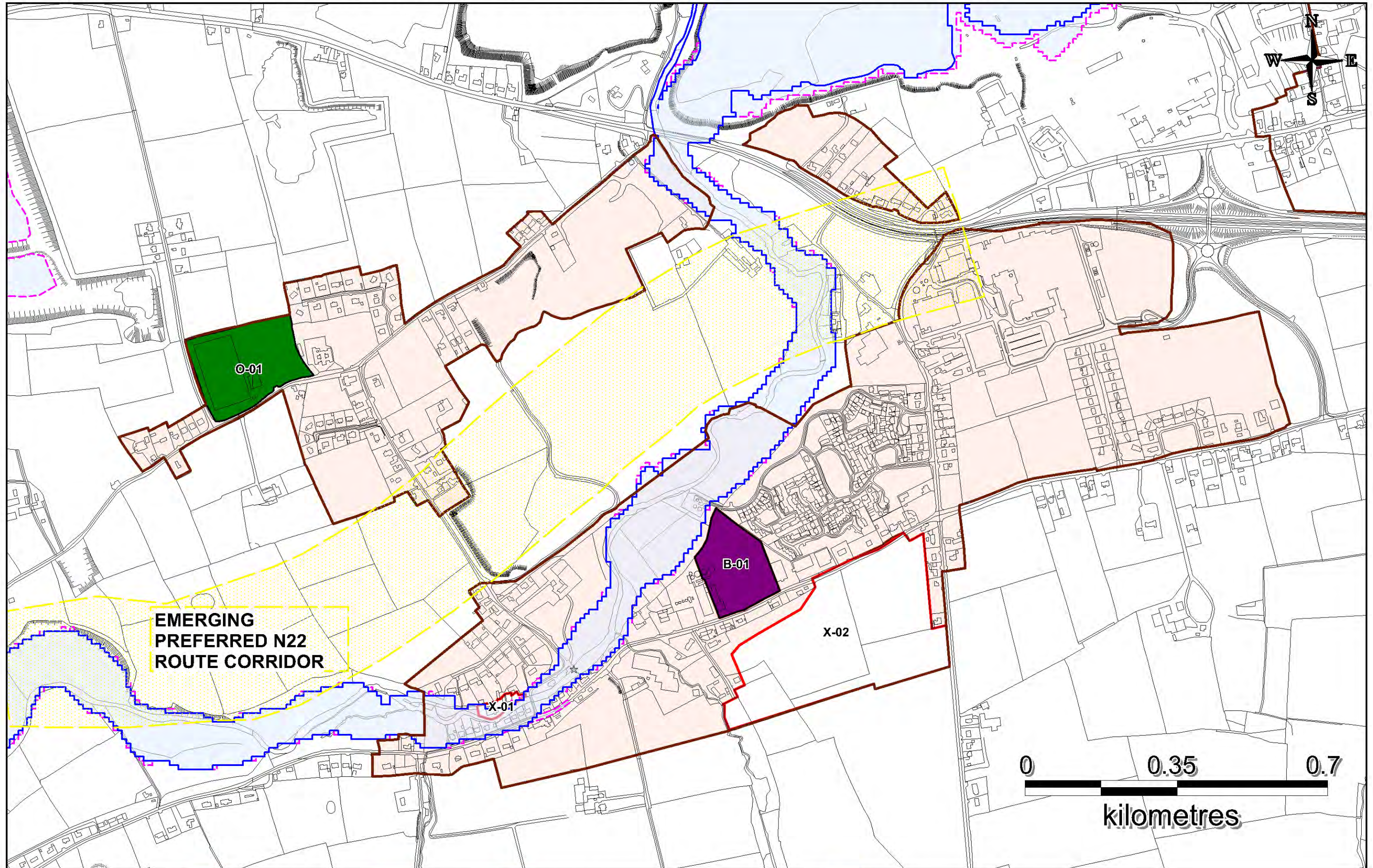
6.5.4. The specific open space, sports, recreation and amenity zoning objective for Killumney / Ovens is set out in the following table:

<i>Objective No.</i>	<u>Open Space Objective</u>	<i>Approx Area (Ha)</i>
O-01	Maintain existing playing pitches.	4.4

Business Uses

6.5.2. The specific business use objective for Killumney / Ovens is set out in the following tables:

<i>Objective No.</i>	<u>Business Objective</u>	<i>Approx Area (Ha)</i>
B-01	Business development suitable for small industrial units and/or warehousing. Any future development should include a tree lined buffer along the north eastern boundary of the site to protect adjoining residential properties.	2.84



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

Aghabullogue

Aherla

Ballynora

Clondrohid

Cloughduv

Crookstown

Crossbarry

Inchigeelagh

Kilmurry

Kilnamartyra

Newcestown

Rylane/Seiscne

7 Aghabullogue

7.1 VISION AND CONTEXT

The vision for Aghabullogue to 2020 is to encourage development within the village while protecting its rural setting and to retain and improve the existing services and community facilities.

Strategic Context

7.1.1. Aghabullogue is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area in a rural setting. Aghabullogue is located approximately 5.5 km from Dripsey and a similar distance from Coachford, which provides Aghabullogue with a wider range of services and community facilities.

7.1.2. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

7.1.3. The lands around the village are designated as Rural Housing Control Zone in the Cork County Development Plan 2009 and within this designation it is an objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.

Local Context

7.1.4. The existing grain of development in Aghabullogue village consists of low density residential development centred on a village core which has a distinctly rural character.

7.2 PLANNING CONSIDERATIONS

Population and Housing

7.2.1. In the period between 2000 and 2010 Geodirectory figures show that the number of dwellings in the village increased from 20 in 2001 to 26 in 2005 only to fall again to 21 by 2010. The fall in numbers could be due to an ageing population. The figures are outlined in the following table;

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	20	26	21	1

7.2.2. Approximately 2.4ha of land was zoned for residential development in the village in the 2005 Local Area Plan however this land remains undeveloped and there has been no significant development since the last plan. There is outstanding planning permission for 18 dwellings which if developed could almost double the existing housing stock in the village.

Infrastructure

7.2.3. Road access to the village is via a number of minor county roads, many of which are poorly aligned.

7.2.4. The village currently has access to a public water supply and waste water treatment plant which is designed for 500 PE. The Council has applied for a waste water licence for 490.

7.2.5. Aghabullogue is rural in nature and has a range of important services and community facilities including a primary school, church, petrol station, community centre, bring site, GAA pitch, tennis court, shop and public houses.

Environment and Heritage

7.2.6. Aghabullogue lies to the west of the Delehinagh River, and levels rise from the river westwards towards the village. The following table summarises information in relation to water quality in the Delehinagh River.

Water Management Unit	Lower Lee Owenboy
Waterbody Code	IE_SW_19_1651
Protected Area	No
River Status (July 09)	High
Risk Assessment (River body)	At Risk
Objective	Protect
Q value	N/A

7.2.7. The Water Management Unit Action Plan for the Lower Lee Owenboy states that the **Delehinagh** River is at risk from agriculture.

7.2.8. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Aghabullogue lies within the Fissured Fertile Middleground landscape type. It is an elevated landscape, which is sequentially fissured by rivers and their valleys.

7.2.9. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be medium. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is considered to be high.

7.3 PROBLEMS AND OPPORTUNITIES

7.3.1. There has been no significant development in the village since the 2005 Local Area Plan. Development is encouraged on land within the development boundary to ensure the retention of existing services and facilities within the village.

7.4 PLANNING PROPOSALS

7.4.1. Based on population growth projections up to 2020 and growth in the number of dwellings over the last ten years it is considered that dwelling growth in Aghabullogue will be relatively modest and will grow by approximately 19 units up to 2020. Therefore, low density small scale development and one off housing growth is likely to be the extent of future development within the village which would act as alternatives to the construction of one off houses in the countryside. Existing and proposed infrastructure is also a major factor which has to be taken into account when calculating future housing growth.

7.4.2. In 2005, land was identified adjacent to the school for open space/recreation type uses. There is a GAA pitch currently on the site and the land will be retained for open space uses. This ensures that the school continues to have adequate room for playing pitches or other amenity uses.

7.5 OBJECTIVES: AGHABULLOGUE

Development Boundary

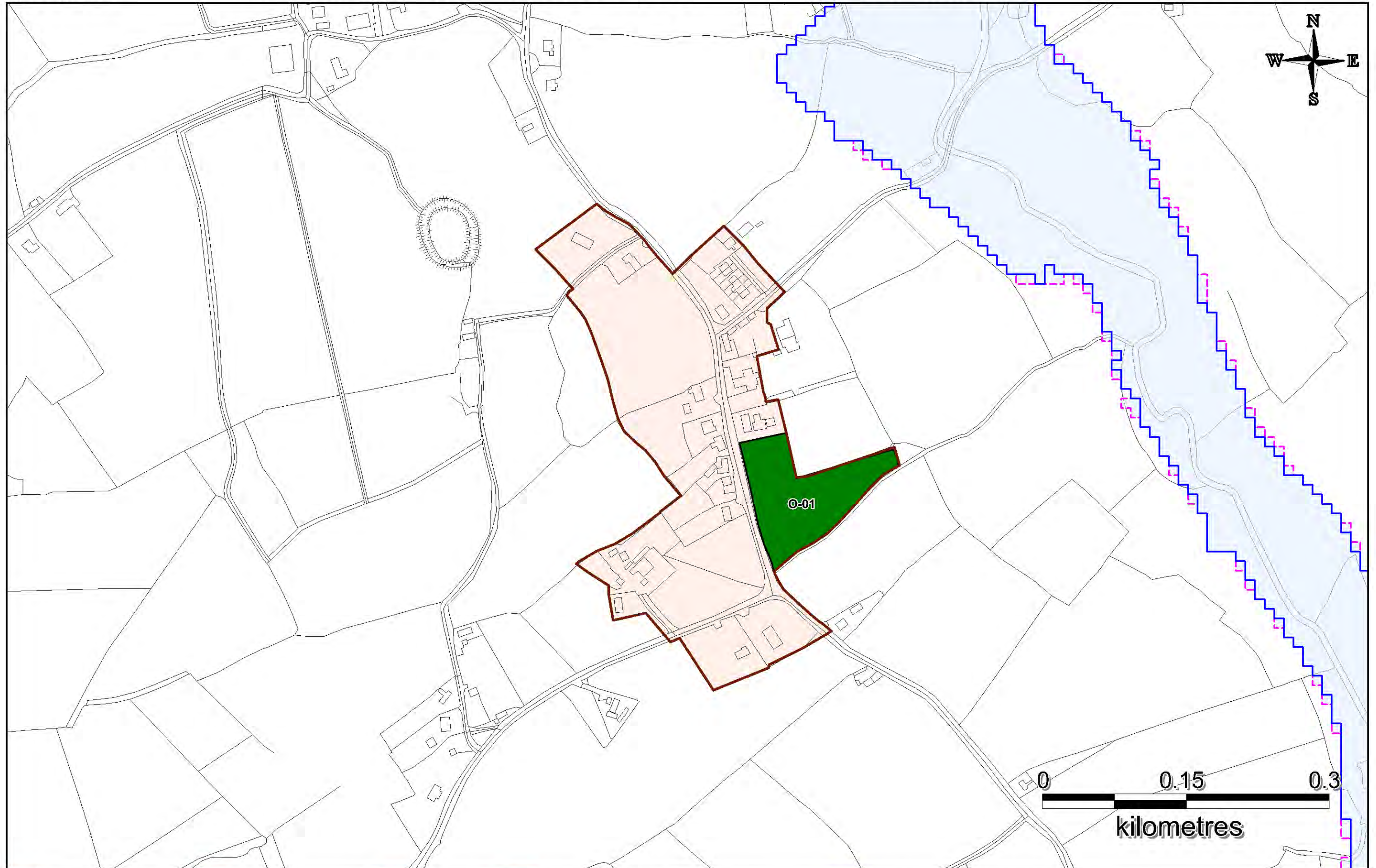
7.5.1. The general development boundary objectives for Aghabullogue are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB-1	<ul style="list-style-type: none"> a) Within the development boundary of Aghabullogue it is an objective to encourage the development of up to 19 houses in the period 2010 – 2020. b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units. 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. e) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal. f) Development within the core of the village shall be designed to a high standard and reinforce the character

	<p>of the streetscape.</p> <ul style="list-style-type: none"> g) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options. h) Retail development should be accommodated within the core of the village and should make adequate provision for off street parking.
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7.5.2. The specific open space objective for Aghabullogue is set out in the following table:

<i>Objective No.</i>	<u>Open Space Objective</u>	Approx Area (Ha)
O-01	Maintain open space/recreation area.	1.1



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

8 Aherla

8.1 VISION AND CONTEXT

The vision for Aherla up to 2020 is to encourage the consolidation of the settlement, to provide for additional community facilities, to enhance the streetscape of the settlement and to promote sympathetic development in tandem with the provision of infrastructure and services.

Role in Settlement Strategy

8.1.1. Aherla is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. It is located approximately 5.5km to the south west of Killumney.

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

8.1.3. Aherla has an attractive rural setting with a tree lined approach to the village. Given the size of the settlement extensive residential development has recently taken place at the northern side of the village.

8.2 PLANNING CONSIDERATIONS

Population and Housing

8.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased substantially from 31 to 138 a 350% increase. These figures are taken from the Geo Directory and are outlined in the following table.

Year	2001	2005	2010	Growth	% Growth
Number of Dwellings	31	46	138	107	345%

Source: GeoDirectory

8.2.2. Substantial tracts of land were zoned for residential development in the village in the 2005 Local Area Plan however the majority of this land remains undeveloped with much of the residential development in the village taking place on unzoned white land within the development boundary. There are no outstanding planning permissions in the village.

Infrastructure and Community Facilities

8.2.3. Aherla is served with a public water supply however there are capacity issues. There is no public waste water treatment facility in the village only a private scheme.

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

8.2.5. Aherla adjoins a minor county road, is parallel to and south of the N22. The road surfaces in the village are poor particularly the road south of the crossroads. The village is served by a daily public bus service.

8.2.6. At present public footpaths and public lighting within the village are limited.

8.2.7. Aherla has a number of community facilities and within the village there is a shop incorporating a post office and petrol station, a public house and a church. There is no primary school in the village and the nearest primary school to the village is located in Kilbonane, to the south-east of the village.

Environment and Heritage

8.2.8. The stream, which flows through the village is a tributary of the River Bride and adjoins the Bride to the north of the village. The following table summarises information in relation to water quality in the River Bride.

River Bride	
Water Management Unit	Lower Lee Owenboy
Waterbody Code	IE_SW_19_1709
Protected Area	No
River Status (July 09)	Good

Risk Assessment (River body)	Not at Risk
Objective	Protect
Q value	Good

8.2.9. The Lodge House (00560), Rathard and Rathard Church of Ireland (00561) are listed in the Record of Protected Structures.

8.2.10. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Aherla lies within the Broad Fertile Lowland Valley type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

8.2.11. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Economy and Employment

8.2.12. There is some small-scale industrial employment in the village. Northwards of the village, to the south of The Lodge House, accessed via a poorly surfaced cul de sac, there are a number of small businesses operating from a single site.

8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. Aherla was included in Cork County Council's Assessment of Needs list for the 2010-2012 Water Services Investment Programme for the provision of a waste water treatment and collections system for a number of small settlements which currently do not have local authority discharges. However it did not receive any funding under the Water Services Investment Programme for 2010-2012. Recently constructed housing developments in the village have been serviced by a private waste-water treatment unit.

8.3.2. Cork County Councils "Assessment of Water Services Needs 2004" identified the need for the construction of a new reservoir which would provide additional capacity for projected demand however this reservoir has not yet been built and capacity is a major problem. This scheme was included in the serviced land initiative but these were not approved by the Department of the Environment in 2009.

8.3.3. The lack of a public sewer limits development potential within the village. It would be undesirable to allow a multiplicity of individual private treatment plants or package systems within the village. An existing large residential development in the village is serviced by a private treatment plant.

8.3.4. Aherla's rural setting and proximity to Cork City and Ballincollig has made it a popular location for new residential development in recent years. However, the village's rural character should be protected from insensitive large-scale development, which could seriously undermine the attractiveness of the village.

8.3.5. It is important that further development maintains the integrity of the village and that additional ribbon development to the east and west of Aherla, along the minor county road, is restricted and that the character of the lands surrounding the village is maintained.

8.3.6. The village itself would benefit by containing development within the envelope of a development boundary and from an improved streetscape. In particular, further improvements to the village core, with an enhanced streetscape and with provision for improved street lighting, public footpaths and traffic calming measures would be desirable.

8.4 PLANNING PROPOSALS

8.4.1. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing and proposed infrastructure it is considered that dwelling growth in Aherla will be in the region of 50 new units provided that the appropriate infrastructural services are in place. In the absence of public waste water treatment facilities being provided in the village development shall be restricted to 10 new dwelling units.

8.4.2. Four sites, located close to the village centre, were identified in the 2005 Local Area Plan to accommodate the residential expansion of the village however only one of these sites has been developed. The scale and form of development which will be permitted in the village over the next ten years will be very much dependant on the availability of services in the village.

8.4.3. A site on the far eastern side of the village could be used for very low density serviced sites for individual houses. There may also be opportunities to redevelop existing sites within the village.

8.4.4. The development boundary for Aherla is largely determined by topography and infrastructural considerations and it is not intended to extend this boundary.

8.4.5. Improvements are required to public footpaths and street lighting, while the provision of traffic calming measures would help to improve pedestrian safety in the village.

8.5 OBJECTIVES: AHERLA

Development Boundary

8.5.1. The general development boundary objectives for Aherla are set out in the following table:

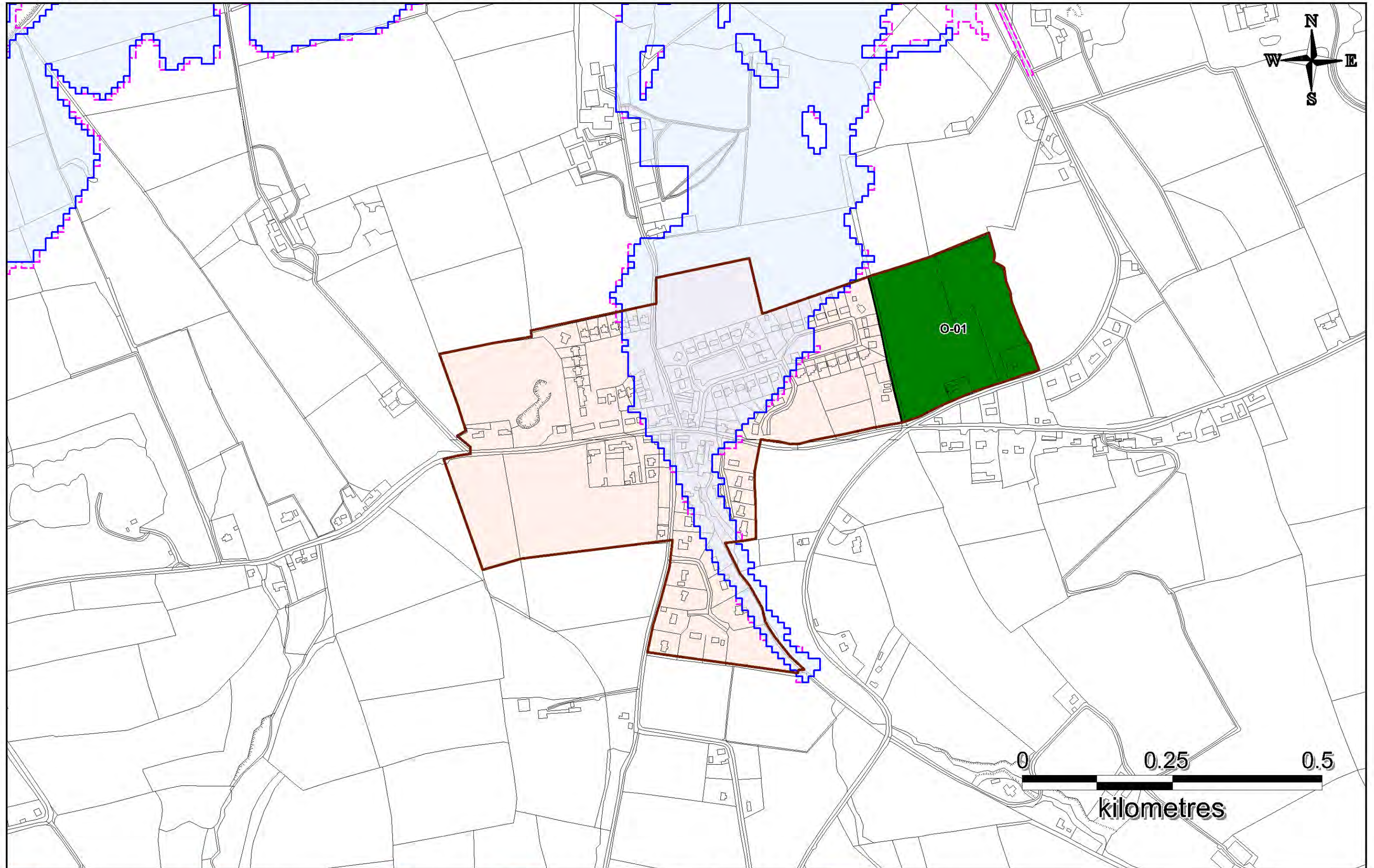
Objective No.	Development Boundary Objectives
DB-1	<ul style="list-style-type: none"> a) Within the development boundary of Aherla it is an objective to encourage the development of up to 50 houses in the period 2010 – 2020. b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 15 units in order to maintain the existing rural grain and character of the village. 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. e) All development should be connected to the public water supply, a waste water treatment facility and make adequate provisions for storm water storage and disposal. f) In the absence of public waste water treatment facilities being provided in the village development shall be restricted to 10 new dwelling units,

	<p>subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment units and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <ul style="list-style-type: none"> g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6. h) Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. i) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options. j) Retail development should be accommodated within the core of the village and should make adequate provision for off street parking.
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Open Space, Sports, Recreation and Amenity

8.5.2. The specific open space objective for Aherla is set out in the following table:

<i>Objective No.</i>	<u>Open Space Objective</u>	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character.	5.5



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

9 Ballynora

9.1 VISION AND CONTEXT

The vision for Ballynora up to 2020 is to protect the special character and setting of the settlement and to encourage the consolidation of the village and to promote sympathetic development in tandem with the provision of services. Limited residential expansion is considered the most appropriate strategy for the village in the future.

Strategic Context

9.1.1. Ballynora is one of 12 villages in the Macroom Electoral Area and is located in the Metropolitan Strategic Planning Area. Ballynora is located approximately 3 kilometres south west of the Cork City boundary.

9.1.2. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

9.1.3. Ballynora is a compact village settlement and 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.

9.1.4. Ballynora village is situated on elevated ground adjacent to a deep river valley, in a very attractive and distinctive rural setting.

9.2 PLANNING CONSIDERATIONS

Population and Housing

9.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased substantially from 11 to 26. These figures are outlined in the following table;

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	11	26	26	15

Source: GeoDirectory

9.2.2. 3ha of residential land was zoned in the village in the 2005 Local Area Plan however this land remains undeveloped with much of the new growth occurring prior to 2005. There are no outstanding planning permissions in the village for large scale development.

9.2.3. There are relatively small numbers of individual housing on the approach to the village.

Infrastructure and Community Facilities

9.2.4. Ballynora is currently connected to the Ballincollig Water Supply Scheme. Some network improvements are necessary if the development proposals for the village envisaged in this plan are to be realised.

9.2.5. There is no public sewer available at present. Recent residential development in the village have incorporated private treatment units.

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

9.2.7. The road network around the village is inadequate and constrained due to narrow road widths and poor surfaces. These roads are generally unsuitable for large volumes of traffic, while within the village itself, public lighting, footpaths and parking provision could be improved.

9.2.8. The village has a number of important services including a national school, church and cemetery and GAA grounds. The primary school is in need of expansion which is evident from the pre-fabricated buildings in its vicinity.

Environment and Heritage

9.2.9. The following table summarises information in relation to water quality in the Curraheen River.

Water Management Unit	Lower Lee Owenboy
Waterbody Code	IE_SW_19_1536
Protected Area	No
River Status (July 09)	Poor
Risk Assessment (River body)	At Risk
Objective	Restore 2015
Q value	N/A

9.2.10. The Water Management Unit Action Plan for the Lower Lee Owenboy states that the Curraheen River is at risk from agriculture.

9.2.11. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Ballynora lies within the Broad Fertile Lowland Valley type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

9.2.12. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Problems and Opportunities

9.2.13. Ballynora's attractive rural setting and proximity to Cork City has made it a popular location for new development in recent years.

9.2.14. It is important that further development maintains the integrity of the surrounding Green Belt and the rural character of the village, particularly by retaining the strategic gap and elevated ridge to the northeast of the village, which provides an important separation with Cork City.

9.2.15. Continued links with Waterfall are encouraged while protecting the individual identity and the strategic gap between the two villages. Pedestrian walks proposed in the 2005 Local Area Plan

will be retained in the current plan as they would provide a valuable amenity as well as offering a safe pedestrian connection between the two settlements.

9.3 PLANNING PROPOSALS

9.3.1. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing and proposed infrastructure it is considered that dwelling growth in Ballynora will be relatively modest. The plan envisages development in the range of up to 15 additional dwelling units up to 2020. Incremental one off housing growth is likely to be the extent of future development within the village boundary over the next ten years.

9.3.2. During the life of this development plan, expansion of the village will be accommodated to the east of the village where lands were zoned for development in 2005 but were not developed. A site for a new primary school, adjacent to the new GAA lands has been reserved for the long term expansion of the existing school.

9.3.3. Improvements to public footpaths, street lighting and car parking are also proposed close to the village centre. Access to the village also needs to be improved.

9.3.4. Pedestrian walks proposed in 2005 to facilitate greater access to the areas natural amenities and to facilitate greater access to the village of Waterfall will be retained.

9.4 OBJECTIVES: BALLYNORA

9.4.1. The general development boundary objectives for Ballynora are set out in the following table:

Objective No.	Development Boundary Objectives
DB-1	<p>a) Within the development boundary of Ballynora it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p>

<p>c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units.</p> <p>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.</p> <p>e) All development should be connected to the public water supply, a waste water treatment facility and make adequate provisions for storm water storage and disposal.</p> <p>f) In the absence of public waste water treatment facilities being provided in the village, development shall be restricted to 10 new dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment units and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>h) Residential development shall provide for small groups of houses, detached</p>

	housing, serviced sites and or self build options.
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Utilities and Infrastructure

9.4.2. The utilities and infrastructure objectives for Ballynora are set out in the following table:

Objective No.	Utilities and Infrastructure Objectives
U-01	Develop and maintain amenity walk linking Ballynora to Waterfall
U-02	Develop and maintain amenity walk.

Open Space

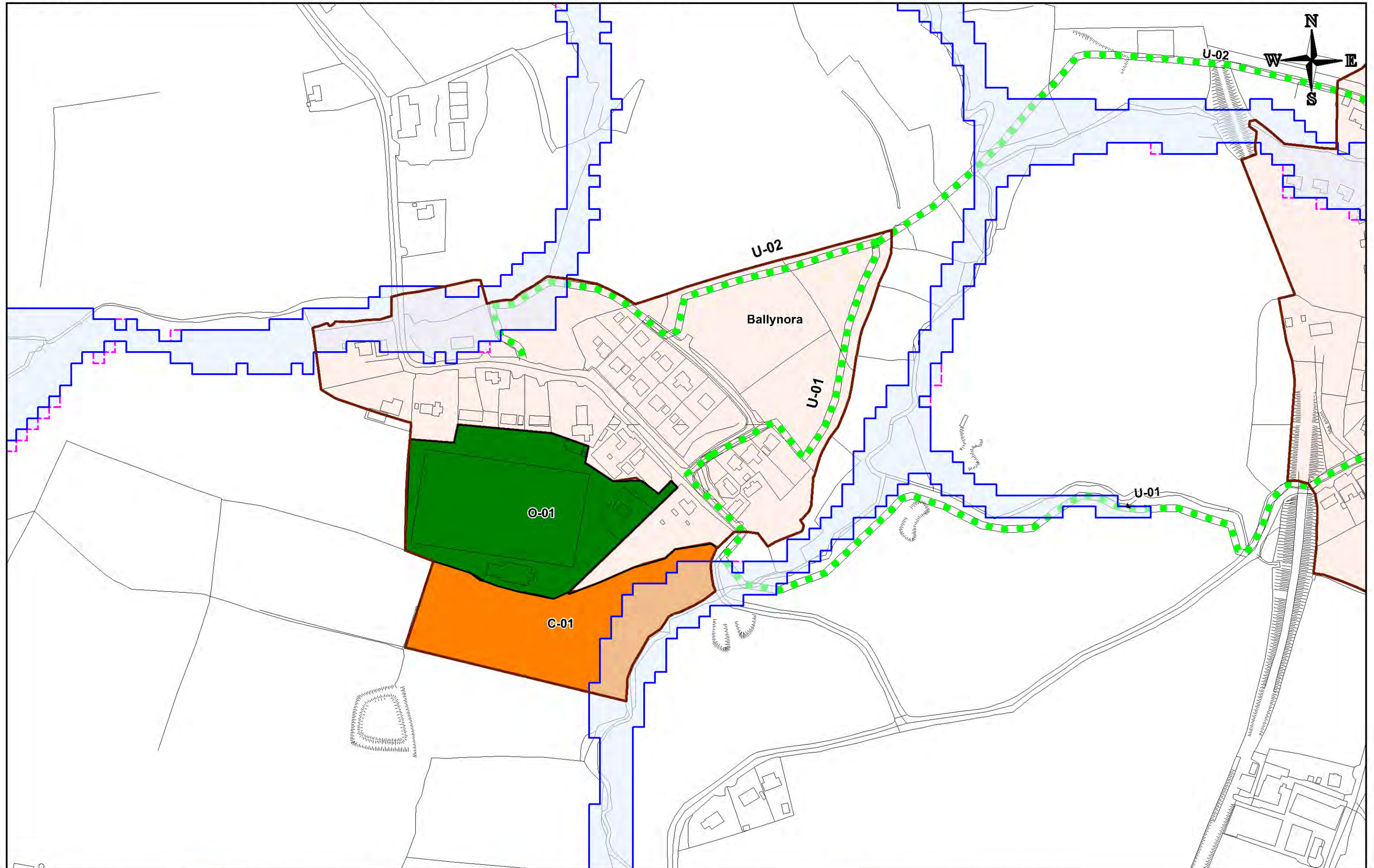
9.4.3. The specific open space objective for Ballynora is set out in the following table:

Objective No.	Open Space Objective	Approx Area (Ha)
O-01	Protect playing pitch and active open space.	2.51

Community

9.4.4. A site for a new primary school, adjacent to the GAA lands has been reserved for the long term expansion of the existing school.

Objective No.	Community Objective	Approx Area (Ha)
C-01	A new primary school subject to a site specific design which will have regard to the open nature of the site and its contours.	2.1



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

10 Clondrohid

10.1 VISION AND CONTEXT

The vision for Clondrohid up to 2020 is to realise its importance as the primary focus for the development of the surrounding rural areas, to retain and improve local services and facilities and to provide improved public infrastructure.

Strategic Context

10.1.1. Clondrohid is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area.

10.1.2. Clondrohid is a linear village located approximately 5 kilometres to the north west of Macroom. It is located in an extremely attractive area with spectacular views to the southwest, across the Foherish River.

10.1.3. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

10.1.4. Clondrohid village is located in an extremely attractive area with spectacular views to the southwest, across the Foherish River.

10.2 PLANNING CONSIDERATIONS

Population and Housing

10.2.1. In the period between 2001 and 2010 the number of dwellings recorded on GeoDirectory increased substantially from 18 to 25 up to 2005 and then fell to 20 in 2010. These figures are outlined in the following table, however, it should be noted that there are approximately 40 dwellings in the village at present.

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	18	25	20	2

Source: GeoDirectory

10.2.2. In the 2005 Local Area Plan two sites (4.4ha) were zoned in the village for residential development. These lands remain undeveloped however there are outstanding planning permissions on these sites which total 66 dwellings units on condition that private waste water treatment units are installed by the developer.

10.2.3. There is one housing scheme consisting of 17 dwellings in the village centre, however, the majority of residential development in the village consists of detached bungalows and dormer bungalows built on one off sites along the main street.

Infrastructure and Community Facilities

10.2.4. Road access to Clondrohid is adequate both from Ballymakeery and Macroom. The R582 located to the east of the village provides good road access to Macroom. Throughout the village there is adequate provision of footpaths and public lighting.

10.2.5. Clondrohid is served by a public water supply, which is adequate.

10.2.6. The village is served by a septic tank, which is currently overloaded. Recent planning applications have proposed to install private waste water treatment units due to the lack of adequate sanitary infrastructure in the village.

10.2.7. Clondrohid is a well established village with a number of services and community facilities including a post office, primary school, a bring site, community building, church, childcare facility, retail services and a pub.

10.2.8. The primary school in the village has some prefabricated classrooms, however, planning permission was recently granted for 2 classrooms.

Environment and Heritage

10.2.9. Clondrohid is located to the north and east of the River Foherish, which joins the Sullane River at Carrigaphooca. The lands that surround the village, particularly to the south and west are hilly in nature and provide attractive views across the valley.

10.2.10. The following table summarises information in relation to water quality in the River Foherish.

Water Management Unit	Upper Lee
Waterbody Code	IE_SW_19_907
Protected Area	No
River Status (July 09)	High
Risk Assessment (River body)	Not at Risk
Objective	To protect
Q value	High

10.2.11. St. Abina's Roman Catholic Church (00374) in the village centre is entered in the Record of Protected Structures. A limekiln to the east of the village (00420) has also been entered in the Record of Protected Structures.

10.2.12. There is an extensive area of scenic landscape located to the south east of the village and scenic route S23 passes through this landscape.

10.2.13. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Clondrohid lies within the Valleyed Marginal Middleground landscape type. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys.

10.2.14. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Employment

10.2.15. There are several industrial operators adjacent to the village, which provide valuable sources of employment. Approximately 1.5 kilometres to the west of Clondrohid lies Gortnalicky which also provides a good source of employment to the area through Mid Cork Pallets and Packaging Ltd which operates from a 20,000 square meter facility, a haulage company, oil depot, shop and Clondrohid co-op creamery.

10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. Clondrohid's proximity to Macroom and its attractive rural setting make it a popular location for development. It is important that further development maintains the integrity of the village and that the development of additional individual dwellings between the village and Macroom are discouraged.

10.3.2. The village's rural and environmental setting should be protected and in particular, the views across the Foherish River Valley should be maintained, especially to the west of the village along the road veering to the right before reaching Garranenagapull Bridge.

10.4 PLANNING PROPOSALS

10.4.1. The development boundary for the village will remain as it was in the 2005 Local Area Plan as it defines the existing extent of the built up area. There may be opportunities for infill development in the form of residential or other mixed-use development within the village development boundary.

10.4.2. Notwithstanding the fact that there are outstanding planning permissions for 66 dwellings in the village, it is considered that villages such as Clondrohid which are located outside the Metropolitan commuter area should, in the future, only be developed by incremental expansion which is commensurate with the level of local demand and the level of available infrastructure. This will also ensure that small settlements are not overwhelmed with new residential development, the scale of which is not compatible with the size and character of the existing settlement.

10.5 OBJECTIVES: CLONDROHID

Development Boundary

10.5.1. The general development boundary objectives for Clondrohid are set out in the following table:

Objective No.	Development Boundary Objectives
DB-1	a) Within the development boundary of Clondrohid it is an objective to encourage the development of up to 20 houses in the period 2010 – 2020. b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste

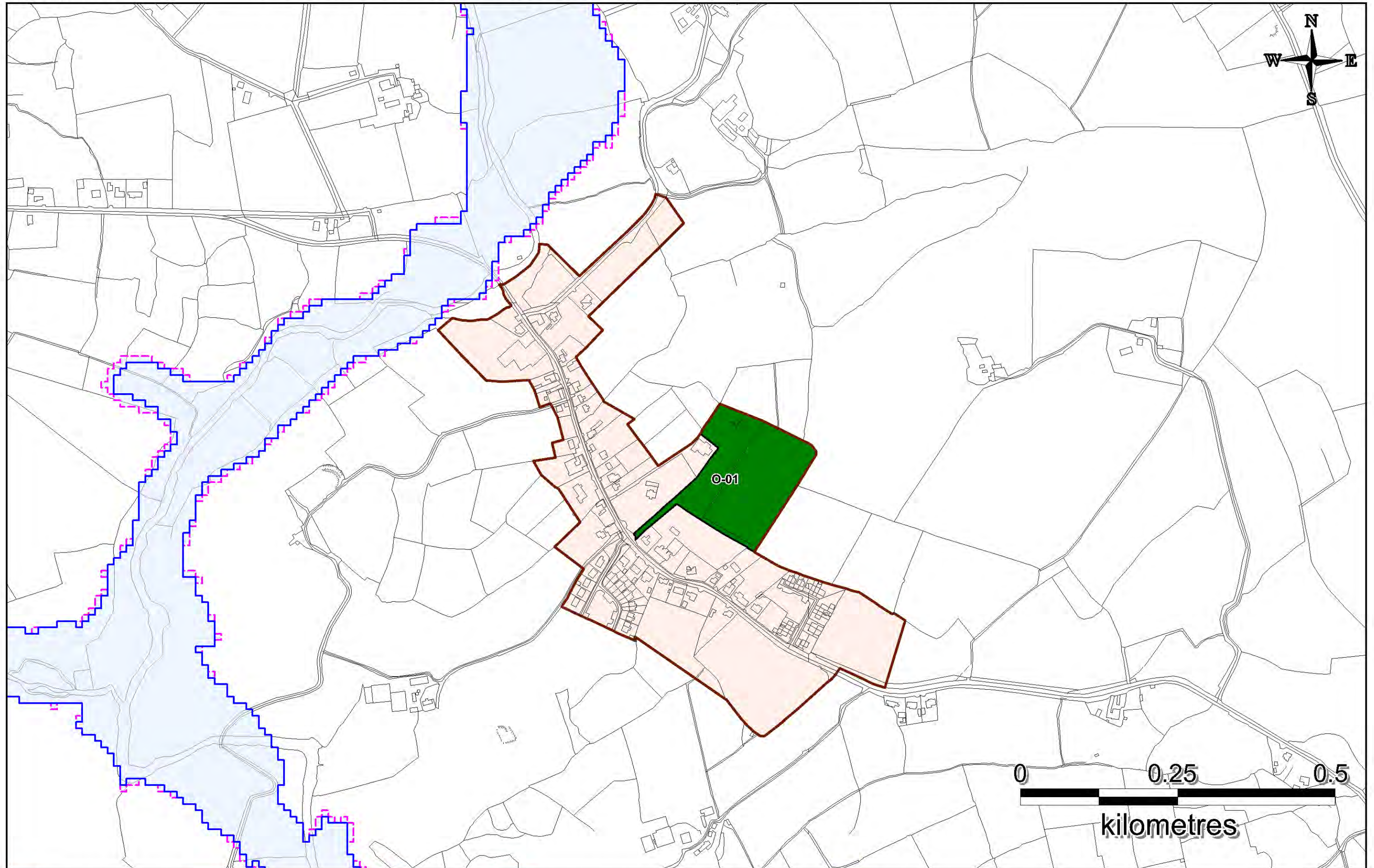
	water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. c) In the absence of public waste water treatment facilities being provided in the village development shall be restricted to 10 new dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment units and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. d) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units. 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. f) All development should be connected to the public water supply, waste water treatment facility and make adequate provisions for storm water storage and disposal. g) Residential development in the village shall provide for small groups of houses, detached housing, serviced sites and or self build options. h) Retail / business development should be accommodated on suitable sites within the development boundary
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	subject to normal proper planning and sustainable development criteria.
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Open Space

10.5.2. The specific open space objective for Clondrohid is set out in the following table:

Objective No.	Open Space Objective	Approx Area (Ha)
O-01	Protect playing pitches and active open space.	2.9



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

11 Cloughduv

11.1 VISION AND CONTEXT

The vision for Cloughduv up to 2020 is to encourage the consolidation of the settlement, to enhance the village streetscape and village core, to encourage the provision of additional community facilities and to promote sympathetic development in tandem with the provision of infrastructure and services.

Strategic Context

11.1.1. Cloughduv is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area.

11.1.2. Cloughduv is a small village located at a crossroads, to the south of the N22, approximately 3 kilometres to the east of Crookstown and 4 kilometres to the west of Aherla.

11.1.3. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

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

11.2 PLANNING CONSIDERATIONS

Population and Housing

11.2.1. In the period between 2001 and 2010 the number of dwellings recorded on GeoDirectory increased substantially from 46 to 98 up to 2010. These figures are outlined in the following table;

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	46	119	98	52

Source: GeoDirectory

11.2.2. 16.7ha of residential land were zoned in the village in the 2005 Local Area Plan although this land remains undeveloped there are outstanding planning permissions for 203 dwelling units on two substantial sites in the village. If developed, these permissions would almost treble the existing housing stock in the village.

11.2.3. Residential developments in the village have provided for a mix of house types, including terraced, semi-detached and detached dwellings.

Infrastructure and Community Facilities

11.2.4. The Cloughduv Waste Water Scheme has recently been completed and the Water Supply Scheme is well advanced and will be operational by 2011. These schemes were approved under the Water Services Investment Programme.

11.2.5. At present water is supplied to Cloughduv from Crookstown with approximately 50% of the Crookstown supply being forwarded to Cloughduv. Thus, once the Cloughduv scheme is operational there will be significant additional capacity available in Crookstown and this was seen as alleviating the need to provide a new ground water source in Crookstown. Therefore, the current Water Services Investment Programme does not include a Water Supply Scheme for Crookstown. The capacity of the Cloughduv waste water treatment plant has increased to 1,500 PE. These works have provided additional capacity to meet with projected demand.

11.2.6. Cloughduv village has a number of community facilities including a church, primary school, GAA playing pitches, public health centre, public house, bring site and supermarket. In recent years there has been significant residential development within the village.

11.2.7. Planning permission was granted for a one and a half storey extension to the rear of the existing school incorporating two classrooms, an office and a staff room.

11.2.8. Cloughduv GAA Club has developed a new facility at the eastern side of the village where they have constructed a covered spectator stand, clubhouse, office, gym and sports hall.

11.2.9. Cloughduv is served via a daily public bus service. The road surfaces throughout the village are considered to be substandard.

Environment and Heritage

The following table summarises information in relation to water quality in the River Bride.

Water Management Unit	Lower Lee
Waterbody Code	IE_SW_19_1709
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River body)	Not at Risk
Objective	Protect
Q value	Good

11.2.10. St. Joseph's Catholic Church at Coolmucky in Cloughduv is entered in the Record of Protected Structures under RPS no. 00559.

11.2.11. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Cloughduv lies within the Broad Fertile Lowland Valleys landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

11.2.12. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Employment

11.2.13. In terms of employment there are very few services in the village which would provide significant employment. However there are some employment providers in the vicinity of the village such as Castlemore Limestone Quarry to the north west of the village and an agricultural co-op a short distance to the east of the village.

11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. It is important that the existing range of community facilities is protected and where possible enhanced with additional facilities to meet the demand from the increase in population in recent years.

11.3.2. The village itself would benefit from a more defined village core and enhanced streetscape. There may be opportunities for some mixed-use development within the village and a neighbourhood site identified in 2005 would provide a good opportunity to improve the range of services in the village. The provision of improved street lighting and public footpaths would also be desirable.

11.3.3. It is important that further development maintains the integrity of the village and that additional ribbon development to the north, south, east and west of Cloughduv, along the minor county roads on the approaches to the village is curtailed and development focussed towards the village centre.

11.4 PLANNING PROPOSALS

11.4.1. It is difficult to determine if outstanding planning permissions for large scale developments in the village will take place in the future particularly taking into account current market conditions, however, if these developments are progressed then the necessary infrastructure is in place to service them.

11.4.2. The target growth figure for Cloughduv up to 2020 is for 80 dwellings. It is recognised that there are outstanding planning permissions for over 200 dwelling units in the village, with advance water services infrastructure having already been provided. Therefore, notwithstanding the target growth figure, the Council remains committed to these developments during the lifetime of this plan.

11.4.3. Further sites located close to the village centre were also identified in 2005 to accommodate the residential expansion of the village. These sites will remain within the development boundary, however, future residential proposals in the village shall only be small scale developments in order to be compatible with the existing grain of the village.

11.4.4. A site identified in the village core in 2005 to allow for the development of a new neighbourhood/village centre will be retained as the village would benefit from a mixed use development which would provide additional services.

11.4.5. At the eastern end of the village, a brownfield site, also identified in 2005, for light industrial or warehouse use will also be retained for business purposes.

11.4.6. Traffic calming and footpaths are required in the village.

11.5 OBJECTIVES: CLOUGHDUV

Development Boundary

11.5.1. The general development boundary objectives for Cloughduv are set out in the following table:

Objective No.	Development Boundary Objectives
DB-1	<p>a) Within the development boundary of Cloughduv, it is an objective to encourage the development of up to 80 houses in the period 2010 – 2020.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 10-15 dwellings units.</p> <p>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.</p> <p>e) All development should be connected to the public water supply, a waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>f) Residential development in the village shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) Retail / business development should</p>

	be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
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Business

11.5.2. The specific business zoning objective for Cloughduv is set out in the following table:

Objective No.	Business Objective	Approx Area (Ha)
B-01	Business development suitable for light industry, including small to medium sized units/warehousing.	0.44

Town Centre

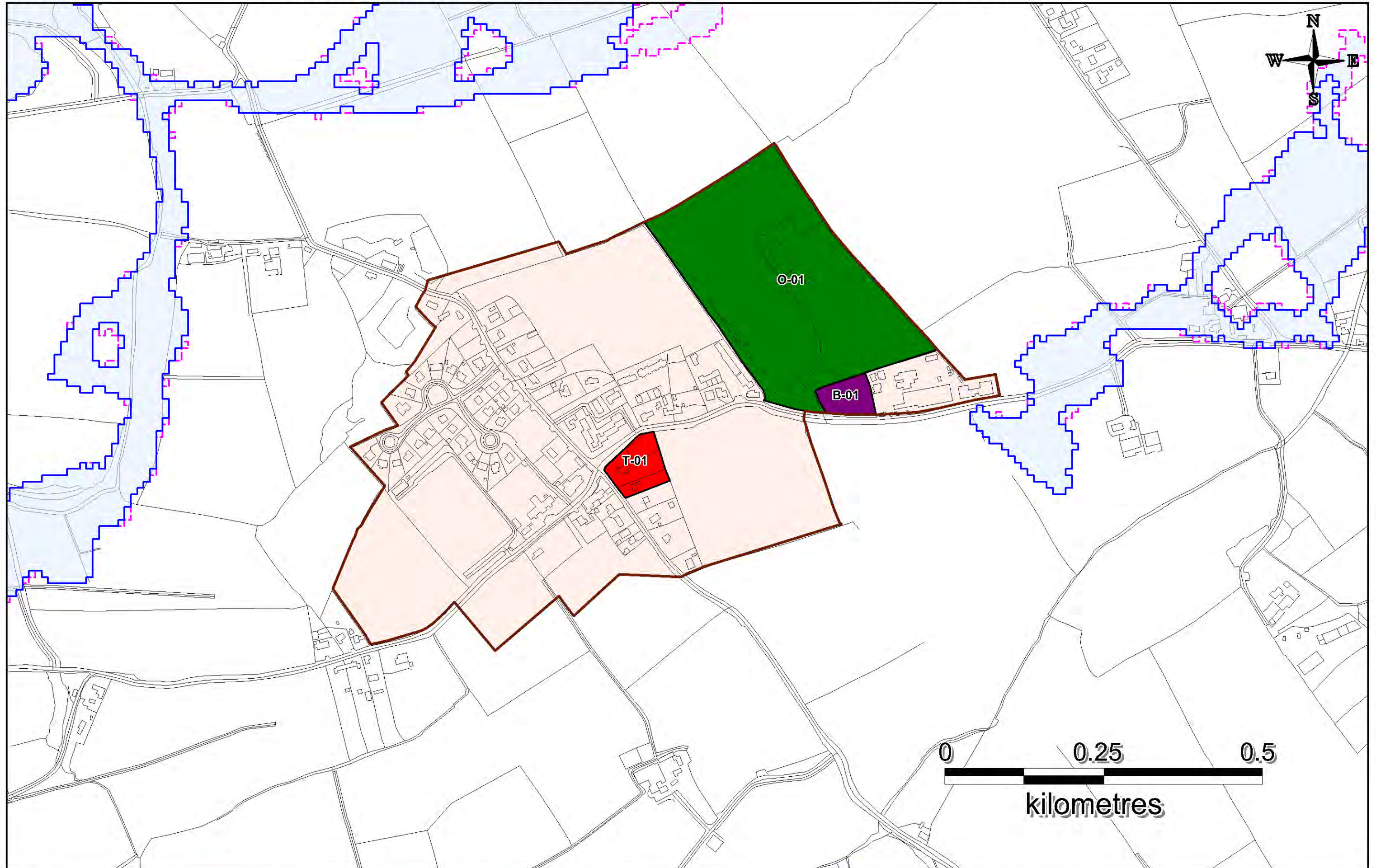
11.5.3. The specific town centre zoning objective for Cloughduv is set out in the following table:














Objective No.	Town Centre Objective	Approx Area (Ha)
T-01	Neighbourhood Centre including a public house, convenience and comparison-shopping, restaurants, residential units and offices.	0.6

Open Space

11.5.4. The specific open space zoning objective for Cloughduv is set out in the following table:

Objective No.	Open Space Objective	Approx Area (Ha)
O-01	Protect playing pitches and active open space.	9.2



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

12 Crookstown

12.1 VISION AND CONTEXT

The vision for Crookstown up to 2020 is to secure an increase in the population of the village, to maintain and improve local services and facilities, to strengthen infrastructure provision, to enhance the streetscape, to consolidate the settlement and to provide for additional community facilities.

Strategic Context

12.1.1. Crookstown is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. Crookstown village is located a short distance to the south of the N22 National Primary Road and is therefore easily accessible.

12.1.2. The role of villages is to encourage and facilitate population growth and to support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

12.1.3. The lands that surround the village are within the Rural Housing Control Zone, as designated in the Cork County Development Plan 2009 (as varied), where it is the objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.

12.1.4. Recent development in Crookstown has been small scale with very limited residential development taking place due to infrastructure deficiencies. This has resulted in a slight decline in population in the village over the past decade when the majority of other villages experienced growth. Existing development in the village is spread out and therefore the village lacks a developed centre.

12.2 PLANNING CONSIDERATIONS

Population and Housing

12.2.1. The Census of Population recorded 320 persons in Crookstown in 2002 including parts of the areas of Moviddy and Warrenscourt. The population fell to 302 in 2006 which represented a 5% decrease in population in the village.

12.2.2. In the period between 2001 and 2010 the number of dwellings in the village increased by 6% which is a modest growth. These figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth
Number of Dwellings	83	91	88	5

Source: GeoDirectory

12.2.3. Land was not specifically zoned for residential development in Crookstown in the 2005 Local Area Plan. However the village has an extensive development boundary and there are outstanding planning permissions for 203 units which if developed would increase the housing stock in the village by more than 200%. The majority of these were permitted on a site to the north of the main street in 2007 when planning permission was granted for 170 dwellings. The proposal included the provision of a waste water treatment plant. A further permission was granted for 33 dwellings and a sewerage treatment plant on a site to the south west of the village in 2006. To date none of these developments have been built.

Infrastructure and Community Facilities

12.2.4. Two Regional Roads run through Crookstown, the R590, which links Bandon to the N22 at Stage Cross Roads and the R585 which links the Bantry Road with the N22 National Primary Road.

12.2.5. Crookstown is served by a daily public bus service.

12.2.6. Cork County Council's assessment of needs included a proposal for a new groundwater source for Crookstown with a rising main, reservoir and associated pipe work to be constructed. These works were not included on the Water Services Investment Programme for 2010-2012 as once the Cloughdub Water Supply Scheme is operational there will be significant additional capacity available in Crookstown and this was seen as alleviating the need to provide a new ground water source in Crookstown. The distribution system has not been upgraded and was not included in the Water Services Investment Programme Crookstown Water Supply Scheme project.

12.2.7. Wastewater treatment in the village consists largely of individual private septic tanks, however, to the west of the village, the Bellmount housing estate is served by a public septic tank which is inadequate. This tank discharges to the River Bride without any additional treatment. A new waste water treatment plant and a new collection system are due to be constructed under the Water Services Investment Programme 2010-2012 (WSIP).

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

12.2.9. At present there are public footpaths and public lighting within the village, however, further improvements to footpaths and public lighting are desirable. Parking along the main road through the town is also an issue, particularly outside the post office.

12.2.10. Current services in Crookstown include a post office, shops, public houses, a garage, bus stop, a bring site and a community building. There is one soccer pitch which is located at the eastern end of the village, however, there is no primary school within the village. There are a number of small businesses/industries within the village, particularly located in close proximity to Crookstown Bridge.

Environment and Heritage

12.2.11. The River Bride flows through the western end of Crookstown and the River Brouen flows through the eastern end of the village. The following tables summarise information in relation to water quality in the River Bride which is part of the Lower Lee – Owenboy Water Management Unit Plan;

River Bride	
Water Management Unit	Lower Lee
Waterbody Code	IE_SW_19_1477
Protected Area	No
River Status (July 09)	Moderate
Risk Assessment (River body)	At Risk
Objective	Restore
Q value	Poor

12.2.12. The septic tank at Crookstown is discharging straight into the river therefore the Lower Lee Owenboy WMU Action Plan states that Crookstown is at risk. Agriculture is also shown to be a risk factor, however, the Water Management Unit Plan also states that significant

improvement was recorded at Crookstown where high ecological quality was recorded but the hydromorphological condition of the site was only moderate.

12.2.13. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Crookstown lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

12.2.14. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

12.2.15. There are two structures in Crookstown which are entered in the Record of Protected Structures, Clodah Castle (00548) and Bellmount Mills (00551).

Flooding

12.2.16. The River Bride flows through the western end of Crookstown and some of the lands in the vicinity of this river are prone to flooding. There is a history of flooding at Crookstown Bridge when the River Bride overflows and floods at Belmont Estate. Cleaning out the river minimises the problem. The last flood event to occur was in November 2009 when the River Bride overflowed its banks both upstream and downstream of Crookstown Bridge. The flooding impacted on a number of residential and commercial properties in the village.

Employment

12.2.17. There are a number of business/employment uses within the village boundary. To the northwest of the village there is an informal industrial estate. The Mill Commercial Park to the south of the settlement is almost empty with only one unit occupied. Dereliction in the commercial park is very unsightly and has a negative impact on the southern approach into the village.

12.3 PROBLEMS AND OPPORTUNITIES

12.3.1. Crookstown is an attractive village and is in close proximity to Cork City, Ballincollig and Macroom, however, difficulties regarding the moderate water quality status of the River, the lack of public sewerage facilities and public water supply have hindered development within the village in recent years. The proposed new

waste water treatment plant and new collection system will rectify this problem.

12.3.2. The village itself would benefit from a more compact form and from some regeneration to provide an enhanced streetscape, particularly along the main street. Further improvements to the village centre, with provision for improved street lighting, parking and public footpaths would improve the environmental quality of the village for residents.

12.4 PLANNING PROPOSALS

Overall Scale of Development

12.4.1. The development boundary of Crookstown which was established in the 1996 County Development Plan and extended slightly in the 2005 Local Area Plan defines the existing extent of the area where new development may be considered. Having regard to the amount of land within that boundary which remains undeveloped, no extension to that development boundary is proposed in this plan.

12.4.2. Taking account of the character or 'grain' of Crookstown where there are a total of 88 dwellings recorded in 2010, it is considered that the appropriate overall scale for future development in the lifetime of this plan is in the order of 40 dwellings. This level of development is based on the assumption that the Waste Water Treatment Plan included in the Water Services investment programme is delivered. If that project is not delivered then, given the waste water services affecting the settlement, its development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems.

12.4.3. In the past permissions have been granted for developments outside the scale now proposed and whilst an opportunity remains for the implementation of any permissions granted, it is considered that developments in that scale would not be in line with current ministerial policy on the scale of development in villages.

12.4.4. Notwithstanding the fact that planning permission has been granted for over 200 dwellings in the village, it is envisaged that development in the village will be in the region of 40 dwellings during the lifetime of this plan and up to 2020. Therefore any new developments within Crookstown will generally be low density and preference will be given to development proposals that lie in closest proximity to the village core.

12.4.5. In addition residential schemes that incorporate frontage or infill development proposals along the main street and which would enhance the streetscape of the village will be given preference. It is important that future development maintains the integrity of the village.

12.4.6. Outside the development boundary, the land forms part of the Rural Housing Control Zone where the objectives of the County Development Plan 2009 prevail. Ribbon development outside the development boundary to the west, south and east will be restricted.

12.4.7. The scale and form of any future development within the village will be dependent upon improvements to the public sewerage system and water supply scheme serving Crookstown.

12.4.8. Any development on land that is liable to flooding should incorporate a flood study.

12.5 OBJECTIVES: CROOKSTOWN

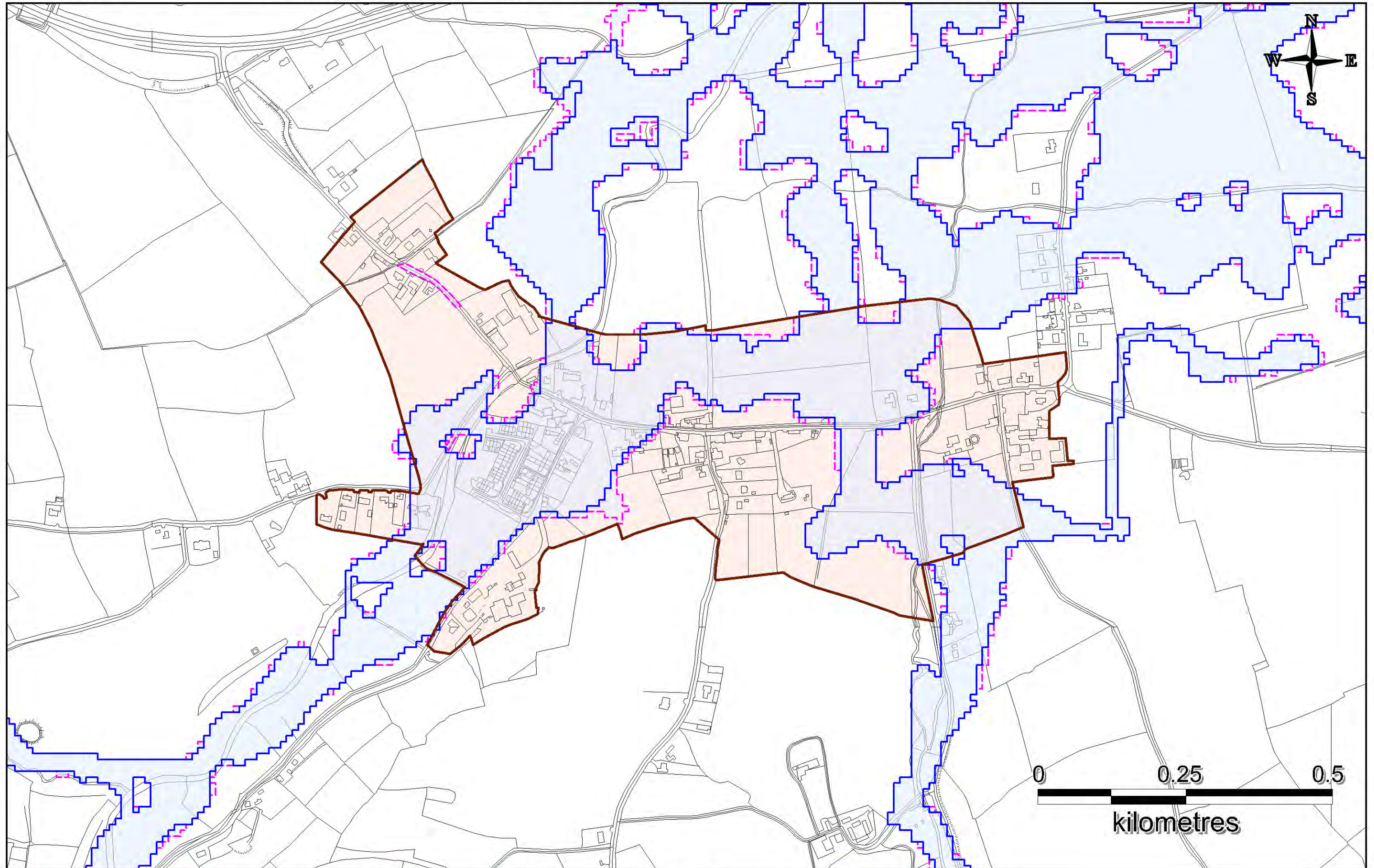
Development Boundary

12.5.1. The general development boundary objectives for Crookstown are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB-01	<p>(a) Any development proposals within the development boundary of Crookstown should be low density, with preference given to lands closest to the village centre or adjoining the main street. The scale and form of development will be dependant on infrastructural improvements.</p> <p>(b) Subject to infrastructural improvements in the village it is an objective to encourage the development of up to 40 houses in the period 2010 – 2020.</p> <p>(c) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(d) The number of houses in any particular group shall have regard to the character of the existing village and will not normally exceed the provision of 15 units.</p> <p>(e) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and</p>

<p>that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(f) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal. New dwellings not connected to a waste water treatment plan should make provision for future connection.</p> <p>(g) In the absence of waste water treatment facilities being provided in the village development shall be restricted to 10 new dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment units and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>(i) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(j) Extend footpaths and public lighting within the village core.</p> <p>(k) Residential development in other areas in the village outside the village core shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(l) Retail development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(m) Other business/industrial development can be accommodated on suitable sites within the</p>

<p>development boundary subject to normal proper planning and sustainable development criteria.</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 Crossbarry

13.1 VISION AND CONTEXT

The vision for Crossbarry up to 2020 is to encourage the consolidation of the village through the enhancement of the village core and provision of an appropriate range of services and to promote sympathetic development in tandem with the provision of these services.

Strategic Context

13.1.1. Crossbarry is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. Crossbarry was part of the Bandon Electoral Area but is now included in the Macroom Electoral Area due to electoral boundary changes.

13.1.2. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

13.1.3. Crossbarry village is located approximately 12 kilometres south west of the Cork City boundary. The lands that surround the village are within the Rural Housing Control Zone, as designated in the Cork County Development Plan 2009 (as varied), where it is the objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.

13.1.4. There has been significant development in the village over the last decade. The grain of residential development generally consists of small scale low density detached developments, however, Cul na Greine housing estate at the south eastern end of the village is considered to be large scale for a village of this size. This residential development consists of approximately 50 townhouses, semi-detached dwellings and detached dwellings.

13.2 PLANNING CONSIDERATIONS

Population and Housing

13.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 72 which is substantial growth.

These figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	28	60	100	72

Source: GeoDirectory

13.2.2. In the 2005 Local Area Plan 14.4 ha of land was zoned for residential development in Crossbarry, the majority of which remains undeveloped. There is outstanding planning permission for approximately 75 dwellings in the village which if developed would nearly double the existing housing stock in addition to the large scale growth of the last decade.

Infrastructure and Community Facilities

13.2.3. Crossbarry is currently served by the Inishannon Water Supply Scheme. Although the supply is considered adequate to meet current needs, future development may be constrained by distribution network capacity as existing pipe sizes are poor.

13.2.4. There is no public sewer available at present. Recent residential development in the village has incorporated a separate private treatment unit serving the housing estate to the eastern end of the village and a number of individual treatment units serving the individual detached dwellings at the western end of the village.

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

13.2.6. The main road running east-west through the village is the Regional Road, the R589. The R589 gives rise to large traffic volumes, including a high proportion of heavy goods vehicles and commuter traffic travelling through the village to Brinny.

13.2.7. The Crossbarry road widening scheme is complete however there is a need for footpaths throughout the village particularly on the bridge.

13.2.8. A daily bus service operates between Crossbarry and Cork City and between Crossbarry and Bandon.

13.2.9. The village has a number of important services including a shop incorporating a post office and petrol filling station, a pub, a bring site, garage workshop and car dealers, a hairdressers and a soccer pitch. There is also a child care facility to the east of the village.

Environment and Heritage

13.2.10. The Aughnaboy River, a tributary of the Owenboy River, also runs north/south through the village. The following table summarises the water quality in the Aughnaboy which is under the Lower Lee-Owenboy Water Management Unit Action Plan.

Water Management Unit	Lower Lee – Owenboy
Waterbody Code	IE_SW_19_1584
Protected Area	N/A
River Status (July 09)	Poor
Risk Assessment (River body)	At Risk
Objective	Restore
Q value	Poor

13.2.11. The Water Management Unit Action Plan states that the Aughnaboy Waterbody is at risk from agriculture, quarries and treatment units in Crossbarry. It should be noted that the phosphorus levels of this section of the River Aughnaboy are currently an issue in the receiving waters of this settlement.

13.2.12. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Crossbarry lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

13.2.13. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

13.2.14. Crossbarry Bridge in Lisagroom (00662) is listed in the Record of Protected Structures.

Employment and Economic Activity

13.2.15. In the 2005 Electoral Area Local Area Plan an opportunity site was zoned to redevelop the village core for mixed use development. This site lies to the south and the north of the main road (R589). The site to the north of the main road has been partially developed with a number of mixed units however these remain unoccupied. The southern part of the site has two workshops and a car sales unit.

13.2.16. There is an existing employment use (tyre facility) located outside the settlement boundary to the north of the village.

13.3 PROBLEMS AND OPPORTUNITIES

13.3.1. Crossbarry village has been a popular location for new development in recent years due to its proximity to Cork city, Bandon and Ballincollig. The traditional rural character of the village has been compromised by some large scale suburban development in recent years.

13.3.2. It is important that future development maintains the integrity of the village better reflecting its traditional character, that additional ribbon development to the east of and south of Crossbarry, in particular, is restricted and that the integrity of the Rural Housing Control Zone surrounding the village is maintained.

13.3.3. The lack of a public sewer limits development potential in the village. Cork County Council’s “Assessment of Water Services Needs 2009” indicated that there is a requirement to provide collection systems and treatment at a number of settlements throughout the County, however, Crossbarry was not included in the Water Services Investment Programme 2010-2012.

13.3.4. Other important issues for the village include the provision of additional public footpaths and public lighting.

13.4 PLANNING PROPOSALS

Overall Scale of Development

13.4.1. The provision of an enhanced village core, provision of a range of mixed services and some residential expansion is considered the most appropriate strategy for the village. However especially in view of the water quality issues in the Aughnaboy River, the key issue for future development is the provision of waste water treatment facilities either by the County Council or privately but to a standard that will serve the whole village and enable their taking in

charge by the County Council. Without these facilities the potential for future development will be limited to a small number of individual dwellings.

13.4.2. There are outstanding planning permissions for approximately 75 dwellings in the village which is considered to be an acceptable level of growth up to 2020 provided the appropriate infrastructure is in place. If waste water treatment cannot be provided then the cumulative environmental impact of individual treatment plants will limit future potential well below this figure.

13.4.3. An opportunity site within the village core which has been developed in recent years has a number of vacant mixed use units which if occupied would enhance the village centre and provide a broader range of services.

13.4.4. The development boundary for the village defines the extent of the built up area whilst allowing for some expansion for development. There is potential for an amenity area outside the village boundary adjoining the monument therefore the boundary will be extended to include this additional area of land. Future development will focus mainly on lands to the western and southern ends of the village centre.

13.5 OBJECTIVES: CROSSBARRY

Development Boundary

13.5.1. The general development boundary objectives for Crossbarry are set out in the following table:

Objective No.	Development Boundary Objectives
DB-01	<p>(a) Any development proposals within the development boundary of Crossbarry should be low density, with preference given to lands closest to the village centre or adjoining the main street. The scale and form of development will be dependant on infrastructural improvements.</p> <p>(b) Subject to infrastructural improvements in the village it is an objective to encourage the development of up to 75 houses in the period 2010 – 2020.</p> <p>(c) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin</p>

<p>Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(d) The number of houses in any particular group shall have regard to the character of the existing village and will not normally exceed the provision of 15 units.</p> <p>(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.</p> <p>(f) In the absence of waste water treatment facilities being provided in the village development shall be restricted to 10 new dwelling units, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment units and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality</p> <p>(g) All development should be connected to the public water supply and make adequate provisions for storm water storage and disposal.</p> <p>(h) In the absence of a public wastewater treatment plant being provided in the village development shall be restricted to individual dwellings served by individual treatment units. 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>(i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The 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>(j) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should</p>

	<p>be in the form of terraced development / courtyard schemes.</p> <p>(k) Residential development in other areas in the village outside the village core shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(l) Extend footpaths and public lighting within the village core.</p> <p>(m) Retail development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(n) Other business/industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p>
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Open Space

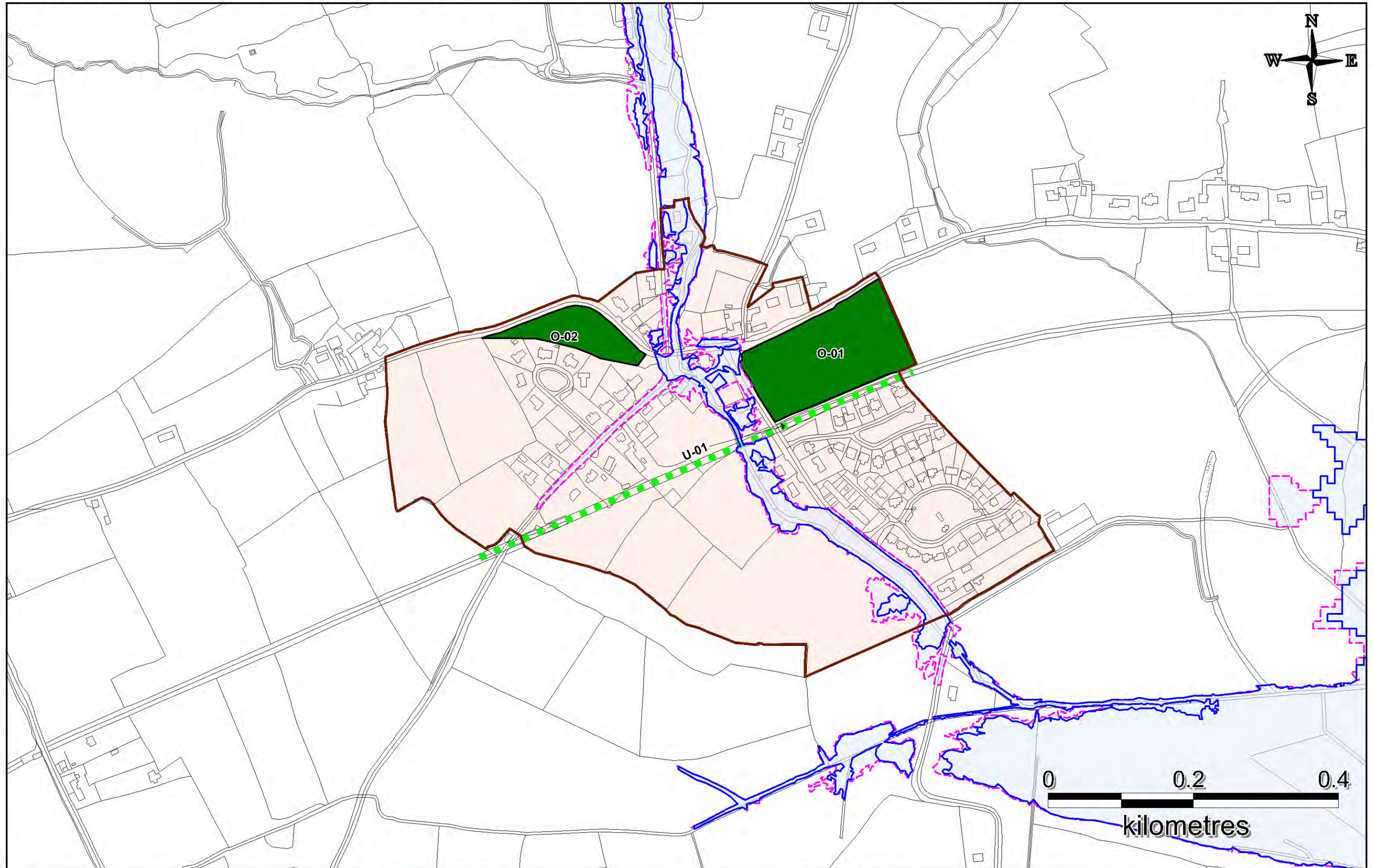
13.5.2. The specific open space zoning objectives for Crossbarry are set out in the following table:

<i>Objective No.</i>	<u>Open Space Objectives</u>	<i>Approx Area (Ha)</i>
O-01	Active Open Space, maintain existing playing pitch.	2.5
O-02	Provision of an amenity area adjoining the monument.	.78

Utilities and Infrastructure

13.5.3. The specific utilities and infrastructure zoning objectives for Crossbarry are set out in the following table:

<i>Objective No.</i>	<u>Utilities and Infrastructure Objective</u>
U-01	Develop and maintain amenity walk. The line for the amenity walk is indicative only.



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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 Inchigeelagh

14.1 VISION AND CONTEXT

The vision for Inchigeelagh up to 2020 is to protect the viability of existing services by promoting small scale development in tandem with the provision of infrastructural services, to encourage high quality amenities and facilities and the development of the tourism and leisure economy.

Strategic Context

14.1.1. Inchigeelagh is one of 12 villages in the Macroom Electoral Area and is located in the West Cork Strategic Planning Area. Inchigeelagh is located approximately 15 kilometres southwest of Macroom. The village is situated on the R584 regional route connecting Macroom with Bantry, part of which is designated as a scenic route in the Cork County Development Plan, 2009 (as varied).

14.1.2. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

14.1.3. Recent development in Inchigeelagh has been of a relatively modest scale with one residential estate being built in recent years at the eastern end of the village at Carrleigh. This estate consists of detached, semi detached and terraced housing.

14.1.4. Inchigeelagh is located on a popular tourist route between Macroom and Bantry. Future development in this area will support the economic vitality of the village.

14.2 PLANNING CONSIDERATIONS

Population and Housing

14.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 29 which is modest growth. These figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	56	56	85	29

Source: GeoDirectory

14.2.2. In the 2005 Local Area Plan 14.6 ha of land was zoned for residential development the majority of which remains undeveloped.

14.2.3. The population of Inchigeelagh has remained static in recent years. The 2002 census recorded a population of 157 persons in 60 households. In the 2006 census the population had increased to 166 a rise of 5.7%. However, in recent years, the village has experienced a modest amount of residential development which may offset the effects of any future fall in average household size.

Infrastructure and Community Facilities

14.2.4. The water supply to the village is adequate at present but will require upgrading if the development proposals envisaged in this plan are to be realised.

14.2.5. Cork County Council's "Assessment of Water Services Needs 2009" also states that untreated sewage discharge to the River Lee should cease and a new waste water treatment plant should be provided, however, this proposed scheme was not included on the Water Services Investment Programme for 2010-2012. Future development proposals will require the implementation of this proposal.

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

14.2.7. Inchigeelagh is an important local service centre, and has a number of important community facilities including a primary school, church, community centre, convenience stores, GAA grounds, hotel, guesthouse, café, a bring site, funeral home, public park, post office, public house and garda station.

14.2.8. The village is served by daily bus services, which operate between Ballygeary and Macroom.

Economy and Employment

14.2.9. The development of a textile manufacturing enterprise on the eastern side of the village has added significantly to the economic base of the village as well as providing employment in the area.

14.2.10. Creedon transport depot is located to the south of the village centre outside the development boundary.

Environment and Heritage

1.4.28. The River Lee runs through the village. The following table summarises the water quality in the Lee which is under the Upper Lee Water Management Unit Action Plan.

River Lee	
Water Management Unit	Upper Lee
Waterbody Code	IE_SW_19_1901
Protected Area	Yes
River Status (July 09)	Good
Risk Assessment (River body)	Not at Risk
Objective	Protect
Q value	Good

14.2.11. The status of the River Lee water body is 'good'. The Lee is a drinking water river and is therefore of protected status.

14.2.12. The village of Inchigeelagh and the surrounding area has a wealth of natural heritage. To the west of the village, Lough Allua a proposed Natural Heritage Area has a significant value due mainly to its diversity of habitats and the presence of a number of protected species. The River Lee, which runs through the village, is also important from a heritage point of view, and is used for recreational purposes such as the River Island Park.

14.2.13. Inchigeelagh is situated on a designated scenic route the S34 in the Cork County Development Plan 2009 which also runs through Ballygeary and the Keimaneigh Pass.

14.2.14. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Inchigeelagh lies within the ridged and peaked upland landscape type which flanks much of the mid-western boundary of

County Cork, from the vicinity of Bantry in the south to Millstreet in the north. This landscape type has been glaciated and comprises a fairly rugged and rolling mountainous topography at a relatively high elevation.

14.2.15. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Flooding

14.2.16. The OPW flood maps identify the Lee Lough Allua Graigue as an area where flood events occur. They also identify a flood event which occurred in Inchigeelagh on the 19th of November 2009.

14.3 PROBLEMS AND OPPORTUNITIES

14.3.1. Population and employment decline are a major issue in the West Cork Strategic Planning Area. This area has a relatively strong tourist tradition and settlements such as Inchigeelagh can play a vital role in strengthening the population structure of the area by developing the tourism and leisure economy through the protection of the assets of the area’s natural and built heritage.

14.3.2. Inchigeelagh is located on a popular tourist route between Macroom and Bantry. The tourist potential of the village could be increased by improvements to infrastructure, the development of additional tourist facilities such as car parking and the provision of additional public amenities.

14.4 PLANNING PROPOSALS

14.4.1. During the life of this plan, development will be very much dependant on improvements to the villages’ infrastructure. Subject to the infrastructure being improved the focus should be on expanding the mix of uses in the village core while allowing for some residential development on the lands to the north east of the village centre which were identified for residential development in 2005 but which remain undeveloped.

14.4.2. There is an outstanding planning permission to the south of the village centre for 29 dwellings and 23 serviced sites. This proposal includes a treatment plant to serve the entire village with a population equivalent of 500 however the development has not yet commenced.

14.4.3. In the event that, due to the economic downturn this proposal for a waste water treatment plant for the village is abandoned then alternative proposals capable of being taken in

charge by the County Council will need to be realised during the lifetime of the plan if the aims of this plan are to be achieved.

14.4.4. The development boundary for the village defines the area within which new development proposals may be considered and allows expansion for a mix of uses. It is not considered necessary to alter the existing development boundary.

14.4.5. Areas previously zoned for open space, sports, recreation and amenity will be retained.

14.4.6. It is intended to provide greater access to the natural and scenic amenities of the area by developing new amenity walks and other amenity opportunities will also be encouraged along the river banks.

14.4.7. It is an objective generally to support integrated tourism development proposals, of an appropriate scale, which support the provision of services, protect the heritage of the village and support the economic vitality of Inchigeelagh area.

14.5 OBJECTIVES: INCHIGEELAGH

14.5.1. The general development boundary objectives for Inchigeelagh are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB-01	<p>(a) It is an objective to achieve an appropriate scale of residential growth in the village over the lifetime of the plan with up to 60 dwelling units permitted within the development boundary up to 2020 provided a waste water treatment facility is in place.</p> <p>(b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 15 units.</p> <p>(c) In the absence of a public wastewater treatment plant being provided in the village development shall be restricted to 10 individual dwellings subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be</p>

	<p>assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Lough Allua proposed Natural Heritage Area and on the Gearagh Special Area of Conservation.</p> <p>(d) In order to secure the residential growth and supporting development proposed in DB-01a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Gearagh Special Area of Conservation must be provided and must be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(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.</p> <p>(f) All development should be connected to the public water supply and make adequate provisions for storm water storage and disposal.</p> <p>(g) Any development not connected to a public waste water treatment facility must include provision to facilitate connection at a future date.</p> <p>(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 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 FD 1-4, 1-5 and 1-6.</p> <p>(i) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p>
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	<p>(j) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(k) Retail development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(l) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p>
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O-03	Allow for recreational area / playing field adjacent to primary school. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.1
O-04	Maintain existing village park at River Island, including riverside amenity walk. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.1

Community, Infrastructure and Utilities

14.5.2. The specific educational, institutional and civic zoning objective for Inchigeelagh is set out in the following table:

<i>Objective No.</i>	<u>Community Objective</u>	<i>Approx Area (Ha)</i>
C-01	Allow for expansion of graveyard.	0.6

Utilities and Infrastructure

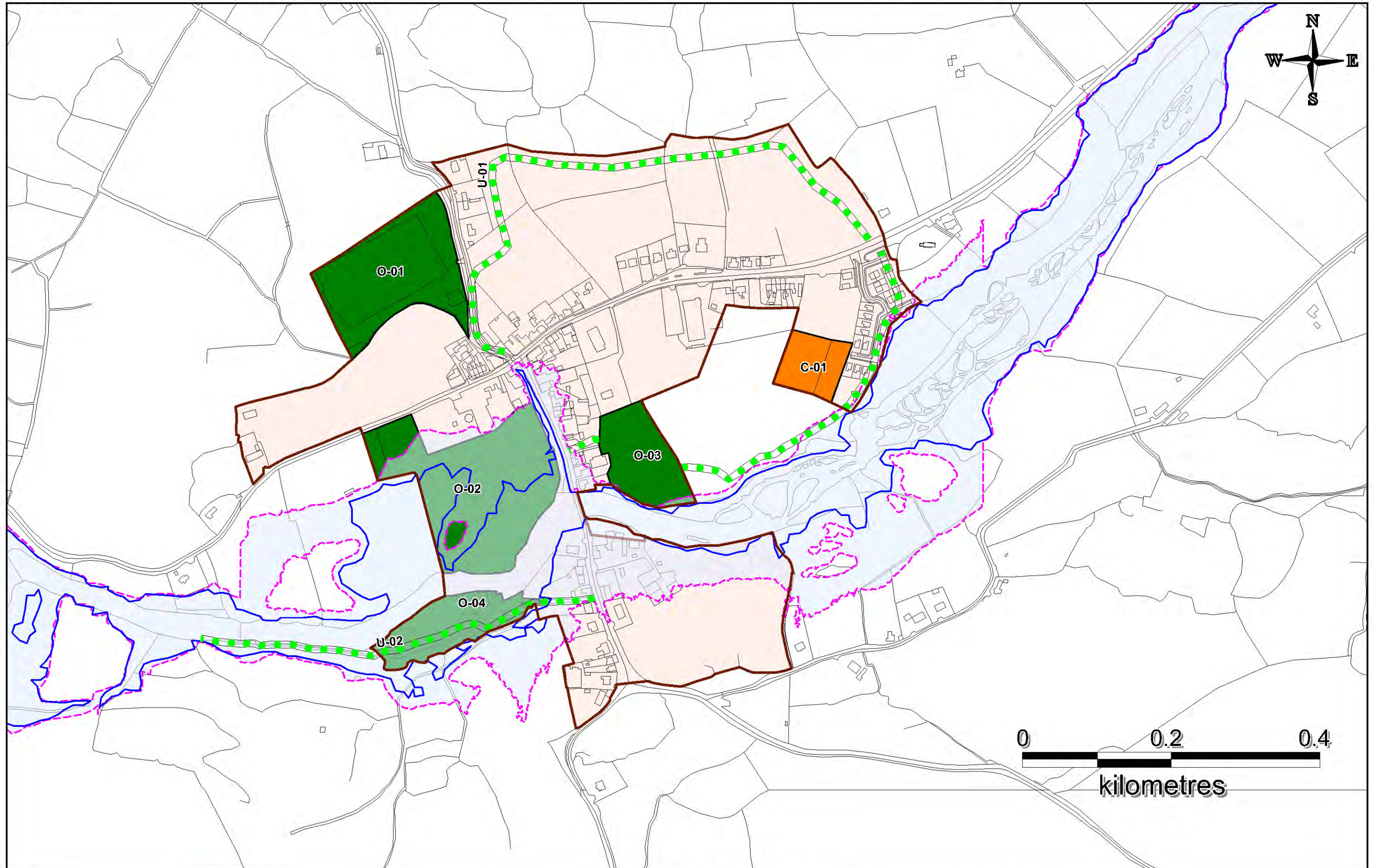
14.5.4. The specific utilities and infrastructure zoning objectives for Inchigeelagh are set out in the following table:

<i>Objective No.</i>	<u>Utilities and Infrastructure Objective</u>
U-01	Provide amenity walk along the bank of the River Lee.
U-02	Maintain existing amenity walk through River Island village park along the bank of the River Lee.

Open Space

14.5.3. The specific open space zoning objectives for Inchigeelagh are set out in the following table:

<i>Objective No.</i>	<u>Open Space Objective</u>	<i>Approx Area (Ha)</i>
O-01	Maintain sports grounds.	2.4
O-02	This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site.	3.4



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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 | |

15 Kilmurry

15.1 VISION AND CONTEXT

The vision for Kilmurry up to 2020 is to maintain the current population level so that services and facilities remain viable while encouraging sympathetic development in conjunction with the provision of infrastructure and services, to maintain existing community facilities and to encourage the provision of additional facilities.

Strategic Context

15.1.1. Kilmurry is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. Kilmurry is an attractive village, in a hillside setting and is located approximately 10 kilometres to the southeast of Macroom and 3.5 kilometres to the west of Crookstown. The village is located within easy access of the N22 National Primary Road. The village is very elevated with extensive views over the surrounding countryside.

15.1.2. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

15.1.3. Kilmurry is situated outside the Rural Housing Control Zone in an area which is primarily agricultural, it is an objective to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

15.1.4. Very little development has taken place in the village since the 2005 Local Area Plan and some local businesses have closed.

15.2 PLANNING CONSIDERATIONS

Population and Housing

15.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 3 which is a very small growth rate. These figures outlined in the following table.

Year	2001	2005	2010	Growth 2001-2010
Number of Dwellings	50	44	53	3

Source: GeoDirectory

15.2.2. In the 2005 Local Area Plan no specific zonings were identified for residential development as low density development only was considered suitable due to the lack of a public waste water treatment plant or a public water supply. Since 2005 there has been very little development in the village despite its close proximity to Ballincollig and Macroom.

15.2.3. It is also an objective of the Cork County Development Plan 2009 (as varied) to recognise the special needs of rural communities and to accommodate sustainable rural housing development for local rural persons with a genuine housing need, subject to a suitable site being available and normal proper planning considerations.

Infrastructure and Community

15.2.4. There is an existing Council Estate within the village, which is served by a small waste water treatment plant. However, the village of Kilmurry has no public sewerage facilities at present and there are no proposals for the treatment of sewerage or for the provision of a public sewerage network to serve the village.

15.2.5. Although it may be possible for small scale growth to continue on the basis of individual waste water treatment facilities, ultimately, the cumulative impact of these will result in unsatisfactory environmental conditions and may place some drinking water supplies at risk. The long term solution is to provide public waste water treatment facilities.

15.2.6. Kilmurry is served by a public water supply which has been upgraded in recent years.

15.2.7. Kilmurry is well served with community facilities, which include a primary school, churches, a health centre, shop, public house, recycling facilities, a postbox and a museum. The GAA club is located a short distance to the southeast of the village.

15.2.8. Kilmurry is served by a daily public bus service which runs between Cork and Macroom.

Environment and Heritage

15.2.9. The following table summarises the water quality in the Cummer and Buingea Rivers which are under the Upper Lee Water Management Unit Action Plan.

Water Management Unit	Upper Lee
Waterbody Code	IE_SW_19_1875
Protected Area	N/A
River Status (July 09)	Poor
Risk Assessment (River body)	At Risk
Objective	Restore
Q value	Moderate

15.2.10. The Upper Lee Water Management Unit Action Plan identifies pressure and risks to the Cummer and Buingea Rivers from agriculture and the existing waste water treatment plant at Kilmurry which the plan states has insufficient future assimilative capacity.

15.2.11. Kilmurry Church of Ireland (00549) and St. Andrews Church of Ireland (00550) are listed on the record of protected structures, in the Cork County Development Plan, 2009 (as varied)

15.2.12. Kilmurry Wood adjoins the village and is a very accessible amenity.

15.2.13. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Kilmurry lies within the hilly river and reservoir valley landscape type. This landscape type comprises a relatively confined swath of land stretching between unique alluvial oak woodland known as "The Gearagh" in the west and the village of Inishcarra in the east. Topographically the landscape includes interweaving hills and valleys which conduct the River Lee.

15.2.14. This landscape is considered to be of national importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

15.3 PROBLEMS AND OPPORTUNITIES

15.3.1. It is important for social and economic reasons that Kilmurry achieves some additional development to help retain its existing level of community facilities and where possible, secures additional community facilities.

15.3.2. It is important that any future development in the village, maintains the integrity of the settlement and that additional services are established and existing services and facilities retained.

15.3.3. The lack of waste water treatment facilities or any proposals to install these together with the elevated location of the village, limits the development potential of the settlement. However, Cork County Council’s “Assessment of Water Service Needs 2009” indicated that it the intention to carry out a sewerage schemes upgrade study for settlements which have discharges of less than 500pe. A new treatment plant would provide additional capacity and eliminate existing septic tanks.

15.3.4. Further improvements to the village centre, an enhanced streetscape and provision for improved street lighting and public footpaths would also be desirable. Development proposals should reflect the national importance of the landscape character area in which Kilmurry is located.

15.4 PLANNING PROPOSALS

Overall Scale of Development

15.4.1. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure it is considered that dwelling growth in Kilmurry will be relatively modest with potential for approximately 5 dwellings up to 2020 but up to 15 if public waste water treatment facilities can be provided. Incremental one off housing growth and low density development is likely to be the extent of future development within the village boundary over the next ten years due to the lack of a public sewer.

15.4.2. The overall strategy for Kilmurry aims to promote the village as an important service centre in the Macroom Electoral Area. This can be achieved by maintaining existing community facilities and providing additional facilities within the village.

15.4.3. It is also particularly important that any new development in the settlement maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on hillside sites is of an appropriate design, provides for additional landscaping and will not visually dominate the wider landscape. Landscaping buffers will be required to screen any developments on the hillside.

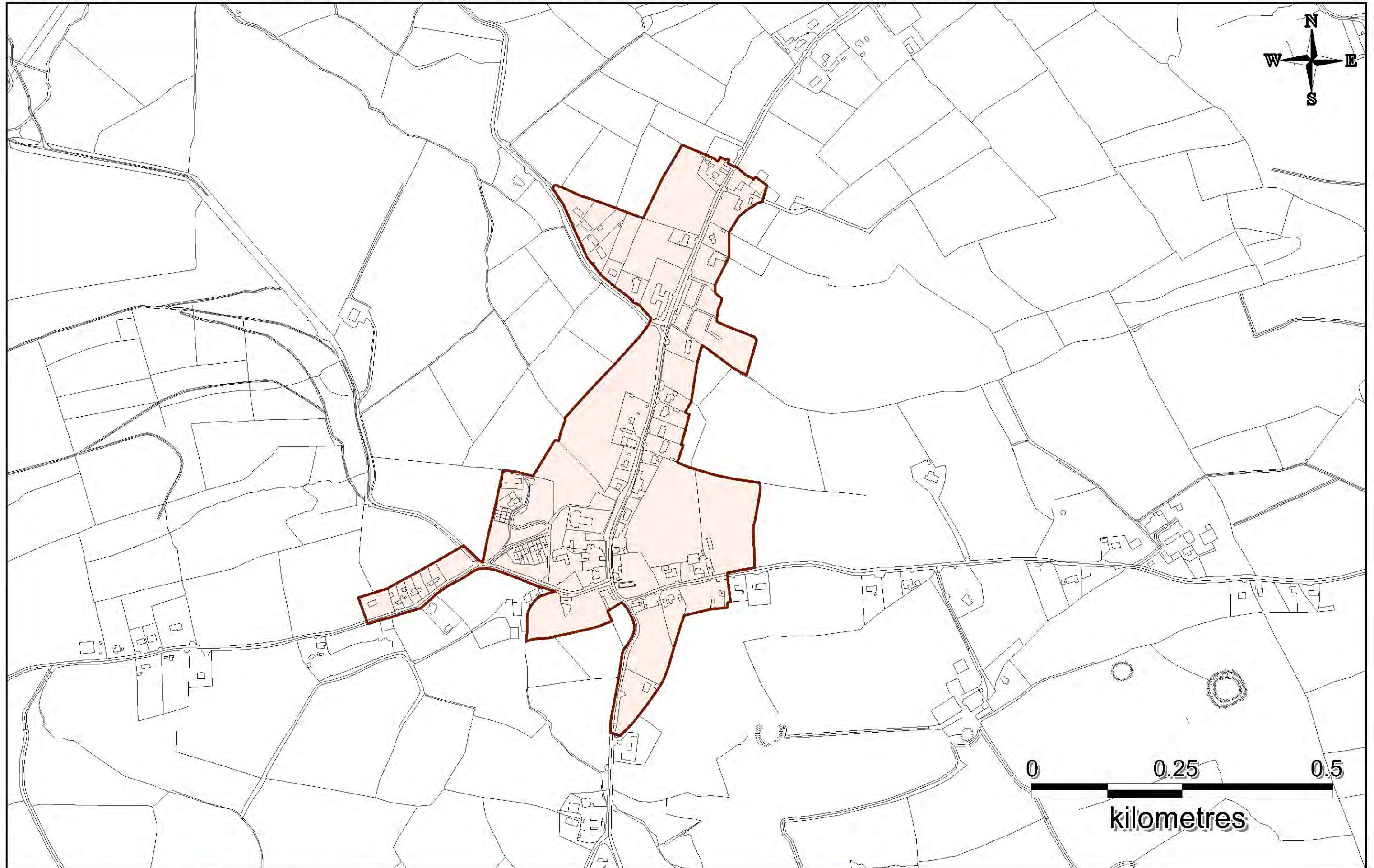
15.5 OBJECTIVES: KILMURRY

Development Boundary

15.5.1. The general development boundary objectives for Kilmurry are set out in the following table:

Objective No.	Development Boundary Objectives
DB-1	<ul style="list-style-type: none"> (a) Within the development boundary of Kilmurry it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020 provided a public waste water treatment plant can be provided. (b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. (c) The number of houses in any particular group should have regard to the rural character of the existing village and will not normally exceed the provision of 5 units. (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. (e) In the absence of a public wastewater treatment plant being provided in the village development shall be restricted to 5 individual dwellings, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA

	<p>code of practice and will have regard to any cumulative impacts on water quality.</p> <ul style="list-style-type: none"> (f) All development should be connected to the public water supply and make adequate provisions for storm water storage and disposal. (g) Any development not connected to a public waste water treatment facility must include provision to facilitate connection at a future date. (h) New development on hillside sites shall be of an appropriate design, provide for additional landscaping and will not visually dominate the wider landscape. (i) The scale and form of development will be dependant on infrastructural improvements
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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 | |

16 Kilnamartyra

16.1 VISION AND CONTEXT

The vision for Kilnamartyra up to 2020 is to maintain the viability of local services by promoting small scale sympathetic development in tandem with the provision of services.

Strategic Context

16.1.1. Kilnamartyra (Cill na Matra) is one of twelve villages in the Macroom Electoral Area and is located in the West Strategic Planning Area. Kilnamartyra is situated approximately 10 kilometres west of Macroom in the Muskerry Gaeltacht. It is an objective in the 2009 Cork County Development Plan, to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.

16.1.2. The role of villages is to encourage and facilitate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

16.1.3. The western part of Kilnamartyra is located within a CLÁR area. CLÁR is a national programme that provides funding and co-funding to Government Departments, State Agencies and Local Authorities to accelerate investment in selected priority developments within rural areas that demonstrate substantial long-term population decline.

Local Context

16.1.4. Recent development in the village has been relatively modest with just some small scale infill development taking place. Any residential development that has taken place is located mainly to the east of the village.

16.2 PLANNING CONSIDERATIONS

Population and Housing

16.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 14 which is a modest increase

when compared to other villages in the electoral area however given the size of the settlement this level of growth is good. The growth figures are outlined in the following table;

Year	2001	2005	2010	Growth 2001-10
Number of Dwellings	31	32	45	14

Source: GeoDirectory

16.2.2. Just over 4ha of land was zoned for residential development in the village in the 2005 Local Area Plan, however, the majority of this land remains undeveloped. A number of small scale infill developments have taken place. There are no outstanding planning permissions in the village.

Infrastructure and Community Facilities

16.2.3. Kilnamartyra functions as a local service centre and has a number of important community facilities including a primary school, convenience store, a post office, a community hall, bring site, sheltered housing/ day care centre, public houses, church and cemetery and GAA grounds. The GAA pitch has floodlights, a stand, ample car parking and dressing rooms; located in the centre of the village.

16.2.4. The existing waste water treatment plant has some spare capacity. Road surfaces and public lighting have been upgraded in the village.

16.2.5. The current water supply is inadequate and a new supply is required. Pressure is an issue in some parts of the village.

Environment and Heritage

16.2.6. The following table summarises information on water quality issues. The water quality in the Sullane Beg River is of good status and is 'not at risk'. The Sullane River is a tributary of the River Lee and comes under the Upper Lee Water Management Unit Action Plan.

Water Management Unit	Upper Lee
Waterbody Code	IE_SW_19_915
Protected Area	Yes
River Status (July 09)	Good

Risk Assessment (River body)	Not at risk
Objective	Protect
Q value	Good

16.2.7. Scenic Route S26 runs to the north west of the village. This route joins up with the S23 scenic route which runs through Ballymakeery/Ballyvourney.

16.2.8. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Kilnamartyra lies within the Valleyed Marginal Middleground landscape type. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys.

16.2.9. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Employment

16.2.10. There are 2 timber industries located within the village boundary. A number of manufacturing industries exist in the village and these provide valuable employment to the area.

16.2.11. There is a toy soldier factory in the centre of the village which includes a visitor's centre. The Prince August factory is Ireland's only toy soldier factory. PAH Ltd is now trading as Etek Components and RETEK Recycling is located in the same building as the Toy soldier factory.

16.3 PROBLEMS AND OPPORTUNITIES

16.3.1. Growth in Kilnamartyra has been relatively good in recent years given the size of the settlement, location and complex topography. There are employment opportunities available in the village and this together with its location within the Gaeltacht area makes the village suitable for development. The existing waste water treatment plant in the village has a design for 600 PE therefore there is spare capacity to accommodate modest levels of future growth for several years.

16.3.2. The lack of retail services is obvious in the settlement with one small convenience shop with a post office

16.3.3. Údarás na Gaeltachta, which promotes employment opportunities within Gaeltacht areas, has a number of industrial premises on the outskirts of the village. Cork County Council will continue to support Údarás na Gaeltachta, in developing industry in appropriate locations in the village.

16.4 PLANNING PROPOSALS

16.4.1. The overall strategy for Kilnamartyra aims to promote its potential as an important service centre and employment provider in the Muskerry Gaeltacht and to encourage additional residential development and community facilities.

16.4.2. Over the lifetime of this plan it is envisaged that this village will grow at a slow rate with development focused mainly on lands close to the village centre. The scale of development will be very much dependant on improvements to the villages water supply. The potential for development on the eastern approach to the village from Macroom is restricted due to the elevated and exposed nature of these lands and to protect views across the Sullane river valley.

16.4.3. The plan envisages development in the range of up to 20 additional units over the plan period taking the housing stock to approximately 70 units by 2020. Given the scale and pattern of development of the village it is considered that individual housing development should not contain more than 5 dwellings.

16.4.4. Outside the development boundary the land forms part of the open countryside where the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built up areas and the open countryside.

16.5 OBJECTIVES: KILNAMARTYRA

Development Boundary

16.5.1. The general development boundary objectives for Kilnamartyra are set out in the following table:

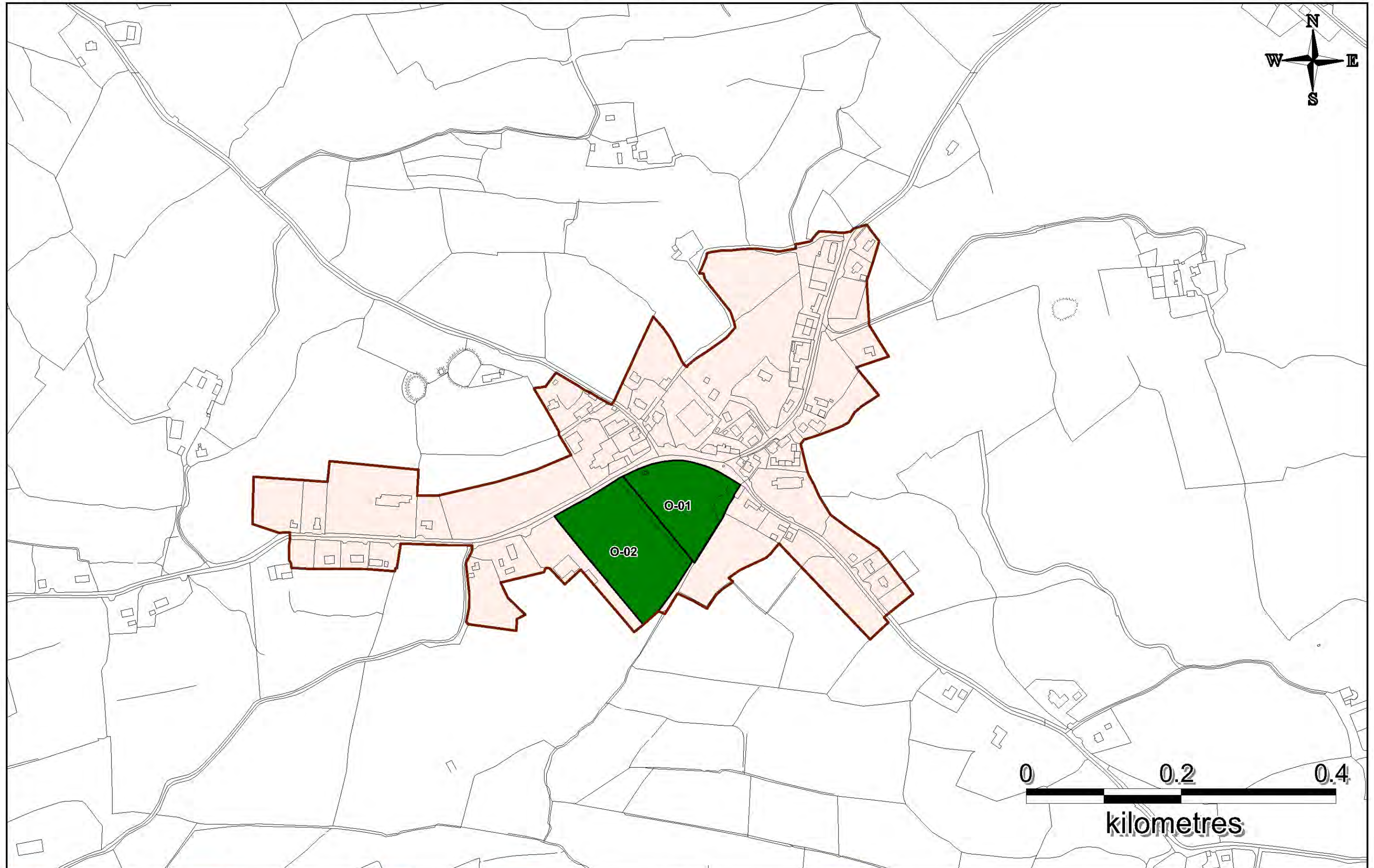
Objective No.	Development Boundary Objectives
DB-1	(a) It is an objective to achieve an appropriate scale of residential growth in the village over the lifetime of the plan with a maximum of 20 additional dwelling units to be developed within the development boundary up to 2020.

(b)	In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.
(c)	The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 5 units.
(d)	All development should normally be connected to the public water supply, the public waste water treatment facility and make adequate provisions for storm water storage and disposal.
(e)	Development along the Main Street and within the core of the village must be designed to a high standard to reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.
(f)	Residential development in other areas will provide for small groups of houses, detached housing, serviced sites and or self build options.
(g)	Retail development (i.e. a local shop) should be accommodated within the core of the village and should make adequate provision for parking on site.
(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.
(i)	Other business / industrial development of an appropriate scale can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.

Open Space

16.5.2. The specific objectives for open space in Kilnamartyra are set out in the following table;

Objective No.	Open Space Objectives	Approx Area (Ha)
O-01	Village Park / recreation uses.	1.1
O-02	Maintain existing pitches	1.67



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

17 Newcestown

17.1 VISION AND CONTEXT

The vision for Newcestown up to 2020 is to encourage the consolidation of the village core and to encourage small scale residential development within the village supported by improvements to community facilities and the provision of services.

Strategic Context

17.1.1. Newcestown is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. The village is located at the western end of the Cork Area Strategic Plan study area and is also within the study area of the North and West Cork Strategic Plan.

17.1.2. It is an objective of the Plan to recognise the essential role of rural villages and to encourage and facilitate appropriate population growth, and support the retention and improvement of key facilities within the village. The 2009 County Development Plan states that it is an objective that Local Area Plans make provision within development boundaries for new development at a scale, layout and design which reflects the character of each village.

Local Context

17.1.3. Newcestown is a small compact village which is located approximately 10 kilometres to the northwest of Bandon. The village is located on a hillside and is very elevated. In recent years, the village has experienced limited growth, confined to a number of individual dwellings within the village and a number of individual dwellings on the approach roads to the village.

17.2 PLANNING CONSIDERATIONS

Population and Housing

17.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 6 which is relatively slow growth compared to other villages in the Electoral Area. These figures are based on Geo Directory figures which are outlined in the following table;

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	16	17	22	6

Source: GeoDirectory

17.2.2. Approximately 6ha of land was zoned for residential development in the village in the 2005 Local Area Plan, however, the majority of this land remains undeveloped with outstanding planning permission for 36 dwellings which if developed would substantially increase the housing stock in the village.

17.2.3. There have been no estate type developments in the village in recent years, apart from a number of individual dwellings.

Infrastructure and Community Facilities

17.2.4. Newcestown has a water supply from a bored well source, however, there is no reservoir serving the village. There are proposals for a reservoir to be built. The water distribution network is inadequate at present.

17.2.5. There is no public waste water treatment facility serving the village and there are no proposals to provide this in the immediate future. At present all dwellings are served by septic tanks or individual treatment plants. Further development in the village is limited by the inadequate water supply network and the lack of a public waste water treatment facility.

17.2.6. Improvement works have been carried out in the centre of the village providing car parking and an enhanced village core.

17.2.7. Newcestown has a number of important services including a shop, post office, primary school, church, public house, a bring site, pitch and putt club, tennis court, GAA grounds and a community centre.

17.2.8. In 2008 permission was granted for the construction of an extension to the school and installation of a treatment plant and associated site works. In 2008 permission was also granted to Newcestown hurling and football club for a new playing pitch and flood lighting to the north of O-01 outside the development boundary.

Environment and Heritage

17.2.9. The following table summarises the water quality in the Ballymahan River. This River comes under the Bandon Stick Management Unit Action Plan.

Water Management Unit	Bandon Stick
Waterbody Code	IE_SW_20_1498
Protected Area	N/A
River Status (July 09)	Good
Risk Assessment (River body)	Not at Risk
Objective	Protect
Q value	Good

17.2.10. The water quality in the Ballymahan River is of good status and not at risk.

17.2.11. Newcestown Catholic Church within the village is entered in the Record of Protected Structures. To the south of the village St. Patrick's Church of Ireland in Farranthomas is also entered in the initial Record of Protected Structures.

17.2.12. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Newcestown lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

17.2.13. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

17.3 PROBLEMS AND OPPORTUNITIES

17.3.1. Newcestown's rural setting and range of community facilities makes it an attractive location for development however improvements to the water supply network are required to facilitate the villages' expansion.

17.3.2. Additional development in the village should maintain the integrity of the surrounding landscape, the attractiveness of the area and the rural character of the village.

17.3.3. It is important that the hillside setting of the village is adequately protected and that the scale, design and form of any new developments are appropriate to the elevated location of the settlement.

17.4 PLANNING PROPOSALS

17.4.1. The scale and form of future development will be very much dependant on improvements to the village’s infrastructure. Approximately 36 dwellings have been permitted on two separate sites in recent years. These proposals included the provision of private waste water treatment plants, one of which would serve village. However, in the event that, due to the economic downturn this proposal for a waste water treatment plant is abandoned then alternative proposals capable of being taken in charge by the County Council will need to be realised during the lifetime of this plan if the aim of this plan are to be achieved.

17.4.2. Although it may be possible for small scale growth to continue on the basis of individual waste water treatment facilities, ultimately, the cumulative impact of these will result in unsatisfactory environmental conditions and may place some water supplies at risk. The long term solution is to provide waste water treatment facilities.

17.4.3. Notwithstanding the fact that permissions have been granted for 36 dwellings in the village it is now considered appropriate that the village should accommodate no more than 15 new units up to 2020 provided the adequate infrastructure is in place. However only 5 of these will be allowed on individual treatment units while the remainder will only be considered if waste water treatment plant is in place.

17.5 OBJECTIVES: NEWCESTOWN

Development Boundary

17.5.1. The general development boundary objectives for Newcestown are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB-1	(a) Within the development boundary of Newcestown it is an objective to achieve an appropriate scale of residential growth in the village over the lifetime of the plan with a

	<p>maximum of 15 additional dwelling units to be permitted up to 2020 provided the necessary infrastructure is in place.</p> <p>(b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(c) In the absence of a public wastewater treatment plant being provided in the village development shall be restricted to 5 individual dwellings subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment units and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 2/3 units.</p> <p>(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.</p> <p>(f) All development should be connected to the public water supply.</p> <p>(g) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p>
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Open Space

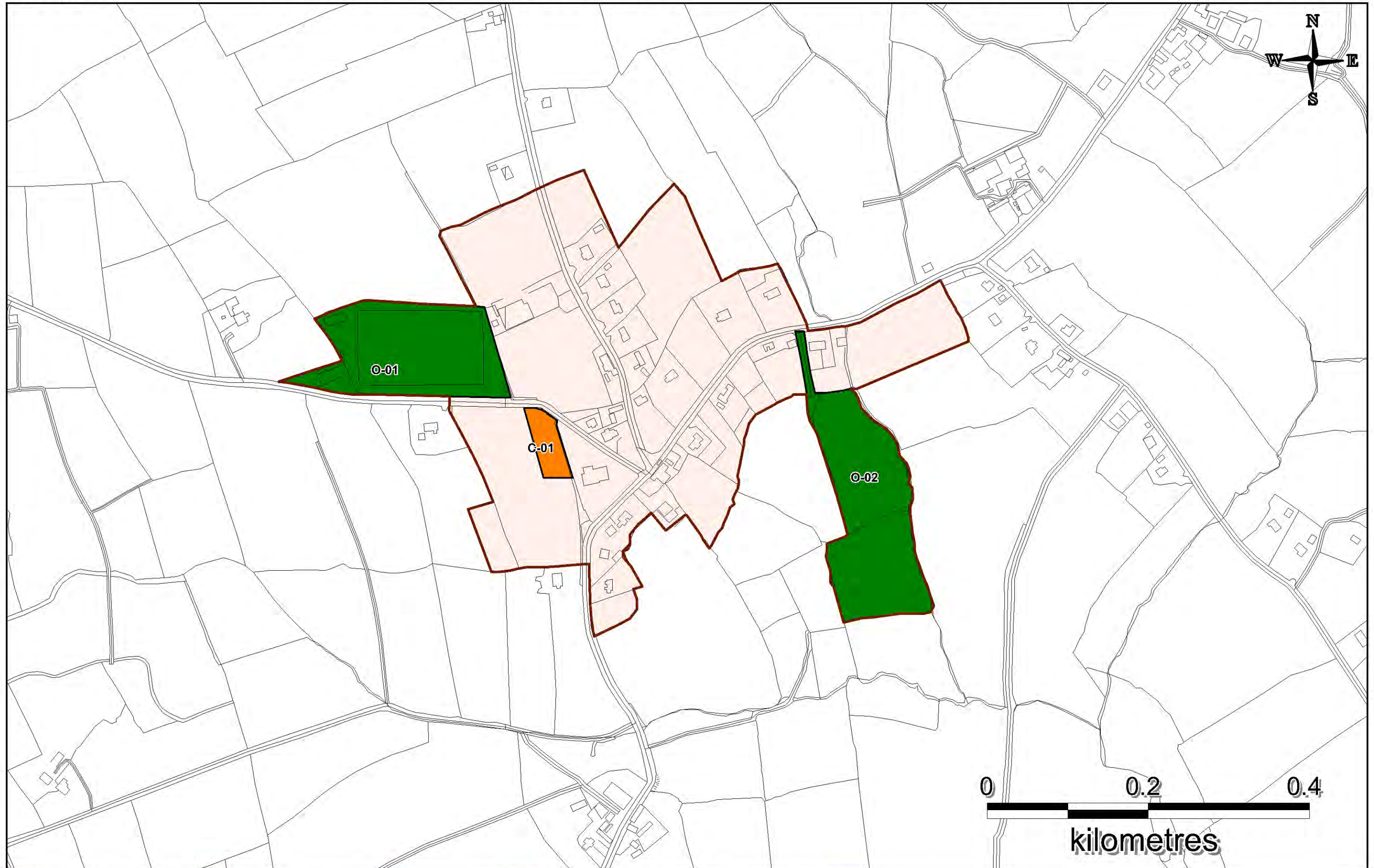
17.5.2. The general open space objectives for Ballinacurra/Brinny are set out in the following table:

Objective No.	<u>Open Space Objectives</u>	Approx Area (Ha)
O-01	Maintain existing playing pitches	2.4
O-02	Maintain existing pitch and putt club	2.7

Community, Utilities and Infrastructure

17.5.3. The general community objectives for Ballinacurra/Brinny are set out in the following table:

Objective No.	<u>Community Objectives</u>	Approx Area (Ha)
C-01	Extension to cemetery	0.3



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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 Rylane / Seiscne

18.1 VISION AND CONTEXT

The vision for Rylane/Seiscne up to 2020 is to realise its potential as the primary focus for the development of the surrounding rural areas, to retain and improve local services and facilities.

Role in Settlement Strategy

Strategic Context

18.1.1. Rylane/Seiscne is one of 12 villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. Rylane / Seiscne consists of two crossroads settlements in close proximity to each other. Rylane / Seiscne is located approximately 25 km west of Cork City.

Local Context

18.1.2. The village is located in an area which has a very rural character. Agriculture uses dominate and therefore the village has an important service function.

18.2 PLANNING CONSIDERATIONS

Population and Housing

18.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 24 which is considered to be relatively modest growth considering that 14ha of land was zoned for residential development in the 2005 Local Area Plan. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	45	53	69	24

Source: GeoDirectory

18.2.2. The majority of the land which was zoned for residential development in 2005 remains undeveloped and many have outstanding planning permissions which if developed would increase the housing stock in the village by more than 150%.

Infrastructure and Community Facilities

18.2.3. Road access to the settlement is generally poor and internal roads need improvement particularly for pedestrians and cyclists. The village has a limited amount of footpaths and public lighting.

18.2.4. The village is served by a public water supply.

18.2.5. There is a public foul sewer in the village however pumping is required from some sites in the village. The waste water treatment plant has a PE design of 450. This should cater for any proposed development in the area.

18.2.6. Rylane / Seiscne together have a number of important services and community facilities including a national school, health centre, community hall, church, shop, public houses and a bring site.

18.2.7. There are regular bus services between Cork and Rylane and Macroom and Rylane.

Environment and Heritage

18.2.8. The following table summarises the water quality in the Delehinagh River. This River comes under the Lower Lee Management Unit Action Plan.

Delehinagh River	
Water Management Unit	Lower Lee
Waterbody Code	IE_SW_19_1651
Protected Area	N/A
River Status (July 09)	High
Risk Assessment (River body)	Probably at Risk
Objective	Protect
Q value	N/A

18.2.9. The Delehinagh River is of high status, however, it is considered to be at risk mainly from agriculture and therefore the objective is to protect it.

18.2.10. The S20 from Musherah to Rylane Cross is a designated scenic route and Mountrivers Country House (00828) to the south east of the village is entered in the Record of Protected Structures.

18.2.11. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Rylane/Seiscne lies within the Fissured Fertile Middleground landscape type. It is an elevated landscape, which is sequentially fissured by rivers and their valleys.

18.2.12. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be medium. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is considered to be high.

18.3 PROBLEMS AND OPPORTUNITIES

18.3.1. It is important that the village achieves some additional development to support its rural hinterland, retains its existing level of community facilities and where possible, secures additional community facilities.

18.3.2. Any future development in the village should maintain the integrity of the settlement and existing services and facilities should be retained. Additional services should be provided where possible.

18.3.3. The existing road network in the village is substandard, particularly the road leading directly north of Seiscne, connecting to the upper road. Any proposals for residential development along this road should make provision for the setting back of the road side boundary.

18.3.4. There is an opportunity to improve the village centre areas by renovating older or derelict buildings and developing infill sites where appropriate.

18.4 PLANNING PROPOSALS

18.4.1. Notwithstanding the fact that permissions have been granted for 131 dwellings and serviced sites, it is no longer considered appropriate that the village should grow to such a scale. It is considered that the village could accommodate up to 40 new dwellings up to 2020 provided the existing infrastructure is at an appropriate standard to cater for this level of growth.

18.4.2. Given the scale and development pattern of the village, it is considered that individual housing development should not contain more than 10 dwellings.

18.4.3. Areas zoned for open space and sports and recreation uses in 2005 have been retained. There may also be opportunities to enhance the village core areas of Rylane and Seiscne, through the re-use and redevelopment of existing structures.

18.5 OBJECTIVES: RYLANE / SEISCNE

Development Boundary

18.5.1. The general development boundary objectives for Rylane/Seiscne are set out in the following table:

Objective No.	Development Boundary Objectives
DB-1	<p>(a) Within the development boundary of Rylane/Seiscne it is an objective to achieve an appropriate scale of residential growth in the village over the lifetime of the plan with a maximum of 40 additional dwelling units to be permitted up to 2020 provided the necessary infrastructure is in place.</p> <p>(b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(c) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of up to 10 units.</p> <p>(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.</p> <p>(e) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(f) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Where appropriate development should be in the</p>

<p>form of terraced development / courtyard schemes.</p> <p>(g) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(h) Retail development (i.e. a local shop) should be accommodated within the core of the village and should make adequate provision for off street parking.</p>

Community, Utilities and Infrastructure

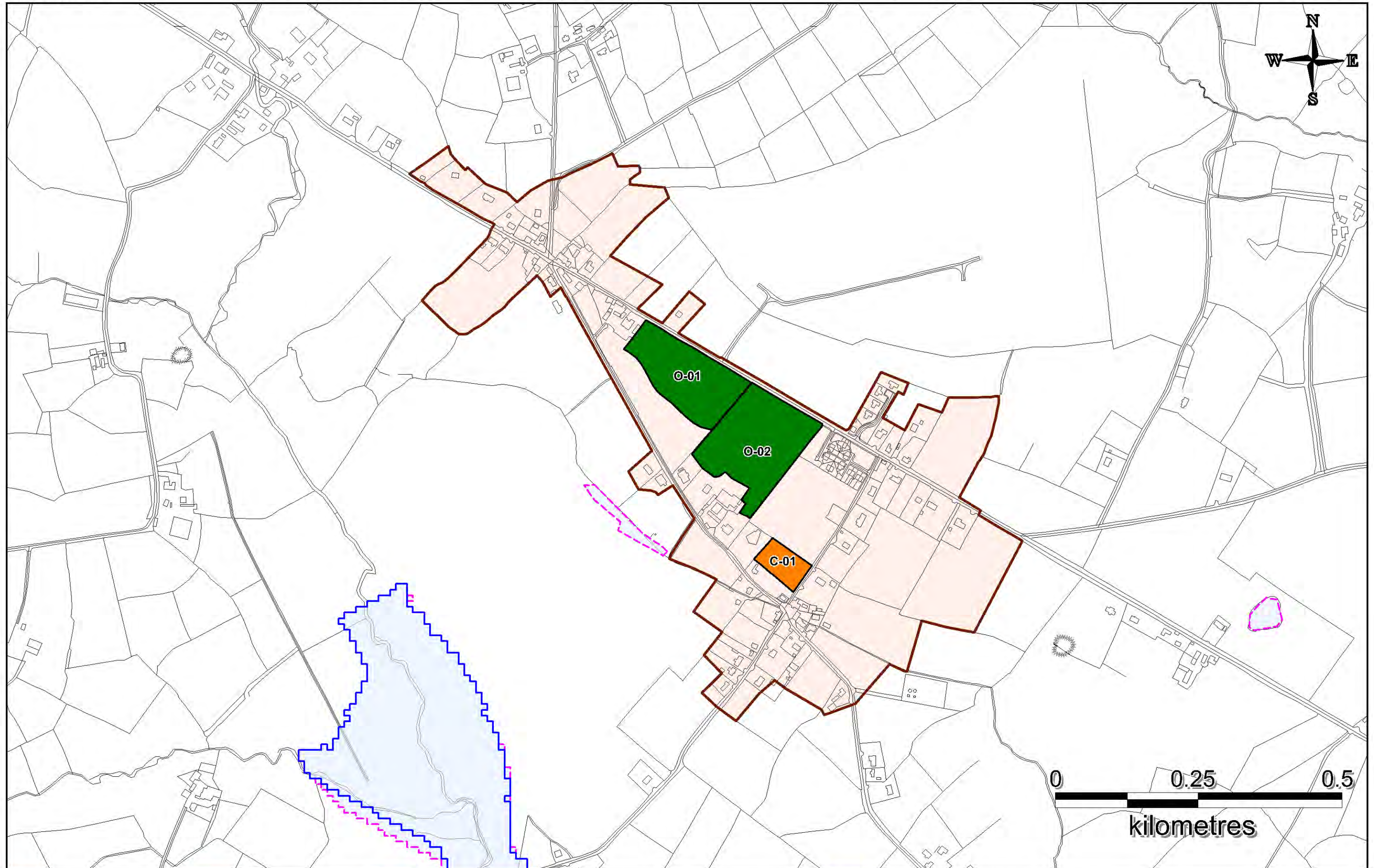
18.5.2. The community use objective for Rylane/ Seiscne is set out in the following table:

Objective No.	Community Use Objective	Approx Area (Ha)
C-01	Provision of site for a new cemetery and ancillary car parking.	0.4

Open Space

18.5.3. The specific open space objectives for Rylane / Seiscne are set out in the following table:

Objective No.	Open Space Objective	Approx Area (Ha)
O-01	Passive Open Space. This hillside makes a significant contribution to the setting of Rylane. The existing land uses should remain largely unchanged and there is a presumption against development on these lands.	2.0
O-02	Open space and recreation area, with potential to accommodate open space uses.	2.6



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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

Ballinacurra/Brinny

Ballinagree

Bealnamorive

Canovee

Carrigadrohid/Killinardrish

Carriganimmy

Coolea

Farnanes

Farnivane

Kilbarry

Knockavilla/Old Chapel Cross

Lissarda

Murragh

Reananerree

Rusheen

Tooms

Toon Bridge

Upton

19 Ballinacurra / Brinny

19.1 VISION AND CONTEXT

The vision for Ballinacurra/Brinny is to retain and improve local services and community facilities, to protect the built heritage in the village, to maintain existing industries in the area and to promote appropriate development in tandem with the provision of the necessary infrastructure.

Strategic Context

19.1.1. Ballinacurra / Brinny is designated as one of 18 village nuclei in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

19.1.2. The settlements of Ballinacurra and Brinny are located approximately 4.5 kilometres to the south-west of Crossbarry and 4 kilometres to the northwest of Inishannon. Ballinacurra includes the area in the vicinity of Ballinacurra Bridge and Brinny includes the lands in the vicinity of Brinny Cross Roads.

19.1.3. The village 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.

19.2 PLANNING CONSIDERATIONS

Population and Housing

19.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 4 which is considered to be relatively modest growth. Much of the land within the development boundary of the village remains undeveloped. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	3	6	7	4

Infrastructure and Community Facilities

19.2.2. The busy Regional Road, the R589 runs east-west through Brinny Cross Roads. However, road alignment within the settlement is relatively poor.

19.2.3. There are no public sewerage facilities in Ballinacurra / Brinny. There are no public lighting facilities or footpaths. The settlement is served by a Group Water Supply Scheme.

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

19.2.5. Current facilities within Ballinacurra / Brinny include a pub and a pitch and putt course. There is a church located to the south of the village in the vicinity of Brinny Cross Roads and Valley Rovers GAA Club, which comprises of two GAA pitches and associated facilities, is located outside the development boundary to the south.

19.2.6. A daily public bus service serves Brinny Cross Roads.

Environment and Heritage

19.2.7. There are a number of structures in Ballinacurra / Brinny or in the vicinity of Ballinacurra / Brinny that are entered in the initial Record of Protected Structures. These include Dardan Bridge (00613), The Old Rectory (00614), Brinny Corn Mill (00615), Church of Ireland (in ruins) (00616) and the Former Church of Ireland School at Brinny (00618).

19.2.8. It should be noted that the biological quality of this section of the River Brinny is currently an issue in the receiving waters of this settlement.

Landscape Character

1.4.29. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Ballinacurra/Brinny lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

1.4.30. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

Employment

19.2.9. The Schering Plough pharmaceutical complex provides extensive employment uses and is located to the south of the settlement, outside the development boundary. To the western end of the settlement there is a sand and gravel quarry, which also incorporates a tarmac company.

19.3 PROBLEMS AND OPPORTUNITIES

19.3.1. Ballinacurra / Brinny's has a rural setting and a limited development boundary and therefore will only be suitable for some small-scale expansion. During the life of this plan, development will focus mainly on consolidating the settlement of Ballinacurra / Brinny.

19.3.2. The poor road alignment in Ballinacurra / Brinny and its approach roads, the existing stream and topography of the settlement together with the limited range of public and community facilities available, limit the development potential of the settlement.

19.3.3. Development is avoided in close proximity to the pharmaceutical plant and the existing sand and gravel quarry. There may be opportunities within the settlement to redevelop the old corn mill building, listed in the initial Record of Protected Structures, which adjoins the public road, as residential use or as a mixed-use development.

19.3.4. There are a number of individual dwellings on the approach roads to Ballinacurra / Brinny, particularly fronting directly onto the R589. Further extensions to the existing ribbons of development on the approach roads to the settlement should be discouraged.

19.4 PLANNING PROPOSALS

19.4.1. Brinny/Ballinacurra’s location in the Rural Housing Control Zone makes it unsuitable for any large scale development. Taking into consideration population growth projections up to 2020, DoEHLG guidelines on Sustainable Residential Development in Urban Areas, growth in the number of dwellings over the last ten years and the existing grain of the village, it is considered that dwelling growth in Brinny/Ballinacurra will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

19.4.2. Given the lack of a public sewerage treatment facility, future development will need to provide its own individual on-site wastewater treatment units subject to normal proper planning considerations.

19.5 OBJECTIVES: BALLINACURRA/BRINNY

Development Boundary

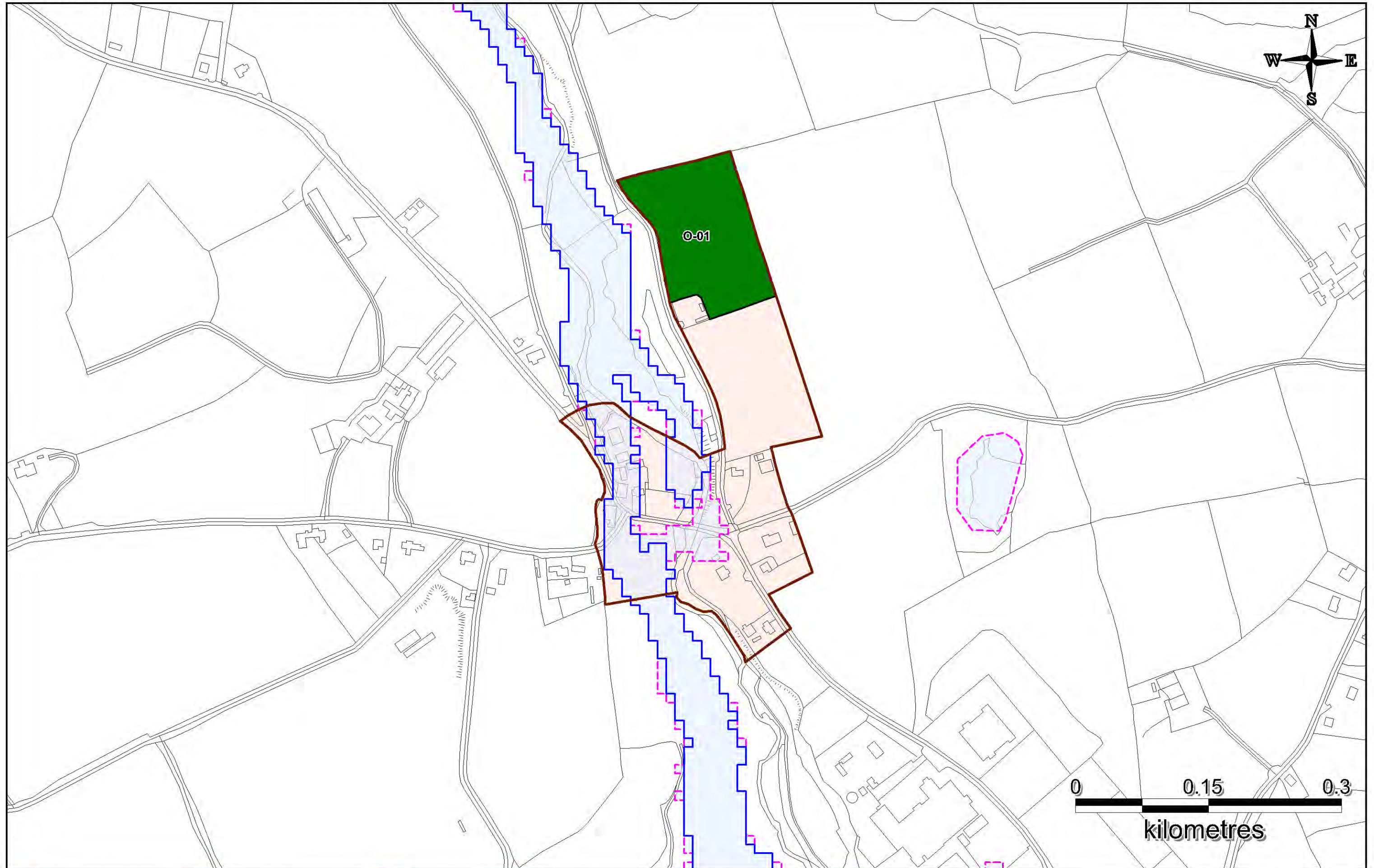
19.5.1. The general development boundary objectives for Ballinacurra/Brinny are set out in the following table:

<i>Objective No.</i>	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Ballinacurra/Brinny it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 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>d) 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. Dwellings must connect to the group water supply scheme.</p> <p>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.</p>

Open Space

19.5.2. The open space objective for Ballinacurra/Brinny is set out in the following table:

<i>Objective No.</i>	<u>Special Policy Area Objective</u>	<i>Approx Area (Ha)</i>
0-01	Retention of amenity use.	1.92



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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 Ballinagree

20.1 VISION AND CONTEXT

The vision for Ballinagree is to retain and improve local services and community facilities and to promote appropriate development in tandem with the provision of the necessary infrastructure.

Strategic Context

20.1.1. Ballinagree is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

20.1.2. Ballinagree is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

Local Context

20.1.3. Ballinagree is located at the foot of the Boggeragh Mountains in a scenic setting just north of the River Laney, approximately 8 km north east of Macroom. Ballinagree has experienced some level of growth in recent years.

20.2 PLANNING CONSIDERATIONS

Population and Housing

20.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 16 which is considered to be significant growth for a settlement of this size. A total of 4ha of land was zoned for low density residential development in 2005, however only some of this has been developed. One new housing estate in the village remains entirely unoccupied while a small scale development which has been built outside the development boundary remains unfinished. The dwelling growth figures shown below are based on Geo Directory figures which are outlined in the following table.

Table 20.1 Housing Unit Growth Ballinagree				
Year	2001	2005	2010	Growth 01-10
Number of Dwellings	15	15	31	16

Infrastructure and Community Facilities

20.2.2. The village nucleus has access to a public water supply, however, should any substantial development occur within the village nucleus the supply would need to be upgraded.

20.2.3. Ballinagree currently has a septic tank serving the village. A new development which was recently built to the south of the village is served by a private waste water treatment facility and this also serves local authority housing developments in the village. County Council intend to connect the remainder of the village to the new treatment plant within the next 2 years however the network will need to be extended by Cork County Council.

20.2.4. Ballinagree is a small rural settlement with a number of important services and community facilities including a national school, church, shop and pubs. The school is within walking distance of the new housing development however there are no public footpaths within the village and only some public lighting. Road surfaces in the village are poor.

Environment and Heritage

20.2.5. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Ballinagree lies within the Valleyed Marginal Middleground landscape type. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys.

20.2.6. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

20.3 PLANNING PROPOSALS

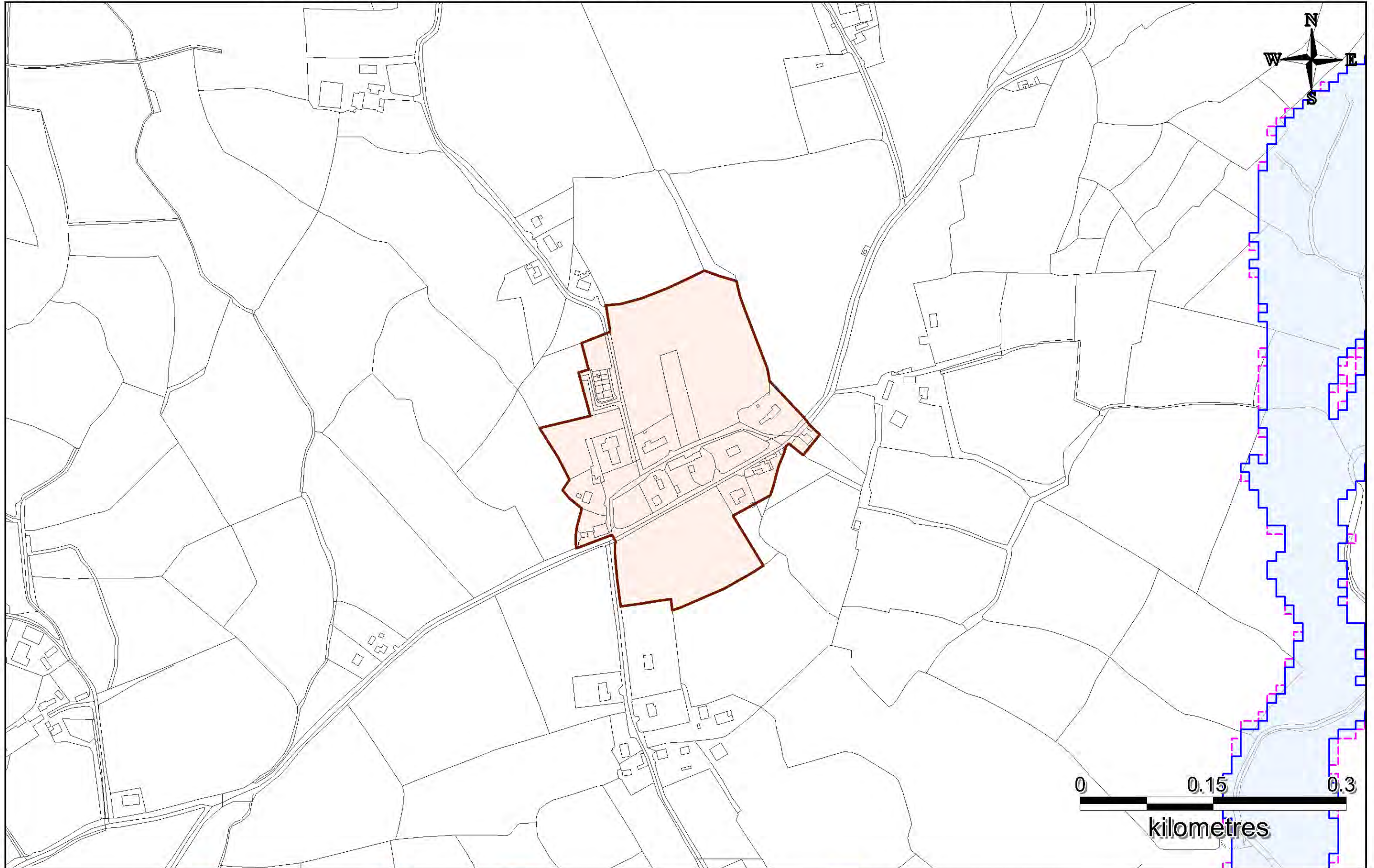
20.3.1. There may be some potential for low density residential development subject to normal proper planning considerations.

20.3.2. Ballinagree's size and location make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure, it is considered that growth in the village will be relatively modest with potential for approximately 15 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

20.4 OBJECTIVES: BALLINAGREE

20.4.1. The general development boundary objectives for Ballinagree are set out in the following table:

Objective No.	Development Boundary Objectives
DB - 01	<p>a) Within the development boundary of Ballinagree it is an objective to encourage the development of up to 15 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 5 units.</p> <p>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.</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 | |

21 Bealnamorive

21.1 VISION AND CONTEXT

The vision for Bealnamorive is to retain and improve local services and community facilities and to promote appropriate development in tandem with the provision of the necessary infrastructure.

Strategic Context

21.1.1. Bealnamorive is located approximately 8 km east of Macroom in an attractive setting along the Glashagarriff River Valley.

21.1.2. Bealnamorive is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

21.1.3. Bealnamorive is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

Local Context

21.1.4. The settlement is located immediately to the north of the Rural Housing Control Zone as established in the Cork County Development Plan 2009 (as varied), where it is an objective generally to restrict individual urban generated housing. This restriction is relaxed in principle for local rural housing needs.

21.1.5. The settlement provides some basic services to a predominantly rural hinterland. Little development has taken place in this settlement in recent years which has preserved the character of this attractive riverside location.

21.2 PLANNING CONSIDERATIONS

Population and Housing

21.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 1. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	6	7	7	1

Infrastructure and Community Facilities

21.2.2. Bealnamorive does not have access to a public water supply or a public sewer. However, the Glashagarriff River flows through the village nucleus. It should be noted that the assimilative capacity of the River Glashagarriff may be an issue for any future development.

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

21.2.4. Bealnamorive has a number of services and community facilities including a national school, church, GAA pitch, pub and shop.

Environment and Heritage

21.2.5. Lough Gal to the west of the village nucleus and part of the Glashagarriff River to the east are identified as proposed Natural Heritage Areas (pNHAs). Part of the Aghinagh Way, which consists of an archaeological drive and cycle tour through the parish of Aghinagh, passes through Bealnamorive.

21.2.6. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape

types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Bealnamorive lies within the Valleyed Marginal Middleground landscape type. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys.

21.2.7. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

21.3 PLANNING PROPOSALS

21.3.1. Bealnamorive is located in a narrow valley, with land rising to the north and south of the village nucleus limiting scope for development.

21.3.2. There may be some potential for low density residential development subject to normal proper planning considerations.

21.3.3. Bealnamorive's size and location adjacent to the Rural Housing Control Zone make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

21.3.4. In this area which is primarily agricultural, it is an objective to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

21.4 GENERAL OBJECTIVES: BEALNAMORIVE

Development Boundary

21.4.1. The general development boundary objectives for Bealnamorive are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Bealnamorive it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 2 units.</p> <p>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.</p> <p>e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

Open Space, Sports, Recreation and Amenity

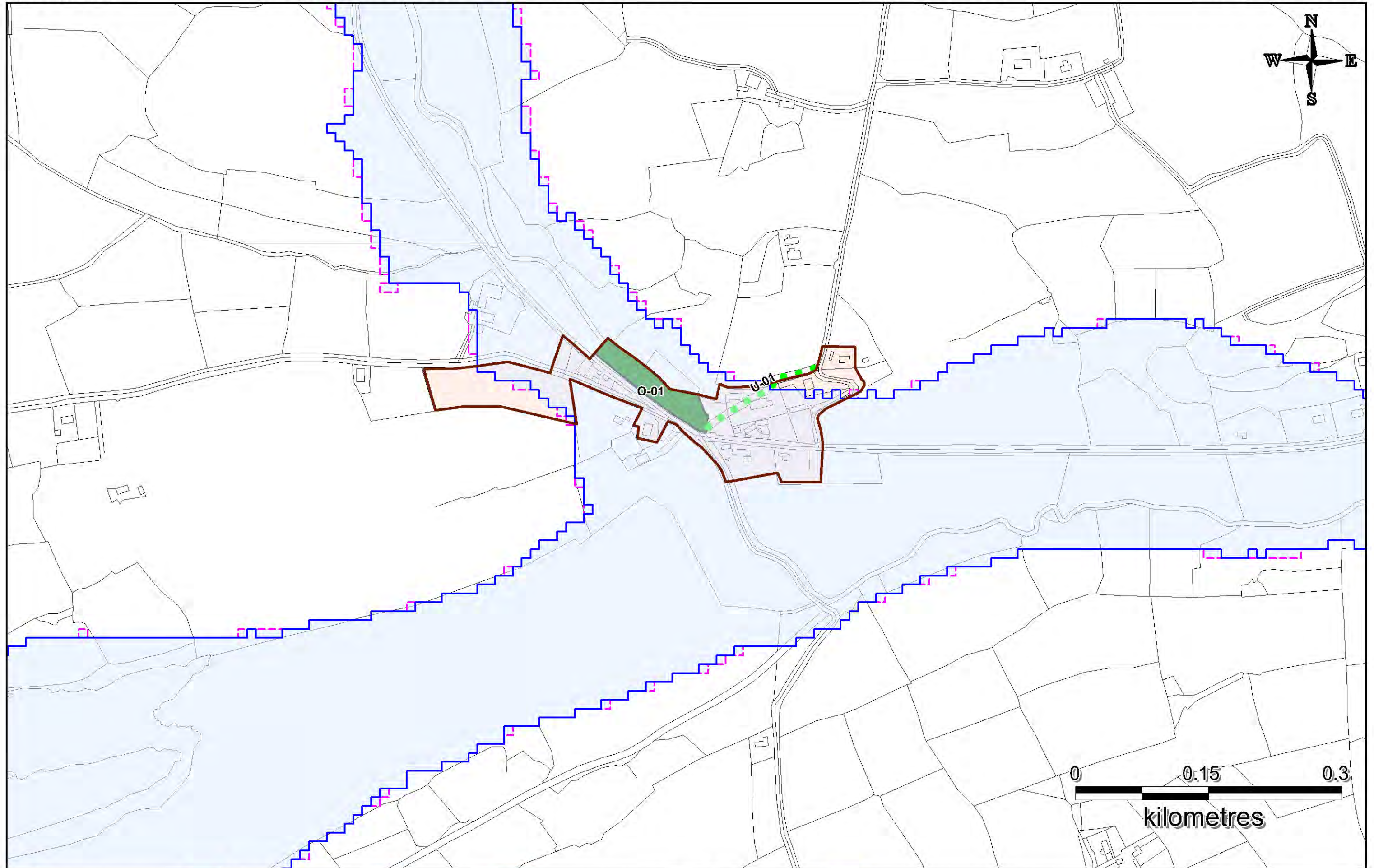
21.4.2. The specific open space, sports, recreation and amenity zoning objective for Bealnamorive is outlined in the following table:

Objective No.	<u>Open Space Objective</u>	Approx Area (Ha)
O-01	Passive or Active open space. 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.	0.4

Utilities and Infrastructure

21.4.3. The specific utilities and infrastructure zoning objective for Bealnamorive is set out in the following table:

Objective No.	<u>Utilities and Infrastructure Objective</u>
U-01	Provide pedestrian link.



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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 Canovee

22.1 VISION AND CONTEXT

The vision for Canovee is to consolidate the village nucleus as a provider of local services and facilitate and protect the landscape setting of the settlement.

Strategic Context

22.1.1. Canovee is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

22.1.2. Canovee is a small settlement situated approximately 1.5 kilometres to the south of Carrigadrohid/Killinardrish and 6.5 kilometres to the southwest of Coachford. There are attractive views of the Lee Valley area to the northwest of Canovee.

22.1.3. Local Context

22.1.4. The lands that surround Canovee are within the Rural Housing Control Zone, as established in the Cork County Development Plan 2009 (as varied), where it is an objective generally to restrict individual urban generated housing. This restriction is relaxed in principle for local rural housing needs.

22.2 PLANNING CONSIDERATIONS

Population and Housing

22.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 3 which is considered to be appropriate given the size of this settlement. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	3	7	6	3

Infrastructure and Community Facilities

22.2.2. The lack of a public sewer limits the area to small-scale development, with dwellings being served via individual septic tanks or individual treatment units.

22.2.3. There is a primary school, church and a few dwellings in Canovee.

Environment and Heritage

22.2.4. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Canovee lies within the hilly river and reservoir valley landscape type. This landscape type comprises a relatively confined swath of land stretching between unique alluvial oak woodland known as "The Gearagh" in the west and the village of Inishcarra in the east. Topographically the landscape includes interweaving hills and valleys which conduct the River Lee.

22.2.5. This landscape is considered to be of national importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

22.3 PLANNING PROPOSALS

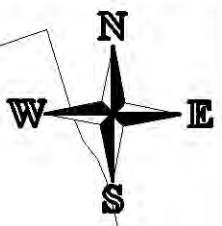
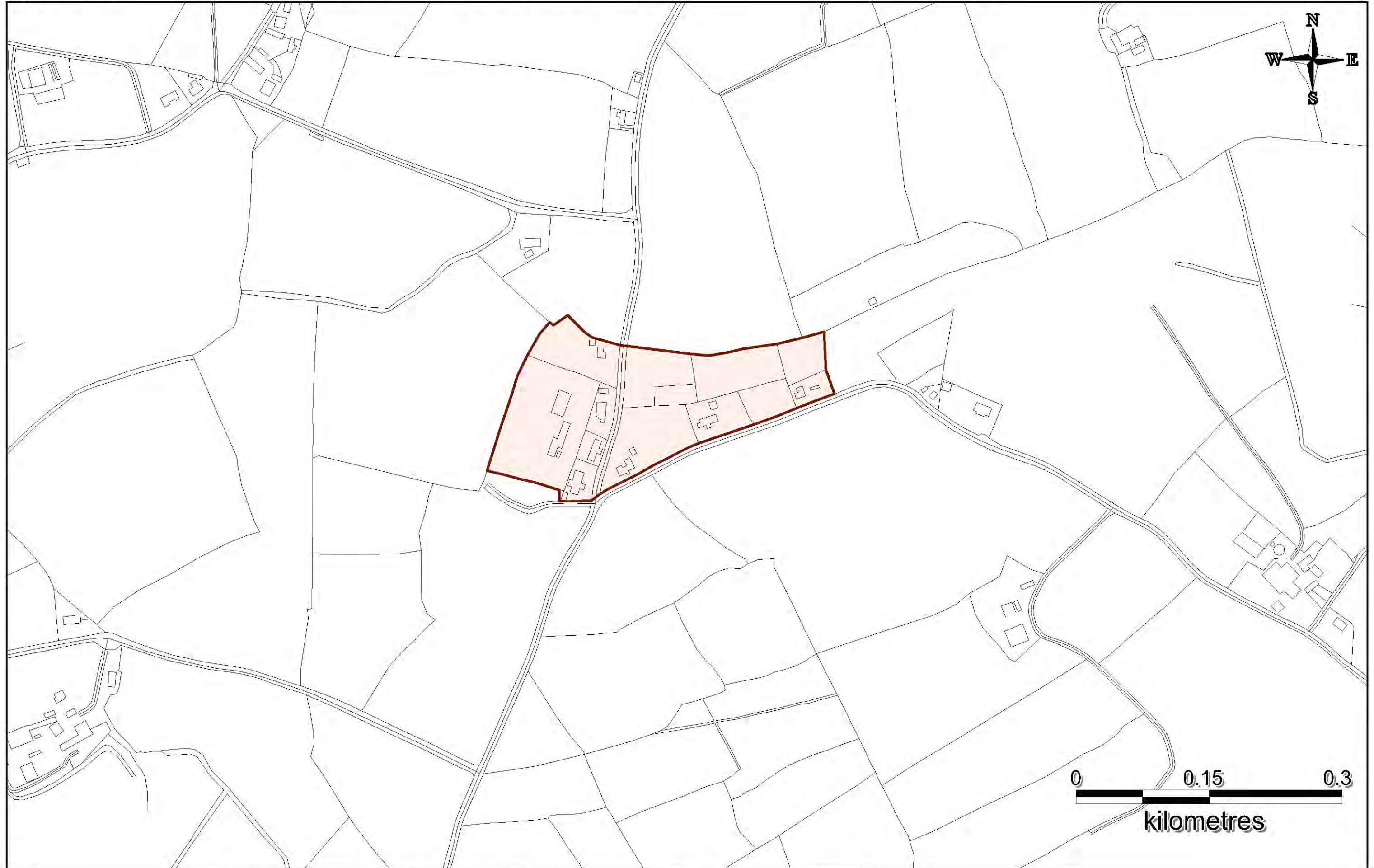
22.3.1. This settlement is small in scale and has very limited potential for expansion. There are no remaining lands available for development and it is considered that the incremental one off housing growth where possible is likely to be the extent of future development within the village boundary over the next ten years.

22.4 GENERAL ZONING OBJECTIVE: CANOVEE

Development Boundary

22.4.1. The general development boundary objectives for Canovee are set out in the following table:

Objective No.	Development Boundary Objectives
DB - 01	<p>(a) Within the development boundary of Canovee it is an objective to encourage the development of up to 3 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(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>



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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 Carrigadrohid / Killinardrish

23.1 VISION AND CONTEXT

The vision for Carrigadrohid/Killinardrish is to retain and improve local services and facilities, protect the unique character and heritage of the settlement and to promote sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

23.1.1. Carrigadrohid / Killinardrish is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area approximately 4.5 kilometres to the east of Coachford. In the 2009 County Development Plan, it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

23.1.2. The lands that surround the village are designated as Rural Housing Control Zone in the Cork County Development Plan, 2009 (as varied). In the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

23.1.3. Carrigadrohid/Killinardrish is an attractive settlement on the River Lee immediately downstream from the dam wall and ESB power station. The settlement has a unique architectural and landscape character.

23.2 PLANNING CONSIDERATIONS

Population and Housing

23.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 2 which is relatively low growth considering that 2.2 ha of land was zoned for residential development in the 2005 Local Area Plan. This land remains undeveloped. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	18	25	20	2

Infrastructure and Community Facilities

23.2.2. Carrigadrohid / Killinardrish is served via a public water supply, which is an extension of the Macroom water supply. There are no public sewerage facilities in the village.

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

23.2.4. There are limited areas of footpaths and limited public lighting in Carrigadrohid / Killinardrish.

23.2.5. Facilities in Carrigadrohid / Killinardrish include a shop incorporating a post office and petrol station, a public house and playing pitches. To the south of the settlement there is also a horticultural nursery. There is an attractive small amenity area to the northern side of the River Lee, a short distance to the north of Carrigadrohid Castle. Canovee GAA club and pitches are located to the west of the village.

Environment and Heritage

23.2.6. It should be noted that water quality in the adjoining Inniscarra Lake on the River Lee is currently an issue in the receiving waters of this settlement.

23.2.7. To the east of the settlement there is an area of scenic landscape, part of the Lee Valley area, as designated in the Cork County Development Plan, 2009 (as varied). These areas of scenic landscape together with other lands to the west of Carrigadrohid / Killinardrish are prone to flooding.

23.2.8. Carrigadrohid / Killinardrish has a number of structures entered in the Record of Protected Structures including Killinardrish House (00431), Carrigadrohid Bridge (00432), Carrigadrohid Castle (00433) and a Disused Apple Store (00437). The Protected Structures add significantly to the character and heritage of the settlement.

23.2.9. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Carrigadrohid / Killinardrish lies within the hilly river and reservoir valley landscape type. This landscape type comprises a relatively confined swath of land stretching between unique alluvial oak woodland known as "The Gearagh" in the west and the village of Inishcarra in the east. Topographically the landscape includes interweaving hills and valleys which conduct the River Lee.

23.2.10. This landscape is considered to be of national importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

23.2.11. The R618, which runs through the settlement of Carrigadrohid / Killinardrish and links Coachford to Macroom is part of a scenic route, the S37 as designated in the Cork County Development Plan 2009 (as varied).

23.3 PLANNING PROPOSALS

23.3.1. Carrigadrohid/Killinardrish topography and the lack of a public sewer make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

23.3.2. Lands that are liable to flooding within or in close proximity to the development boundary of the settlement are to be avoided.

23.3.3. It is important that any amenity areas in the village are maintained.

23.4 OBJECTIVES: CARRIGADROHID/KILLINARDRISH

Development Boundary

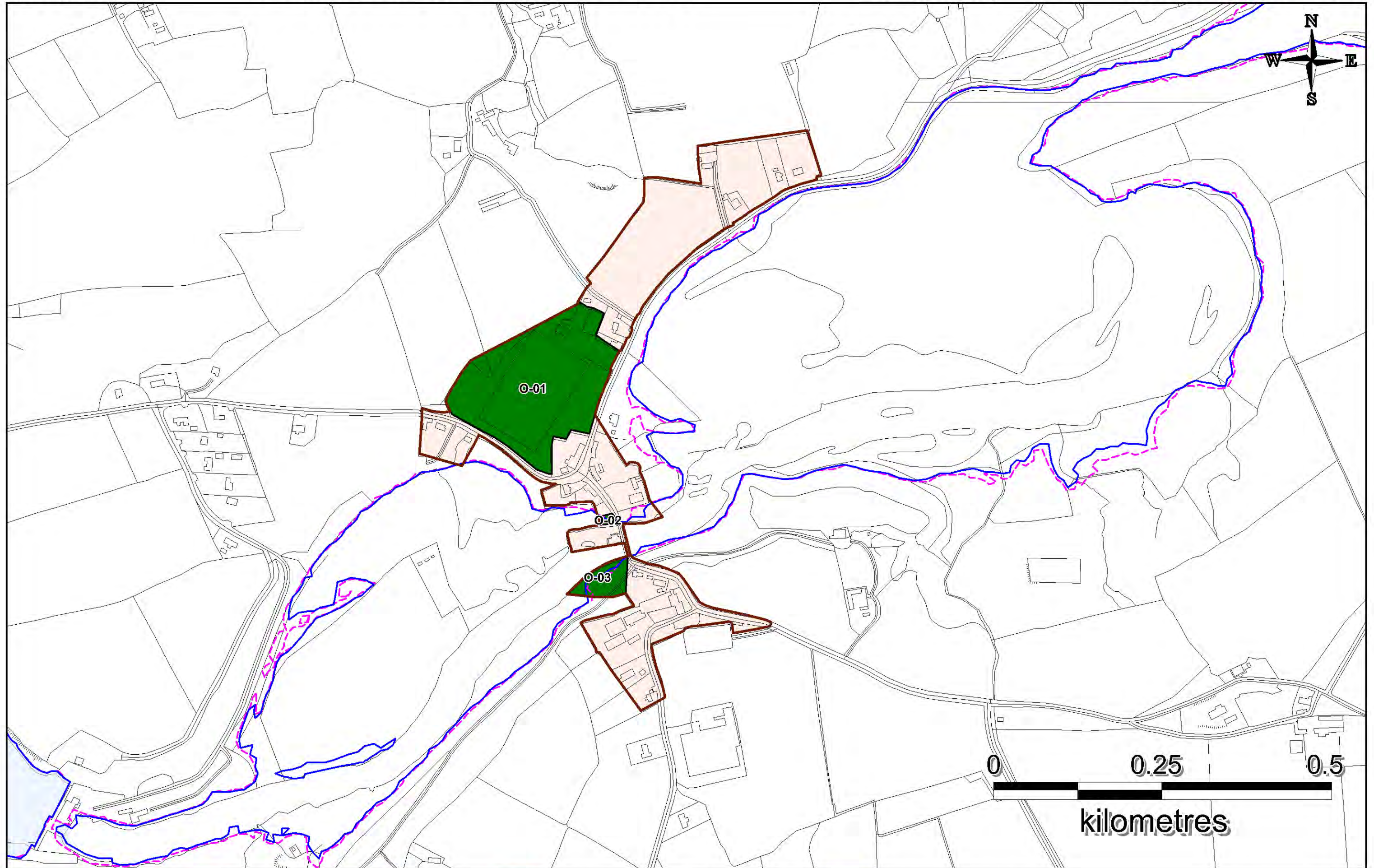
23.4.1. The general development boundary objectives for Carrigadrohid/Killinardrish are set out in the following table:

Open Space, Sports, Recreation and Amenity

23.4.2. The specific open space objectives for Carrigadrohid / Killinardrish are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Carrigadrohid / Killinardrish it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units.</p> <p>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.</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>

Objective No.	<u>Open Space Objective</u>	Approx Area (Ha)
O-01	Retain existing playing pitches.	3.3
O-02	Maintain existing amenity area.	0.06
O-03	Develop and maintain amenity area. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.3



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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 Carriganimmy

24.1 VISION AND CONTEXT

The vision for Carriganimmy is to retain and improve local services and facilities, protect the unique character and heritage of the settlement and promote sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

24.1.1. Carriganimmy is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

24.1.2. Carriganimmy is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

24.1.3. Carriganimmy is a quiet village located between the Derrynasaggart and the Boggeragh mountain ranges, in the valley of the Foherish River, a tributary of the River Sullane. The area is famous for its concentration of Neolithic/Bronze age archaeological sites such as wedge tombs, cairns, radial stone cairns, standing stones, stone rows, stone circles and fulachta fiadh.

24.2 PLANNING CONSIDERATIONS

Population and Housing

24.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 5 which is considered to be relatively modest growth considering that 4.4 ha of land was zoned for residential development in the 2005 Local Area Plan. Two recently constructed two storey detached settlements appear to be the only development that has taken place in the village in recent years. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	8	8	13	5

Infrastructure and Community Facilities

24.2.2. Carriganimmy has a number of services and community facilities including a national school, church and public house. The village post office closed in recent years, however, there is a post box in the village. There is no shop in the village and residents have to travel to Macroom or Millstreet for conveniences.

24.2.3. The location along the R582 (Macroom to Millstreet road) provides adequate road access to the village, both from Macroom and Millstreet, however, it is a very busy local road and traffic calming is required.

24.2.4. Carriganimmy's location in the valley of the Foherish River and between two mountain ranges provides great opportunities for public recreation and amenities. There are a large number of established walks and archaeological trails in the wider Carriganimmy area, which should be retained and improved during the lifetime of the plan.

24.2.5. Carriganimmy is not served by a public water supply or public sewer.

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

24.2.7. Improvements to footpaths and public lighting are also required in the village as there are only partial footpaths in front of new houses in the village centre.

Environment and Heritage

24.2.8. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the

County's landscape in terms of landscape value, sensitivity and importance. Carriganimmy lies within the ridged, peaked and forested upland landscape type which is located south of Millstreet town, includes much of the Millstreet to Macroom road (R582) and swings south west towards the county boundary west of Ballyvourney. This landscape type has been glaciated and comprises a fairly rugged and rolling mountainous topography at a relatively high elevation. The area around the Boggeragh Mountains provides a good example of this landscape type.

24.2.9. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be medium. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be medium.

24.2.10. Part of the R582 running north and south of Carriganimmy village nucleus is part of the designated scenic route the S21.

24.2.11. Carriganimmy Roman Catholic Church in the centre of the village nucleus is entered in the Record of Protected Structures.

24.3 PROBLEMS AND OPPORTUNITIES

24.3.1. There are a number of derelict buildings in the settlement which offer some infill opportunities.

24.3.2. Development should be avoided around the valley side to the north, which forms part of the attractive setting of the settlement.

24.3.3. Any future development should be focused around the village nucleus.

24.4 PLANNING PROPOSALS

24.4.1. Residential land zoned in the village in 2005 has remained undeveloped. This land will remain with the development boundary, however, Carriganimmy's size and topographical and infrastructural constraints make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure, it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

24.4.2. There may also be some potential for some limited infill development as there is a lot of dereliction in the village.

24.5 OBJECTIVES: CARRIGANIMMY

24.5.1. The general development boundary objectives for Carriganimmy are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Carriganimmy it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units.</p> <p>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.</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>

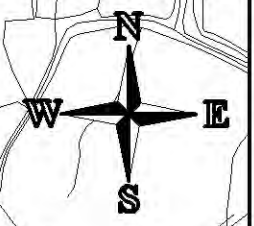
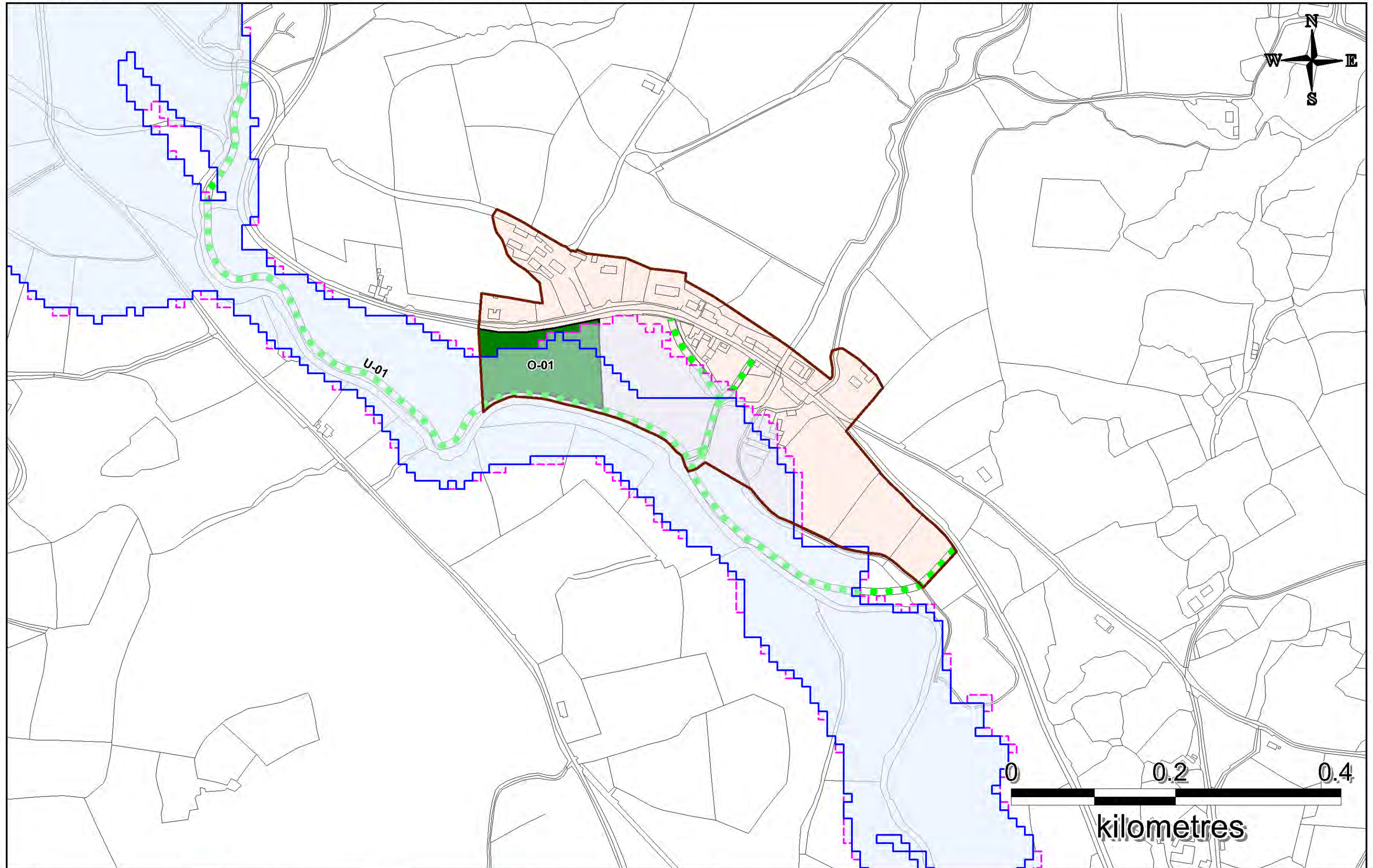
Open Space

24.5.2. The specific open space zoning objective for Carriganimmy is set out in the following table:

Objective No.	<u>Open Space Objective</u>	Approx Area (Ha)
O-01	Passive Open Space. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.2

24.5.3. The specific utilities and infrastructure zoning objective for Carriganimmy is set out in the following table:

Objective No.	<u>Utilities Objective</u>
U-01	Develop pedestrian walk along River Bank, east and west of the village.



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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 Coolea

25.1 VISION AND CONTEXT

The vision for Coolea is to protect its special character and heritage and to encourage small scale sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

25.1.1. The settlement of Coolea (Cúil Aodha) is designated as one of 18 village nuclei in the Macroom Electoral Area and is located in the West Cork Strategic Planning Area. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

25.1.2. Coolea is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

Local Context

25.1.3. Coolea is a picturesque linear settlement located approximately four kilometres southwest of Ballyvourney and approximately 19 kilometres west of Macroom.

25.1.4. Coolea is situated in the heart of the Muskerry Gaeltacht and is renowned for its music tradition, as well as being a popular destination for students attending the Gaeltacht during the summer months.

25.1.5. It is an objective in the Cork County Development Plan 2009 (as varied), to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development within the Gaeltacht, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.

25.2 PLANNING CONSIDERATIONS

Population and Housing

25.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 16 which is significant growth for a settlement of this size. This growth has happened on land within the development boundary, however, no development occurred on the 2.4ha of low density residential land zoned in the 2005 Local Area Plan. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	15	18	31	16

Infrastructure and Community Facilities

25.2.2. The current water supply to the village is considered adequate. There is no wastewater treatment in the village and the existing septic tank is overloaded and unlikely to be upgraded in the next 4-5 years.

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

25.2.4. Coolea has a number of services including a primary school, church, swimming pool, playground, basketball court, community building, youth centre/crèche facility and soccer pitch. The shop and post office have closed down in recent years, however, there is a post box. The village nucleus is located only a few km from Ballyvourney which has an excellent range of services and employment uses.

25.2.5. Footpaths and some public lighting are needed throughout the village.

Environment and Heritage

25.2.6. Coolea also has a wealth of built and natural heritage and is surrounded by woods and mountains. Milleeny Bridge which is to the north of Coolea is entered in the Record of Protected Structures. It is also situated on the S24 scenic as designated in the Cork County Development Plan 2009 (as varied), which runs west of Coolea to Coom and onwards to the Kerry border.

25.2.7. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Coolea lies within the Ridged, Peaked and Forested Upland Landscape Type which is located south of Millstreet town, includes much of the Millstreet to Macroom road (R582) and swings south west towards the county boundary west of Ballyvourney. This landscape type has been glaciated and comprises a fairly rugged and rolling mountainous topography at a relatively high elevation. The area around the Boggeragh Mountains provides a good example of this landscape type.

25.2.8. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be medium. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be medium.

Employment

25.2.9. Údarás na Gaeltachta, which promotes industrial development have established an industrial area to the northwest of the village, which offers some valuable employment opportunities.

25.3 PROBLEMS AND OPPORTUNITIES

25.3.1. Complex topography and infrastructural constraints limit development in Coolea. However, even though the village does not have the infrastructure or wide range of services found in other settlements, given Coolea's location within the Gaeltacht some small-scale development is encouraged in order to build the population base of the village and to act as a support to its rural hinterland.

25.4 PLANNING PROPOSALS

25.4.1. Coolea's size and location make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure, it is considered that dwelling growth in the

village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

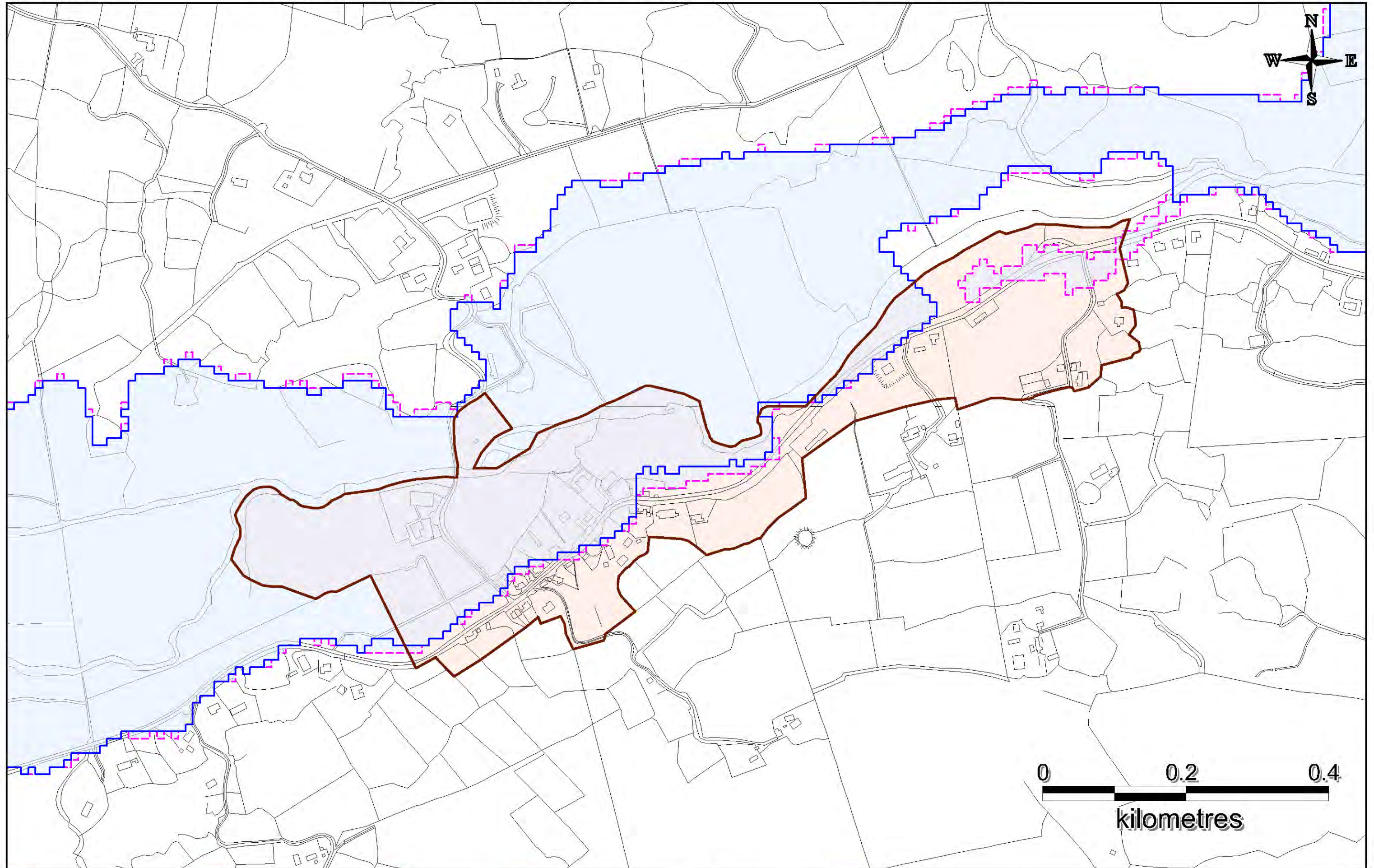
25.4.2. During the life of this plan, development will focus mainly on lands close to the village centre. The development boundary established for Coolea, will accommodate a mix of residential and other uses during the life of this plan.

25.5 OBJECTIVES: COOLEA

Development Boundary

25.5.1. The general development boundary objectives for Coolea are set out in the following table:

<i>Objective No.</i>	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Coolea it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units.</p> <p>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.</p> <p>e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 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>



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

26 Farnanes

26.1 VISION AND CONTEXT

The vision for Farnanes is to retain and improve local services and facilities and to promote small scale sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

26.1.1. The settlement of Farnanes is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Strategic Planning Area. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

26.1.2. Farnanes is located within the Rural Housing Control Zone, as designated in the Cork County Development Plan, 2009 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

Local Context

26.1.3. Farnanes fronts onto the old Cork to Macroom road, the Regional Road, the R619 and a minor county road, which adjoins the R619. The National Primary Road, the N22 lies to the immediate south of the settlement. Farnanes lies in an attractive location and there are large areas of mature woodlands in the vicinity, particularly, to the north of the settlement, which add greatly to its environmental setting. There is a mature wooded hillside to the north of the settlement, clearly visible from the N22, which provides a very attractive steeply sloping backdrop to the settlement. Farnanes is also located approximately 2 kilometres to the north of Cloughduv and 3 kilometres to the northwest of Crookstown.

26.1.4. Farnanes is largely characterised by a ribbon of one off dwellings that front directly onto the R619, predominantly located on the northern side of the road.

26.2 PLANNING CONSIDERATIONS

Population and Housing

26.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 5 which is considered to be a suitable scale of growth for a dwelling of this size. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	15	23	20	5

Infrastructure and Community Facilities

26.2.2. There are no public sewerage facilities available in Farnanes at present and all existing dwellings are served by septic tanks or individual treatment units.

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

26.2.4. Community facilities in Farnanes include a garda station, and public houses. There is an attractive new commercial development in the village centre. There is also a bring site in the village.

Environment and Heritage

26.2.5. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Farnanes lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

26.2.6. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

26.2.7. To the south of the N22 and in close proximity to Farnanes there are two structures entered in the Record of Protected Structures, Ryecourt Bridge (00557) and Rye Court House – Lodge and outbuildings (00558).

26.3 PLANNING PROPOSALS

26.3.1. Farnanes size and location in the rural housing control zone just off a national primary route make it unsuitable for any large scale development. Based on these factors, population growth projections up to 2020 and growth in the number of dwellings over the last ten years it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

26.3.2. The development boundary for Farnanes is largely determined and influenced by topography and the line of the existing N22. Any proposals for development outside the development boundary should be discouraged in order to preserve the wooded hillside to the north and to avoid compromising the route of the N22.

26.3.3. The lack of a public sewer limits the area to small-scale development in the future, with dwellings being served by individual septic tanks or individual treatment units.

26.3.4. An opportunity site which was identified in the 2005 Local Area Plan will be retained in this plan. The site includes the former post office. This site offers some opportunity for a new commercial/retail use in the settlement.

26.4 OBJECTIVES: FARNANES

26.4.1. The general development boundary objectives for Farnanes are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Farnanes it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020 subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units.</p> <p>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.</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>

Special Zoning Objective

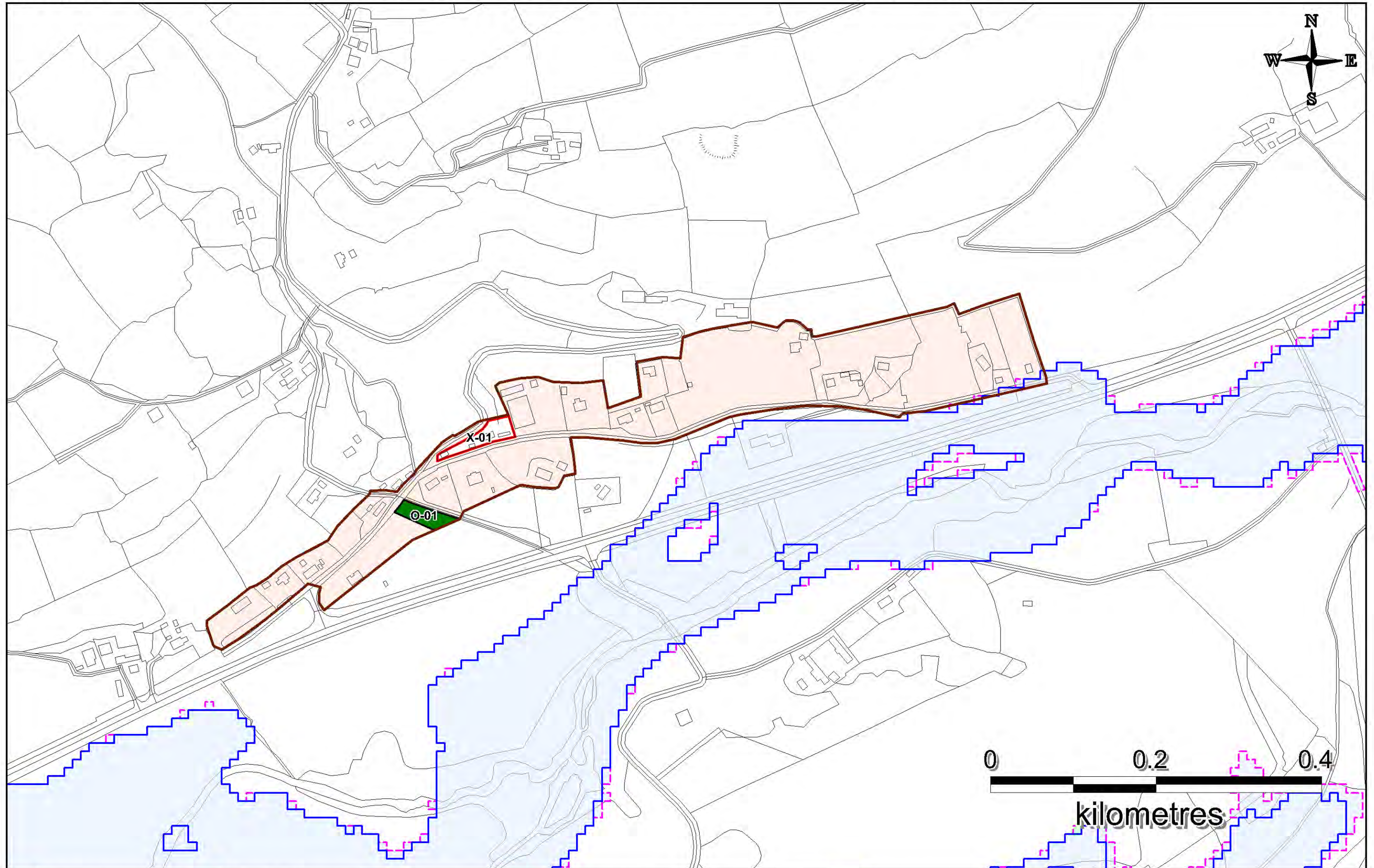
26.4.2. The special policy area objective for Farnanes is set out in the following table:

Objective No.	<u>Special Policy Area Objective</u>	Approx Area (Ha)
X-01	Opportunity site with potential for mixed use development incorporating retail and residential use.	0.1

Open Space, Sports, Recreation and Amenity

26.4.3. The specific open space zoning objective for Farnanes is set out in the following table:

Objective No.	<u>Open Space Objective</u>	Approx Area (Ha)
O-01	Maintain existing amenity area.	0.1



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

27 Farnivane

27.1 VISION AND CONTEXT

The vision for Farnivane is to retain and improve local services and facilities and to promote small scale sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

27.1.1. Farnivane is located approximately 6 kilometres to the northwest of Bandon. The settlement is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Strategic Planning Area.

27.1.2. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

27.1.3. Farnivane is located in an area which is primarily agricultural. The settlement comprises a small cluster of dwellings at a T junction. There is a significant amount of undeveloped land within the development boundary.

27.2 PLANNING CONSIDERATIONS

Population and Housing

27.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 3 which is relatively low growth considering that there is a significant area of land available within the development boundary. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	3	4	6	3

Infrastructure and Community Facilities

27.2.2. There is a church in Farnivane. There are no public sewerage or water facilities in the village.

Environment and Heritage

27.2.3. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Farnivane lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

27.2.4. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

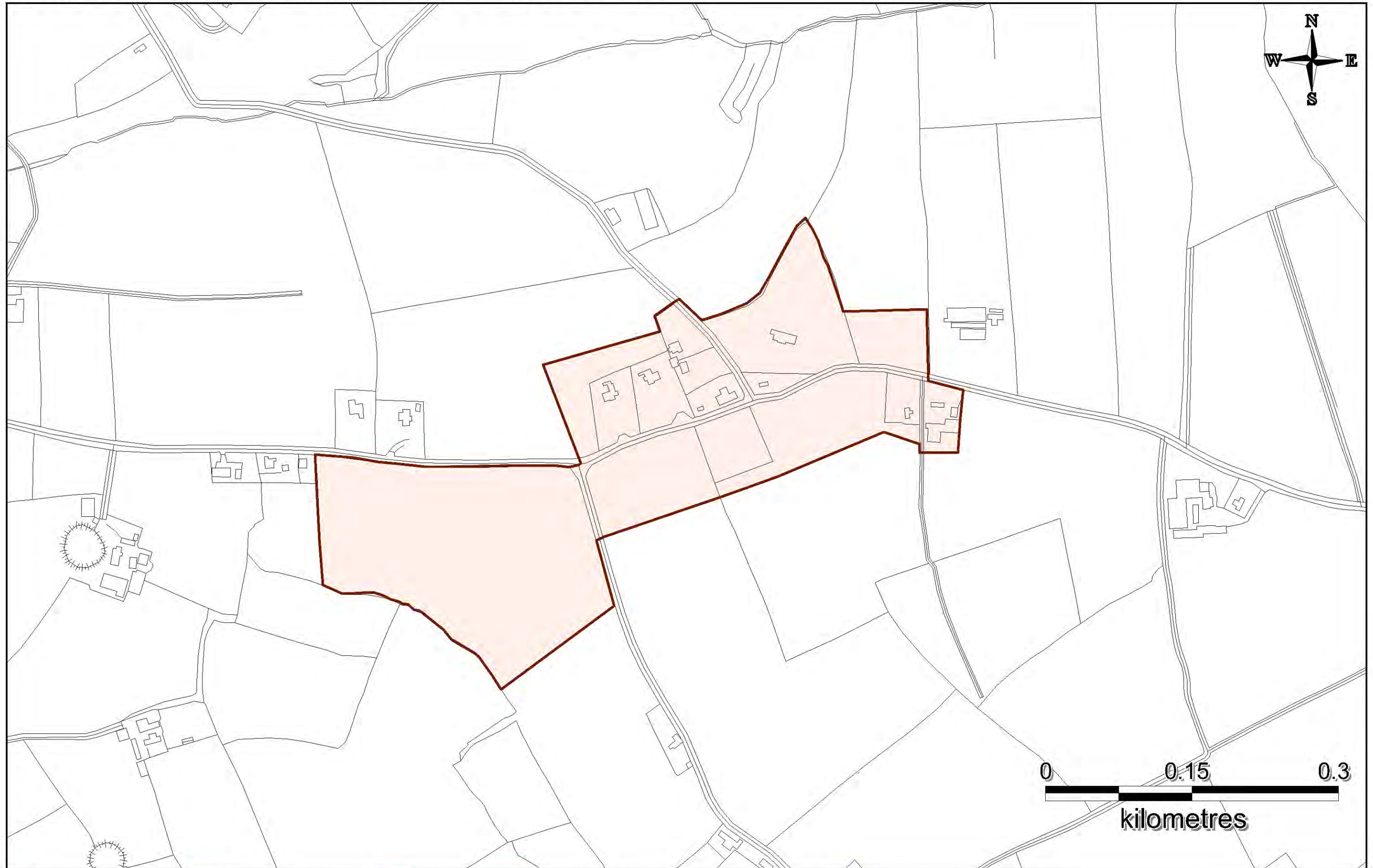
27.3 PLANNING PROPOSALS

27.3.1. Farnivane's size makes it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

27.4 OBJECTIVES: FARNIVANE

27.4.1. The general development boundary objectives for Farnivane are set out in the following table:

Objective No.	Development Boundary Objectives
DB- 01	<p>a) Within the development boundary of Farnivane it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units.</p> <p>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.</p>



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

28 Kilbarry

28.1 VISION AND CONTEXT

The vision for Kilbarry is to retain and improve local services and facilities and to encourage a limited amount of small scale development.

Strategic Context

28.1.1. Kilbarry is situated on the R584 regional route, approximately 10 kilometres southwest of Macroom. The settlement is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the West Cork Strategic Planning Area.

28.1.2. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

28.1.3. Kilbarry is a very small settlement with limited development potential. It is located in a primarily agricultural area.

28.2 PLANNING CONSIDERATIONS

Population and Housing

28.2.1. In the period between 2001 and 2010 there has been no growth in Kilbarry. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	3	2	3	0

Infrastructure and Community Facilities

28.2.2. Services in Kilbarry include a primary school and post office. There are no retail services in the village. A daily bus service operates between Ballygeary and Macroom. There is no public sewerage or public water supply in Kilbarry.

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

Environment and Heritage

28.2.4. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Kilbarry lies within the Valleyed Marginal Middleground landscape type. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys.

28.2.5. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

28.3 PLANNING PROPOSALS

28.3.1. Kilbarry is a very small settlement with very limited development potential. Based on population growth projections up to 2020 and growth in the number of dwellings over the last ten years it is considered that dwelling growth in the village will be relatively modest with potential for approximately 3 dwellings up to 2020. Incremental one off housing growth is likely to be the extent of future development within the village boundary over the next ten years.

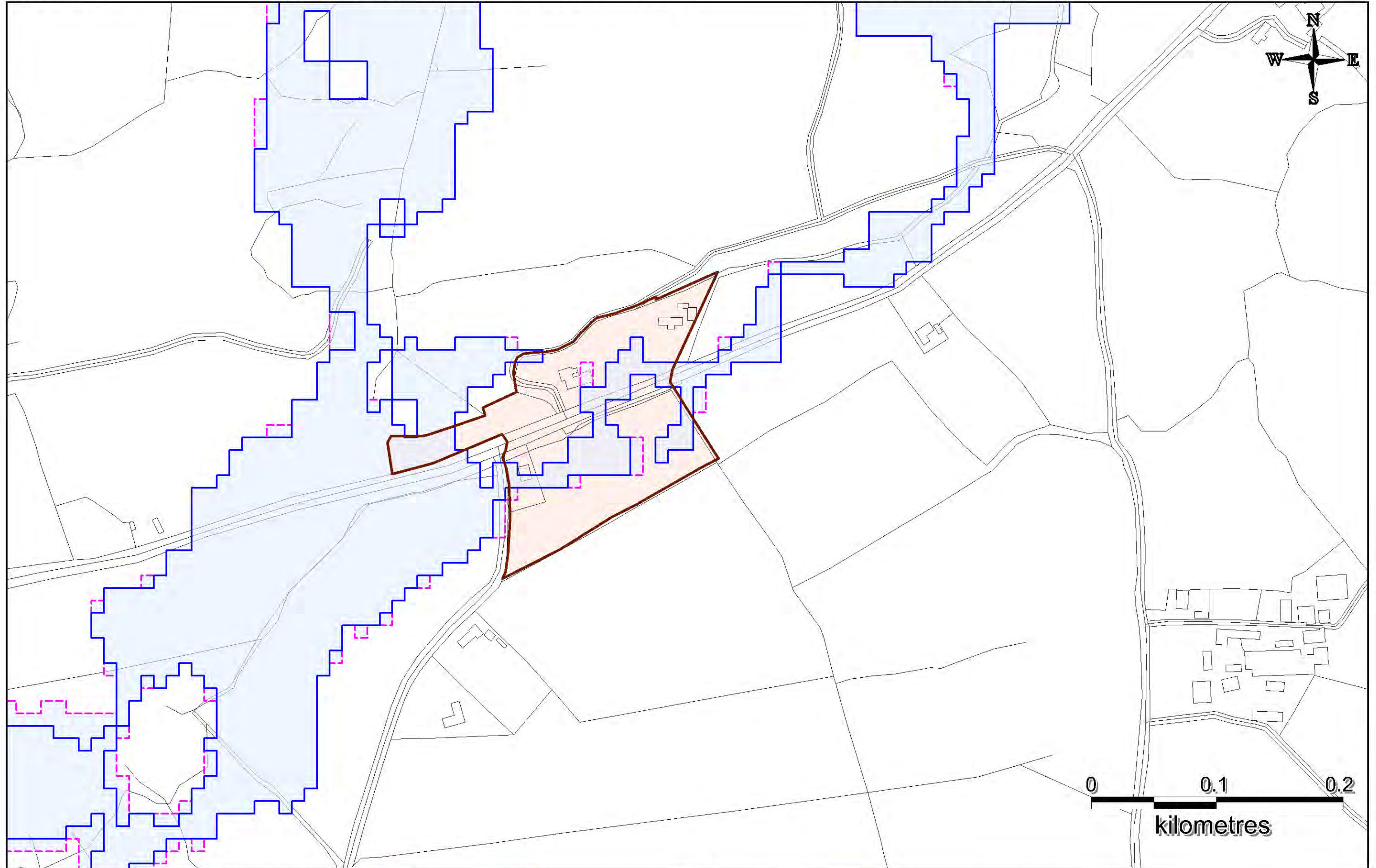
28.3.2. It is important that the scale and nature of any proposed development, respects the rural character of the area and does not compromise traffic safety, particularly along the R584 regional route.

28.4 OBJECTIVES: KILBARRY

Development Boundary

28.4.1. The general development boundary objectives for Kilbarry are set out in the following table:

Objective No.	Development Boundary Objectives
DB - 01	<p>a) Within the development boundary of Kilbarry it is an objective to encourage the development of up to 3 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>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> <p>d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to 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>



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

29 Knockavilla / Old Chapel Cross Roads

29.1 VISION AND CONTEXT

The vision for Knockavilla/Old Chapel Cross Roads is to retain and improve local services and facilities and to promote sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

29.1.1. Knockavilla / Old Chapel Cross Roads is located 7 kilometres to the northeast of Bandon and 4 kilometres to the northwest of Inishannon. The settlement is designated as one of 18 village nuclei in the Macroom Electoral Area and is located in the West Cork Strategic Planning Area.

29.1.2. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

29.1.3. The lands that surrounded Knockavilla / Old Chapel Cross Roads lie within the Rural Housing Control Zone, as designated in the Cork County Development Plan, 2009 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs. There are a number of one-off dwellings on the approach roads to the settlement.

Local Context

29.1.4. Knockavilla / Old Chapel Cross Roads is located on a hillside, with levels falling from northeast to southwest and from north to south within the settlement. The settlement affords extensive views to the south. There is a ringfort, "Cashel Fort", to the northwest of the settlement.

29.2 PLANNING CONSIDERATIONS

Population and Housing

29.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 3 which is relatively low growth considering that 7.6ha of land was zoned for low density residential development in the 2005 Local Area Plan. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	14	17	17	3

29.2.2. Largely due to the lack of services in the village nucleus, very little development has occurred within the settlement to date.

Infrastructure and Community Facilities

29.2.3. There are no public sewerage or water facilities serving the settlement and there is nowhere to discharge small treatment works due to the lack of receiving water. There is a Group Water Supply Scheme operating to the south of the village nucleus, which might be extended to provide for the settlement.

29.2.4. Current facilities in Knockavilla / Old Chapel Cross Roads include a public house, a primary school and a church. There is a soccer pitch located to the north of the settlement outside the boundary all of which serve a rural hinterland.

29.2.5. Some public lighting and footpaths would be desirable in the village nucleus.

Environment and Heritage

29.2.6. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Knockavilla / Old Chapel Cross Roads lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

29.2.7. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure

of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

29.2.8. St. Patrick's Catholic Church (00611), is entered in the Record of Protected Structures. To the south of the development boundary, Upton House in Garryhankard, is also entered in the Record of Protected Structures.

29.3 PLANNING PROPOSALS

29.3.1. Knockavilla / Old Chapel Cross Roads size make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and lack of infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

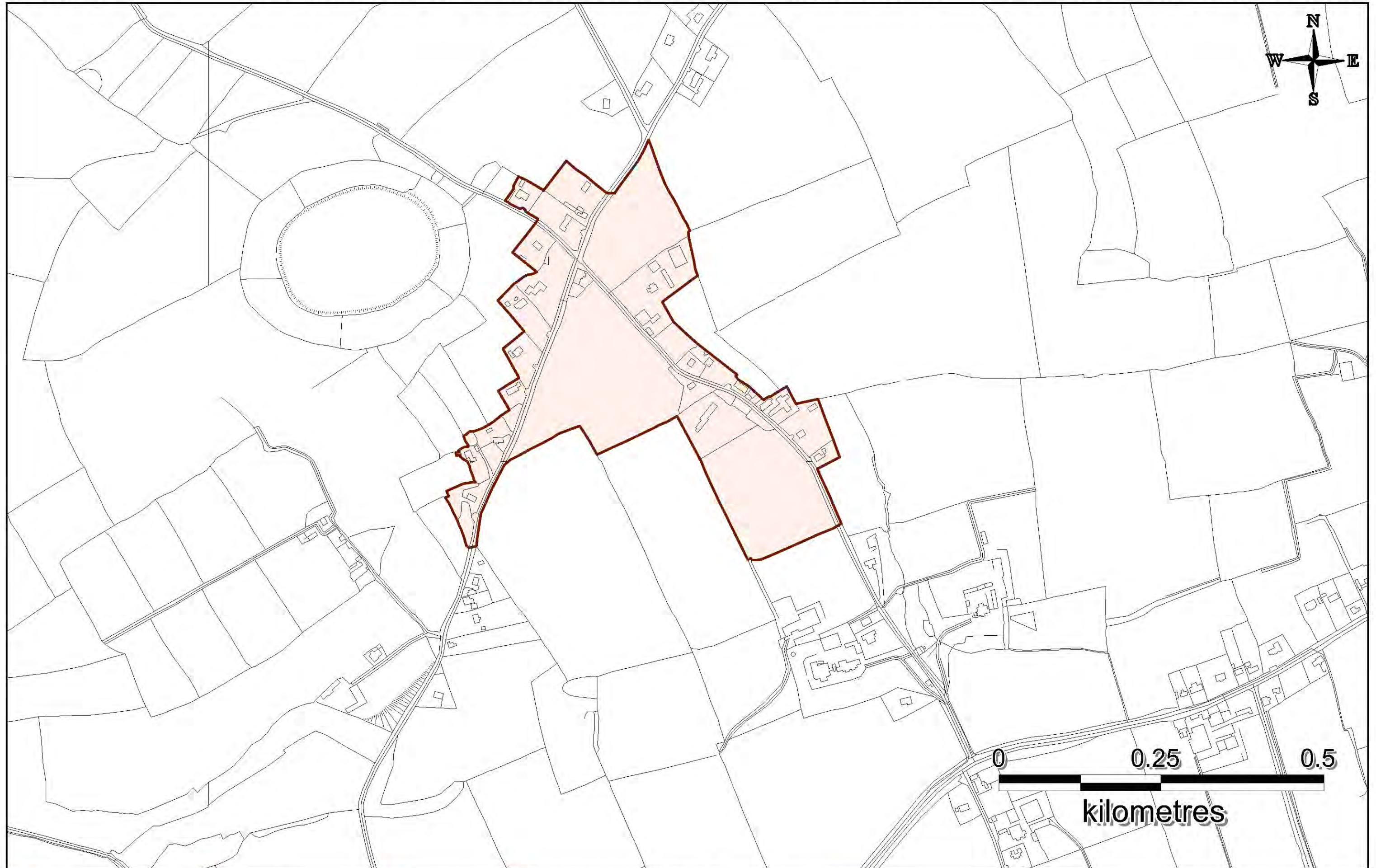
29.3.2. It is important that any new development in the settlement maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on the hillside is of an appropriate design, provides for additional landscaping and will not visually dominate the wider landscape.

29.4 OBJECTIVES: KNOCKAVILLA / OLD CHAPEL CROSS ROADS

Development Boundary

29.4.1. The general development boundary objectives for Knockavilla/Old Chapel Cross Roads are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<ul style="list-style-type: none"> <li data-bbox="537 331 997 846">a) Within the development boundary of Knockavilla / Old Chapel Cross Roads it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. <li data-bbox="537 877 997 1199">b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites. <li data-bbox="537 1230 997 1346">c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units. <li data-bbox="537 1377 997 1577">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.



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

30 Lissarda

30.1 VISION AND CONTEXT

The vision for Lissarda is to retain and improve local services and facilities, to protect the environmental setting of the village and to allow for some small scale sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

30.1.1. Lissarda is a linear development that fronts directly onto the National Primary Road, the N22 and is located approximately 1.5 kilometres to the northeast of Kilmurry and 3 kilometres to the northwest of Crookstown. The settlement is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the West Cork Strategic Planning Area.

30.1.2. In the 2009 County Development Plan, it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

30.1.3. There is very little residential development within the village, the main uses within the boundary are commercial and retail. There is a car sales garage located at the eastern end of the settlement.

30.1.4. Within the settlement ground levels rise to the northern and southern sides of the N22. There are a number of mature trees within the settlement, particularly on the northern side of the N22, which add to its character and environmental setting. The settlement has limited street frontage and the eastern side is dominated by the large car showrooms and cars on display.

30.1.5. Lissarda is located a short distance outside and to the west of the Rural Housing Control Zone.

30.1.6. At present the preferred route option for the realignment of the N22 Ballyvourney-Macroom-Ballincollig route proposes a new road to the south of Lissarda. If the N22 is to be realigned, the existing settlement of Lissarda would be bypassed and the existing N22 running through the village would no longer be a national primary road.

30.2 PLANNING CONSIDERATIONS

Population and Housing

30.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 4 which is considered to be an appropriate level of growth given the location of this settlement on a national primary route. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	11	13	15	4

Infrastructure and Community Facilities

30.2.2. There are no public sewerage facilities in Lissarda and all existing dwellings/commercial uses are served by septic tanks or individual treatment units.

30.2.3. There are footpaths and public lighting in Lissarda.

Environment and Heritage

30.2.4. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Lissarda lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

30.2.5. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

30.3 PLANNING PROPOSALS

30.3.1. Lissarda's location on the N22 together with it's surrounding topography make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure

it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

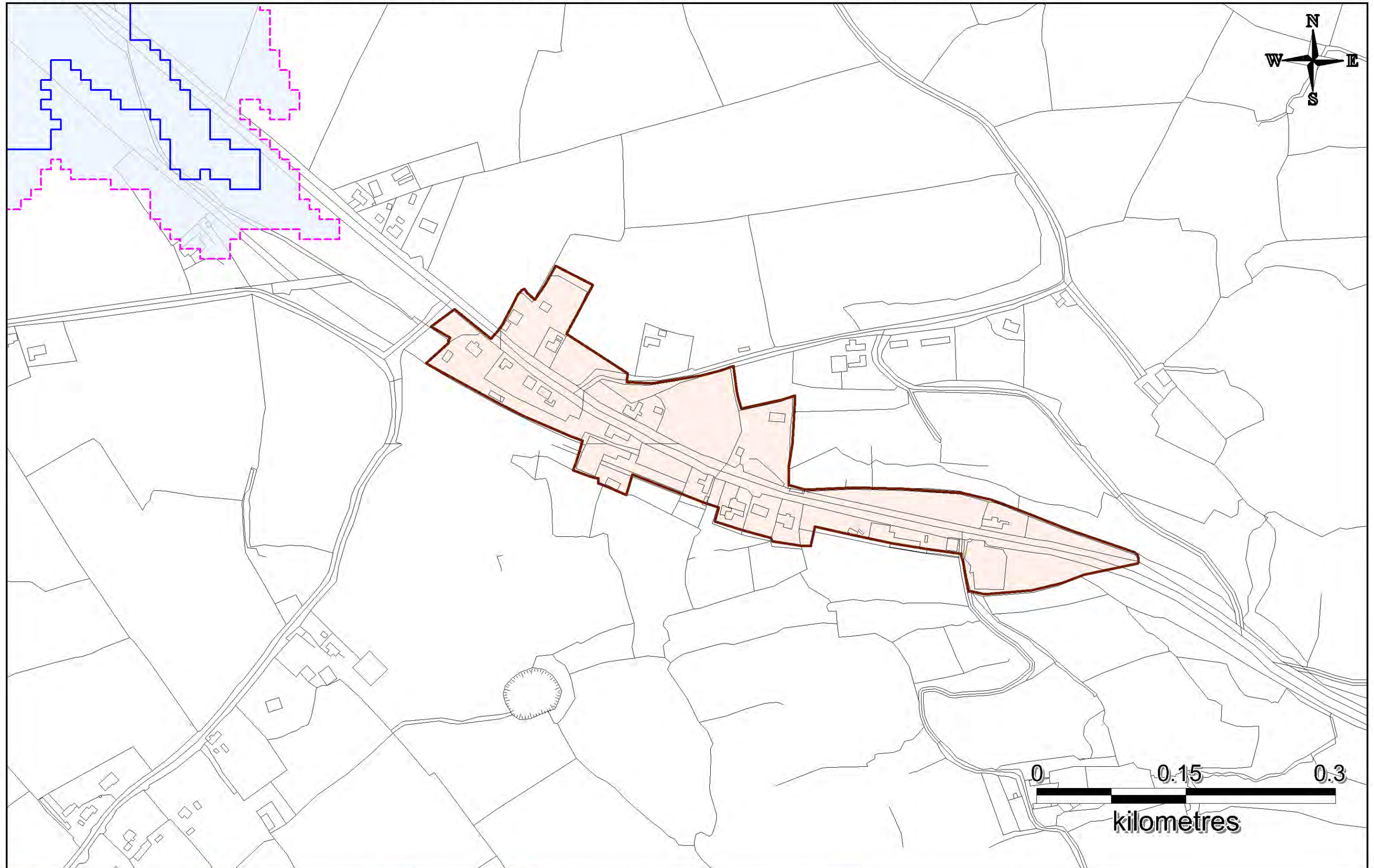
30.3.2. Development on elevated lands or on lands that are currently wooded should be avoided.

30.4 OBJECTIVES: LISSARDA

Development Boundary

30.4.1. The general development boundary objectives for Lissarda are set out in the following table:

Objective No.	Development Boundary Objectives
DB- 01	<p>a) Within the development boundary of Lissarda it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units.</p> <p>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.</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 | |

31 Murragh

31.1 VISION AND CONTEXT

The vision for Murragh is to protect the rural character of the village and to allow for some small scale development in tandem with the provision of appropriate infrastructure.

Strategic Context

31.1.1. Murragh adjoins the busy Regional Road, the R586 and is located 2.5 km to the east of Ballineen/Enniskeane and 11 km to the west of Bandon. The settlement is designated as one of 18 village nuclei in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area. This settlement is within the North and West Cork Strategic Plan Study Area.

31.1.2. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

31.1.3. Murragh is a very small settlement with only residential development within the boundary comprising of one off dwellings and apartment units in the converted Palace Anne Mill building. The settlement is on a busy regional road the R586.

PLANNING CONSIDERATIONS

Population and Housing

31.1.4. In the period between 2001 and 2010 the number of dwellings in the village increased by 1 which is considered to be an appropriate level of growth given the size of this settlement. In the 2005 Local Area Plan 3ha of land was zoned for open space with limited potential for residential development. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	7	7	8	1

Infrastructure and Community Facilities

31.1.5. There are no public sewerage facilities available within the settlement. Water supply to Murragh comes from the Bandon Water Supply Scheme.

31.1.6. There are no existing community facilities in Murragh.

Environment and Heritage

31.1.7. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Murragh lies within the Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

31.1.8. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

31.1.9. Palace Anne House (00645) in Murragh is entered in the Record of Protected Structures.

31.1.10. Murragh Lake lies to the southeast of the settlement

31.2 PLANNING PROPOSALS

31.2.1. It is an objective to recognise the special needs of these rural areas where every effort is made to accommodate sustainable rural housing development for local rural persons with a genuine housing need. It is an also objective of the Cork County Development Plan 2009 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

31.2.2. Murragh's size makes it unsuitable for any large scale development and the lack of community facilities and public sewerage facilities within the settlement may detract from the attractiveness of the area as a location for small-scale residential development.

31.2.3. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 3 dwellings up to 2020. Incremental one off housing growth is likely to be the extent of future development within the village boundary over the next ten years.

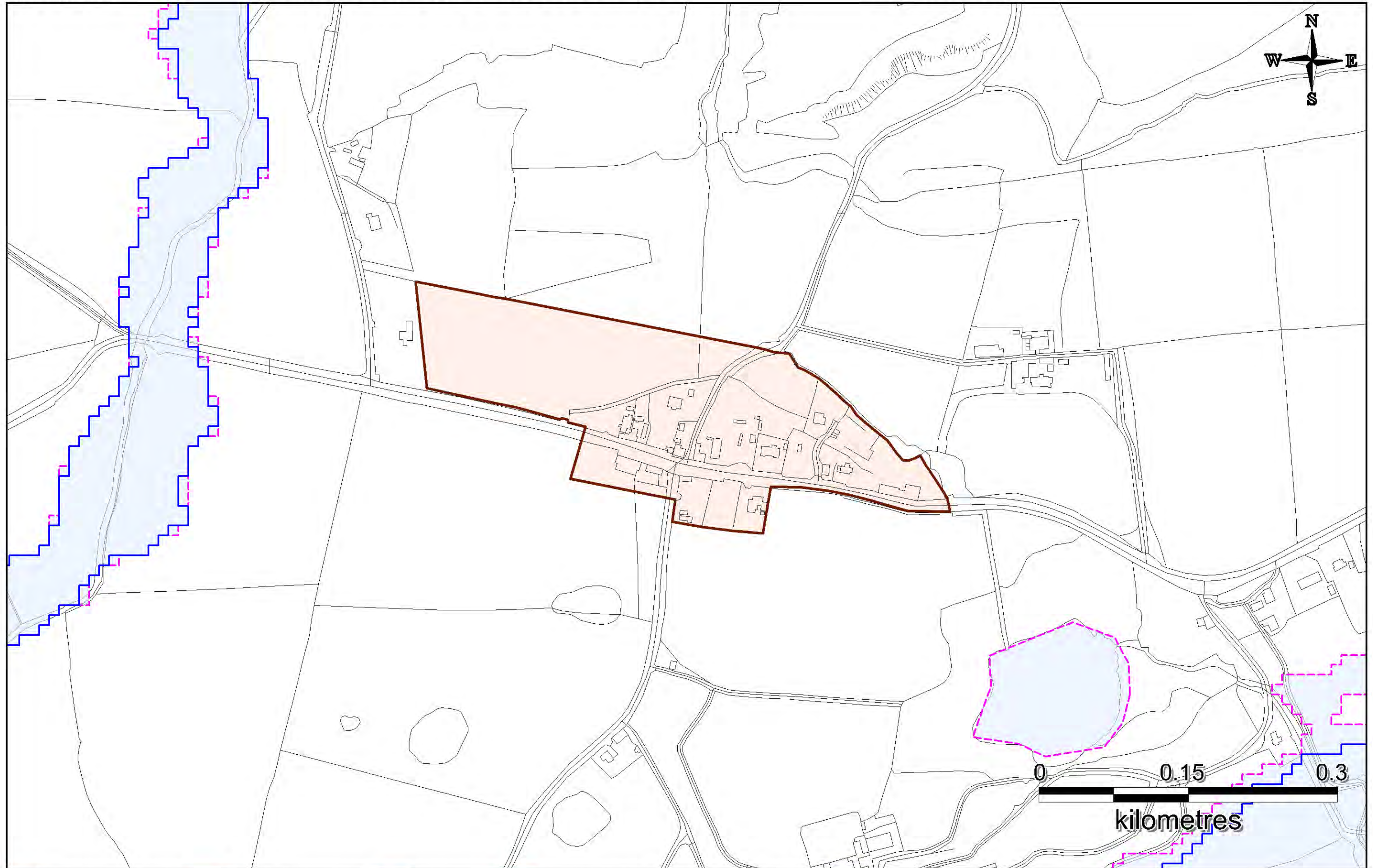
31.2.4. It is important that any new development in Murragh is of an appropriate scale, is sympathetic to the scale of the settlement and maintains the integrity of the surrounding rural landscape and the rural character of the settlement.

31.3 OBJECTIVES: MURRAGH

Development Boundary

31.3.1. The general development boundary objectives for Murragh are set out in the following table:

Objective No.	Development Boundary Objectives
DB - 01	<p>a) Within the development boundary of Murragh it is an objective to encourage the development of up to 3 dwelling units in the period 2010-2020 subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>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>



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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 | |

32 Reananerree

32.1 VISION AND CONTEXT

The vision for Reananerree is to consolidate its role as a provider of local services and to allow some small-scale development in tandem with the provision of appropriate infrastructure.

Strategic Context

32.1.1. Reananerree (Réidh na nDoiri) is located within the Macroom Gaeltacht approximately 14 kilometres west of Macroom and approximately six kilometres west of Kilnamartyra. The settlement is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the West Cork Strategic Planning Area.

32.1.2. In the 2009 County Development Plan it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

32.1.3. Reananerree is also located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing supplemental funding to assist in accelerating investment in selected priority development.

Local Context

32.1.4. Development in Reananerree has been limited in recent years, consisting primarily of individual houses.

32.2 PLANNING CONSIDERATIONS

Population and Housing

32.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 5 which is considered to be a modest scale of growth considering that 1.8ha of land was zoned for residential development in the 2005 Local Area Plan. The majority of this land remains undeveloped. In the 2005 Local Area Plan 5.2ha of land was also zoned for open space which did not preclude from small scale residential development however this land also remains undeveloped. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	4	4	9	5

Infrastructure and Community Facilities

32.2.2. Reananerree has a number of important services including a primary school, shop, post office and a church. There is no public water supply or waste water treatment available in the area.

32.2.3. Ionad Aise, a resource centre for the Muskerry Gaeltacht is located in the village. Amongst their work is the preparation of a newsletter of local events for the surrounding Gaeltacht villages.

Environment and Heritage

32.2.4. Reananerree is situated on a scenic route, the S26, as designated in the Cork County Development Plan 2009 (as varied), which stretches from Lissacresig to the Mouth of Glen.

32.2.5. Reananerree Catholic Church is entered in the Record of Protected Structures (00419).

32.2.6. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Reananerree lies within the Rolling Marginal and Forested Middleground landscape type. This is a middleground landscape comprising rolling topography with rugged rocky ridges and knolls of old red sandstone spread across shallow river basins formed by low hills.

32.2.7. This landscape is considered to be of local importance. The landscape value, which is the environmental or cultural benefits derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

32.3 PROBLEMS AND OPPORTUNITIES

32.3.1. Development has been constrained in Reananerree because of its location, complex topography and infrastructure deficiencies.

32.3.2. Road access in the area is constrained in a number of locations and generally considered unsuitable for large volumes of traffic. Some recent road improvements between Reananerree and Ballyvourney will help ease access to the area.

32.3.3. The old mushroom factory which is now a brownfield site may offer an employment opportunity in the future.

32.4 PLANNING PROPOSALS

32.4.1. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years, topographical constraints and existing infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

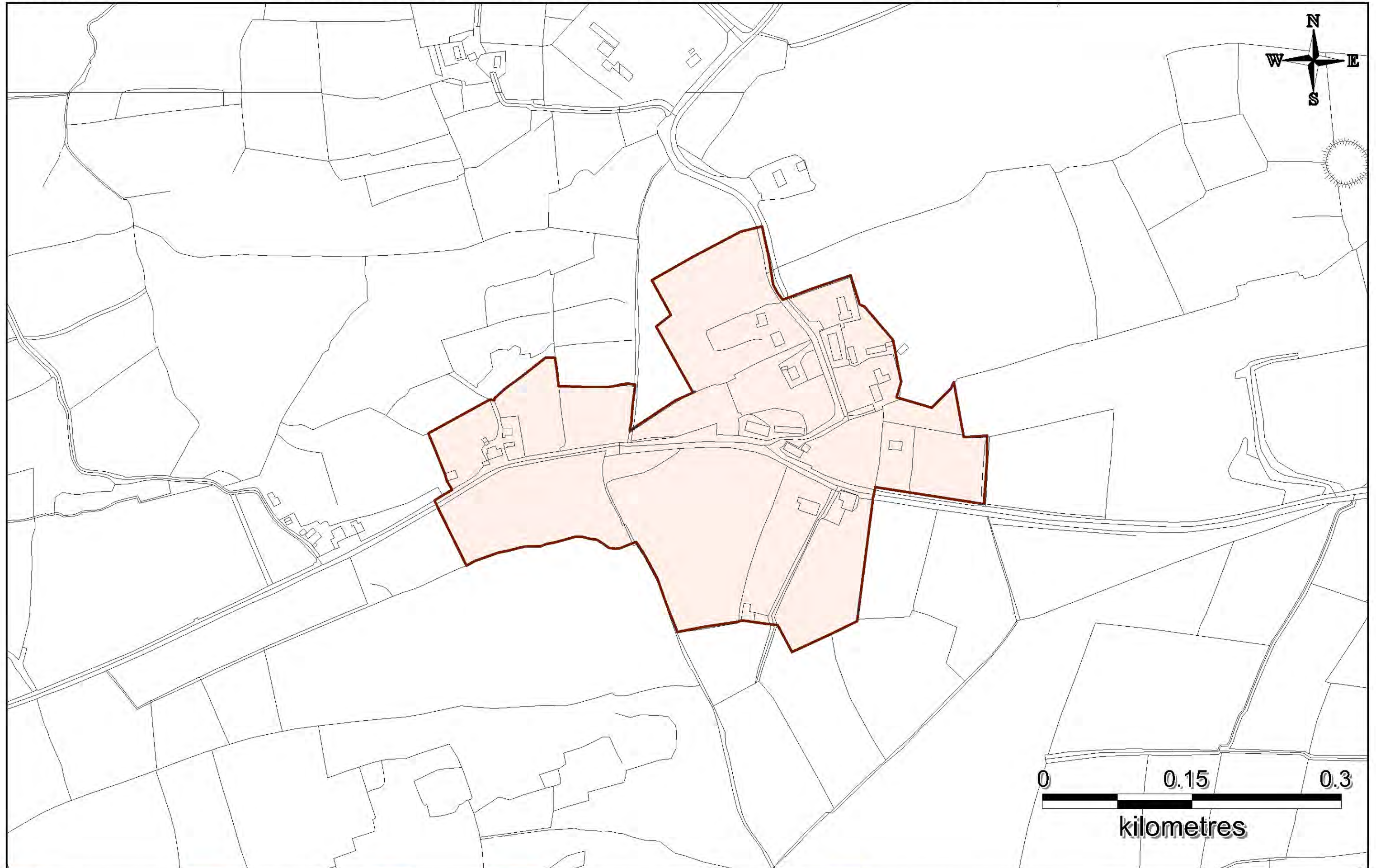
32.4.2. Cork County Council will continue to support Údarás na Gaeltachta in developing industry in appropriate locations in the village nucleus.

32.5 OBJECTIVES: REANANERREE

Development Boundary

32.5.1. The general development boundary objectives for Reananerree are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<p>(a) Within the development boundary of Reananerree it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020 subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>(c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 3 units.</p> <p>(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.</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 | |

33 Rusheen

33.1 VISION AND CONTEXT

The vision for Rusheen is to retain and improve local services and facilities and to encourage small-scale expansion through low density individual or multiple housing and additional facilities within the village nucleus.

Strategic Context

33.1.1. Rusheen is located approximately 5 kilometres north east of Macroom immediately east of the Clashavoon Stream. The settlement is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area.

33.1.2. In the 2009 County Development Plan, it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

33.1.3. Rusheen is located within a CLÁR area, which aims to address rural areas of special disadvantage, by facilitating development and providing funding to assist in accelerating investment in selected priority development.

Local Context

33.1.4. Development in Rusheen has been limited in recent years, consisting of individual houses.

33.2 PLANNING CONSIDERATIONS

Population and Housing

33.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 2 which is considered to be modest growth for a village of this size. In the 2005 Local Area Plan 4.1 ha of land was zoned for open space with limited potential for individual dwellings however these lands remain undeveloped. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table;

Table 33.1 Housing Unit Growth Rusheen				
Year	2001	2005	2010	Growth 01-10
Number of Dwellings	8	8	10	2

Infrastructure and Community Facilities

33.2.2. Rusheen is a small settlement, made up of a number of individual dwellings, a GAA pitch, national school and a church.

33.2.3. There is no public water supply or waste water treatment available in the area.

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

Environment and Heritage

33.2.5. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Rusheen lies within the Valleyed Marginal Middleground landscape type. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys.

33.2.6. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

33.3 PROBLEMS AND OPPORTUNITIES

33.3.1. Rusheen has experienced little development in recent years, however there is scope for a limited amount of development around the village nucleus.

33.4 PLANNING PROPOSALS

33.4.1. Rusheen's size make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

33.5 OBJECTIVES: RUSHEEN

Development Boundary

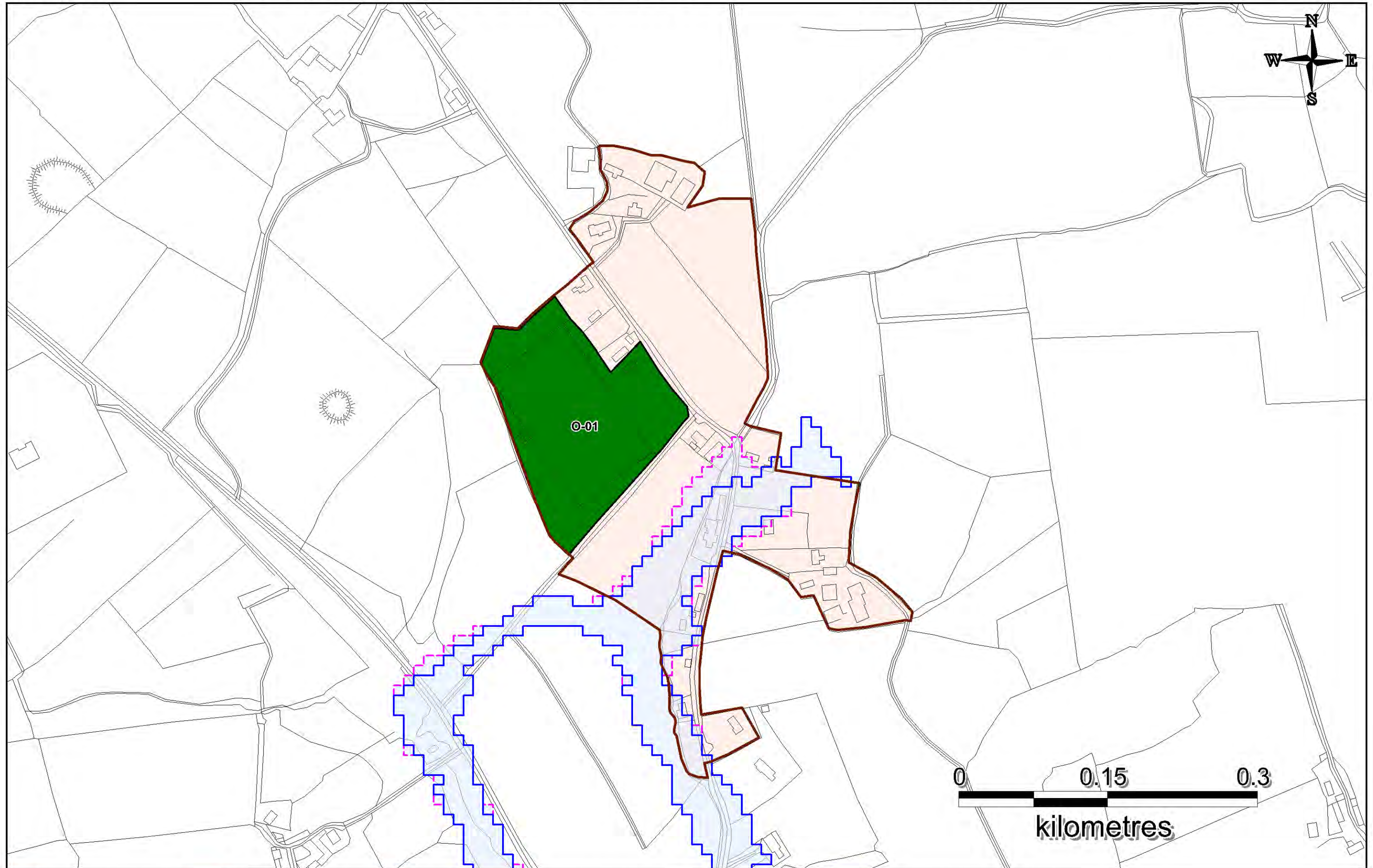
33.5.1. The general development boundary objectives for Rusheen are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB- 01	<p>a) Within the development boundary of Rusheen it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) 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.</p> <p>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.</p> <p>e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

Open Space, Sports, Recreation and Amenity

33.5.2. The specific open space objective for Rusheen is set out in the following table:

Objective No.	<u>Open Space Objective</u>	Approx Area (Ha)
O-01	Protect playing pitch and active open space.	2.8



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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 | |

34 Tooms

34.1 VISION AND CONTEXT

The vision for Tooms is to improve local services and facilities and to protect the rural character of the village through the promotion of sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

34.1.1. Tooms is located approximately 6 kilometres south of Macroom. It is situated within an attractive rural area immediately south of the Gearagh, which is a popular recreational area and a designated nature conservation area. The settlement is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area.

34.1.2. In the 2009 County Development Plan, it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

34.1.3. Tooms is a quiet rural settlement with attractive views to the north. To the east of Tooms is a place known locally as Lower Tooms. Focused on a crossroads, there are a small number of dwellings and a commercial premises dealing with timber products.

34.2 PLANNING CONSIDERATIONS

Population and Housing

34.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 4 which is considered to be a suitable level of growth given the size of this settlement. In the 2005 Local Area Plan 6.9ha of land was zoned for open space with limited potential for individual dwellings however this land remains undeveloped. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Table 34.1 Housing Unit Growth Tooms				
Year	2001	2005	2010	Growth 01-10
Number of Dwellings	5	7	9	4

Infrastructure and Community Facilities

34.2.2. In recent years Tooms has lost a number of important community facilities including a shop and post office and facilities are currently limited to a church.

34.2.3. There is no public sewer or water supply in the village at present.

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

Environment and Heritage

34.2.5. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Tooms lies within the hilly river and reservoir valley landscape type. This landscape type comprises a relatively confined swath of land stretching between unique alluvial oak woodland known as "The Gearagh" in the west and the village of Inishcarra in the east. Topographically the landscape includes interweaving hills and valleys which conduct the River Lee.

34.2.6. This landscape is considered to be of national importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

34.3 PROBLEMS AND OPPORTUNITIES

34.3.1. Tooms currently has no school and no retail services. It has a poor road network and there has been very little development in recent years. A number of derelict buildings exist within the area, which detract from the attractiveness of the settlement. There may be potential to develop these. There may also be potential to develop an amenity use by the river.

34.4 PLANNING PROPOSALS

34.4.1. The lack of services in Tooms, apart from a church, makes it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure and services it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

34.4.2. It is also important that the rural character and landscape setting of the village nucleus is adequately protected. This can be achieved in part, by avoiding development on the steep slopes to the south, which overlook the Gearagh area. Lands to the northeast of the church, and two areas to the south of the village nucleus may be suitable for some small scale development.

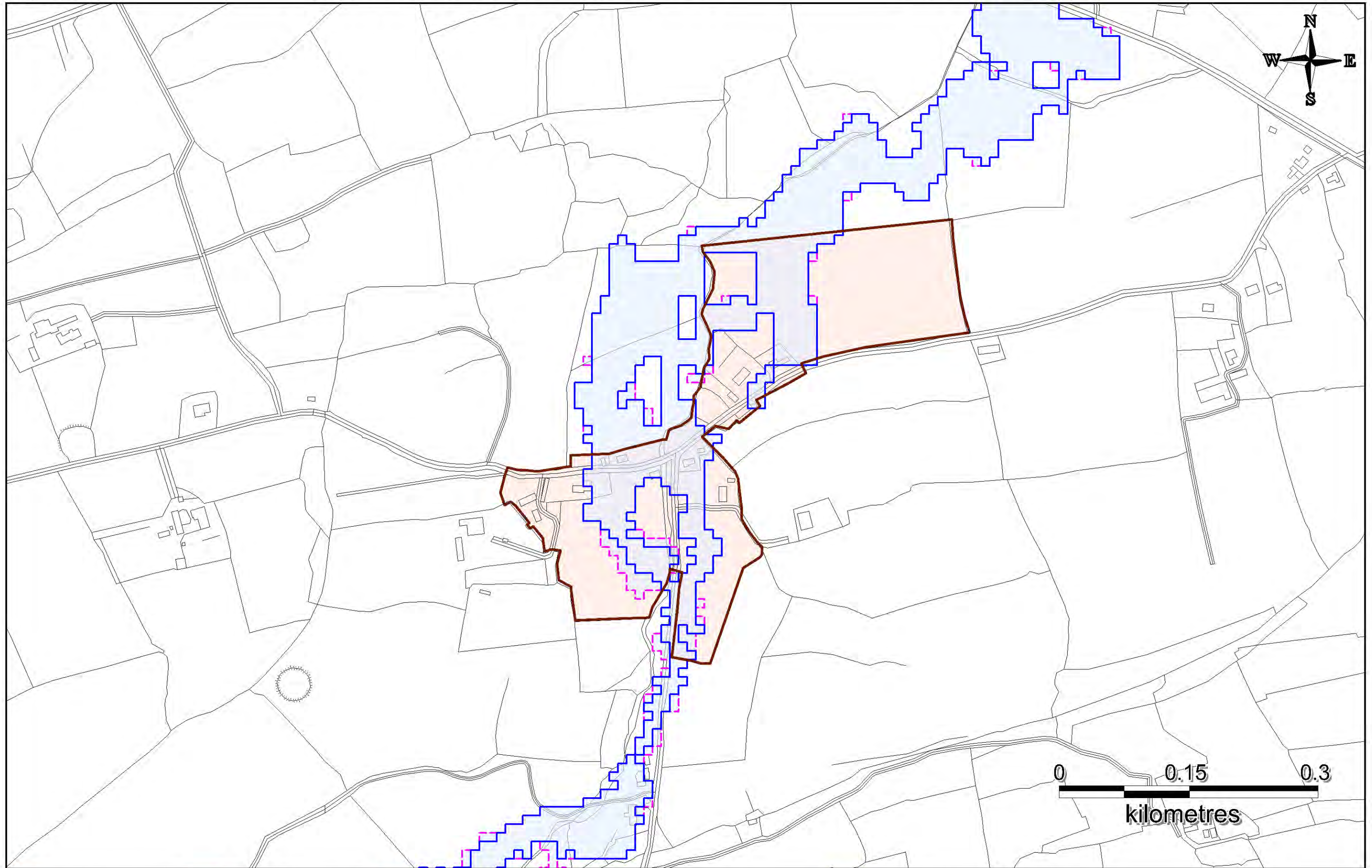
34.4.3. The redevelopment of existing buildings, particularly those with historical or architectural interest is an important objective for the area.

34.5 OBJECTIVES: TOOMS

Development Boundary

34.5.1. The general development boundary objectives for Tooms are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Tooms it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, Individual dwellings may be permitted subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>c) 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.</p> <p>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.</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>



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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 | |

35 Toon Bridge

35.1 VISION AND CONTEXT

The vision for Toon Bridge is to retain and improve local services and facilities and to protect the rural character and special setting of the village nucleus through the promotion of sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

35.1.1. Toon Bridge is located approximately 10 kilometres southwest of Macroom. It is located at the junction of the R584 and the R587 regional routes, which connect Macroom with Bantry and Dunmanway respectively. The Toon River, which is a tributary of the River Lee flows to the north of the settlement. The settlement is designated as one of 18 village nucleus in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area.

35.1.2. In the 2009 County Development Plan, it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

Local Context

35.1.3. The village is situated within the Toon and Lee Valley, with the confluence of the River Toon and River Lee being located just one kilometre east of the village. The village is located at a busy junction and in recent years has experienced very little development and much of the land, which was zoned for residential development in 2005 has not been developed.

35.2 PLANNING CONSIDERATIONS

Population and Housing

35.2.1. In the period between 2001 and 2010 the number of dwellings in the village increased by 7. This is significant growth considering the size of the settlement however 4.1 ha of land which was zoned for low density residential development in the 2005 Local Area Plan remains undeveloped. The dwelling growth figures are

based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	13	15	20	7

Infrastructure and Community Facilities

35.2.2. Services in Toon Bridge are limited to a shop and public house. Toon Bridge is served by a daily bus service, which operates between Ballingearry and Macroom.

35.2.3. Road access to the village is limited in a number of locations and is generally unsuitable for large volumes of traffic. The approach from Macroom needs to be improved. There is a need for traffic calming and proper delineation of the junction. There are no footpaths in the village.

35.2.4. There is no public sewer or public water supply available.

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

Environment and Heritage

35.2.6. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Toon Bridge lies within the hilly river and reservoir valley landscape type. This landscape type comprises a relatively confined swath of land stretching between unique alluvial oak woodland known as "The Gearagh" in the west and the village of Inishcarra in the east. Topographically the landscape includes interweaving hills and valleys which conduct the River Lee.

35.2.7. This landscape is considered to be of national importance. The landscape value, which is the environmental or cultural benefit derived from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

35.2.8. The Gearagh lies to the east of Toon Bridge. This area is designated as scenic landscape and is also a cSAC, pNHA and SPA. The Gearagh is used as a popular amenity for walking and is protected for its wildlife value.

Employment

35.2.9. There are some employment uses in the village including a car sales/workshop in the centre of the settlement.

35.3 PLANNING PROPOSALS

35.3.1. Toon Bridge's size make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and existing infrastructure it is considered that dwelling growth in the village will be relatively modest with potential for approximately 5 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.

35.3.2. It is also important that the rural character and landscape setting of the village nucleus is adequately protected. This can be achieved in part, by avoiding development on the floodplain of the Toon River and the forested slopes to the north of the village nucleus and preventing ribbon development on the approaches to the village nucleus.

35.4 OBJECTIVES: TOON BRIDGE

Development Boundary

35.4.1. The general development boundary objectives for Toon Bridge are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB - 01	<p>a) Within the development boundary of Toon Bridge it is an objective to encourage the development of up to 5 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Gearagh Special Area of Conservation and Special Protection Area.</p> <p>b) In order to secure the population growth and supporting development proposed in DB-01a, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Gearagh Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>c) The number of units in any particular group, having regard to the existing grain of development in the area, should not exceed 2-3 units.</p> <p>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.</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>

Town Centre / Neighbourhood Centre

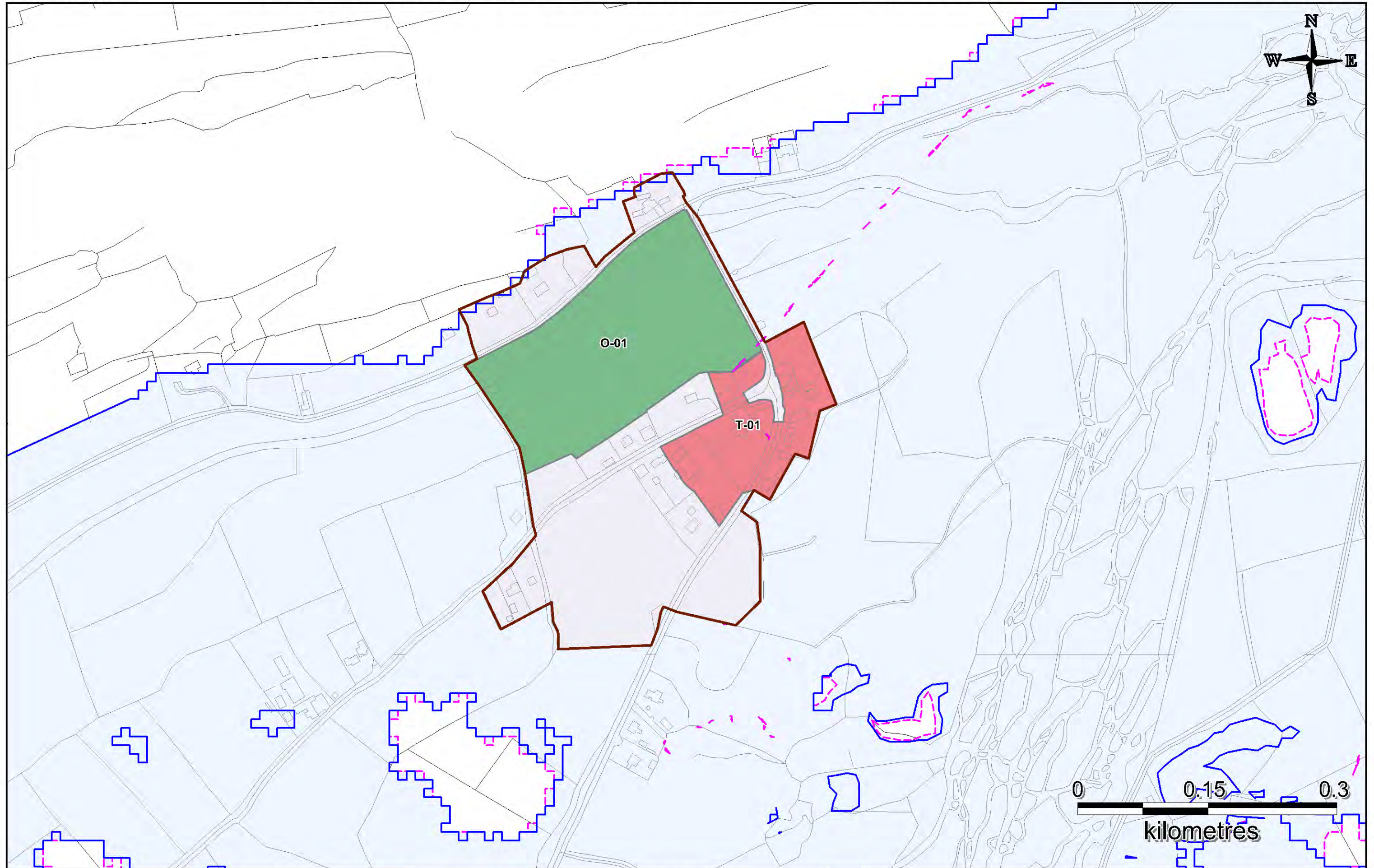
35.4.2. The specific town centre / neighbourhood centre zoning objective for Toon Bridge is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
T-01	<p>Consolidate existing village centre.</p> <p>This zone is adjacent to the Gearagh Special Area of Conservation and Special Protection Area. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</p> <p>A buffer zone will be required between any development proposed for this zone and the SAC and SPA. The size of the buffer zone will be determined at project level.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	2.2

Open Space, Sports, Recreation and Amenity

35.4.3. The specific open space, sports, recreation and amenity zoning objective for Toon Bridge is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	<p>This area is within the floodplain of the Toon River. Lands to remain predominantly open and rural in character, with some opportunities for recreation or amenity type uses. Parts of the zone are within the Gearagh Special Protection Area. These parts of the zone are not suitable for development. Development in other parts of this zone is likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA and nearby SAC.</p> <p>A buffer zone will be required between any development proposed for this zone and the SPA. The size of the buffer zone will be determined at project level.</p> <p>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>	4.9



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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 | |

36 Upton

36.1 VISION AND CONTEXT

The vision for Upton is to retain and improve local services and facilities and to protect the rural character of the village nucleus through the promotion of sympathetic development in tandem with the provision of appropriate infrastructure.

Strategic Context

36.1.1. Upton adjoins the old railway line and lies approximately 2.5 kilometres to the north of Inishannon, 7 kilometres to the northeast of Bandon and approximately 2.5 kilometres to the southwest of Crossbarry. The settlement is designated as one of 18 village nuclei in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area.

36.1.2. In the 2009 County Development Plan, it is an objective 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. It is also an objective to make provision for new development at a scale, layout and design that reflects the character of each village.

36.1.3. This settlement is within the North and West Cork Strategic Plan Area and at the western end of the Cork Area Strategic Plan Study Area. The lands in and surrounding Upton lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2009 (as varied). Within the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.

Local Context

36.1.4. Upton is a geographically small settlement which is centred around a pub and a disused railway station (formerly part of the Great Southern Railways).

36.1.5. There are a number of one-off dwellings in the vicinity of Upton, however, there has been little recent development in the settlement itself.

36.2 PLANNING CONSIDERATIONS

Population and Housing

36.2.1. In the period between 2001 and 2010 there was no growth in the village however it is a very small settlement with limited development potential. The dwelling growth figures are based on Geo Directory figures which are outlined in the following table.

Year	2001	2005	2010	Growth 01-10
Number of Dwellings	11	5	6	-

Infrastructure and Community Facilities

36.2.2. Current facilities in Upton include a public house. There is also a haulage company and their associated offices based in Upton. The Brother's of Charity complex is located outside the boundary of the settlement to the east.

36.2.3. There are no public sewerage or water supply facilities available in the settlement.

Environment and Heritage

36.2.4. The County Development Plan 2009 addresses the landscape of the County with reference to 16 defined landscape types. These landscape types provide a general categorization of the County's landscape in terms of landscape value, sensitivity and importance. Upton lies within Broad Fertile Lowland Valley landscape type. The valleys in these areas are created by the rivers flowing east to west and are surrounded by low well spaced ridges.

36.2.5. This landscape is considered to be of countywide importance. The landscape value, which is the environmental or cultural benefits which derive from various landscape attributes, is considered to be high. The landscape sensitivity, which is a measure of the ability of the landscape to accept change or intervention without unacceptable effects, is also considered to be high.

36.2.6. The railway station building in Upton has historical and architectural merit. In addition, there is a terrace of single storey cottages located opposite the railway station which should be protected.

36.3 PLANNING PROPOSALS

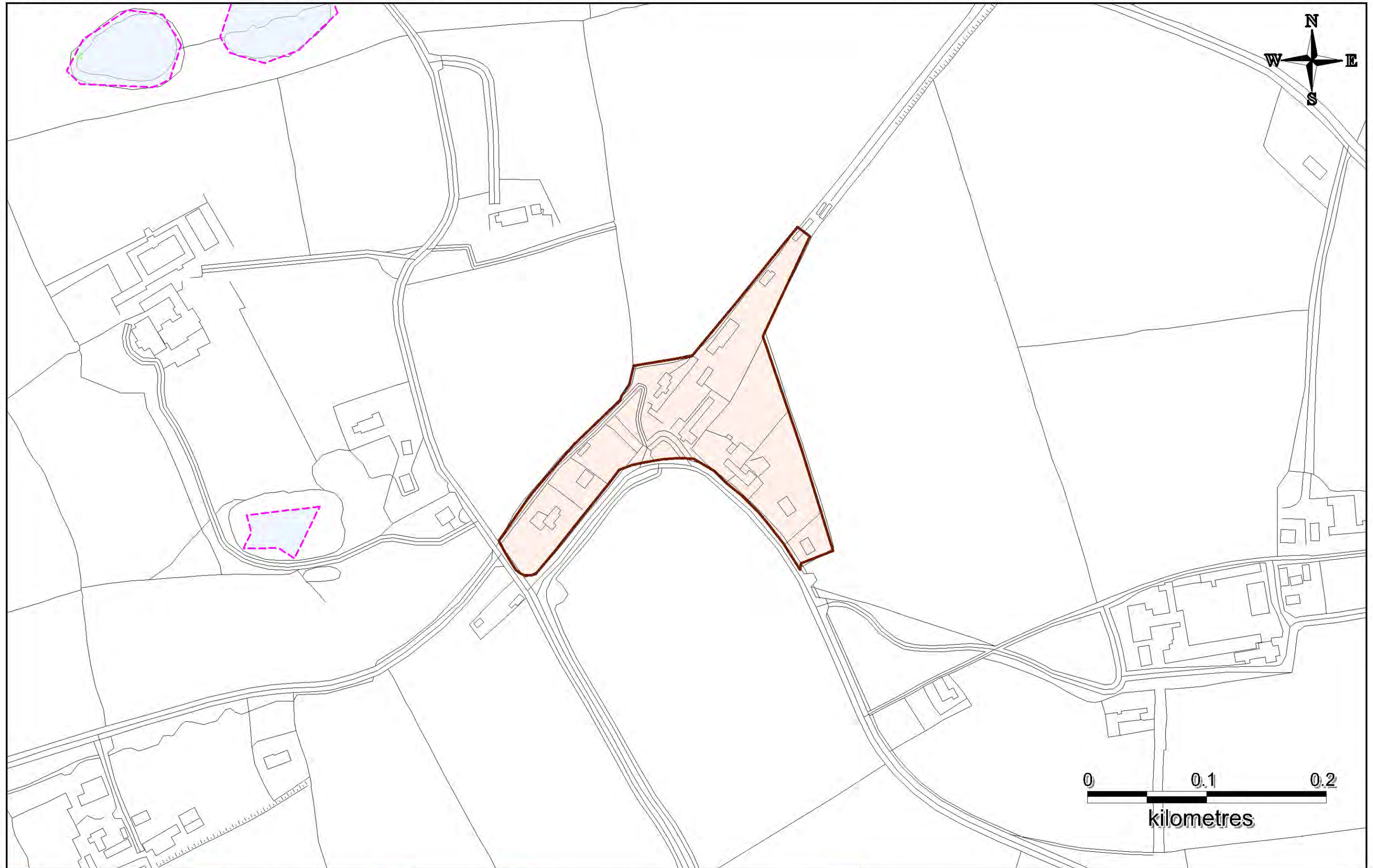
36.3.1. Upton's size and the rural nature of the settlement make it unsuitable for any large scale development. Based on population growth projections up to 2020, growth in the number of dwellings over the last ten years and limited infrastructure and community facilities it is considered that dwelling growth in the village will be relatively modest with potential for approximately 3 dwellings up to 2020. Incremental one off housing growth and small scale low density development is likely to be the extent of future development within the village boundary over the next ten years.














36.3.2. It is important that any new development in Upton, maintains the integrity of the surrounding rural landscape and the rural character of the settlement.

36.4 GENERAL ZONING OBJECTIVES: UPTON

36.4.1. The general development boundary objectives for Upton are set out in the following table:

Objective No.	Development Boundary Objectives
DB - 01	<p>a) Within the development boundary of Upton it is an objective to encourage the development of up to 3 dwelling units in the period 2010-2020, subject to normal proper planning considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>b) In order to secure the residential growth proposed above, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</p> <p>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>



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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

Bealnablath

Farran/Lower Farran

Gougane Barra

Gurranes

Srelane Cross

37 Bealnablath

37.1 VISION AND CONTEXT

The vision for Bealnablath over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide limited local services.

Strategic Context

37.1.1. Bealnablath is located approximately 3 kilometres to the southwest of Crookstown and 4.5 kilometres to the north of Newcestown.

37.1.2. In the overall strategy of this Local Area Plan, Bealnablath is recognised as a centre which provides limited local services. Bealnablath does not have a wide range of services.

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

Local Context

37.1.4. Bealnablath is situated in a valley along the River Bride and as a result the settlement is enclosed with lands steeply sloping in places. Surrounding lands are predominantly agricultural in use.

37.1.5. Bealnablath has very limited facilities and does not have public services available. The area is characterised by a number of dispersed one off dwellings, current facilities in Bealnablath include a Public house and a shop/petrol station which are located at the crossroads.

37.1.6. Whilst very small in scale, the settlement pattern in Bealnablath has gradually evolved over time around the road junction.

37.1.7. The area is best known for being the location of the shooting of Michael Collins on 22 August 1922, during the Irish Civil War. A memorial monument to Michael Collins is located on the R585 road.

37.2 PLANNING CONSIDERATIONS

37.2.1. It may be possible to accommodate a very limited amount of further development in the vicinity of Bealnablath, subject to normal proper planning considerations. The robust nature of the landscape has the capacity to absorb appropriately sited and designed single dwellings to cater for local housing need.

37.3 PLANNING PROPOSALS

37.3.1. Bealnablath has very limited facilities and does not have public services available. Development proposals in this location will be assessed on a case – by – case basis and must be in accordance with the objectives of Cork County Development Plan 2009 and should be subject to the availability of suitable sites and normal proper planning considerations.

37.4 GENERAL ZONING OBJECTIVES: BEALNABLATH

Development Boundary

37.4.1. The general development boundary objective for Bealnablath is set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB-01	The lack of public sewerage facilities limits the area to small-scale development in the near future. Individual dwellings served by individual treatment units and a sustainable properly maintained private water supply, may be permitted to accommodate local rural housing needs subject to a suitable site being available and to normal proper planning considerations. 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.

38 Farran / Lower Farran

38.1 VISION AND CONTEXT

The vision for Farran/Lower Farran over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide important community and local services.

Strategic Context

38.1.1. Farran / Lower Farran are two settlement nodes lying to the north of the National Primary Road, the N22, just west of Cork city. The road from the N22 to Farran is narrow, winding, steep and poorly aligned.

38.1.2. In the overall strategy of this Local Area Plan, Farran / Lower Farran is recognised as a location, which provides important community and local services. Within the settlement strategy of this Local Area Plan, a very limited amount of further development may be suitable in the vicinity of Farran / Lower Farran.

Local Context

38.1.3. Farran/Lower Farran area is characterised by a number of clustered one off dwellings. There is also a nursing home a short distance to the south of the church. Lower Farran is characterised by a number of one-off dwellings fronting onto the minor country road that form a somewhat elongated settlement form parallel to the main N22 road. Farran is located on more elevated lands to the north, with a more compact settlement pattern that has developed over time around a minor crossroads.

38.1.4. Parts of the Farran / Lower Farran area are situated on a hillside and many of the one off dwellings in the area are clearly visible in the landscape, particularly when viewed from the south.

38.1.5. Lower Farran adjoins the N22 and facilities in this settlement node include public houses, a shop incorporating a post office and hairdressers.

38.1.6. The National Rowing Centre (NRC) is located in the Farran area and is an important amenity both to the locality and nationally. The NRC is also an important contributor to the local economy.

38.1.7. The area is characterised by dense vegetation and is generally heavily wooded, especially the steep slopes of Lower Farran. Farran Forest, an amenity and wildlife area of approximately

44 hectares is situated on the banks of the Lee Reservoir to the north of the Farran/Lower Farran settlement nodes. This robust landscape character has enabled the locality to successfully absorb a large number of individual dwellings without significant injury to amenity or the wider rural character of the area.

38.2 PLANNING CONSIDERATIONS

38.2.1. Farran House, located between Farran and Lower Farran is entered in the Record of Protected Structures. Similarly, Rosemount Country House at Currahaly, a short distance to the west of Currahaly Cross Roads is also entered in the Record of Protected Structures.

38.2.2. There is a high concentration of one off dwellings in the Farran area and as there are no public sewerage facilities in the area, dwellings are served by individual septic tanks or individual treatment units.

38.2.3. Parts of the Farran / Lower Farran area that are situated on prominent hillsides, which form part of the character and rural setting of the area, should be protected from development. Farran/Lower Farran has a relatively high level of one-off housing and there is a very real threat that further development will irreversibly erode the rural character of the location.

38.2.4. There is a Group Water Supply Scheme serving parts of the Farran area, which is to be upgraded, with the provision of a new reservoir and well.

38.3 PLANNING PROPOSALS

38.3.1. Farran and Lower Farran are located within the Rural Housing Control Zone as designated in the Cork County Development Plan, 2009 where it is an objective generally to restrict Individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs subject to normal proper planning considerations.

38.3.2. There is very limited development potential for more one-off housing in Farran/Lower Farran.

38.4 GENERAL ZONING OBJECTIVES: FARRAN/LOWER FARRAN

Development Boundary

38.4.1. The general development boundary objective for Farran/Lower Farran is set out in the following table:

Objective No.	Development Boundary Objectives
DB-01	It is an objective to recognise the current Rural Housing Control Zone designation surrounding Farran/Farran Lower and apply the relevant County Development Plan objectives when assessing development proposals.

39 Gougane Barra

39.1 VISION AND CONTEXT

The vision for Gougane Barra over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to promote appropriate tourist activities in the area.

Strategic Context

39.1.1. Gougane Barra is located 6 kilometres west of Ballingeary, adjacent to R584 regional route connecting Bantry and Macroom.

39.1.2. The area is characterised by a large glacial cradle valley and is the source of the River Lee. The area is a popular destination for tourists and day trips, due mainly to its dramatic landscape and its unique natural, built and cultural heritage which includes the remains of sixth century monastic stone buildings as well as an eighteenth century stone oratory.

39.1.3. Much of the area is designated as scenic landscape in the Cork County Development Plan 2009, while there are also a number of designated scenic routes in the area. Gougane Barra Lake is also proposed as a Natural Heritage Area, due mainly to the unique flora and fauna that exists there.

Local Context

39.1.4. There are some contemporary tourist facilities in the area, including a hotel, public house, craft shop and convenience shop.

39.2 PLANNING CONSIDERATIONS

39.2.1. Important issues for Gougane Barra include the protection of its natural and built heritage and the consolidation of existing recreation areas and tourist facilities.

39.3 PLANNING PROPOSALS

39.3.1. Gougane Barra has a tourism/recreation function and it is an objective of this plan to promote appropriate tourist activities in the area. There is very limited development potential for one-off housing in Gougane Barra.

39.4 GENERAL ZONING OBJECTIVES: GOUGANE BARRA

Development Boundary

39.4.1. The general development boundary objective for Gougane Barra is set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB-01	It is an objective to promote appropriate tourist activity in Gougane Barra while protecting its natural and built heritage.

40 Gurranes

40.1 VISION AND CONTEXT

The vision for Gurranes over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide limited local services.

Strategic Context

40.1.1. Gurranes is located approximately 4 km to the north of Crossbarry, 7 km to the southeast of Aherla and 5 km to the southwest of Killumney / Ovens. Current facilities in Gurranes include a school.

40.1.2. In the overall strategy of this Local Area Plan, Gurranes is recognised as a centre which provides very limited local services. A limited amount of further development may be suitable in the vicinity of Gurranes, provided that it is in compliance with the overall objectives of the Rural Housing Control Zone, established in the Cork County Development Plan 2009.

40.1.3. The settlement is located within the Cork Area Strategic Plan study area and the lands that surround Gurranes lie within the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

Local Context

40.1.4. There is no distinctive settlement pattern in Gurranes, only scattered individual dwellings. Current facilities in Gurranes include a school. There are also a couple of small industries in the area. There is some forestry activity to the north of Gurranes.

40.1.5. There are no public sewerage or water supply facilities available in Gurranes and there are also problems relating to surface water disposal in the area. There are no public lighting facilities or public footpaths in Gurranes.

40.2 PLANNING CONSIDERATIONS

40.2.1. Gurranes is located within the Rural Housing Control Zone, has limited community facilities, no public services and is served by only minor roads, therefore any additional development needs to be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

40.2.2. Gurranes can benefit from its access and proximity to the settlements of Crossbarry and Killumney / Ovens, both of which have experienced growth in recent years and provide a wider range of services than are available in Gurranes. While it is important that links between Gurranes and nearby settlements exist, strategic gaps between the settlements are also of importance and should be retained to avoid settlement coalescence.

40.3 PLANNING PROPOSALS

40.3.1. There is limited development potential for more one-off housing in Gurranes and it is important that any new development in Gurranes maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that any new development will not visually dominate the wider landscape or lead to further increases in the numbers of individual houses fronting directly onto roads in the area.

40.4 GENERAL ZONING OBJECTIVES: GURRANES

Development Boundary

40.4.1. The general development boundary objective for Gurranes is set out in the following table:

Objective No.	Development Boundary Objectives
DB-01	It is an objective to recognise the current Rural Housing Control Zone designation surrounding Gurranes and apply the relevant County Development Plan objectives when assessing development proposals.

41 Srelane Cross

41.1 VISION AND CONTEXT

The vision for Srelane Cross over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide limited local services.

Strategic Context

41.1.1. Srelane Cross is located approximately 4 km to the west of Ballincollig and 2km from Killumney / Ovens. Srelane Cross is located on the N22 Cork to Macroom road. The location of Srelane Cross forms part of the attractive setting of the area on an important tourist route.

41.1.2. Lands in Srelane Cross lie partly within the designated A1 areas of the Cork Metropolitan Green Belt and partly within the Rural Housing Control Zone, therefore any development proposals in Srelane Cross will have to comply with the relevant policy objectives, set out in the Cork County Development Plan 2009.

Local Context

41.1.3. Srelane Cross is located within a sensitive landscape setting. Lands on the northern side of the road rise steeply and the area is densely wooded in places.

41.1.4. There are two well established pubs located at Srelane Cross. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks. The presence of a large quarry to the south of Srelane Cross, on the other side of the N22, should also be taken into account in any future development in the area. There is a bring site in Srelane.

41.2 PLANNING CONSIDERATIONS

41.2.1. A very limited amount of further development may be suitable within the Rural Housing Control Zone area of Srelane Cross, provided that it is in compliance with the overall objectives of the Cork County Development Plan 2009. Similarly, any development permitted within the A1 Green Belt area should only be given consideration if it does not conflict with the overall objectives of the Metropolitan Green Belt, established in the Cork County Development Plan 2009.

41.2.2. There is a very limited public water supply serving Srelane Cross. There is no public sewer in the area.

41.2.3. The hillside setting of Srelane Cross, which helps define the character of the local area, should be protected.

41.3 PLANNING PROPOSALS

41.3.1. In Srelane Cross any additional development should be in accordance with the objectives for the Metropolitan Green Belt and/or Rural Housing Control Zone, and should be subject to the availability of suitable sites and normal proper planning considerations.

41.3.2. Any future development located along the N22 should use existing access points, no new access points should be allowed onto the N22.

41.4 GENERAL ZONING OBJECTIVES: SRELANE CROSS

Development Boundary

41.4.1. The general development boundary objective for Srelane Cross are set out in the following table:

Objective No.	<u>Development Boundary Objectives</u>
DB-01	It is an objective to recognise the current metropolitan greenbelt designation (A1 Agriculture) and Rural Housing Control Zone designation surrounding Srelane Cross and apply the relevant County Development Plan objectives when assessing development proposals.



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