

**FERMOY ELECTORAL AREA  
LOCAL AREA PLAN  
2011**



**1**

Volume 1

**Main Policy Material**

Cork County Council  
**Planning Policy Unit**





# Fermoy Electoral Area Local Area Plan

## SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
No. 1	August 2011	Adopted Fermoy Electoral Area Local Area Plan



# Fermoy Electoral Area Local Area Plan

August 2011

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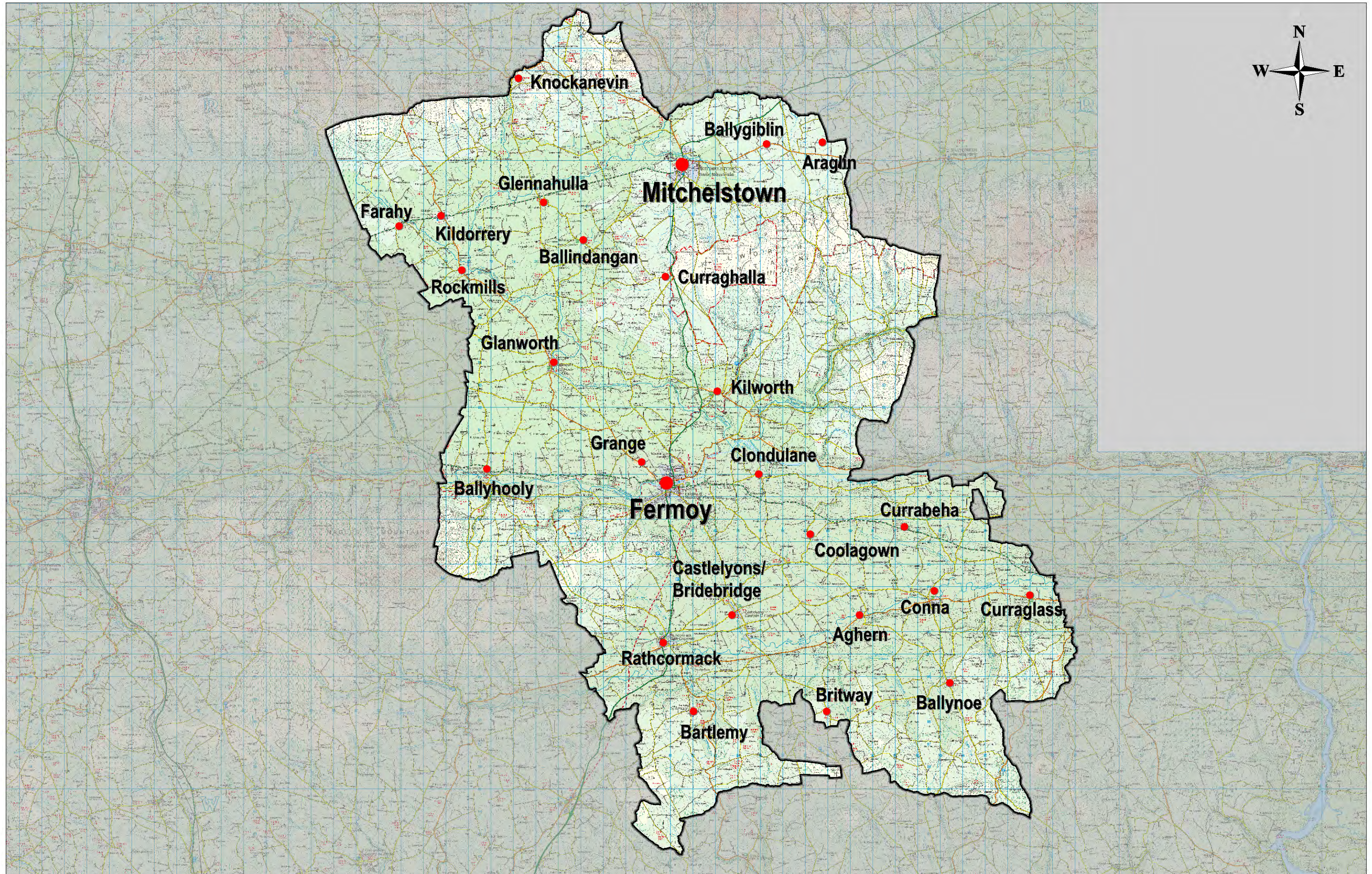
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# Fermoy Electoral Area Local Area Plan 2011



Fermoy Electoral Area





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

### 1.1 Introduction

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

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

**1.1.3.** This plan has been prepared taking the year 2020 as its 'horizon' year so that there can be the best degree of alignment 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of the review of the plan can be deferred for up to a maximum of 10 years from the date on which the plan was originally made.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 The Purpose of the Plan

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

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

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

- Through their core strategy, take cognisance of the County Development Plan and relevant aspects of the Regional Planning Guidelines in terms of population projections, housing strategy, settlement strategy, economic development, flood risk assessment, climate change and biodiversity strategies etc.
- Include policies and objectives which provide guidance on climate change and support the conservation of biodiversity which are essential components of sustainable development.

- Must be consistent with the planning guidelines issued by the Minister for the Environment Heritage and Local Government under Section 28 of the Planning and Development Acts.
- Comply with appropriate regulation regarding the Strategic Environmental Assessment and Appropriate Assessment of the plan in accordance with Article 6 of the Habitats Directive. The SEA & AA processes for a local area plan should be informed by, and incorporate, the relevant results and findings of the SEA & AA for higher level plans.

#### 1.4 The Process That Has Been Followed

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

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

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

#### Public Consultation

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

1.4.4. Following the receipt of 150 submissions from the public during the consultation period on the Draft Fermoy Electoral Area Local Area Plan, the County Council met at a special meeting held on 30th and 31st March 2011 to determine the need to make material amendments to the draft plans. Following this, the proposed amendments, 811 in total (across all electoral areas), were published for consultation between 21st April & 18th May 2011.

1.4.5. There were a total of 13 submissions received during the public consultation period on the proposed amendments to the Draft Fermoy Electoral Area Local Area Plan. Following this, a Manager's Report was published on the 15<sup>th</sup> of June on the issues raised by the submissions on the proposed amendments.

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

#### 1.5 Overall Approach

##### Role of the County Development Plan 2009

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

1.5.2. A variation to the County Development Plan has been adopted to ensure that the policies and objectives contained in the ten Electoral Area Local Area Plans are consistent with the objectives of the County Development Plan and to strengthen or amend the objectives of the County Development Plan where necessary. The Variation includes changes to chapters 2, 3, 4, 5, 6, 8 & 9 of the

County Development Plan and includes the changes which have resulted from the introduction of a "Core Strategy" in accordance with the requirements of the Planning and Development (Amendment) Act 2010.

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

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

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

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

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

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

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

#### Settlement Network

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

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

- 2 Main Settlements comprising Fermoy Environs and Mitchelstown.
- 7 Key Villages comprising Ballyhooly, Castlelyons/Bridebridge, Conna, Glanworrrh, Kildorrery, Kilworth and Rathcormack.
- 7 Villages comprising Ballindangan, Ballynoe, Bartlemy, Coolagown, Clondulane, Curraglass and Glenahulla.
- 7 Village Nuclei comprising Aghern, Araglin, Ballygiblin, Curraghalla, Grange, Knockanevin and Rockmills.

**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 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&Bs), Church or other community facility, Post Office / bank / ATM / building society, Garda station, Primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional or national road, traffic calming / management scheme / off street car parking, bring site / recycling facilities.

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

- Make best use of previous investments in built fabric or infrastructure in the main towns;
- Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities.
- Identify land for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending to carry out development;
- Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;
- Confirm the role of the town centre as the preferred location for future retail development; and

- Protect the setting of the town from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

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

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

#### Key Villages, Villages & Smaller Settlements

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

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

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

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

**1.5.20.** In some electoral areas where a large part of the rural area was not already served by a key village or rural service centre, it was considered appropriate to designate a less well developed settlement to this category so that, over the 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 – 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 the development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at a scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.

**1.6.7.** A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.

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

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

**Zoning Definitions**

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

**1.6.10.** The most dramatic change in the zoning approach for the new Local Area Plans is the introduction of a new land use class for 'business' uses. This definition has replaced the former 'commercial'

category and is based on wider range of uses. The new 'business' category can be found in many more locations than the former 'commercial'.

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

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

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

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

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

**1.6.15.** Generally, the 'established' zoning categories used in previous plans to define the uses appropriate in existing areas of development have been discontinued in the new plans. Proposed changes of use will be assessed in relation to:

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

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

**1.7 Infrastructure and Community Facilities**

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

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

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

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

## 1.8 Flood Risks

### Overall Approach

**1.8.1.** The County Council, in preparing its strategy for the management of flood risks set out in the following paragraphs, has had regard to 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 26<sup>th</sup> November 2007, and in line with the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government under section 28 of the Planning & Development Acts an assessment of flood risks has been formally taken into account in the preparation of this plan.

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

- Avoid development in areas at risk of flooding; and
- Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

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

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

- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information is available on this site and has been noted.
- '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. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.

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

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

### Flood Risks and 'Zoning'

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

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

event has been recorded on a site, particularly since 2005, then, generally, the zoning has been discontinued in this plan.

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

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

#### **Applications for Planning Permission in Areas at Risk of Flooding**

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

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

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

**1.8.18.** It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations

should be brought to the attention of Council staff as part of a pre-planning meeting.

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

The first stage in the assessment process will include:

- An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.
- A review of all available flood related information, including the flood zone maps and historical flood records (from [www.floodmaps.ie](http://www.floodmaps.ie), and through wider internet / newspaper / library search / local knowledge of flooding in the area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
  - further study;
  - revision of proposals to avoid area shown at risk of flooding; or
  - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).

**1.8.20.** Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

**1.8.21.** Where the site does not benefit from a specific zoning objective in this plan and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:

- The proposal is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
  - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
  - Comprises significant previously developed and/or under-utilised lands;
  - Is within or adjoining the core of an established or designated urban settlement;
  - Will be essential in achieving compact and sustainable urban growth; and
  - There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

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"> <li>• Avoid development in areas at risk of flooding; and</li> <li>• Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.</li> </ul>
FD 1-2	<p>In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.</p>
FD 1-3	<p>In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.</p>

Development in Flood Risk Areas	
FD 1-4	<p>It is an objective of this plan to ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.8.19 of this plan.</p>
FD 1-5	<p>Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FD 1-4 that the proposed development and its infrastructure, will</p>

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

## 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 Plans policies in relation to rural housing are tailored to reflect the varied demands, pressures and circumstances that exist in each of the four strategic planning areas of the County



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

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

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

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

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

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

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

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

(long established uses) and 4.8.6 (development of a strategic and exceptional nature) of the County Development Plan 2009.

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

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

Green Belts Around the Ring and County towns	
<b>GB 1-1</b>	<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</p>

	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.
<b>GB 1-2</b>	<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 Fermoy:**

**1.9.12.** An important and attractive characteristic of the town of Fermoy is the complex topography and landscape character of its setting and this plan seeks to protect this through the retention of the Greenbelt around the town. The prominent ridges to the south east and south west of the town, which are relatively free from development, provide an attractive rural setting to the town and are therefore not considered suitable for development.

**1.9.13.** To the east and west of the town, the Blackwater River Valley forms part of the proposed Natural Heritage Area and the candidate Special Area of Conservation, with a Special Protection Area to the east of the town. The river valley itself, in conjunction with its surrounding floodplains, is designated as a Scenic Landscape in the Cork County Development Plan, 2009. The N72, west of the town, is a designated scenic route. For these reasons it is considered essential that the river valley, which forms part of the main approach roads into the town, is not, generally suitable for development.

**1.9.14.** To the north and south, on exiting the M8 Motorway, the town is approached via the R 639 which is also deemed unsuitable for development, as it would have a negative impact on the visual setting of the town. Further development is also restricted by the Motorway to the immediate east of the town.

**1.9.15.** The Green Belt boundary extends to meet the development boundaries of both Clondulane and Kilworth, in an attempt to discourage further development along the approach roads into these settlements and to maintain strategic gaps between these settlements. It is considered that this will not have an adverse effect on the development of these settlements as sufficient lands have

been zoned within their respective development boundaries for both individual housing and small scale residential developments. The village nucleus of Grange is also located within the Greenbelt.

**1.9.16.** To the north of the town, the topography is less elevated and more suited to development. An area of land has been identified in this region, which abuts the development boundary and where there is an established proliferation of one-off dwellings. This area is less visually prominent to the general setting of the town than the equivalent areas to the south and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised. This area of land is subject to Objective GB 1-2 of this Local Area Plan.

**1.9.17.** Generally, while the outer boundary of this greenbelt remains unchanged from the 2005 Local Area Plan, the inner boundary has been adjusted in line with the new development boundary for the town.

***The Green Belt around Mitchelstown:***

**1.9.18.** An important and attractive characteristic of the town of Mitchelstown is the complex topography and landscape character of its setting and this plan seeks to protect this through the retention of the Greenbelt around the town. The prominent ridges to the south east in conjunction with the lower ridges to the south west and north east of the town, which are relatively free from development, provide an attractive rural setting to the town and are therefore not considered suitable for development.

**1.9.19.** To the south, the principal approach road into the town is the R 667, which is a designated scenic route and is deemed unsuitable for development, as it would have a negative impact on the visual setting of the town. Furthermore, development is also restricted by the N 73 which forms a western relief route for the town and by the Motorway. The N72 to the west of the town should also be protected from further development, given its national road status.

**1.9.20.** To the north west of the town, lies an area where the topography is less elevated and more suited to development. An area of land has been identified in this region where there is an established proliferation of one-off dwellings. This area is less visually prominent to the general setting of the town than the equivalent areas to the south, east and north east and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised. This area of land is subject to Objective GB 1-2 of this LAP.

**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.

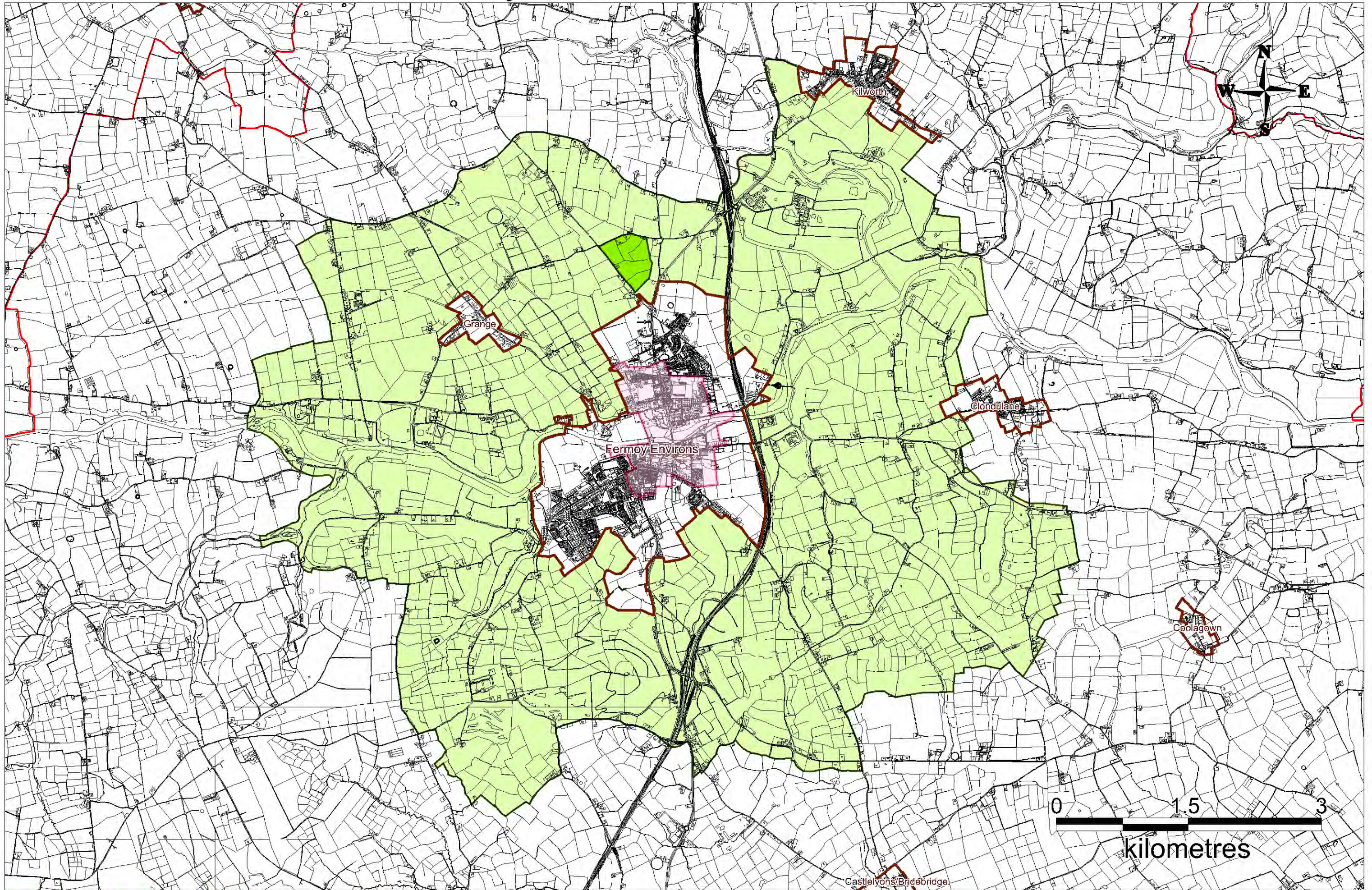
**1.10.2.** The European Community issued the Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

**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.

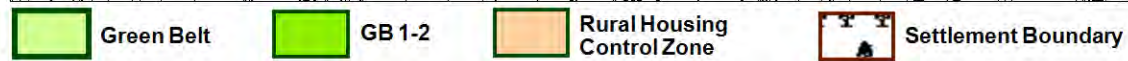
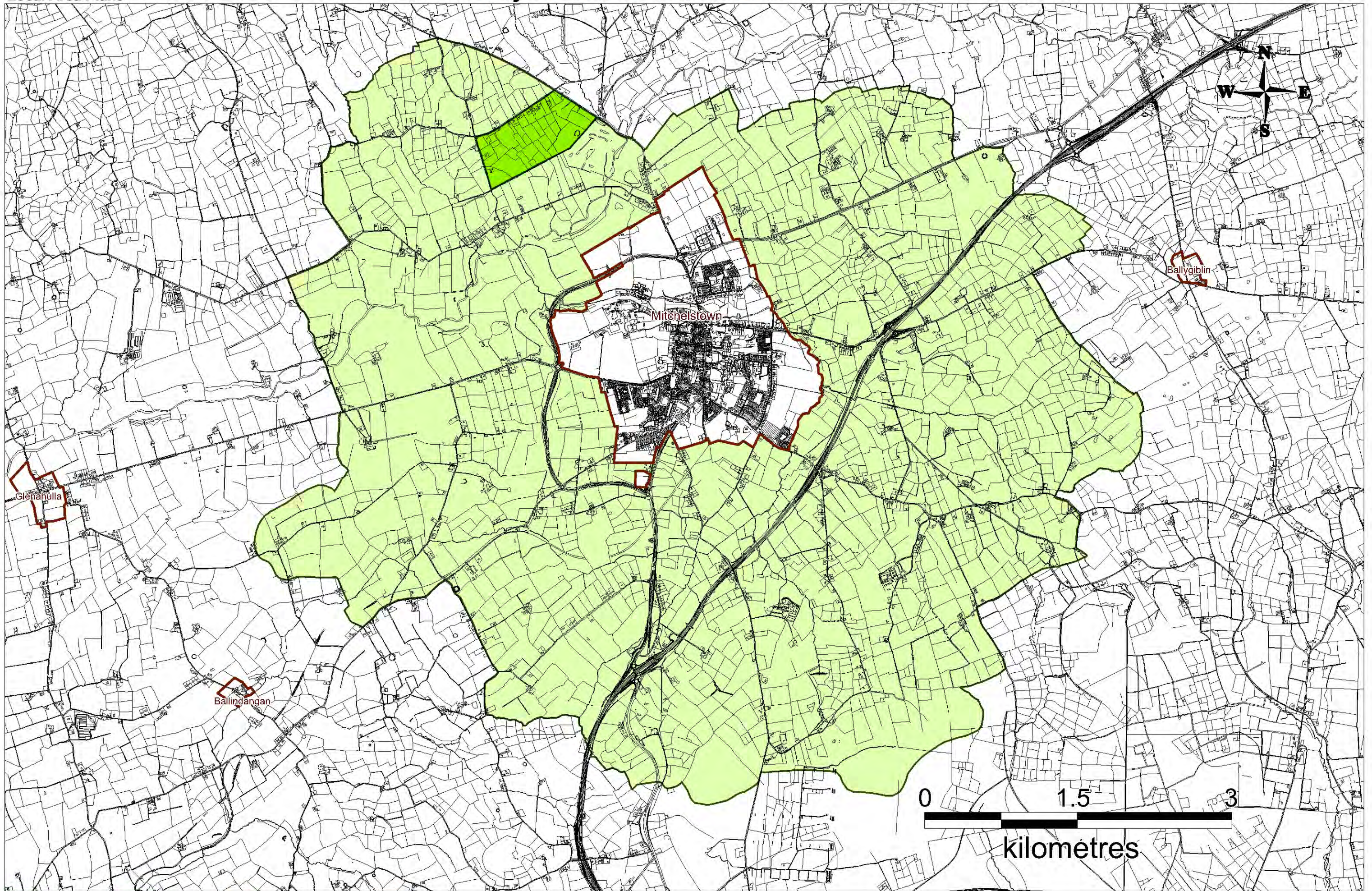
**1.10.4.** Habitats Directive Assessment (HDA), also known as Appropriate Assessment is provided in accordance with requirements under the EU Habitats Directive (43/92/EEC) and Birds Directive (79/409/EEC), the impacts of the policies and objectives of all statutory land use plans on certain sites that 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 Fermoy Electoral Area Local Area Plan, 2011-2017 summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details of the monitoring measures which will be implemented to ensure that the undertakings in relation to the protection of the Natura 2000 network, as set out in the Local Area Plan, are met. Finally the report contains the AA Conclusion Statement which finds that, subject to a number of

changes to text, objectives, settlement boundaries and zonings, which have been accepted by the Council and are contained in the final plan, there will be no significant impact on the network as a whole, nor to individual Natura 2000 sites or their dependant habitats and species.



### Green Belt Map



### Green Belt Map

## Section 2 Local Area Strategy

### 2.1 Introduction

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

#### Strategy

**2.2.1.** The Fermoy Electoral Area is split between two Strategic Planning Areas, the CASP Ring Strategic Planning Area which includes the ring town of Fermoy and the villages of Castlelyons/ Bridebridge, Kilworth, Rathcormack, Ballynoe, Bartlemy, Clondulane, Coolagown, Aghern and Grange, and the North Strategic Planning Area which includes Mitchelstown and the villages of Ballyhooly, Conna, Glanworth, Kildorrery, Ballindangan, Curraglass, Glennahulla, Araglin, Ballygiblin, Curraghalla, Knockanevin and Rockmills.

**2.2.2.** The CASP Update, published in 2008 raises concerns at the high level of growth within the CASP Ring Strategic Planning Area, particularly in the villages and rural areas at over 14% and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. Whilst this level of growth in the last decade is an indication that the villages and rural areas are far from stagnant, local employment within the villages and rural areas has not grown at the same rate, giving rise to widespread growth in unsustainable commuting patterns. One of the challenges for this plan is to moderate the pace of growth within the villages and rural areas of the Fermoy Electoral Area which lie within the CASP Ring in the period to 2020.

**2.2.3.** Within the North Strategic Planning Area as a whole the dynamic is quite different to that of the CASP Ring as detailed in the North and West Cork Strategic Plan, published in 2002, which raised concerns about declining socio-economic indicators including falling populations and agricultural employment as well as relative underperformance of

settlements in terms of attracting population and economic activity. In response a rebalancing of the population structure was proposed that encouraged growth in the towns whilst retaining a healthy growth rate in villages and rural areas. Such a concentration would help create a critical mass of population that would in turn allow further economic and social development on a self sustaining basis. Recent years have seen the partial achievement of these goals with increased growth occurring in Fermoy although the growth of Mitchelstown has been disappointing. There has also been very rapid growth in some of the villages and some of this growth has been at the expense of growth in the towns. The demand for one off rural housing also remains high and is particularly associated with high levels of unsustainable commuting. General levels of economic activity have grown somewhat but still remain relatively similar to other main economic areas in the county.

**2.2.4.** The challenge for this plan is to implement the objectives contained in the County Development Plan 2009 to make the towns of Fermoy and Mitchelstown 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.

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

**2.2.6.** There are two settlements, Britway and Farahy which formed part of the settlement network in the 2005 Local Area Plan but which are no longer considered to have the capacity to merit designation as a focal point for additional local development and therefore their potential for development is as per open countryside.

#### Population and Housing

**2.2.7.** In the period 2002-2006, the electoral area as a whole grew from 22,686 to 25,764 – an increase of 13.6 %. The largest town, Fermoy experienced positive population growth from 4,804 to 5,873 persons (or 22 %). Mitchelstown experienced a slight positive population increase from 3,300 to 3,365 (or 2%) in the same period.

**2.2.8.** Within the same 2002-2006 period most of the key villages of the electoral area experienced significant growth with Rathcormack experiencing an exceptional increase of 151%. Overall, the seven key villages experienced a cumulative population growth of 1,053 persons (46%) increasing from 2,311 persons to 3,364. Within the remainder of the electoral area, including the other villages and rural areas, there was an increase from 12,271 to 13,162 or 7.3% within the same period.

Settlement Hierarchy Fermoy Electoral Area	Population		
	2002	2006	% Change
<b>Main Settlement</b>			
Fermoy *	4,804	5,873	22.3
Mitchelstown	3,300	3,365	2
<b>Key Villages</b>	2,311	3,364	45.6
<b>Villages and Rural</b>	12,271	13,162	7.3
<b>Total Population</b>	<b>22,686</b>	<b>25,764</b>	<b>13.6</b>

**2.2.9.** The targets for population growth as set out in the County Development Plan 2009 indicate that Fermoy will continue as the largest settlement in the electoral area growing to 7,442 persons in 2020, a 27% increase from 2006. While Mitchelstown has a lower population target of 5,346, this represents a high level of growth and a 59% increase in the 2006 population up to the year 2020.

**2.2.10.** The remaining growth for all the villages and rural areas, including key villages, amounts to 948 persons, bringing the overall target to 17,474. The 2020 target for the electoral area as a whole is 30,262 persons.

Settlement Hierarchy Fermoy Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
<b>Fermoy*</b>	5,873	1,569	7,442
<b>Mitchelstown</b>	3,365	1,981	5,346
<b>Villages and Rural</b> (including key villages)	16,526	948	17,474
<b>Total Population</b>	<b>25,764</b>	<b>4,498</b>	<b>30,262</b>

**2.2.11.** The following table outlines the corresponding households based on the above population targets to 2020 and also gives an indication as to the overall requirement of new dwellings in the electoral area as a whole. It is assumed that average household size will continue to fall in line with EU trends.

**2.2.12.** Population growth of 4,498 persons, together with household formation arising from the existing population, will give rise to an additional 3,547 new households in the electoral area. In order to allow for a proportion of vacancies, and frictional losses in the market a conversion rate of 1.3 was used which gives an overall requirement for an additional 4,611 new houses to be provided within the electoral area in the period 2006 – 2020.

\* Including the Town Council

**Table 2.3: Households Target in Fermoy Electoral Area 2006-2020**

Settlement Hierarchy Fermoy Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Fermoy*	1,998	1,150	3,148
Mitchelstown	1,189	1,067	2,256
Villages and Rural (including key villages)	5,868	1,330	7,198
<b>Total Households</b>	<b>9,055</b>	<b>3,547</b>	<b>12,602</b>
<b>New Dwellings Required</b>		<b>4,611</b>	

**2.2.13.** Of the 4,611 houses required in the Electoral Area in the period 2006-2020, 1,994 were already built or were under construction by the start of 2010, leaving a balance of 2,617 units to be provided over the lifetime of this Plan (see table below). Across the electoral area, there are outstanding planning permissions for an additional 2,055 houses.

**Table 2.4**

Settlement Name	Already Built <sup>1</sup> 2006- 2010	Under Construction & Vacant	Outstanding planning permissions
Main Settlements			
Fermoy*	476	22	550
Mitchelstown	235	23	464
Key Villages	950	154	727
Villages and Other Settlements	127	7	314
<b>Total</b>	<b>1,788</b>	<b>206</b>	<b>2,055</b>

**Grand Total Units accounted  
for during 2006-2010  
(excluding Outstanding  
Planning Permissions)** **1,994**

**2.2.14.** The following table provides an overview of the overall scale of development envisaged in each settlement over the lifetime of this plan. Outside of these settlements, the provision of rural one off housing in the countryside will continue to contribute towards meeting the future housing needs of rural communities and the overall electoral area.

**Table 2.5: Summary of Fermoy Electoral Area Settlements**

Settlement Name	Settlement Type	No. of existing dwellings 2010	Growth in dwelling units 2000-2010	Outstanding planning permission 2010	Target growth 2010-2020
Fermoy	Main Town	2,669	1041	550	997
Mitchelstown	Main Town	1,639	553	464	1,129
<b>Total Main Settlements</b>				<b>1,004</b>	<b>2,126</b>
Ballyhooly	Key Village	209	141	105	50
Castlelyons/ Bridebridge	Key Village	215	86	38	40
Conna	Key Village	159	99	49	30
Glanworth	Key Village	265	127	96	50
Kildorrery	Key Village	177	79	75	50
Kilworth	Key Village	411	267	110	50
Rathcormack	Key Village	637	500	254	120
<b>Total Key Villages</b>				<b>727</b>	<b>390</b>
Bartlemy	Village	34	20	81	10
Ballynoe	Village	57	19	45	20
Clondulane	Village	168	124	38	20
Ballindangan	Village	28	7	5	5
Glennahulla	Village	21	2	54	5
Coolagown	Village	15	9	49	5
Curraglass	Village	17	-3	14	3
Aghern	Village Nucleus			4	5
Araglin	Village Nucleus			21	3
Ballygiblin	Village Nucleus			2	4
Curraghalla	Village Nucleus			1	5
Grange	Village Nucleus	28	2	0	5
Knockanevin	Village Nucleus			0	3
Rockmills	Village Nucleus			0	3
<b>Total Villages and Rural</b>				<b>314</b>	<b>96</b>
<b>Grand Total Units</b>				<b>2045</b>	<b>2611</b>

**2.2.15.** In the period 2006-2010 1,994 houses were provided, across the electoral area, accounting for 43% of the target number of new houses required by 2020. Within the towns, the rate of construction in the period 2006-2010 has been moderate and a significant level of new housing remains to be provided within the towns over the life time of this plan. In contrast, the rates of construction across the village network, and particularly in some of the key villages, has been high so that much of the growth targeted at this level of the network of settlements has already

been achieved, leaving a modest level of housing to be provided by 2020.

**2.2.16.** In many of the key villages and villages, the scale of development envisaged over the lifetime of this plan is significantly below that of the outstanding planning permissions. While it is acknowledged that the opportunity to implement these permissions remains, as they come up for renewal they will need to be reassessed in light of the provisions outlined in the Planning and Development Amendment Act 2010. It is acknowledged that some of these permissions will not be implemented for practical reasons. Some of these developments are located outside of the optimum areas for growth and/ or comprise development forms at locations for which there may be little market demand in the future. In addition some of the developments are located on lands which the Flood Risk Assessment has shown to be susceptible to flooding and are therefore unlikely to be built. In determining the overall scale of development for each settlement consideration has therefore also been given to the position of the settlement within the overall network of settlements, the need to prioritise growth in the main settlements, level of availability of services and infrastructure and the provisions of the government Guidelines on 'Sustainable Housing in Urban Areas' which provides guidance on the appropriate scale of development in small towns and villages. In some cases the level of growth envisaged in the villages is quite modest but the assessment undertaken in the preparation of this plan has indicated that many of them are unable to accommodate a large number of dwellings.

**2.2.17.** 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 and also as an alternative to one off rural housing in the countryside.

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

**2.2.19.** The distribution of development across the electoral area, as detailed in this plan, is consistent with that outlined in the County Development Plan 2009 and in the case of the towns, is consistent with that detailed in the Outline Strategy document published in January 2010. Amongst the villages, the distribution outlined in this plan differs from that suggested in the Outline Strategy for two key reasons. Firstly a significant amount of the target has already been achieved and future distribution needs to reflect that, and secondly, the capacity of the smaller settlements to assimilate growth was less than expected in a number of cases.

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

\* Including the Town Council

**Employment and Economic Activity**

**2.2.20.** 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 Fermoy Electoral Area is envisaged to increase by up to 3,300. About 20% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas.

**2.2.21.** 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.

**2.2.22.** The main employers in the electoral area are Sanmina Semiconductor Ireland (SCI), Micro Bio and Silver Pail in Fermoy and Dairygold in Mitchelstown. The Teagasc Dairy Products Research Centre, located close to Fermoy at Moorepark, is an important asset to the area. Proposals to provide a new prison on lands owned by the Department of Defence at Kilworth will also enhance employment opportunities in the area. Agriculture, while declining, continues to be a significant employer and forestry has increased in importance in recent years. The majority of the electoral area is located within the 'Goldenvale' which comprises a low lying fertile landscape, suitable for intensive dairy farming, with tillage providing seasonal variation. The tourist and services industry, while relatively underdeveloped in the electoral area, offers substantial scope for increased economic activity.

**2.2.23.** Both Fermoy and Mitchelstown are designated as district employment centres with a proposed increase in employment estimated in the region of 2,500 jobs in Fermoy by 2020 according to the CASP Update and 600 jobs in Mitchelstown according to the County Development Plan 2009. In order to help achieve this increase in jobs, this local area provides an appropriate supply of employment land.

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

Table 2.6: Employment Land Supply in Fermoy and Mitchelstown towns		
2011 Local Area Plan		
	Business	Industry
Fermoy	27.11	33.5
Mitchelstown	29.21	68.44
<b>Total</b>	<b>54.84</b>	<b>76.08</b>

Retail

**2.2.25.** In relation to retail provision for both Fermoy and Mitchelstown, the plan confirms the role of the town centre as the primary location for retail development. In Fermoy this area is largely within the town council administrative area and in Mitchelstown, an additional area has been identified for town centre uses.

Tourism

**2.2.26.** Tourism offers significant potential in the Fermoy Electoral Area however like most of inland County Cork the area does not have a strong tourism tradition and constitutes only a minor contributor to the area's economy. However, the area has considerable assets in terms of walking, fishing, and literary and historical links which offer the potential to develop attractors focussing on small scale high quality schemes along the lines of CASP recommendations.

**2.2.27.** The varied rural landscape of the Fermoy Electoral Area is attractive, with many scenic and historic features, the Blackwater River Valley being a particular attraction.

**2.2.28.** The National Spatial Strategy advises that second-home and holiday home development can act as a revitalising force in economic terms, particularly in areas that are structurally weak, but an emphasis is needed on clustering such tourism driven development in or adjoining small towns or villages. Where possible, holiday accommodation should be within the settlements of the area, where visitors can enjoy access to shops, services and public transport.

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

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

Energy

**2.2.31.** In line with the provisions of National Policy Guidance, it is noted that initiatives supporting energy crop research and development / production and green energy technology development in general are supported where they are in accordance with the proper planning and sustainable development of the area. There may be opportunities in the

Fermoy Electoral Area to diversify into activities that would capitalise on this opportunity.

**Community Facilities**

**2.2.32.** 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 may also be identified.

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

Table 2.7: Education Provision in the Fermoy Electoral Area	
	School Requirement
Fermoy Environs	An area for a new school has been identified
Mitchelstown	An area for a new school has been identified.
Rathcormack	An area for a new school has been identified
Kildorrery	Expansion areas for existing schools
Kilworth	Expansion areas for existing schools
Ballindangan	Expansion areas for existing schools.
Clondulane	Expansion areas for existing schools.
Curraglass	Expansion areas for existing schools.
Glenahulla	Expansion areas for existing schools.

**Infrastructure**

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

**2.2.35.** Objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan 2009, as varied, sets out the overall strategy for the provision of water and waste water infrastructure and these objectives are applicable to the development proposed in this plan. Specifically within the Fermoy electoral area future development should comply with the following infrastructural objective on water and waste water infrastructure.

LAS-1	<p><b>Water &amp; Waste Water Infrastructure Objective</b></p> <p>In line with the principles set out in the County Development Plan 2009, and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of Natura 2000 sites with water dependant habitat or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.</p> <p>Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an Appropriate Assessment.</p>
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**2.2.36.** In **Fermoy Environs** there is significant capacity in the existing Waste Water Treatment Plant. Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with EU Urban Wastewater Treatment Directives. =

**2.2.37.** Topography is an issue for servicing certain sites and pumping will be required to overcome this issue. Furthermore, some residentially zoned lands are remote from existing water, sewer and surface water networks. This will lead to the prioritisation of certain sites within an overall sequencing plan where infrastructure is readily accessible.

**2.2.38.** The public water supply system has adequate source capacity to cater for projected demand to 2020. In some areas the pipework will need to be extended to service zoned lands.

**2.2.39.** In **Mitchelstown** there is sufficient capacity to service additional development in the short-medium term. Over the lifetime of the Local Area Plan additional capacity is required to the plant including the provision of additional storm tanks. Topography and the capacity of the pipework in parts of the town is an issue for a limited number of sites and will require pumping to resolve same. Some lands within the development boundary are remote from existing water and sewer networks. Adequate water supply should be available for the town subject to planned upgrades to the Mitchelstown North Galtees drinking water supply which are expected to start post 2012.

**2.2.40.** Some capacity remains amongst the village network particularly in the key villages. Existing waste water treatment capacity is available in the majority of the key villages however capacity is a problem in the Glanworth WWTP and there is an issue of discharging to protected areas in Glanworth and Kilworth. In Rathcormack the WWTP has been upgraded.

**2.2.41.** In the villages there is some capacity in the waste water treatment plants at Bartlemy and Clondulane however there is an issue in the latter of discharging to a protected area. The WWTP at Ballynoe has been recently upgraded. There are proposals in WSIP to improve the water supply at Ballynoe. The village nuclei have no treatment facilities serving their populations.

**2.2.42.** A considerable asset to the area is the recent upgrading of the N8 with works including 16km of motorway from Fermoy to Mitchelstown and 17.5 km of motorway between Watergrasshill and Fermoy and incorporating the Rathcormack-Fermoy bypass and the Mitchelstown Relief Road. Some road improvement works are ongoing including the Fermoy Town Enhancement Scheme and works in Rathcormack.

**2.2.43.** Public Transport via bus is mainly focussed on the main towns. Other towns are also served albeit less frequently.

**2.2.44.** The consolidation of the existing settlement pattern is considered vital in order to address the high levels of car dependency present in the Electoral Area. Such trends are unsustainable in the longer term and if they are allowed to continue, congestions and emissions will increase and competitiveness will decline. It is important that provision is made for good walking and cycling facilities within all of the settlements.

**Environment and Heritage**

**2.2.45.** 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.

**2.2.46.** 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.

**2.2.47.** 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 pNHAs is contained in the County Development Plan 2009 and the pNHAs are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

**2.2.48.** 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 the cSACs are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

**2.2.49.** 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 the SPAs are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

**2.2.50.** In the Fermoy Electoral Area, important pNHAs include; the Araglin Valley at Kilworth, Balinaltig Bog Pond, Ballyhooly; Browns Farm Togher Cross Roads at Glanworth; Glanworth Ponds; Carrigeenamronety Hill; Convamore, Ballyhooly; and Cregg Castle at Fermoy.

**2.2.51.** The River Blackwater is the most significant Candidate Special Area of Conservation in the Electoral Area. As part of the ongoing maintenance of water quality along the Blackwater River and tributaries as well as ensuring the ecological integrity of its SACs it is proposed to carry out an Appropriate Assessment centred on the discharges arising from the municipal waste water treatment systems located along this River. The information yielded from this study will inform the licensing and certification process required by the EPA.

**2.2.52.** The other cSAC in the electoral area is Carrigeenamronety Hill north of Kildorrery. The Blackwater Callows Special Protection Areas is also within the Electoral Area. The following table gives a list of the designated sites in the Fermoy Electoral Area.



**Table 2.8: Designated Sites in the Fermoy Electoral Area**

Code	Description	Natura 2000 Site
pNHA 1029	Araglin Valley near Kilworth	No
pNHA 1829	Ballinaltig Bog Pond, Ballyhooly	No
pNHA 73	Blackwater River Callows, Fermoy	No
pNHA 1796	Blackwater Valley (Cregg), Fermoy	No
pNHA 1794	Blackwater Valley (Kilcummer), Ballyhooly	No
pNHA 1795	Blackwater Valley (Killathy Wood), Ballyhooly	No
pNHA 1797	Blackwater Valley (The Beech Wood), Fermoy	No
pNHA 1169	Browns Farm, Togher Cross Roads, Glanworth	No
PNHA 2037	Carrigeenamronety Hill, Kildorrery	No
pNHA 2097	Convamore, Ballyhooly	No
pNHA 2050	Cregg Castle, Fermoy	No
cSAC 2037	Carrigeenamronety Hill, Fermoy	Yes
cSAC 2170	Blackwater River	Yes
SPA 4094	Blackwater Callows	Yes

**2.2.53.** 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.

**2.2.54.** 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. The Blackwater Valley in the Fermoy Electoral Area is among the areas included.

**2.2.55.** 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 settlement's built and natural heritage where relevant.

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

**2.2.57.** Within this electoral area future development should comply with the following environmental objectives:

Objective No.	Environmental Objective
LAS- 2	This plan, and individual projects based on the plan's 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- 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- 4	It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1-12 of the County Development Plan, 2009.



## Section 3 Settlements

### **MAIN SETTLEMENTS**

Fermoy Environs  
Mitchelstown

### **KEY VILLAGES**

Ballyhooly  
Castlelyons/Bridebridge  
Conna  
Glanworth  
Kildorrery  
Kilworth  
Rathcormack

### **VILLAGES**

Ballindangan  
Ballynoe  
Bartlemy  
Clondulane  
Coolagown  
Curraglass  
Glennahulla

### **VILLAGE NUCLEI**

Aghern  
Araglin  
Ballygiblin  
Curraghalla  
Grange  
Knockanevin  
Rockmills



***MAIN SETTLEMENTS***

Fermoy Environs

Mitchelstown



# 1 Fermoy Environs

## 1.1 VISION AND CONTEXT

The vision for Fermoy Environs over the lifetime of this plan is to boost the town's population in line with prescribed targets; optimise employment opportunities at appropriate locations within the development boundary having regard to the town's proximity to the M8 Corridor and a series of national secondary routes; provide an appropriate level of supporting community and recreation facilities to meet the needs of the population and ensure new development respects the significant historic and visual assets of the town on the banks of the River Blackwater.

### Strategic Context

**1.1.1.** In this Local Area Plan Fermoy is identified as a "Main Settlement" within the Fermoy Electoral Area while retaining its status as a "Ring Town" in the overall settlement strategy of the Cork County Development Plan 2009. It is located within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009. Fermoy Town Council acts as the planning authority for lands within the town council boundary and the Fermoy Development Plan 2009-2015 was adopted in December 2009.

**1.1.2.** The objective for Fermoy, as set out in the County Development Plan 2009, is to promote and support urban renewal and regeneration within the town centre, commercial and retail development in the County area along the River Blackwater, and to expand its commercial base and strengthen its function as a district employment centre.

**1.1.3.** Within this context the strategic aims for Fermoy are to promote its development as an attractive work destination adjacent to the M8 Corridor by diversifying and expanding the employment base of the town, and to improve quality of life for its residents by providing the required social infrastructure to support the planned population growth and by protecting the striking landscape setting of the town centre on the banks of the River Blackwater.

### Local Context

**1.1.4.** Fermoy is an attractive market town which has evolved at a historic bridging point over the River Blackwater. The M8 Corridor largely defines the eastern limits of the development boundary of the environs. The N72 dissects the town in an east-west fashion and provides excellent road links to County Kerry and County Waterford.

**1.1.5.** The Blackwater River represents a major constraint to future growth to both the east and west of the town. Low lying land here is subject to flooding and forms an important flood storage area providing natural protection to the town and other downstream areas. To the west of the town, the river valley forms part of a proposed Natural Heritage Area.

**1.1.6.** The steeply sloping valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape. The principal roads approaching the town from the north, west and east are designated as part of the county's network of Scenic Routes.

## 1.2 PLANNING CONSIDERATIONS

### Population

**1.2.1.** The 2006 census recorded a population of 5,873 persons for the town and its environs, an increase of 22% on the 2002 population level. The population target for the town & environs to 2020 is 7,442. This will result in an increase of 27% over the population recorded in 2006. The corresponding growth in households is detailed in Table 1.1 below and the number of households is expected to grow by almost 58% between 2006 and 2020.

Fermoy Town & Environs	2002	2006	2020 Target	Growth 2006-2020
Population	4,804	5,873	7,442	1,569
Households	1,565	1,998	3,148	1,150

### Housing

**1.2.2.** As illustrated in the table below, it is estimated from geodirectory data that between 2001 and 2010 a total of 1,041 new dwelling units were constructed within the town & environs, representing a 64% increase. This pattern is likely to reflect both a rise in population and declining household size.

	Dwellings 2001	Dwellings 2005	Dwellings 2010
Fermoy Environs	1,628	2,074	2,669

\*Source: Geodirectory

**1.2.3.** New housing estates have been developed to the north and south-west of the town and include a range of house types. While the scale of some of these developments is large and lacking permeability to neighbouring developments, overall the range of provision has been good. Construction has ceased on one site north of the town. There is a moderate level of vacancy prevalent within the town but it is hoped these units will be absorbed once the housing market stabilises.

**1.2.4.** Population growth of 1,569 persons is expected to give rise to the need to accommodate an additional 1,495 dwelling units within the town and environs in the period 2006-2020. It is estimated that 498<sup>1</sup> dwelling units have been constructed between 2006 and 2010, leaving a balance of 997 units to be provided between 2010 and 2020.

**1.2.5.** Planning permission has been granted for approximately 550 additional dwelling units in Fermoy Environs which have yet to be constructed<sup>2</sup>.

New House Construction target 2006-2020	Already built (including vacant & under construction 2006-2010)	Additional new development required	Outstanding planning permissions
1,495	498 <sup>4</sup>	997	550

**1.2.6.** The Local Area Plan 2005, and the amendments adopted in 2007, included significant areas of land for residential use in the environs of Fermoy and a substantial amount of this land remains undeveloped. Recent surveys indicate that the undeveloped lands have capacity to accommodate an additional 1,897 units.

**1.2.7.** While this level of supply is excessive it is important to retain some element of 'surplus' capacity within the town. Some of the villages within the electoral area require infrastructural investment in order to facilitate development, and in the event that this investment does not take place, the towns of the electoral area will need to be in a position to accommodate

<sup>1</sup> This figure has been calculated using geodirectory data. The count for 2005 was subtracted from the count for 2010 to give a figure for 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. Figures for dwellings which are vacant (new houses which have never been occupied) and 'under construction', which were established by survey work, have then been added to arrive at the total figure.

<sup>2</sup> Data for Town Council area currently unavailable but figures are likely to be modest.

<sup>3</sup> Source: Housing Land Availability Study 2010

<sup>4</sup> See items 1 and 2 above.

additional growth and offer a sustainable alternative to individual rural dwellings.

**1.2.8.** While it is estimated that there is capacity for approximately 330 units within the Town Council area this land has not been forthcoming for development.

### Employment and Economic Activity

**1.2.9.** Fermoy functions as an important service centre for its inhabitants and the wider Electoral Area. Within the County Development Plan 2009 it is designated as a District Employment Centre and offers a good range of employment services such as Semi-conductor Ireland (SCI), Micro Bio, Silver Pail, two supermarkets/discount retail stores as well as a varied selection of commercial enterprises including banking, car sales, clothing, niche convenience retail as well as an established hotel. The town has recently lost a significant employer, Quinn Healthcare, which has relocated to Eastgate at Little Island. The Teasasc Dairy Products Research Centre is located at Moorepark close to Fermoy.

**1.2.10.** Analysis of 2006 POWCAR data (Place of Work Census of Anonymised Records) shows a high level of commuting both into and out of the town. Of the 3,236 people working in the town only 16% of this workforce is from the local area.

**1.2.11.** Over the next decade Fermoy has a target of approximately 2,500 additional jobs to be provided on a cross-sectoral basis in order to attract population and boost the existing low employment base of the town. This represents a 150% increase on existing job levels. In light of this ambitious target and the need to ensure a choice of sites in terms of quality and location, additional lands have been identified for a diversity of employment uses. This will be supplemented by existing vacant industrial units in the town and the availability of brownfield opportunity sites.

**1.2.12.** The strategic location of the town adjacent to the M8 corridor and other national secondary and regional routes renders the town attractive to distribution type uses. The expansion of this use at appropriate locations at the edge of the town will be encouraged. This plan has identified additional business land resulting in a very strong supply of available business land within the development boundary.

### Retail

**1.2.13.** The town currently has approximately 4,855m<sup>2</sup> of comparison goods floorspace and 1,420m<sup>2</sup> of convenience retail floorspace. The Cork Strategic Retail Study identifies scope for expansion of the town's convenience retail base and it is considered that this can be achieved within the town council boundary.

**1.2.14.** The Retail Study also raised the need for the provision of suitable sites for retail warehousing within the town and there is scope to accommodate this within the environs area, close to the town centre.

### Community Facilities

#### Education

**1.2.15.** The town is currently served by three secondary schools and five primary schools. The planned population targets set for the town will require the provision of an additional 16 classroom school. In addition, Gaelscoil De hÍde is currently on a constrained town centre site and may require a greenfield site to allow for its relocation in the future.

#### Open Space, Sporting and Cultural Facilities

**1.2.16.** The town is well provided for by means of sports facilities and recreational areas. As well as providing a number of playing fields for a range of sports (GAA, soccer and rugby), a golf club, a sports hall and several playgrounds, the town council area contains a town park with municipal swimming pool and a riverside walk. A public library and a town hall are also located within the town.

#### Other Services

**1.2.17.** Other services within the town include a hotel, courthouse, garda station and fire station. There is also a community hospital located within the town. Future population growth may require the expansion of some of these important services. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre.

### Infrastructure

#### Roads

**1.2.18.** The recent opening of the M8 to the east of the town and the construction of the Duntahane Relief Road to the south-west has eased traffic congestion which previously negatively impacted on the town centre. A traffic study has been undertaken by consultants for the town as a whole (including the environs) and its recommendations have been adopted by the County Council. A series of measures are recommended to improve access for all users within the urban environment. This includes the extension of speed limits within the town, implementation of traffic calming measures, provision of junction improvements, revision to the parking supply and management regime, enhanced facilities for pedestrians and cyclists and improved facilities for delivery vehicles.

**1.2.19.** Improved access to and egress from the motorway to facilitate a traffic link to the town centre is required and objective U-01 of this plan reflects this.

**1.2.20.** Road widening and junction improvement works will be necessary to overcome road safety issues on some County Roads serving zoned lands within the town.

#### Public Transport

**1.2.21.** Public transport serving Fermoy is restricted to a bus service only with approximate to an hourly frequency. The town lacks a bus

station and the provision of a sheltered passenger facility at a suitable town centre location would make the service more attractive.

#### Pedestrian / Cycling Facilities

**1.2.22.** Existing pedestrian facilities are generally adequate. It is important that new development provides for permeability and safe linkages for pedestrians and cyclists to the town centre and wider area. Facilities for cyclists are poor and the confined existing road network in the town centre limits the potential to provide cycle lanes. Opportunities for enhancing cycling facilities in the town are largely restricted to new development and infrastructure provision.

#### Water Supply

**1.2.23.** The public water supply system has adequate source capacity to cater for projected demand to 2020. In some areas the pipework will need to be extended to service zoned lands.

#### Waste Water Services

**1.2.24.** The waste water treatment plant serving the town has a 20,000PE design capacity and currently serves a 10,000 PE. There is sufficient capacity to cater for the additional planned level of growth to 2020. Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with EU Urban Wastewater Treatment Directives.

**1.2.25.** Topography is an issue for servicing certain sites and pumping will be required to overcome this issue. Furthermore, some residentially zoned lands are remote from existing water, sewer and surface water networks. In order to ensure the orderly and sustainable development of the town there is a need to prioritise the delivery of infrastructure for those sites which are closest to the core.

#### Storm Water and Flooding

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

**1.2.27.** The Fermoy Flood Relief Scheme has been commissioned by the OPW and initial works have recently commenced. Phase 1 of the scheme, in Fermoy North, has been completed giving protection to the North Bank properties. The second phase of works will include both Fermoy South West and the Fermoy South East Scheme and will provide protection against the 100-year flood event to those properties to the east and west of



Fermoy Bridge. The proposal will include construction of embankments, permanent walls, millrace gates and demountable flood barriers. It is expected to be completed in 2012.

*Broadband*

**1.2.28.** The town has access to high speed broad band through the Metropolitan Area Network. A fibre duct route has been deployed along the main routes out of the town totalling approximately 8,740m. This configuration provides a resilient ring duct route between the fire station building, housing the main wireless mast, the Eircom exchange and the main business locations at the centre of the town.

*Waste Management*

**1.2.29.** There are three bring sites in Fermoy providing basic recycling facilities – one located at Beechfield and the others in the Town Council area. Growth in the town may require the development of a civic amenity site.

**Environment & Heritage**

*Landscape*

**1.2.30.** As detailed in the Draft Landscape Strategy 2008 Fermoy is located in an area of the county where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The town is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**1.2.31.** A large section of the Blackwater Valley which dissects the town is designated as Scenic Landscape and a number of the approach roads to the town are designated scenic routes within the County Development Plan 2009 (S3, S4, S8 & S9). Scenic Route S3 represents the northern approach to the town and has views of the surrounding hills, Blackwater River Valley and pastoral rural landscape. Scenic Route S4 follows the Blackwater Valley east of the town and provides views of the river valley, agriculture and grassland landscape and the townscape of Fermoy Town set within the valley profile. Scenic Route S8 represents the south-western approach to the town and reveals views of Corrin Hill, wooded sections of the landscape and distant views of the surrounding agricultural landscape. Scenic Route S9 follows the N72 approach from the west and provides striking views of the Blackwater Valley, agricultural landscape and attractive demesne walls and houses adjoining the route.

*Built Heritage and Protected Structures*

**1.2.32.** Fermoy is an attractive, historic town with an important military history which has influenced the design and layout of the town over the centuries. The significance of the town’s architectural heritage is confirmed by the designation of a large portion of the Town Council’s

administrative area as an Architectural Conservation Area and the occurrence of a total of 210 buildings or other structures in the initial Record of Protected Structures. The town and environs also contains a significant number of archaeological monuments which are awarded protection under national legislation and policies contained in the County Development Plan 2009. The Record of Monuments and Places of County Cork which identifies archaeological sites throughout the county classifies Fermoy as a historic town.

*Natural Heritage*

**1.2.33.** The town is located close to a number of important sites of environmental interest and importance. The River Blackwater dissects the settlement and is subject to candidate Special Area of Conservation designation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird’s Directive. The Blackwater River is also a proposed Natural Heritage Area which affords it protection under national legislation. Further policies to protect the County’s environment and heritage are contained within the County Development Plan and reinforce the legislative framework.

*Water Quality*

**1.2.34.** The River Blackwater, which flows through Fermoy, forms part of the Blackwater Water Management Unit. Its current water quality issues are summarised in the table below. The Blackwater WMU has identified Fermoy Waste Water Treatment Plant as a pressure point. The Blackwater River is a designated freshwater pearl area. Blackwater River (PA4\_0022), Blackwater Estuary Upper (PA4\_0039) and Blackwater Estuary Lower (PA4\_0040) are ‘Nutrient Sensitive Areas’.

**1.2.35.** The EPA has classified the Blackwater River Basin as “moderate status”. The Draft South West River Basin District Management Plan has identified the requirement for both the river quality and groundwater quality to be improved to good status by 2015.

**1.2.36.** The following table summarises information in relation to water quality of the River Blackwater.

River Blackwater	
Water Management Unit	Blackwater WMU
Waterbody Code	IE-18-2292
Protected Area	Yes
River Status (July 09)	Moderate

River Blackwater	
Risk Assessment (River Body)	At risk
Objective	Restore to Good Status (2015)

**1.2.37.** The water quality of the river Blackwater is recorded as only of moderate status and will need to be improved to ‘good’ status in future years. The planned improvements to the waste water treatment facility are therefore an important element of the development of the town. In the interim the moderate status of the Blackwater River is an issue in determining planning proposals for the settlement.

**1.3 PROBLEMS AND OPPORTUNITIES**

**1.3.1.** Fermoy is one of two centres of targeted population and employment growth within the Fermoy Electoral Area to 2020 and the largest settlement within the Electoral Area. A key challenge will be how to position the settlement and its land resource so as to support the required increase in employment, housing and services and optimise the potential offered by the town’s strategic location adjacent to the M8 Corridor.

**1.3.2.** Future growth in population will require the provision of additional housing and it is important that future development enhances the overall environment of the town and supports the development of a sustainable community. In this context additional housing needs to be matched with the delivery of additional community facilities and needs to be sited and designed to achieve good connectivity with the rest of the town and existing social and community services.

**1.3.3.** In terms of meeting the need for additional housing within Fermoy, it is important that some of this housing is provided within the Town Council area, in the first instance, in order to support the development of a vibrant town centre and enhance the environment of the town through the redevelopment of brownfield and infill sites.

**1.3.4.** Fermoy town is divided by the river with the town centre and substantial areas of old and new housing located on the southern side of the river. There are also substantial residential areas within the Town Council boundary on the northern side of the river. Significant areas for new residential development have been identified within the environs to the north and south of the town and recent new housing development has occurred in both areas.

**1.3.5.** There is strong demand for one off rural dwellings throughout the hinterland of the town, and in order to provide a more sustainable alternative to this form of development and attract this development into the town instead, provision needs to be made for high quality, low density, serviced site developments within the town.

**1.3.6.** As the town grows it is important that the town centre can expand and there appears to be adequate scope to accommodate such expansion within the Town Council administrative boundary. The 2005 Local Area

Plan included two sites for town centre uses within the environs of the town, to the east of the town centre. Both of these sites are within the area susceptible to flooding, are no longer considered appropriate for town centre uses and have been rezoned as open space in this Plan.

**1.3.7.** The town's ambitious jobs target to 2020 represents a 150% increase on current jobs figures. There is a good supply of available business land within the development boundary identified in 2005 and additional land is identified within this Plan to meet the specific locational requirements of distribution/warehousing uses wanting to take advantage of the town's strategic location.

**1.3.8.** It will also be necessary to prepare for an increase in demand for social infrastructure with specific regard to schools. This will require facilitating the expansion of existing education facilities at both primary and post-primary level and the identification of two Greenfield sites, one for the provision of an additional school and one for the re-location of the Gaelscoil from its constrained town centre site.

**1.3.9.** As indicated under 'infrastructure', improved car access from the motorway to shopping and services in the town centre is required and this is reflected in Objective U-01.

**1.3.10.** The historic fabric and setting of the town combined with its location on the River Blackwater, an internationally renowned angling destination, offers significant tourism potential which should be promoted further as part of a wider North Cork tourism package.

**1.3.11.** There is no longer a hotel business operating in the town and it is recognised that the town would benefit substantially from the development of a hotel. The most suitable location for this would be in the core of the town.

**1.4 PLANNING PROPOSALS**

**1.4.1.** This plan makes provision for the population of the town to grow to 7,442 persons by 2020 and for the accommodation of an additional 997 houses within the town by 2020.

**1.4.2.** The development boundary has been extended to the south in an effort to zone additional lands for industry and distribution with immediate access to the M8 Corridor.

**1.4.3.** Outside the development boundary, the land forms part of the green belt around Fermoy. This plan defines the extent of the Greenbelt around Fermoy – see section one of this plan for more detail. 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.

**General Objectives**

**1.4.4.** The following objectives shall apply to all development within the development boundary of Fermoy Environs:

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to secure the development of 997 new dwellings in Fermoy Environs between 2010 and 2020 in order to facilitate the sustainable growth of the town's population to 7,442 persons by 2020.
DB-02	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
DB-03	It is an objective to locate new development within the development boundary of the environs as established by this plan. This boundary defines the extent to which Fermoy Environs may grow during the lifetime of this plan.
DB-04	All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-05	All development shall contribute to improved pedestrian and cyclist connectivity throughout the town and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
DB-06	The Blackwater River runs through the town and

Objective No.	Development Boundary Objectives
	forms part of the Blackwater River Candidate Special Area of Conservation and the Blackwater Callows Special Protection Area, both designated Natura 2000 sites. This plan will seek to protect the favourable conservation status of these sites. In addition all new development shall seek to achieve the protection and enhancement of biodiversity generally. It should be ensured that proposed developments close to or within these sites will be subject to Appropriate Assessment in line with Article 6 of the Habitats Directive.
DB-07	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
DB-08	It is an objective to secure the implementation of the appropriate and sustainable recommendations of the Fermoy Traffic Study in a sustainable manner.

**Residential Areas**

**1.4.5.** In order to meet the requirements of the 2009 County Development Plan an additional 997 dwellings need to be constructed within the town and environs over the next decade.

**1.4.6.** Between the town and environs there is zoned land available to accommodate in excess of 2,000 units, in addition to the 550 units for which permission has already been granted. In seeking to manage the supply of land available regard has to be had to those sites on which permission has already been granted and the need to make greater provision for low density housing options and the provision of serviced site developments.

**1.4.7.** Consultation undertaken to date suggests a latent demand for low density residential development or serviced sites across the main towns of North Cork and so the Plan has identified land to meet the self build and low density development market demand within the Town on peripheral sites north and east of the town centre.

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

Objective No.	Residential Objectives	Approx Area (Ha)
R-01	Low density residential development to include provision for a mix of serviced sites and self-build options. This site forms part of a larger area of land zoned for residential development. This site is to be developed as a distinct character area whether as a portion of a larger development or as an individual development. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.	3.73
R-02	Medium density residential development to include a mix of house types and sizes.	1.73
R-03	Medium density residential development to include a mix of house types and sizes and tree buffer of 20m minimum along the eastern site boundary. Lands to include provision of a nursing home.  Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.  This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as an individual development. Each character area is to be comprised of circa 50 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.  Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.	24.99
R-04	Medium density residential development (to include a mix of house types and sizes) and the provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary.  Proposals shall include measures to guard against any adverse impact (including noise	6.20

Objective No.	Residential Objectives	Approx Area (Ha)
	impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	
R-05	Low density residential development.	2.57
R-06	Medium density residential development to include a mix of house types and sizes.	8.96
R-07	Medium density residential development to include a mix of house types and sizes and a playing pitch.	3.91
R-08	Medium density residential development subject to satisfactory access. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.	11.16
R-09	Low density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary.  Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.  This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as a unique development. Each character area is to be comprised of circa 20 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.  Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.	22.78

Objective No.	Residential Objectives	Approx Area (Ha)
R-10	Very low density development/ serviced sites subject to a landscaping scheme with detailed provision for retaining existing trees and hedgerows.	6.31

**Industry/Business**

**1.4.9.** Fermoy is a District Employment Centre providing employment needs of the town as well as a large rural hinterland. The primary focus of its economic activity is retail and service sectors and a number of industries.

**1.4.10.** In terms of future development it is vital to ensure the environs have an adequate amount of zoned employment land with good access to the M8 to capitalise on the town's strategic location and to accommodate the economic growth target for the environs.

**1.4.11.** The 2005 Plan identified an area of land to the north of the town, owned by the IDA, as suitable for enterprise development including office based industry and indicated that the intended use of the lands was for high technology development. Provision was also made for limited commercial development on the site. Under this plan the site has been identified for business uses, excluding retail warehousing. As some commercial development has taken place at the southern end of the site some additional areas have been identified which can accommodate retail warehousing.

**1.4.12.** Land to the north of the town that was previously zoned for residential development in 2005 (R-02) has been zoned for business use in this plan (B-04).

**1.4.13.** The sites of two other industrial zonings of the 2005 Local Area Plan have been retained in this plan. The site immediately east of the M8 is being retained as industrial land to facilitate the expansion of the existing industrial area. A site to the south of the town, which was previously zoned for stand alone industry is being rezoned for business uses. In addition the development boundary is being extended to the south to provide for additional industrial lands.

**1.4.14.** The Planning Authority will examine the potential of Fermoy for transport and logistic uses and will actively engage with potential development proposers of Regional / National scale, and will if necessary, support a material contravention or amendment of the Local Area Plan to give effect to a development.

**1.4.15.** The 5.5ha site of the former FCI facility to the south of Fermoy has been vacant since operations ceased at the plant at end of 2008. The property is strategically located approximately 1 km from the M8 Dublin Road. These lands form an important part of the employment land bank in Fermoy and provide opportunities for Fermoy in terms of attracting new

investment and employment opportunities. The site is located within the “existing built up area”. Any proposals to develop the site will be assessed in relation to:

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

**1.4.16.** The specific business and industry zoning objectives for Fermoy Environs are set out in the following tables:

Objective No.	<u>Business Objectives</u>	Approx Area (Ha)
B-01	This site is suitable for small to medium sized industrial uses, light industrial uses and, subject to a sequential test, non retail general offices.	19.86
B-02	This site is suitable for light Industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing.	3.52
B-03	This site is suitable for wholesaling trade showrooms, retail showrooms and retail warehousing.	2.25
B-04	Business use to accommodate light industry, wholesaling trade showrooms, retail trade showrooms, incubator units, car showrooms and retail warehousing.	1.48

Objective No.	<u>Industry Objectives</u>	Approx Area (Ha)
I-01	To facilitate expansion of existing industrial use. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	5.50
I-02	Industrial uses suitable for stand alone industry or light industrial and	5.20

Objective No.	<u>Industry Objectives</u>	Approx Area (Ha)
	warehousing use.	
I-03	Industrial uses including warehousing and distribution. A Traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site.	22.8

#### **Town Centre / Neighbourhood Centre**

**1.4.17.** The primary focus for retail and commercial activity in Fermoy is within the town council administrative area and therefore only a limited amount of land had been specifically zoned for town centre use in the 2005 Local Area Plan. As outlined above, both of these sites are subject to flooding and accordingly are more appropriately zoned for Open Space use.

#### **Community / Utilities**

**1.4.18.** It is likely that a new greenfield site will be required to accommodate the relocation of the Gaelscoil. Two alternative options have been provided. Provision has been made within the residential zoning R-04 to allow for the construction of a 16 class school on the site on the basis that the site is close to existing residential development and an area targeted for future residential development. Provision has also been made within an area of established open space to the south of the existing gaelscoil site. This site is also close to existing housing development and in addition it is close to an existing cluster of schools. Its proximity to other schools renders it a more favourable option. In order to achieve a safe access and to minimise congestion, access to the school is to be from the south west of the site. The specific objective is detailed as O-07.

**1.4.19.** The specific utilities and infrastructure objectives for Fermoy Environs are set out in the following table:

Objective No.	<u>Utilities Objectives</u>	Approx Area (Ha)
U-01	Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have a significant negative impact on the SAC.	-
U-02	Provide amenity walk along river bank through scenic area. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.	-

Objective No.	Utilities Objectives	Approx Area (Ha)
U-03	Provide amenity walk to connect to town centre. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.	-
U-04	Provide pedestrian access to river. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.	-

Objective No.	Utilities Objectives	Approx Area (Ha)
U-05	Provide amenity walk along river bank. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.	-
U-06	Provide circular amenity walk from town centre through open space and scenic area along bank of stream to Glenabo bridge. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.	-

Objective No.	Utilities Objectives	Approx Area (Ha)
U-07	Amenity walk through residential area to open space and amenity area. Development of the amenity walkway could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives and may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk and the prevention of disturbance to bird species.	-

**Open Space**

**1.4.20.** The town is reasonably well provided for by means of playing pitches, a golf club, a town park and a riverside walk.

**1.4.21.** A number of areas were designated for various open space functions under the 2005 Plan. The majority of the zoning objectives for these lands continue to represent their most appropriate use. One area of land was designated as primarily open space with limited development potential for housing (0-06) in the 2005 Local Area Plan. The zoning status of the land has been reverted to agriculture in this plan as it is not needed to serve the development needs of the environs over the lifetime of the plan.

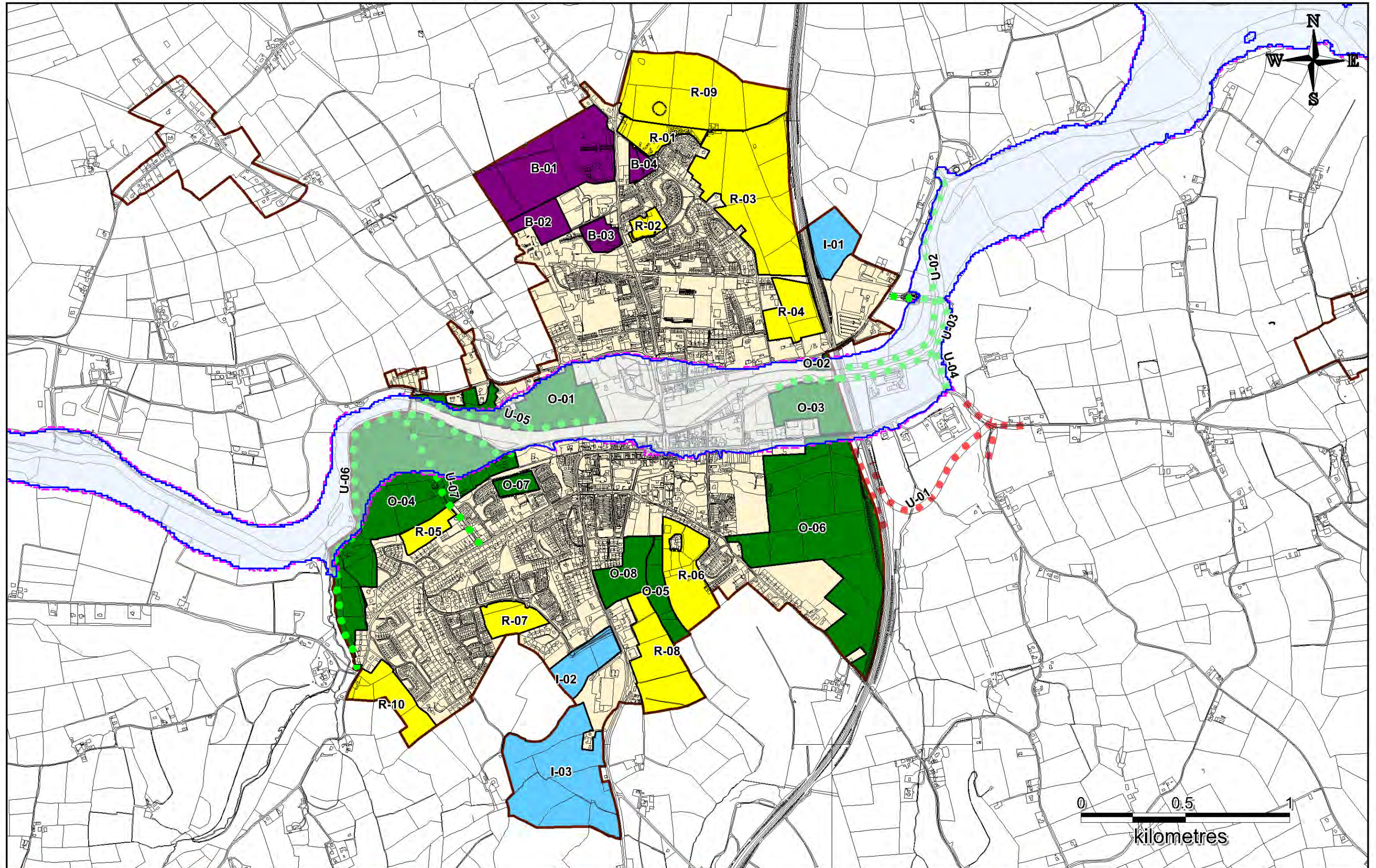
**1.4.22.** Additional lands have been zoned for open space use that were identified as established open space in the 2005 Local Area Plan and are currently in use as sports pitches. It is considered that the larger of these may accommodate the relocation of the Gaelscoil.

**1.4.23.** The specific objectives for open space for Fermoy are set out in the following table:

Objective No.	Open Space Objectives	Approx Area (Ha)
O-01	<p>Open space and amenity area including provision for playing pitches and amenity walk.</p> <p>Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development. Development in other areas of this zone close to the SAC would be 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.</p> <p>Development of the amenity walkway within the SAC 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 Blackwater River SAC. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk.</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>	13.22
O-02	<p>This gateway site makes a significant contribution to the setting of Fermoy. The land is within the Blackwater River Special Area of Conservation area and there is a general presumption against the development of the site. This site is at risk of flooding.</p>	0.6

Objective No.	Open Space Objectives	Approx Area (Ha)
O-03	<p>This gateway site makes a significant contribution to the setting of Fermoy. Part of this land is within the Blackwater River Special Area of Conservation area and there is a general presumption against the development of the site. This site is at risk of flooding.</p>	6.98
O-04	<p>Open space for informal public recreation including the provision of an amenity walk.</p> <p>Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development. Development of the amenity walkway within the SAC 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. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk.</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>	39.85
O-05	<p>Open space and amenity area including provision for playing pitches.</p>	4.10
O-06	<p>Agriculture.</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</p>	40.80

Objective No.	Open Space Objectives	Approx Area (Ha)
	Section 1 of this plan.	
O-07	Open space containing an existing sporting amenity.	1.71
O-08	Open space to include provision of land (up to 1.6ha) for a primary school.	5.04



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





## 2 Mitchelstown

### 2.1 VISION AND CONTEXT

The vision for Mitchelstown over the lifetime of this plan is to boost the town's population in line with prescribed targets; optimise employment opportunities at appropriate locations within the development boundary having regard to the town's proximity to the M8 Corridor and its strategic location within Munster; provide an appropriate level of supporting community and recreation facilities to meet the needs of the population and ensure new development respects the significant historic and architectural fabric of the town.

#### Strategic Context

**2.1.1.** In the Local Area Plan Mitchelstown is identified as a "Main Settlement" within the Fermoy Electoral Area while retaining its status as a county town in the overall settlement strategy of the Cork County Development Plan 2009. It is located within the North Strategic Planning Area, as defined in the County Development Plan 2009.

**2.1.2.** The strategic aims for Mitchelstown are to promote its development as an attractive live/work destination adjacent to the M8 Corridor by diversifying and expanding the employment base of the town, providing the required social infrastructure to support the planned population growth and protecting the heritage status and striking landscape setting of the town centre.

#### Local Context

**2.1.3.** Mitchelstown is one of the earliest and best examples in Ireland of a planned town. Its rectangular grid layout uses the natural features of the landscape to its advantage, being laid out to frame striking vistas of the surrounding countryside including the Galtee Mountains to the north and the main public buildings.

**2.1.4.** Mitchelstown is set in a gently undulating landscape towards the north of the county. It is located at the intersection of the M8 Cork – Dublin route with the N73 cross-country route. The town developed as a market town for its rich agricultural hinterland and continues to hold a weekly market within New Market Square.

**2.1.5.** The River Gradogue and its floodplain mark the eastern edge of the town and passes through a largely industrial area to the north of the town centre where there is only one bridging point. The south and west of the town are not constrained in this way.

### 2.2 PLANNING CONSIDERATIONS

#### Population

**2.2.1.** The 2006 census recorded a population of 3,365 persons, an increase of 2% on the 2002 population level. The population target for Mitchelstown to 2020 is 5,346. This will result in an increase of 59% over the population recorded in 2006. The corresponding growth in households is detailed in Table 2.1 below and the number of households is expected to grow by almost 90% between 2006 and 2020.

Mitchelstown	2002	2006	2020 Target	Growth 2006-2020
Population	3,300	3,365	5,346	1,981
Households	1,107	1,189	2,256	1,067

#### Housing

**2.2.2.** As illustrated in the table below, it is estimated from geodirectory data that between 2001 and 2010 a total of 553 new dwelling units were constructed in Mitchelstown representing a 51% increase. This pattern is likely to reflect both a rise in population and declining household formation sizes.

	Dwellings 2001	Dwellings 2005	Dwellings 2010
Mitchelstown	1,086	1,345	1,639

**2.2.3.** New housing estates have been developed to the south-west, south-east and north-east of the town and include a range of house types. There are circa 19 vacant units on the largest of the three new estates but it is hoped these units will be absorbed once the housing market stabilises.

**2.2.4.** A population growth of 1,981 persons is expected to give rise to the need to accommodate an additional 1,387 houses in the town by 2020. However 258<sup>6</sup> units have already been constructed (including

<sup>5</sup> Source: Geodirectory

<sup>6</sup> This figure has been calculated using geodirectory data. The count for 2005 was subtracted from the count for 2010 to give a figure for 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. Figures for dwellings which are vacant (new houses which have never been

occupied) and 'under construction', which were established by survey work, have then been added to arrive at the total figure.

New House Construction target 2006-2020	Already built (including vacant & under construction 2006-2010)	Additional new development required	Outstanding planning permissions
1,387	258	1,129	464

**2.2.5.** The Local Area Plan 2005 included a significant area of land zoned for residential use in Mitchelstown and a large amount of this land remains undeveloped. Recent surveys indicate that the undeveloped lands have capacity to accommodate an additional 1,491 units.

#### Employment and Economic Activity

**2.2.6.** Mitchelstown functions as an important service centre for its inhabitants and a wide hinterland which stretches into Co. Tipperary. Within the County Development Plan 2009 it is designated as a District Employment Centre and is the largest employment centre in the North Strategic Planning Area. The town offers a good range of employment services such as Dairygold, numerous small and medium sized operators within the existing Business Park and Industrial Park, four supermarkets/discount retail stores as well as a varied selection of commercial enterprises including car sales, clothing, niche convenience retail as well as an established hotel. An Aldi regional distribution centre located to the north of the town centre is due to begin operation in 2013.

**2.2.7.** Over the next decade Mitchelstown has a target of approximately 600 additional jobs on a cross-sectoral basis in order to promote population growth. In particular there is a need to provide local employment so as to counteract the high level of commuting from the town. Analysis of 2006 POWCAR data (Place of Work Census of Anonymised Records) indicates that Mitchelstown is the largest employment centre in the North Strategic Planning Area as it has the highest number of employees and jobs. There is a higher ratio of employees to jobs however, indicating that commuting is an issue. From the figures collated, 38% of employees stated they were working within the DED and 42% are involved in significant commuting.

occupied) and 'under construction', which were established by survey work, have then been added to arrive at the total figure.

<sup>7</sup> Source: Housing Land Availability Study 2010

The town exhibits a narrow employment base which is largely focussed on food business and agriculture. Of those working in the town, 60% are from the DED, 21% originated from CASP Strategic Planning Area and 20% from the North Strategic Planning Area.

**2.2.8.** The town has a good employment land supply and there are a number of vacant units available within existing Business and Industrial Parks within the town.

**2.2.9.** The strategic location of the town within Munster and with excellent access to the M8 corridor and other national secondary and regional routes renders the town attractive to distribution type uses. The expansion of this use at appropriate peripheral locations within the town will be encouraged. Additional industrial lands have been identified to the north of the town to facilitate a choice of locations within the town for such development.

#### *Retail and Town Centre*

**2.2.10.** The town has approximately 4,415m<sup>2</sup> of comparison goods floorspace and 3,845m<sup>2</sup> of convenience goods floorspace. The Cork Strategic Retail Study identifies scope for expansion of the town's retail base within the town centre itself and in the context of population growth. This plan has identified additional land to cater for such expansion.

### **Community Facilities**

#### *Education*

**2.2.11.** The town is currently served by two secondary schools and three primary schools. If realised, the planned population targets set for the town will necessitate the provision of an additional primary school and a site for this has been reserved in this plan.

#### *Open Space, Sporting and Cultural*

**2.2.12.** The town is well provided for by means of sports facilities and recreational areas. Sports currently accommodated include GAA, rugby, soccer, tennis and golf. The town park, playground and walking trails provide a significant recreational asset for the community. The community also benefits from the provision of a community centre and a public library. Population growth will require enhanced provision of recreational and cultural facilities. Current population levels indicate an extant requirement for an additional playground within the town.

#### *Other Services*

**2.2.13.** Other services within the town include a hotel, newly constructed primary health care facility, garda station and a fire station.

### **Infrastructure**

#### *Roads*

**2.2.14.** The recent opening of the M8 to the east and the Mitchelstown Relief Road to the west has removed a lot of the traffic congestion which previously had a negative impact on the town centre. This now provides an opportunity to undertake public realm improvements and implement traffic calming measures in accordance with the recommendations of the Mitchelstown Traffic Management Plan but subject to suitable funding being available.

**2.2.15.** The Mitchelstown Traffic Management Plan includes a series of traffic management and junction improvement proposals together with a scheme to improve signage, rationalise street furniture, create a coherent lighting plan and undertake a tree planting programme at dedicated locations within the town. Additional access points are proposed from the Relief Road west of the town to serve existing residential and industrial lands and will have implications for future development at this location. The Traffic Management Plan has been prepared having regard to best practice urban design principles and is aimed at improving the pedestrian and cycling environment within the town.

**2.2.16.** The Mitchelstown Traffic Management Plan has recommended the provision of a new link road to the south east of the town to relieve pressure on the junction of the R665/R513/ L-1418-0.

#### *Public Transport*

**2.2.17.** Public transport serving Mitchelstown is limited to a bus service but it operates at approximately one hour frequency. The provision of a sheltered passenger facility at a suitable town centre location would make the service more attractive.

#### *Pedestrian/Cycling Facilities*

**2.2.18.** Pedestrian access around Mitchelstown is generally good however demand exists for improved facilities within the town for pedestrians and the mobility impaired. Facilities for cyclists are weak with both dedicated cycle-ways and cycle parking required however implementation of the Mitchelstown Traffic Management Plan would significantly enhance both pedestrian and cycling facilities in the town. It is also important that new development provides for permeability and safe linkages for pedestrians and cyclists to the town centre and wider area.

#### *Water Supply*

**2.2.19.** The slow sand filters treatment system at the Mitchelstown-Galtees drinking water supply have been upgraded. Existing capacity can serve additional development north of the town. Works are planned to provide additional capacity at the Mitchelstown North Galtees Water Supply Scheme including borehole development, pump station, water treatment and storage works under stage 1 of the scheme, mains replacement under stage 2 and pipework upgrades under stage 3 of the scheme. These are currently at an advance stage through planning and

are earmarked to start post 2012.

#### *Waste Water Services*

**2.2.20.** The waste water treatment plant has sufficient capacity (7,000 PE) to service additional development in the short-medium term. Over the lifetime of the Local Area Plan additional capacity is required to the plant including the provision of additional storm tanks. Topography and the capacity of the pipework in parts of the town are an issue for a limited number of sites and pumping will be required to resolve same. Some lands within the development boundary are remote from existing water and sewer networks.

#### *Storm water and Flooding*

**2.2.21.** Surface and foul water separation is required in the town centre.

**2.2.22.** Parts of Mitchelstown have been identified as being at risk of flooding. The areas at risk follow the path of the Gradoge River through the town and are illustrated on the settlement map. Part of the built up area of the town is affected. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas 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*

**2.2.23.** The town has access to high speed broad band through the Metropolitan Area Network which runs along the main street in Mitchelstown. Full access to this utility is dependent on establishing strong commercial and domestic demand.

#### *Waste Management*

**2.2.24.** There are two bring sites in Mitchelstown providing recycling facilities for glass bottles/jars and textiles located at the Co-op car park and the Tesco car park. Growth in the town may require the development of a civic amenity site.

### **Environment & Heritage**

#### *Landscape*

**2.2.25.** As detailed in the Draft Landscape Strategy 2008 Mitchelstown is located in an area of the county where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The town is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**2.2.26.** The northern and southern approach roads to the town are designated scenic routes within the County Development Plan 2009 (S1

and S3 respectively). Scenic Route S1 has impressive views of the surrounding pastoral landscape while Scenic Route S3 has spectacular views of the surrounding hills, Galtee Mountains, adjacent river valleys and pastoral rural landscape.

*Built Heritage and Protected Structures*

**2.2.27.** Mitchelstown is one of the earliest and best examples in Ireland of a planned town laid out in a rectangular grid to take advantage of the striking vistas of the surrounding countryside and the main public buildings of the town; Kingston College, the Market House and the spires of the town's two churches. The plan was completed by the creation of two major squares, King's Square (a residential square) and New Market Square, part of the commercial core.

**2.2.28.** Today, the town retains a significant amount of its impressive eighteenth and nineteenth century Georgian architectural heritage. This includes impressive public buildings, two squares and associated architectural detailing (railings, boundary treatments, shopfronts etc). Within the town there are a total of 82 buildings or other structures entered in the initial Record of Protected Structures.

**2.2.29.** Mitchelstown Architectural Conservation Areas (ACA) covers a large area of the historic core of the town and subsumes three separate Architectural Conservation Areas previously designated under the 2005 Plan. This designation aims to protect the special townscape value of the area and ensure that the historic fabric and character is secured under the continuing development pressures of the changing urban environment.

**2.2.30.** The town also contains a significant number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2009.

*Natural Heritage*

**2.2.31.** There are no designated natural heritages sites within or proximate to the town or its environs.

*Water Quality*

**2.2.32.** Water quality is an issue at various points on the Funshion River and its tributary, The Gradoge. The EPA has recorded water quality results ranging from poor to high quality within these water bodies in the vicinity of the town. The Draft South West River Basin District Management Plan has identified the requirement for the quality to be improved to good status by 2015.

**2.2.33.** The following tables summarise information in relation to water quality of the River Funshion and its tributary, the Gradoge.

Table 2.4: Water Quality River Funshion	
Water Management Unit	Blackwater Funshion Water Management Unit
Waterbody Code	IE-SW-18-1836
Protected Area	Yes
River Status (July 09)	Moderate
Risk Assessment (River Body)	At risk
Objective	Restore to good status by 2015
Q value	Moderate

Table 2. 5: Water Quality River Gradoge	
Water Management Unit	Blackwater Funshion Water Management Unit
Waterbody Code	IE-SW-18-2626
Protected Area	No
River Status (July 09)	Moderate
Risk Assessment (River Body)	At risk
Objective	Restore good ecological status by 2015
Q value	Moderate

**2.2.34.** Future development within the town needs to avoid adverse effects on water quality and in this context there is a need to ensure that adequate treatment capacity exists in the waste water treatment plant serving the town to accommodate such development.

**2.3 PROBLEMS AND OPPORTUNITIES**

**2.3.1.** Mitchelstown is one of two centres of targeted population and employment growth within the Fermoy Electoral Area to 2020. There is a need to expand and diversify the employment base of the town and to achieve significant population growth and the strategic location of the town adjacent to the M8 Corridor will help in this regard. Opportunities exist to create a more attractive, pedestrian-friendly environment within the town centre which would also reinforce the unique historic character of the town as a place to live, work and visit.

**2.3.2.** Future growth in population will require the provision of adequate lands for housing. Mitchelstown already has a strong supply of residential land capable of delivering an additional c1,491 units and so it has not been necessary to zone additional land for this purpose. Consultation undertaken to date suggests a latent demand for low density residential development or serviced sites across the main towns of North Cork and so the Plan identifies land to meet the demand for self build and low density development.

**2.3.3.** A combination of population growth and a reduction of traffic through the Main Street should lead to opportunities for the redevelopment of key sites and vacant units in the town's core. Particular uses envisaged include additional retail facilities, office proposals and civic space. Brownfield sites are available within the town which are capable of facilitating such uses.

**2.3.4.** The town has an ambitious jobs target to 2020 which represents a 40% increase on current jobs figures. There is currently a strong supply of available business land within the development boundary. This Plan needs to ensure it capitalises on the town's strategic location relative to the M8 and its suitability for distribution/warehousing uses.

**2.3.5.** It is necessary to prepare for an increase in demand for social infrastructure with specific regard to schools. This requires facilitating the expansion of existing education facilities at both primary and post-primary level.

**2.3.6.** The historic fabric and setting of the settlement offers huge tourism potential, which should be promoted further as part of a wider North Cork tourism package.

**2.4 PLANNING PROPOSALS**

**2.4.1.** This plan makes provision for the population of the town to grow to 5,346 persons by 2020 and for the accommodation of an additional 1,129 houses within the town by 2020.

**2.4.2.** Some amendments have been made to the development boundary for the town relative to the 2005 Plan in an effort to create a more compact settlement form. To the north and west the boundary has been contracted due to access difficulties off the Mitchelstown Relief Road. To the north the boundary has been extended to zone additional lands for industry and distribution with immediate access to the M8 Corridor. The development

boundary has been contracted to the south-east to exclude a portion of land previously zoned for residential development and a portion of the adjoining open space as this land is deemed surplus to requirements and is peripheral to the town. The boundary has been extended to the south to facilitate the development of a nursing home.

**2.4.3.** The area designated for Town Centre uses has been expanded northwards so as to enable the development of additional comparison retail space on two brownfield opportunity sites.

**2.4.4.** Existing school facilities and a cemetery have been zoned to reflect their existing use and an additional site for a new school has been identified to the west of the town. The western portion of a site previously zoned as open space is being zoned U-04 in this plan to facilitate a car park and playground.

**2.4.5.** Outside the development boundary, the land forms part of the greenbelt around Mitchelstown. This plan defines the extent of the Greenbelt around Mitchelstown – see section one of this plan for more detail. 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.

#### General Objectives

**2.4.6.** The following general objective applies to all development within the development boundary of Mitchelstown.

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to secure the development of 1,129 new dwellings in Mitchelstown in the period to 2010 in order to facilitate the sustainable growth of the town's population to 5,346 persons by 2020.
DB-02	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.
DB-03	It is an objective to locate new development within the development boundary of the

Objective No.	Development Boundary Objectives
	environs as established by this plan. This boundary defines the extent to which Mitchelstown is expected to grow during the lifetime of the plan.
DB-04	All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-05	All development shall contribute to improved pedestrian and cyclist connectivity throughout the town and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
DB-06	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
DB-07	It is an objective to secure the implementation of the appropriate and sustainable recommendations of the Mitchelstown Traffic Management Plan in a sustainable manner.

#### Residential Areas

**2.4.7.** In order to meet the requirements of the 2009 County Development Plan an additional 1,129 dwellings need to be constructed over the next decade. In this context, there is adequate serviceable land available for these requirements. Phasing and sequencing parameters will be set, however, to ensure the orderly consolidation and growth of the town.

**2.4.8.** Land is zoned for residential development at diverse locations in the town adjoining existing established neighbourhoods. These areas were previously zoned in the 2005 Local Area Plan and there is evidence that much of these lands would be available for development given the

previous granting of planning permissions.

**2.4.9.** Nursing homes are generally acceptable on land zoned for residential use or can also be provided on other suitable sites within the development boundary.

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

Objective No.	Residential Objectives	Approx Area (Ha)
R-01	Low density residential development to include provision for a mix of serviced sites and self-build options.	4.40
R-02	Medium density residential development with tree planted buffer along the western site boundary. Retention of attractive stone walls and mature trees on the site boundaries will be required.	15.80
R-03	Low density development with provision of serviced sites and self build options on a portion of the site and an amenity walk by the stream along the eastern boundary. 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.	20.7
R-04	Medium density residential development to include provision of day care centre.	6.00
R-05	High density residential development to include a mix of house types and sizes.	1.6
R-06	Low density residential development to include provision of serviced sites and an amenity walk by the stream at the eastern boundary. 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.	12.60
R-07	Medium density residential development.	7.20

Objective No.	<b>Residential Objectives</b>	Approx Area (Ha)
R-08	Medium density residential development to include a mix of house types and sizes.	4.3
R-09	Medium density residential development to include a mix of house types and sizes.	1.3
R-10	Medium density residential development to include a mix of house types and sizes with option for nursing home.	4.0
R-11	Medium density development including a mix of house types and sizes.	5.8
R-12	Nursing home and ancillary assisted living housing. The housing shall be low density and single storey only.	1.9

**Industrial / Business**

**2.4.11.** Mitchelstown has a long history in the food-business sector and its established industrial area is located to the north of the town centre. In general there has been a notable amount of development in recent years including the construction of an Aldi Regional Distribution Centre, an industrial park and business park both with partial take-up and providing immediate availability of units to potential employers.

**2.4.12.** The town’s employment base is still largely dependent on the food-related business sector. This requires attention and some diversification is recommended to ensure the town can achieve the ambitious jobs targets set to 2020.

**2.4.13.** In terms of future development the town is well positioned with a strong supply of industrial / business land enjoying good access to the M8 to capitalise on its strategic geographical location within Munster.

**2.4.14.** Dairygold is a major employer within the town and lands have been zoned to cater for the future expansion of the existing Dairygold facility.

**2.4.15.** To the west of the town lands previously zoned industrial have been assigned a more general business zoning objective given its location in a high profile western “gateway” site within the town. These lands are aimed at facilitating a range of uses including wholesale trade showrooms, incubators units and light industry in an effort to help diversify the economic opportunities available in the town.

**2.4.16.** The specific industry and business zoning objectives for Mitchelstown are set out in the following table:

Objective No.	<b>Business Objectives</b>	Approx Area (Ha)
B-01	Business Uses.	13.90
B-02	Business Uses.	15.31

Objective No.	<b>Industry Objectives</b>	Approx Area (Ha)
I-01	Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed and landscaped.	23.28
I-02	Lands reserved for expansion of the existing food-related industry with access via the existing complex.	11.98
I-03	Lands reserved for expansion of the existing food-related industry with access via the existing complex.	4.11
I-04	Industry. Access to this site is to be from the Regional road to its west.	15.72
I-05	Regional Distribution Centre - Warehousing.	13.35

**Town Centre / Neighbourhood Centre**

**2.4.17.** The main focus for retail and commercial activity in Mitchelstown is Cork Street, the heart of the existing town centre area. Two specific brownfield sites have been identified to facilitate the expansion of the town centre and the provision of additional comparison retail floorspace within the town.

**2.4.18.** Lands previously zoned T-01 on the Mart Site have not been developed and will retain their zoning status in this plan to facilitate a new neighbourhood centre with some limited convenience retailing. The specific town centre / neighbourhood centre zoning objectives for Mitchelstown are set out in the following table:

Objective No.	<b>Town Centre / Neighbourhood Centre Objectives</b>	Approx Area (Ha)
T-01	Existing Town Centre.	9.20
T-02	Former Mart site with potential for development as a new Neighbourhood Centre to serve nearby residential areas to include a mix of uses including small-scale convenience retailing and a residential element including housing above ground floor level.	1.6
T-03	Town Centre Expansion to facilitate town centre uses. Proposals for development within this core area should comply with the overall uses acceptable in town centre areas. Some retail warehousing may be accommodated on this site.  Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	9.50

**Community / Utilities / Infrastructure**

**2.4.19.** It is considered that Mitchelstown will require additional school facilities to cater for the planned increase in population. Accordingly provision has been made for the expansion of existing facilities and the provision of a site for a new school.

Objective No.	<b>Community Facilities Objectives</b>	Approx Area (Ha)
C-01	To allow for expansion of existing educational use on adjacent site and /or similar development.	8.02
C-02	To allow for expansion of existing educational use on adjacent site and /or similar development.	3.69
C-03	New school site.	1.6
C-04	To facilitate expansion of existing cemetery.	1.69

**2.4.20.** The specific utilities and infrastructure objective for Mitchelstown is set out below:

Objective No.	Utilities / Infrastructure Objectives	Approx Area (Ha)
U-01	Town Centre car park. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.1
U-02	Develop and maintain pedestrian walk.	-
U-03	Develop and maintain pedestrian walk.	-
U-04	Car park and playground	0.59
U-05	Relief Road.	-

#### Open Space

**2.4.21.** The town is reasonably well provided for by means of sports facilities which include a Soccer Club, GAA Club, Rugby Club, Tennis Club, Pitch and Putt Course, Golf Course, 3 Bord Failte approved historic trails and an attractive park and playground close to the town centre.

**2.4.22.** A number of areas were designated for various open space functions under the 2005 Plan. Land zoned O-01 contains a significant number of mature trees which act as an important visual buffer to King's Square and the established industrial lands to the north. This area also contained an objective to develop an amenity walk which has not been delivered. This objective is retained within this Plan.

**2.4.23.** Land zoned O-03 in 2005 for "open space, town park type uses" remains undeveloped and has been retained in this plan given its proximity to the town centre.

**2.4.24.** Land previously zoned O-05 in the 2005 Plan "Open Space with limited potential for housing" is deemed surplus to requirement for residential purposes and reverts to agricultural use.

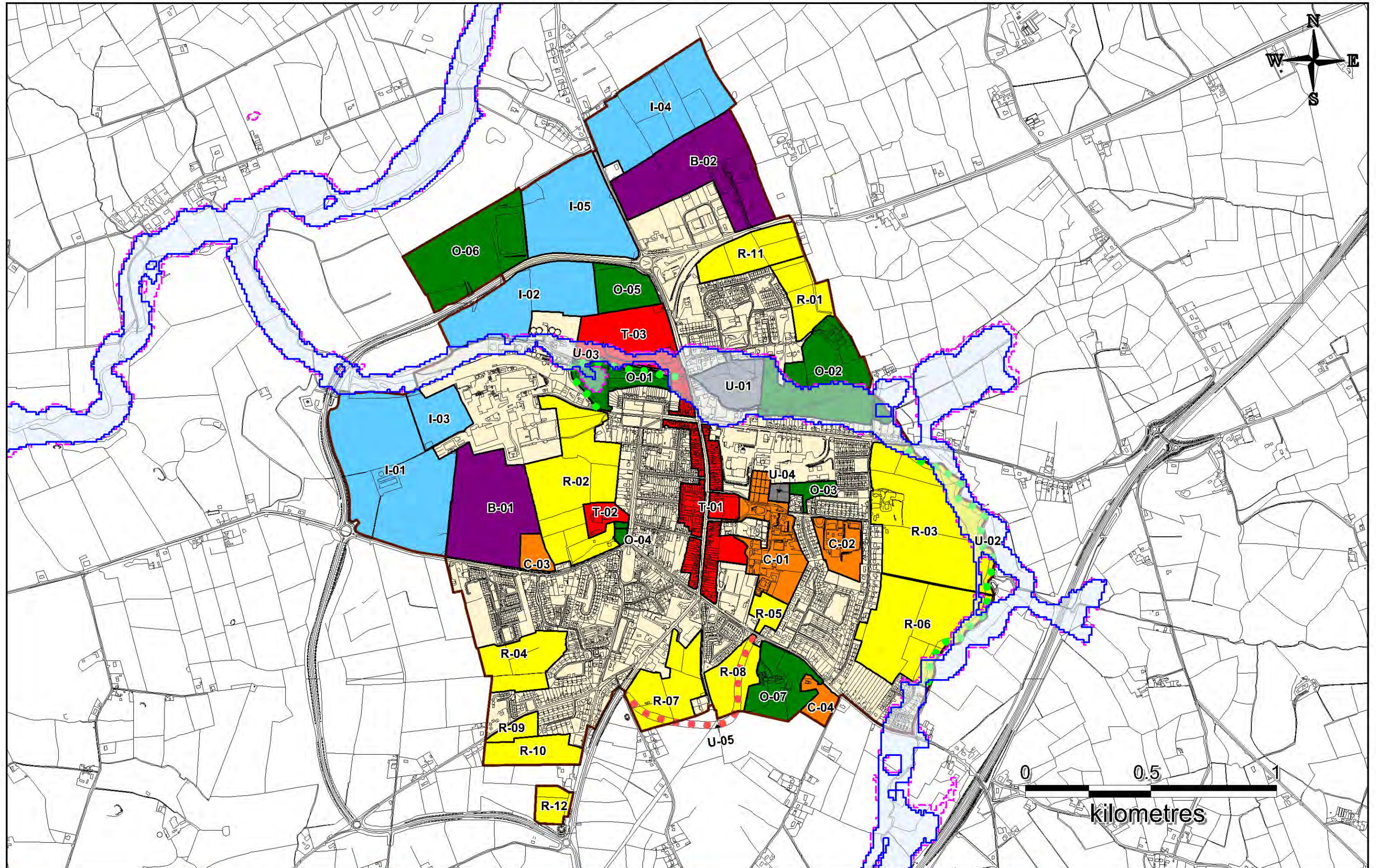
**2.4.25.** Additional lands for open space type uses southwest of the town centre have been identified to provide amenity areas within walking distance of existing and proposed residential areas. This includes the provision of a pocket park.

**2.4.26.** Lands currently in use as sports pitches north of the town have been zoned to recognise their importance as part of the town's recreation infrastructure and to protect them from development pressure. Further lands have also been zoned open space adjoining and west of the Rugby Club to allow for its expansion or use for a similar active open space use.

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

Objective No.	Open Space	Approx Area (Ha)
O-01	Open space with provision for an amenity walk. The site is forested, forms part of the northern edge of the Mitchelstown Architectural Conservation Area, is within the grounds of King's Square and is an important visual amenity. It also has an important function of maintaining a buffer between the historic square and surrounding industry. There is a general presumption against the development of this site.	4.0
O-02	Agriculture. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	11.5
O-03	Open Space, town park type uses.	1.17
O-04	Pocket park including retention of boundary walls and mature trees.	0.14
O-05	Reserved for open space and extension to existing sports facility or similar type active open space uses to the west.	3.94

Objective No.	Open Space	Approx Area (Ha)
O-06	Reserved for open space use.	12.56
O-07	Agriculture.	5.8



- |                        |  |                                    |          |                     |           |                                      |
|------------------------|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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**

Ballyhooly

Castlelyons/Bridebridge

Conna

Glanworth

Kildorrery

Kilworth

Rathcormack



# 3 Ballyhooly

## 3.1 VISION & CONTEXT

The vision for Ballyhooly over the lifetime of this plan is to encourage the completion of the unfinished housing estates within the village, strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.

### Strategic Context

#### Role In Settlement Strategy

**3.1.1.** Ballyhooly is a key village located along the National Primary Route, N72, between the ring towns of Fermoy and Mallow. The village is within the North Strategic Planning Area, as defined in the County Development Plan 2009.

**3.1.2.** Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large rural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

**3.1.3.** The North Strategic Planning Area, as defined in the County Development Plan 2009, is an area which has historically been associated with declining socio-economic indicators and consequently falling populations on the northern fringes of the County. The North and West Cork Strategic Plan (2002) outlines a 20 year strategy addressing key structural, socio economic and infrastructural issues and seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

### Local Context

**3.1.4.** Ballyhooly was developed on an outcrop and surrounding higher lands, in order to avoid the flood plain of the River Blackwater. It is a very picturesque and historic village, with an attractive panorama of the Medieval Castle and its surroundings to the south of the village, as viewed from Ballyhooly Bridge. The village is bounded to the south by the River Blackwater and to the extreme north by the disused Fermoy-Mallow railway line. Agriculture remains the primary employer for the area.

**3.1.5.** The existing village core is focussed around a T-junction and has a tight urban grain. Buildings are generally of single or two-storey scale and frontages about the street creating a strong building line and attractive streetscape. Some larger period properties are located at strategic locations north and south of the core taking advantage of the scenic views afforded over the Blackwater Valley. The streetscape is intercepted in places with impressive public buildings, such as the Church of the Nativity of the Blessed Virgin and the special townscape value of the village is recognised and protected under the designation of three Architectural Conservation Areas.

## 3.2 PLANNING CONSIDERATIONS

### Population and Housing

**3.2.1.** The population of Ballyhooly has increased from 190 in 1996 to 215 by 2006. In the period since 2006 a lot of new housing has been constructed in the village and it is therefore expected that the population has increased further in the interim.

Table 3.1: Population Trends			
Census	1996	2002	2006
Ballyhooly	190	179	215

**3.2.2.** Geodirectory data confirms the strong growth in the number of houses in the village, up from 89 in 2005 to 209 by 2010, an increase of over 200%.

Table 3.2: Housing Trends			
Geo-Directory	2000	2005	2010
Ballyhooly	68	89	209

**3.2.3.** The exceptional growth figures experienced in this key village are replicated across many other villages in the County. While the CASP Update has specifically flagged as an issue the need to control future population growth in the villages and rural areas of the CASP Ring, in order to rebalance growth towards the towns and reinforce their function, Ballyhooly is located within the North Strategic Planning Area and is not subject to the recommendations of the CASP Update. In the case of Ballyhooly, the main requirement to moderate growth comes from the

need to rebalance development in favour of the North Cork towns as per the recommendations of the North and West Cork Strategic Plan.

**3.2.4.** Most of the recent new house development in the village has been in the form of large estates, the individual and cumulative scale of which is somewhat excessive relative to the original village form. Two of these estates are only partially complete but construction work has ceased, leaving some partially completed units and other units which are vacant but should be taken up in the short term once the market stabilises.

**3.2.5.** On the periphery more recent developments are of a medium and low density suburban style and comprise large estates of terraced, semi-detached and detached units. These developments are often at odds with the simple form and finishes of buildings in the traditional core.

### Infrastructure and Community Facilities

**3.2.6.** The existing waste water treatment plant serving the village was installed in 2006 and capacity is available in the settlement to cater for future population expansion. Secondary treatment is provided to the River Blackwater, a protected area.

**3.2.7.** There is sufficient drinking water capacity available in the source but the watermain network from the source to the village needs to be upgraded.

**3.2.8.** While flooding has occurred along the N72 to the east of the village, this is outside the development boundary. There are no known significant flood hazards in the village itself.

**3.2.9.** The settlement has good transport links to both Fermoy and Mallow, given its strategic location on the N72 midway between both County Towns.

**3.2.10.** Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre. Footpaths are not finished at An Ghleann Ull, to the north of the village, and should be completed as a matter of priority.

**3.2.11.** The extent of community facilities in the village is limited to a community field, with a public amenity walk around its perimeter, two GAA pitches and a community hall which has recently received permission to extend. Permission was granted for a playground as part of a housing scheme to the north of the village but to date this has not been constructed and works have currently ceased on the scheme which includes further housing.

**3.2.12.** The village does however have a number of essential services, which help the village to operate as a local service centre for its immediate hinterland including a post office, a church and graveyard, a primary school which received permission to construct two further classrooms in 2007 and a number of public houses.

**3.2.13.** A bring site is located in the community hall car park on the Mallow road, which currently includes containers for glass bottles/jars and beverage cans.

### Employment and Economic Activity

**3.2.14.** Employment is restricted to the service and commercial sectors, which consist mainly of three public houses, a petrol station and convenience store. A regular craft and farmers market has been established in the village and operates on a monthly basis.

### Environment

**3.2.15.** The village is located close to a number of important sites of environmental interest and importance. The River Blackwater is located immediately south of the settlement and is subject to candidate Special Area of Conservation designation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.

**3.2.16.** There are further sites subject to proposed Natural Heritage Area protection within the village and its hinterland including Ballinaltig Bog Pond and Convamore House (in ruins) which houses a male roost of Daubenton's bat.

**3.2.17.** The River Blackwater is one of the largest rivers in Ireland. It rises in the Cork-Kerry Mountains and enters the sea at Youghal. It runs south of the village creating a striking landscape setting for the settlement. The table below summarises information in relation to water quality in the Blackwater River.

River Blackwater	
Water Management Unit	Blackwater
Waterbody Code	SW18_2292 & SW18_2755
Protected Area	Yes
River Status	Moderate
Risk Assessment (River body)	At risk of not achieving good status
Objective	Restore to good status by 2021
Q Value	Moderate

**3.2.18.** Within the Munster Blackwater the Freshwater Pearl Mussel requires protection under EU designations and is vulnerable to impacts on water quality. This issue has been considered as part of the Habitats Directive Assessment of this Plan.

**3.2.19.** The spectacular setting of the village is protected by its designation as a Scenic Landscape in the Cork County Development Plan 2009. The impressive views of the Blackwater Valley and the northern slopes of the Nagle Mountains as seen along the N72 from Renny Lower through the village of Ballyhooly are identified as a Scenic Route (S10) and protected through the County Development Plan.

**3.2.20.** As detailed in the Draft Landscape Strategy 2008, Ballyhooly is located within an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**3.2.21.** Ballyhooly contains three Architectural Conservation Areas, the aim of which is to protect a collection of buildings and their setting as a whole. Two of these are within the development boundary of the settlement and the remaining one is associated with the castle complex and its associated landscape on the riverbank (outside the development boundary).

**3.2.22.** There are three structures within the village, which are listed in the Record of Protected Structures - Christ Church (in ruins and no longer in use), The Church of the Nativity of the Blessed Virgin Mary and Ballyhooly Castle House.

**3.2.23.** The village also possesses one archaeological monument (a ringfort) which is awarded protection under national legislation and subject to further safeguards under policies prescribed in the County Development Plan 2009.

### 3.3 PROBLEMS AND OPPORTUNITIES

**3.3.1.** As outlined above there is a need to moderate growth within the key villages of the electoral area in order to rebalance growth in favour of the towns in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Strategic Plan.

**3.3.2.** The village is very accessible given its location between the towns of Fermoy and Mallow, along the N72 and proved an attractive and popular location for new development over the period of the last development plan, as evidenced by the scale of new housing development which has taken place. There are two unfinished housing estates within the village where construction has ceased, creating residential amenity and nuisance problems for residents and for the village as a whole and this needs to be resolved. A moderate level of

vacancy has been noted within these unfinished estates but it is hoped this will be absorbed in the short-medium term.

**3.3.3.** In the absence of either public proposals for enhanced water supply, or the funding of improvements to the supply through developer contributions, the potential for development in Ballyhooly is likely to be limited.

**3.3.4.** An important issue for the village is the conservation and development of its built and natural heritage and amenities and these will form an essential part of the development framework for the future growth of the settlement.

### 3.4 PLANNING PROPOSALS

**3.4.1.** Over the lifetime of this plan, priority will be given to bringing the unfinished residential developments within the village to an acceptable level of completion. Thereafter a moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.

**3.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped and provides sufficient capacity to cater for development needs over the lifetime of this plan. Permission exists for approximately 105 units, the construction of which has yet to commence.

**3.4.3.** It is proposed to extend the boundary at two locations to include the sports facilities to the north and to the south west to allow the future expansion of the school. The development boundary has been reduced to the east to exclude lands fronting on to a national road and outside the 50km/h speed limit.

**3.4.4.** While it is acknowledged that there are outstanding permissions, having regard to the morphology of the existing settlement, recommendations of the North and West Strategic Plan and DoEHLG guidance, the plan envisages development in the range of 50 additional dwellings over the lifetime of the plan. A maximum development size of 25 is considered appropriate to respect the grain of the existing settlement.

**3.4.5.** Traffic impacts on the pedestrian environment of the village and traffic calming measures are desirable to improve the overall pedestrian environment and reinforce the attractive character of the settlement.

**3.4.6.** Development should have regard to the Architectural Conservation Areas identified within the village and should be of an appropriate scale, form and material finish, respecting established building lines and roof pitches. Development will have regard to policies ENV 4-10 and ENV 4-11 of the County Development Plan 2009.

**3.4.7.** On the periphery, there is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. Contemporary responses are advocated which draw on the historic

elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.

**3.4.8.** The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings with the village.

**3.4.9.** The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles. The most appropriate location for this is identified in the attached map.

**3.4.10.** 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.

**General Objectives**

**3.4.11.** The general objectives that apply within the development boundary of Ballyhooly are set out in the following table:

Objective No.	Development Boundary Objective
DB- 01	<p>(a) Within the development boundary of Ballyhooly it is an objective to encourage the development of up to 50 houses in the period 2010-2020.</p> <p>(b) In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>(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 25 units.</p>

Objective No.	Development Boundary Objective
	<p>All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for storm water storage and disposal.</p> <p>(d) This village is situated on the Blackwater River which is designated as a Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</p> <p>(e) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape in accordance with the urban design principles set out in the Plan. Development in the core should generally be in the form of terraced development/courtyard schemes</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options.</p> <p>(g) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(h) Appropriately scaled retail development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(f) Small scale business uses may be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.</p>

**Business**

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

Objective No.	Business Objective	Approx. Area (Ha)
B-01	Small scale business development including the provision of landscaped buffer to surrounding residential areas.	2.09

**Community**

**3.4.13.** This Plan makes provision for the future education needs of the village by reserving additional land for education use.

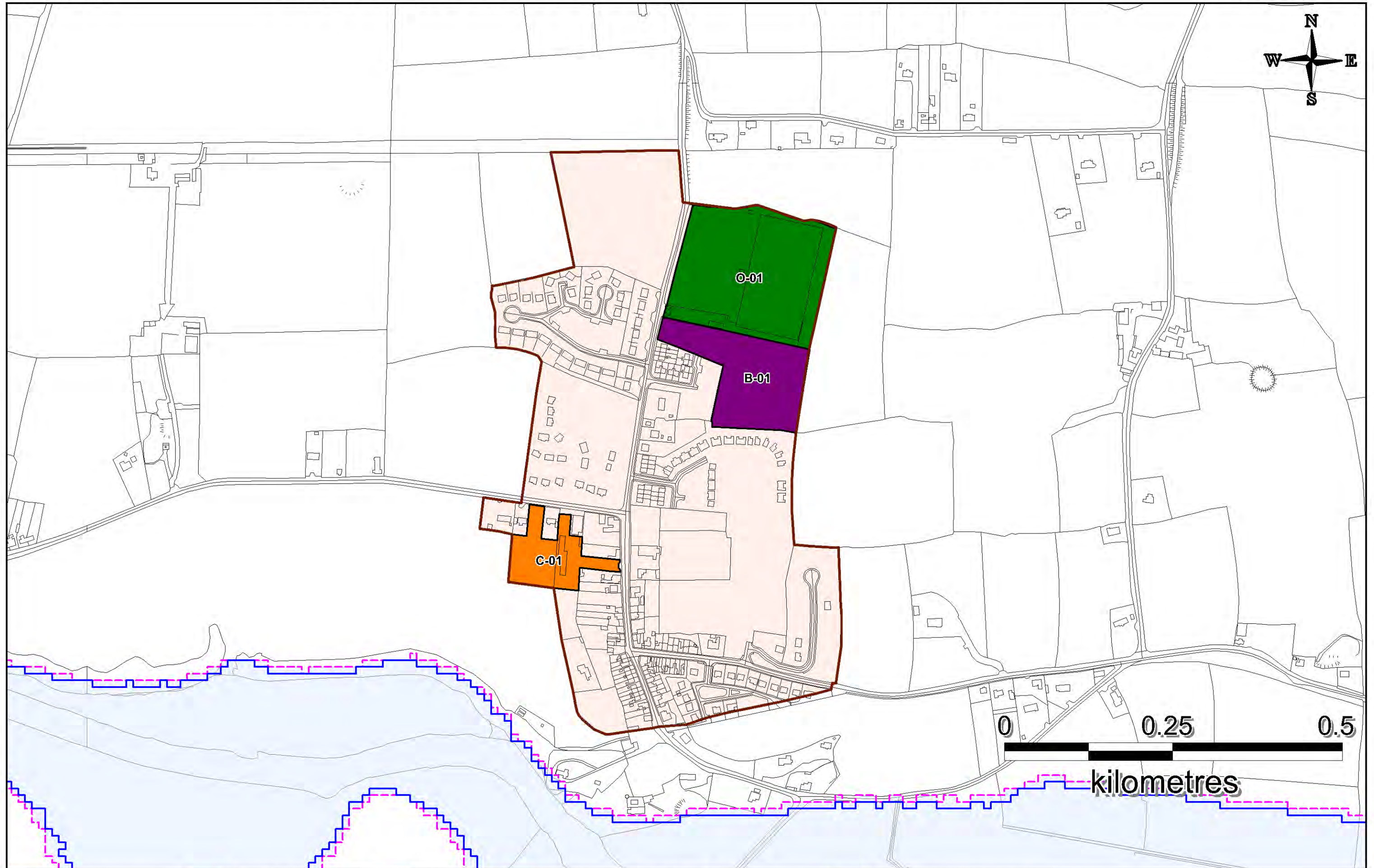
Objective No.	Community Facilities Objective	Approx. Area (Ha)
C-01	Lands reserved for educational and ancillary uses.	0.93

**Open Space**

**3.4.14.** The existing sports facilities in the village serve an important amenity function for the community and should be protected.

**3.4.15.** The specific open space zoning objectives for Ballyhooly are set out in the following table:

Objective No.	Open Space	Approx. Area (Ha)
O-01	Lands to remain in active open space use.	3.97



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Castlelyons / Bridebridge

### 4.1 VISION AND CONTEXT

The vision for Castlelyons/Bridebridge over the lifetime of this plan is to encourage the completion of the unfinished housing estates within the village, strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the picturesque and historic village.

#### Strategic Context

##### Role In Settlement Strategy

**4.1.1.** Castlelyons and Bridebridge are two interdependent settlements, situated approximately 3km east of Rathcormack. Bridebridge is situated immediately south of Castlelyons. These villages are grouped together for services and infrastructural purposes and are ranked as a key village within the County Development Plan. They are located within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009.

**4.1.2.** Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large agricultural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

**4.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, those villages of the Fermoy Electoral Area which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

#### Local Context

**4.1.4.** The settlement of Castlelyons/Bridebridge is situated in a predominantly rural, agricultural area, with the primary agricultural use involving intensive dairying as well as tillage.

**4.1.5.** The topography of the area is created by the River Bride, which runs south of Bridebridge. The ground level slopes slightly downwards as you travel southwards from Castlelyons, but most of the village itself is situated on flat land.

**4.1.6.** The settlement is bi-polar in nature and the character of Castlelyons and Bridebridge differ greatly in terms of their townscape qualities. Castlelyons is essentially a linear village along a single axis of the main street with strong boundary treatment in the form of high stone walls and building-lines adjoining the street edge. The village has a tight urban grain at its core but also contains a number of important landmark buildings including the Abbey and Barrymore Castle with its demesne. At the northern end of the village the 18<sup>th</sup> century demesne landscape, which includes four country houses on landscaped grounds with high limestone walls, and a churchyard with the remains of two churches, provides a very attractive entrance to the village and forms part of an Architectural Conservation Area.

**4.1.7.** Buildings on the main street are generally rendered and of two-storey form with more modern bungalows on the edges or as infill. More recent suburban style estates have been developed on the northern and western fringes.

**4.1.8.** Bridebridge is largely of late 19<sup>th</sup> century construction and contains more modest vernacular buildings on their own plots. It is dominated to the north by the Glannbia facility and to the south by the Catholic Church and contains an attractive 5-arched bridge. In contrast to the high roadside walls of Castlelyons, road boundaries are not as well defined. Buildings heights are a mix of 2-storey, dormer and single storey scale.

**4.1.9.** On the periphery of Bridebridge there is evidence of a mix of medium and low density development but there is an absence of more recent suburban-style development.

### 4.2 PLANNING CONSIDERATIONS

#### Population and Housing

**4.2.1.** The population of Castlelyons/Bridebridge has fluctuated over the past decade and in 2006 population levels were slightly down on 1996 records. In the period since 2006 a lot of new housing has been constructed in the village which suggests the population will have increased to some extent. By mid 2010 there were still a significant amount of vacant new dwellings in the village so the population will not have reached its full potential.

**Table 4.1: Population Trends**

Census	1996	2002	2006
Castlelyons/Bridebridge	414	425	411

**4.2.2.** Geo-directory data confirms the strong levels of construction within the village, up from 140 in 2005 to 215 in 2010.

**Table 4.2: Housing Trends**

Geo-Directory	2000	2005	2010
Castlelyons/Bridebridge	129	140	215

**4.2.3.** Most of the recent new housing development in the village has been in the form of medium and low density suburban style estates, the individual and cumulative scale of which is quite large. One of these estates is only partially complete and construction work has ceased. The village has recorded a high level of vacancy which is confined to two new schemes on the periphery of the village. These should be taken up in the short-medium term once the market stabilises. Planning permission is outstanding for a further 79 units within the settlement, including a scheme of sheltered housing units.

#### Infrastructure and Community Facilities

**4.2.4.** The wastewater treatment plant serving Castlelyons provides secondary treatment, has spare capacity and discharges to the Shanowennadrimina Stream and then to the River Bride.

**4.2.5.** The wastewater treatment plant serving Bridebridge provides secondary treatment, also has spare capacity and discharges to the River Bride.

**4.2.6.** Public water supply is adequate.

**4.2.7.** Castlelyons/Bridebridge enjoys good road based transport connections. As previously outlined, the settlement is situated 3km east of Rathcormack, 8km south of Fermoy and 32km north of Cork City, all of which are easily accessible via the M8. Bus Eireann operates a frequent public bus service, departing at Castlelyons Cross to Cork and Fermoy on a daily basis.

**4.2.8.** Parts of Castlelyons-Bridebridge 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. Part of the built up area of the village is affected. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas 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.

**4.2.9.** The settlement is well served by community facilities including a community building, 1 GAA pitch, 2 soccer pitches, a playground, a pitch and putt course, a community field (beside the school), Kent Park and Castlelyons Riverside Park.

**4.2.10.** The villages contain a number of essential services, which help them operate as a local service centre for its immediate hinterland including 2 small convenience shops, a large Centra store, a garden centre, bakery, post office, 3 public houses, a Catholic Church and graveyard (the Church of Ireland is no longer in use) and a primary school .

**4.2.11.** There are two bring sites serving this settlement. The first, which is situated in Bridebridge, currently includes containers for glass bottles/jars and beverage cans, whilst the other, situated at Castlelyons Community Centre, has a container for beverage cans only.

**Employment and Economic Activity**

**4.2.12.** The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with the key players being Glanbia PLC, Glennan Bros. and Kearney Bros. Agricultural Machinery Supplies. Other sources of employment include ConnaBride Plastics and, in the service and commercial sectors, public houses, convenience shops, garden centre, bakery and post office.

**Environment & Heritage**

**4.2.13.** As detailed in the Draft Landscape Strategy 2008 Castlelyons/Bridebridge is located in an area of the county where the landscape is deemed to be of medium value (fertile agricultural landscape along the valley of the River Bride), medium landscape sensitivity and of local importance. The village is located within Landscape Type 6c: Broad Fertile Lowland Valleys.

**4.2.14.** The historic and scenic setting of the northern aspect of Castlelyons village is recognised by its designation as a Scenic Landscape in the Cork County Development Plan, 2009.

**4.2.15.** There are several structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan 2003 (as varied) - Mohera House, the Carmelite Friary and Berry Hill (Barrymore Lodge) which are located in Mohera and Kill-Saint-Anne South, Church of Ireland Church and Ballymore Castellated Mansion Ruins which are situated in the townland of Kill-Saint-Anne South. Furthermore, the village of Castlelyons contains an Architectural Conservation Area, the aim of which is to protect a

special townscape value of the settlement, as defined within the County Development Plan 2009.

**4.2.16.** In addition a Conservation and Design Statement has been prepared for Castlelyons and Bridebridge (on behalf of Castlelyons Tidy Towns and Heritage Group and part funded by Cork County Council) and regard should be had to this statement in relation to new development proposals and/or proposals for extending or modifying existing structures.

**4.2.17.** There are large concentrations of Scheduled Monuments within the settlements which reflect the historic significance of the area. These are awarded protection under national legislation and are subject to further controls under policies set out in the County Development Plan 2009.

**4.2.18.** The settlement is within the catchment of the Garrycaheragh Water Body which falls under the Blackwater-Bride Water Management Unit. One of the key risk factors identified to the water quality includes agricultural discharges.

**4.2.19.** The table below summarises information in relation to water quality issues.

River Bride	
Water Management Unit	Blackwater-Bride
Waterbody Code	SW_18_2778
Protected Area	No
River Status (July 09)	Moderate status
Risk Assessment (River Body)	Probably at risk
Objective	Restore to good status by 2015

**4.3 PROBLEMS AND OPPORTUNITIES**

**4.3.1.** The historic and cultural richness of Castlelyons, evident in the rich architecture, parkland landscapes and historic structures, greatly enhances the amenity of the village and this unique character needs to be protected.

**4.3.2.** Recent housing development has been quite large in scale and has not enhanced the character of the village. Furthermore, the prevalence of unfinished housing estates where construction has ceased and there are high levels of vacancy is creating residential amenity and nuisance problems for other residents and for the village as a whole, and needs to be resolved. In the future, new development should comprise

smaller, more integrated extensions to the village core, and to offer more varied house types suited to the rural village location.

**4.3.3.** The historic setting of the settlement offers huge tourism potential, which should be promoted. The settlement's broad base of community facilities also offers an attractive resource for both residents and visitors alike. The concentration of the majority of facilities in the west of Castlelyons needs to be addressed however in order to provide more balanced access to services.

**4.4 PLANNING PROPOSALS**

**4.4.1.** Over the lifetime of this plan, priority will be given to bringing the unfinished residential developments within the village to an acceptable level of completion. Thereafter minimal growth is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.

**4.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Permission exists for approximately 38 units, the construction of which has yet to commence and there is capacity for a significant amount of additional development within the development boundary.

**4.4.3.** In order to protect the unique character of the village a special policy area has been identified at the northern end of the village covering the area from Spuree Cross Roads to Kill-Saint Anne Cross Roads and southwards along Church Lane to include the Church of Ireland and Church Yard, Castlelyons House and Mohera house. The area comprises what is known locally as the circular walk and is characterised by the high stone limestone garden walls on either side of the public road, matures trees, parkland and open spaces which contribute to the amenity and setting of the village. While located within the development boundary, this area is designated as a Scenic Landscape Area in the Cork County Development Plan 2009 and is located within a larger Architectural Conservation Area and has very limited potential to accommodate development. Parts of these lands are also identified as being susceptible to flooding.

**4.4.4.** Having regard to the morphology of the existing settlement, the objectives of CASP and Departmental guidance it is recommended that an overall development scale of 40 units be constructed to 2020. On larger greenfield sites within the development boundary a maximum development size of 30 is considered generally appropriate, to respect the grain of the existing settlement. On smaller infill sites a lower threshold will be appropriate.

**4.4.5.** Development within the Architectural Conservation Areas will have regard to policies ENV 4-10 and ENV 4-11 of the County Development Plan 2009. Proposals should have particular regard to the

recommendations of the Conservation and Design Statement prepared for the settlement.

**4.4.6.** Within both Castletyons and Bridebridge there is an opportunity to create a variety of innovative responses to add to the housing mix of both settlements. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.

**4.4.7.** The layout and design of new development must pay particular attention to the retention of stone boundary walls, important views and the setting of landmark buildings within the settlement. These are identified in the attached map.

**4.4.8.** The Council seeks to encourage the provision of small-scale business uses within the settlement which can add to its vitality and contribute to a reduction in commuting by providing local employment opportunities. Opportunities for small scale business uses are available within the core of the village and within the wider development boundary, e.g. within the site of the existing Glanbia facility, subject to normal proper planning and sustainable development criteria.

**4.4.9.** 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.

**4.5 OBJECTIVES**

**4.5.1.** The general objectives that apply within the development boundary of Castletyons/Bridebridge are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	<p>a) Within the development boundary of Castletyons/Bridebridge it is an objective to encourage the development of up to 40 houses in the period 2010-2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB - 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 Blackwater Special Area of Conservation,</p>

Objective No.	Development Boundary Objective
	<p>must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>c) The number of houses in any particular group should have regard to the character of the existing village and on larger greenfield sites will not normally exceed the provision of 30 units. On small infill sites a lower threshold will apply.</p> <p>d) Bridebridge is situated on the River Bride which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village are likely to be subject to screening to determine if they will have impacts on the SAC and may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</p> <p>e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>f) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for storm water storage and disposal.</p> <p>g) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>h) Development along the Main Street and</p>

Objective No.	Development Boundary Objective
	<p>within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Development in the core should generally be in the form of terraced development/courtyard schemes</p> <p>i) Residential development in other areas outside the Architectural Conservation Area shall provide for small groups of houses, detached units, serviced sites and self-build options.</p> <p>j) Appropriately scaled retail development may be considered within the core of the village and should make adequate provision for off-street parking. Any proposals within the Architectural Conservation Area must be in accordance with the policies set out in ENV 4-10 and ENV 4-11 of the CDP 2009.</p> <p>k) Small scale business uses may be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.</p> <p>l) All development shall be designed to a high standard and have regard to the scale, character and gain of the village, the need to achieve connectivity with existing development, the protection of the amenities of the area and the recommendations of the Conservation and Design Statement prepared for the village.</p>

**Special Policy Area**

**4.5.2.** The objective for the Special Policy Area is as follows:

Objective No.	Special Policy Area Objective	Approx. Area (Ha)
X-01	In recognition of its designation as a scenic landscape in the Cork County Development Plan 2009 and its location within an Architectural Conservation Area, it is an objective to protect and retain the unique demesne	19.65

Objective No.	Special Policy Area Objective	Approx. Area (Ha)
	<p>landscape associated with this area which includes four large country houses, Church of Ireland Church and churchyard and other structures to the north of Castlelyons. This includes protection of the high boundary walls, parkland, mature trees and open spaces which contribute to the character of the village. This area has very limited capacity to accommodate development and any development proposals will need to be accompanied by an appraisal of the likely impacts on the development on the unique character of the area.</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>	

**Open Space**

4.5.3. The specific open space zoning objective for Castlelyons /Bridebridge is set out in the following table:

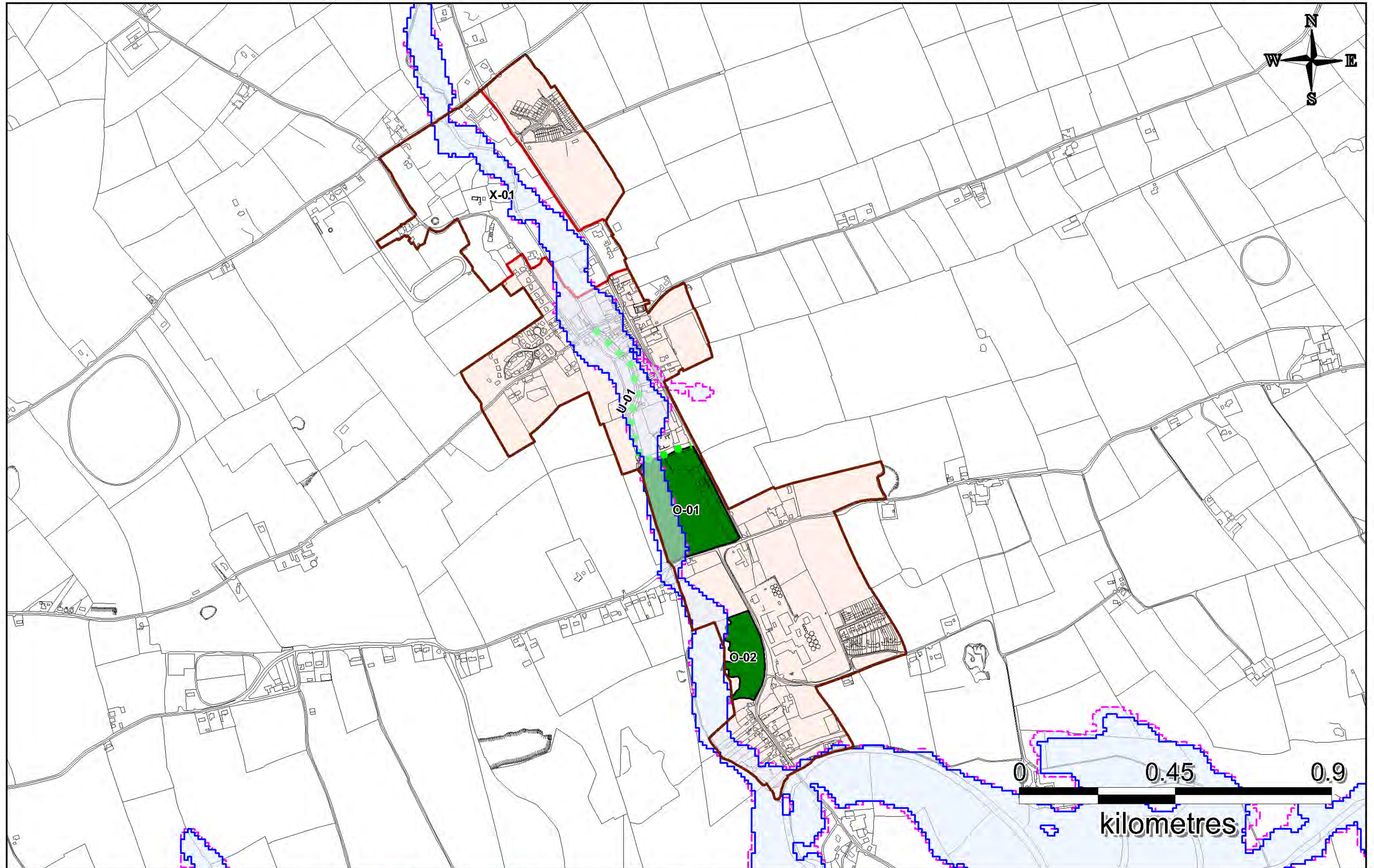
Objective No.	Open Space Objectives	Approx. Area (Ha)
O-01	<p>Open Space preserving the identity and setting of the village.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of 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>	5.7
O-02	Rocky outcrop that makes a significant	2.12

Objective No.	Open Space Objectives	Approx. Area (Ha)
	contribution to the setting of the village.	

**Community / Utilities**

4.5.4. The specific utilities zoning objective for the settlement is set out in the following table:

Objective No.	Utilities Objective
U-01	Develop and maintain pedestrian walk.



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Conna

### 5.1 VISION AND CONTEXT

The vision for Conna over the lifetime of the Plan is to encourage the completion of the unfinished housing estate to the east of the settlement, capitalise on the tourism potential of the village, strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.

#### Strategic Context

##### Role in Settlement Strategy

**5.1.1.** Conna is a key village located on the R628 within the scenic valley of the River Bride, which flows just north of the village. The village is close to the County Waterford border and enjoys good access to Rathcormack to the west and Fermoy is located 17km to the north west. The village is located in the North Strategic Planning Area, as defined in the County Development Plan 2009.

**5.1.2.** Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large agricultural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

**5.1.3.** The North Strategic Planning Area, as defined in the County Development Plan 2009, is an area which has historically been associated with declining socio-economic indicators and consequently falling populations on the northern fringes of the County. The North and West Cork Strategic Plan (2002) outlines a 20 year strategy addressing key structural, socio economic and infrastructural issues and seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

#### Local Context

**5.1.4.** The River Bride creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a northerly direction towards the village and remains

relatively flat around the flood plain for the River Bride. The physical conditions of the area create a fertile landscape well suited to intensive farming.

**5.1.5.** The character of Conna is defined by its linear nature along a single axis of the main street. Buildings on the main street are generally rendered and of 2-storey form with more modern bungalows on the edges or as infill. More recent suburban style estates have been developed on the northern and western fringes. To the east of the settlement, Conna Castle, a 16<sup>th</sup> century towerhouse, creates an attractive entrance to the settlement and to the west the Catholic Church frames the visual entrance to the village.

**5.1.6.** On the periphery, outside the development boundary, ribboning is an issue and blurs the distinction in character between the village proper and the attractive surrounding agricultural landscape.

### 5.2 PLANNING CONSIDERATIONS

#### Population and Housing

**5.2.1.** The population of Conna has increased from 209 in 1996 to 376 in 2006. In the period since 2006 there has been a lot of new housing (including social housing schemes) constructed in the village and it is therefore expected the population has increased further in the interim.

Census	1996	2002	2006
Conna	209	258	376

**5.2.2.** The geo-directory data confirms this strong level of growth in the number of houses in the village, up from 88 in 2005 to 159 in 2010, an increase of 180%

Geo-Directory	2000	2005	2010
Conna	60	88	159

**5.2.3.** The exceptional growth figures experienced in this key village is replicated across many other villages in the County. While the CASP Update has specifically flagged as an issue the need to control future population growth in the villages and rural areas of the CASP Ring, in order to rebalance growth towards the towns and reinforce their function, Conna is located within the North Strategic Planning Area and is not

subject to the recommendations of the CASP Update. In the case of Conna, the main requirement to moderate growth comes from the need to rebalance development in favour of the North Cork towns as per the recommendations of the North and West Cork Strategic Plan.

**5.2.4.** Most of the recent new housing development in the village has been in the form of suburban style housing estates comprising of a mixture of detached, semi-detached and terraced 2-storey units. The scale of these developments is somewhat excessive relative to the original village form although the developments are well located and the village retains a compact settlement form. The estate on the eastern edge of the village is only partially complete and construction work has ceased. There are a number of vacant units within the village but these should be taken up in the short term.

#### Infrastructure and Community Facilities

**5.2.5.** Conna enjoys good road based transport connections. The village abuts the Regional Route R628, which offers direct access to County Waterford, Rathcormack and the N8, southwards to Cork City and northwards to Fermoy. A public bus service is available from Bus Eireann, departing at Dungarvan to Fermoy (via Conna) on a daily basis.

**5.2.6.** The existing waste water treatment system serving the village provides secondary level treatment and discharges to the River Bride, a Drinking Water Protected Area. The plant has available capacity to cater for future planned population growth although works are required to deal with storm overflow issues.

**5.2.7.** There are existing capacity issues with the drinking water but upgrades are planned including the provision of a reservoir and watermains to ensure security of supply for Conna.

**5.2.8.** Parts of Conna have been identified as being at risk of flooding. The area affected is a small area following the path of the River Bride to the north of the village as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas 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.

**5.2.9.** Over the years, the village of Conna has benefited significantly from the efforts of an active Community Council, who have facilitated the establishment of a very vibrant community centre. This centre offers a range of services to the local community, including amongst others, a community hall and a sports complex (with outdoor tennis courts), and a crèche and after-school services. Additional community facilities include a playing pitch and national school (outside the development boundary), a nursing / convalescence home, church and cemetery.

**5.2.10.** A bring site is located in the community hall car park, which currently includes containers for glass bottles/jars, beverage cans and card/plastic/paper.

**Employment and Economic Activity**

**5.2.11.** The primary source of employment in Conna is agriculture and agriculture based activities. Conna Bride Plastics constitutes a significant business in Conna. Other sources of employment concentrate on the service and commercial sector including the convenience shops, public houses, cafe, post office, credit union and nursing home.

**5.2.12.** Land previously zoned for industrial use in the 2005 Plan has not been developed so a more flexible employment approach is now taken in an attempt to diversify the economic base of this settlement and provide opportunities to capitalise on building the local tourist industry capitalising on its scenic location by the River Bride and the area's international reputation for horse breeding. The area should be packaged as part of a wider North Cork tourism trail.

**Environment & Heritage**

**5.2.13.** The River Bride, a tributary of the River Blackwater is located immediately north of the settlement and is subject to candidate Special Area of Conservation designation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.

**5.2.14.** As detailed in the Draft Landscape Strategy 2008 Conna is located in an area of the county where the landscape is deemed to be of medium value (fertile agricultural landscape along the valley of the River Bride), medium landscape sensitivity and of local importance. The village is located within Landscape Type 6c: Broad Fertile Lowland Valleys. The strategy recommends preserving the Bride Valley as a unique landscape setting for the village of Conna and improving public access by enhancing it as a key recreation and amenity resource.

**5.2.15.** The table below summarises information in relation to water quality issues.

River Bride	
Water Management Unit	Blackwater-Bride
Waterbody Code	SW_18_2786
Protected Area	Yes
River Status (July 09)	Moderate status
Risk Assessment (River Body)	Probably at risk
Objective	Restore to good status by 2015

**5.2.16.** The settlement is within the catchment of the Kilwinny, Tributary of Blackwater Water Body which falls under the Blackwater-Bride Water Management Unit.

**5.2.17.** There are three structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) – Conna Bridge and Conna Catholic Church and Conna Castle (a 16th Century Tower House).

**5.3 PROBLEMS AND OPPORTUNITIES**

**5.3.1.** As outlined above, there is a need to moderate growth within the key villages of the electoral area in order to rebalance growth in favour of the towns in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Strategic Plan.

**5.3.2.** It is the Council's aim to continue to encourage cluster type development near the village centre and to promote infill development and self-build/serviced site options as an alternative to one-off housing in the rural hinterland of the village.

**5.3.3.** The Conna area has significant tourism potential, which has yet to be exploited which could act as a destination in a wider North Cork tourism initiative. Conna is featured in the Blackwater Valley Drive tourism project and is internationally renowned for its horse breeding industry. It is considered that the promotion of angling on the River Bride, the development of walking and activity trails linking the scenic riverside setting of the village to heritage and activity destinations in the wider area would create the foundations of a tourism strategy. Additional B&Bs should be encouraged in the village in order to promote and support such tourism development.

**5.4 PLANNING PROPOSALS**

**5.4.1.** Over the lifetime of the Plan, priority will be given to bringing the unfinished residential development within the village to a satisfactory

level of completion. Thereafter a moderate rate of growth is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.

**5.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Permission exists for approximately 50 units, the construction of which is yet to commence. The village development boundary defined in this Plan provides sufficient capacity to cater for the development needs arising over the lifetime of this plan. Some lands within the boundary are considered surplus to requirement and have been rezoned to agricultural use. It is also clear that all of the land within the boundary will not be required for development over the lifetime of the plan.

**5.4.3.** Having regard to the morphology of the existing settlement, the population and household targets set out in the County Development Plan and the location of Conna at the far eastern side of the electoral area, this Plan envisages development in the range of 30 units be constructed to 2020. A maximum development size of 20 is considered appropriate to respect the grain of the existing settlement.

**5.4.4.** The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings within the settlement, including some attractive views of the river and surrounding countryside and the retention of the trees adjacent to the Castle as part of a wider public amenity area.

**5.4.5.** The Council seeks to encourage the provision of small-scale employment uses within the settlement which can add to the vitality of the village, diversify the narrow employment base of the village and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core subject to it not impinging on the residential amenities of the area. Elsewhere, consideration will be given to appropriate small-scale employment and tourist-related uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles.

**5.4.6.** 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.

**5.5 OBJECTIVES**

**5.5.1.** The general objectives that apply within the development boundary of Conna are set out in the following table:

Objective No.	Development Boundary Objective
DB -01	<p>a) Within the development boundary of Conna it is an objective to encourage the development of up to 30 houses in the period 2010-2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB - 01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>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.</p> <p>d) This village is situated on the Blackwater River which is designated as a Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.</p> <p>e) All proposals for development within the area identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>f) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and</p>

Objective No.	Development Boundary Objective
	<p>disposal.</p> <p>g) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>h) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the streetscape. Development in the core should generally be in the form of terraced development/courtyard schemes</p> <p>i) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options.</p> <p>j) Appropriately scaled retail development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>k) Small scale business uses may be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.</p>

**Business**

5.5.2. In addition to the option of small scale business uses on suitable sites within the development boundary a specific site has been identified for business use. The site was zoned for industrial use in the 2005 Local Area plan but was not developed. This Plan proposes a broader range of business uses to offer the greatest flexibility to potential employers in the area.

Objective No.	Business Objective	Approx. Area (Ha)
B-O1	Small scale business uses.	0.7

**Special Policy Area**

5.5.3. A Special Policy Area has been identified in this plan to reflect a zoning established in the previous plan.

Objective No.	Special Policy Area Objective	Approx. Area (Ha)
X-O1	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road.	4.7

**Open Space**

5.5.4. Lands previously identified in 2005 to preserve the setting of the village and Castle (including its setting) will continue to have specific protection under this Plan given its strategic function.

Objective No.	Open Space Objectives	Approx. Area (Ha)
O-01	<p>Open space that will remain predominantly open and rural in character to preserve the setting of the village.</p> <p>Parts of this zone are within the Blackwater River Parts Special Area of Conservation and these areas are not suitable for development.</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>	3.0
O-02	<p>Provision of open space to preserve the setting of the Castle.</p> <p>Parts of this zone are within the</p>	1.6

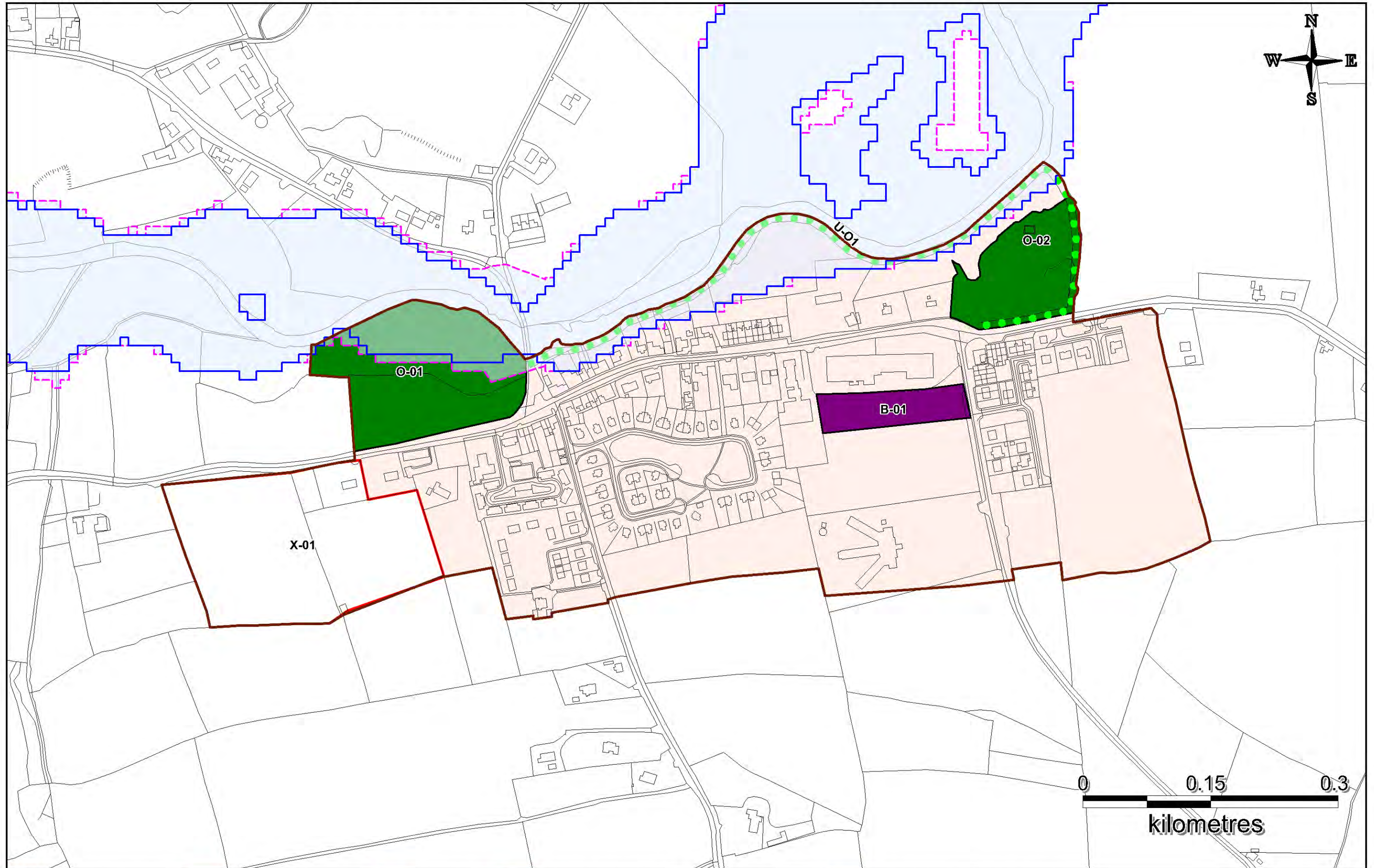


Objective No.	<u>Open Space Objectives</u>	Approx. Area (Ha)
	Blackwater River Parts Special Area of Conservation and these areas are not suitable for development.	

**Community / Utilities**

5.5.5. There is a need to provide public access and associated walking routes and amenity areas along the banks of the River Bride, which is a key visual and natural asset for the village.

Objective No.	<u>Utility Objective</u>	Approx. Area (Ha)
U-01	<p>Provide public access and amenity walk along the River Bride.</p> <p>Development of the amenity walkway within the Blackwater River SAC 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. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the proposed river walk.</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  |                                      |



## 6 Glanworth

### 6.1 VISION AND CONTEXT

The vision for Glanworth over the lifetime of the Plan is to strengthen the range of services available and to moderate the recent rapid growth rates, to ensure future development is of an appropriate scale while respecting the unique historic and picturesque character of the village.

#### Strategic Context

##### Role in Settlement Strategy

**6.1.1.** Glanworth is a historic village, situated circa 10km north-west of Fermoy and 56km north-west of Cork city, in the heart of the Blackwater Valley. Identified as a key village within the North Strategic Planning Area, Glanworth is one of the larger and more developed villages in the Fermoy Electoral Area.

**6.1.2.** Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large agricultural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

**6.1.3.** The North Strategic Planning Area, as defined in the County Development Plan 2009, is an area which has historically been associated with declining socio-economic indicators and consequently falling populations on the northern fringes of the County. Large parts of the area are defined as rural diversification areas because of the prevalence in places of less intensive or productive agricultural practices and a weaker population structure. Wind farms, forestry and quarrying rather than more traditional land uses are emerging as important rural employment activities. The main opportunity to strengthen the permanent population structure of the area is by strengthening the economic base of the towns and larger villages and by promoting a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

#### Local Context

**6.1.4.** The River Funshion, which is a tributary of the River Blackwater, creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a westerly direction, towards the river and the village, and remains

relatively flat west of the village. The physical conditions of the area create a fertile landscape well suited to intensive farming.

**6.1.5.** The entrance to this historic village from the Fermoy side, via the 16<sup>th</sup> century, narrow, 12-arch stone bridge and under the ruins of Glanworth Castle, is visually stunning. The Castle is complemented by an exceptional range of other medieval and archaeological remains in and around the village. The village is primarily laid out on an elongated linear spine with some minor roads radiating from the east. The streetscape has retained its historic vernacular character with a strong street edge intersected in places by incidental open spaces and the Catholic Church. The village contains an attractive mix of single and two-storey terraced, semi-detached and detached properties within the core arranged within a tight urban grain.

### 6.2 PLANNING CONSIDERATIONS

#### Population and Housing

**6.2.1.** The population of Glanworth has increased from 400 in 1996 to 432 in 2006. In the period since the last plan a lot of new housing has been constructed in the village and it is therefore expected that the population has increased further in the interim.

Census	1996	2002	2006
Glanworth	400	378	432

**6.2.2.** Geo-directory data confirms this trend in the number of houses built in the village, up from 151 in 2005 to 265 in 2010, an increase of 75%.

Geo-Directory	2000	2005	2010
Glanworth	138	151	265

**6.2.3.** The exceptional growth figures experienced in this key village is replicated across many other villages in the County. While the CASP Update has specifically flagged as an issue the need to control future population growth in the villages and rural areas of the CASP Ring, in order to rebalance growth towards the towns and reinforce their function, Glanworth is located within the North Strategic Planning Area and is not

subject to the recommendations of the CASP Update. In the case of Glanworth, the main requirement to moderate growth comes from the need to rebalance development in favour of the North Cork towns as per the recommendations of the North and West Cork Strategic Plan.

**6.2.4.** Most of the recent new housing developments in the village are of a medium and low density suburban style and comprise of terraced, semi-detached and some detached units. These are largely located on the fringes of the village, the largest of which is Pairc na Crann. Some successful infill schemes have also been completed and have added to the fabric of the core. A moderate amount of vacancy has been noted within the village but it is envisaged that these will be taken up in the short-medium term once the market stabilises.

#### Infrastructure and Community Facilities

**6.2.5.** Notwithstanding Glanworth's location along the Regional Route, R512, it is considered that its location away from major transport corridors is a disadvantage. Access to these major routes is via a substandard and poorly aligned county road network.

**6.2.6.** A feasibility study for a new river crossing has been carried out by consultants engaged by Cork County Council and a preferred central low level option has been identified as the most suitable solution. The route will cross the Funshion River downstream from the existing bridge and starts at the bottom of the western approach to the existing 13 span arch bridge. The width, height and current weight restrictions on the existing bridge prevent the movement of agricultural, freight and emergency vehicles. The movement of cars in an alternating one-way flow system is delayed at present by the operation of traffic signals at both approaches to the bridge. The provision of a new river crossing would provide increased accessibility to Glanworth Village and provide immediate economic and tourism benefits.

**6.2.7.** Bus Eireann operate a public bus service, departing at Glanworth to Fermoy and Cork city.

**6.2.8.** Glanworth waste water treatment plant provides secondary treatment however it has no spare capacity. Upgrading is required to accommodate any additional population growth. High levels of infiltration of the plant have been recorded during storm events and this needs to be addressed. The plant discharges to the Funshion River, which is a Drinking Water Protection Area and within the Munster Blackwater catchment where the Freshwater Pearl Mussel is a protected species under Annex 1 of the EU Habitats Directive. Protecting water quality and managing discharges from the treatment plant is therefore a significant consideration.

**6.2.9.** Water supply is from the Dunmahon reservoir, which is in poor condition. There are persistent problems with the high concentration of nitrates in the water and the provision of a new scheme is being identified that will serve Glanworth, Kilworth and Glenahulla.

**6.2.10.** Parts of Glanworth have been identified as being at risk of

flooding. The areas at risk follow the path of the River Funshion through the village and adjacent low lying areas and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas 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.

**6.2.11.** Glanworth offers a range of community facilities to the local community including a national school, church and graveyard, a playing pitch and a community centre. In light of the recent expansion of the settlements additional community and recreational facilities are now required. Given the historic and scenic qualities of the village, opportunities exist to provide attractive areas of open space such as a park, amenity walk or playground.

**6.2.12.** A bring site, located in the Glanworth Mill car park, currently includes containers for glass bottles/jars, beverage cans and textiles.

#### **Employment and Economic Activity**

**6.2.13.** The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with the key players being McDonnell Bros. Ltd, Grain and Agricultural Merchants and the Co-Op Stores. Glanworth Tyres is another significant employer in the village.

**6.2.14.** Industrial uses are concentrated on the southern fringe of the village, close to the disused railway line and land has been zoned here for industrial purposes.

**6.2.15.** Other sources of employment in the service and commercial sectors include public houses, convenience and comparison shops, post office and hair salon.

**6.2.16.** Further diversification of the existing narrow economic base is required in order to strengthen the economic profile of Glanworth and its surrounding rural hinterland. Tourism offers huge potential for such diversification as it is considered that this sector has not been exploited to date.

#### **Environment & Heritage**

**6.2.17.** As detailed in the Draft Landscape Strategy 2008 Glanworth is located within Landscape Type 5: Fertile Plain with Moorland Ridge. The landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance.

**6.2.18.** Forestry has emerged as a significant land use in many of the upland areas and while this is an important economic resource, it can have significant impacts on the landscape and needs to be carefully planned and managed to respect the landscape character of the area and the setting and amenities of the village.

**6.2.19.** The village is located close to a number of important sites of environmental interest and importance. Glanworth Ponds is located adjacent to the settlement and is designated as a proposed Natural Heritage Area (pNHA85) given its significance for the occurrence of Golden Dock as well as a diversity of other aquatic and wetland plants.

**6.2.20.** Browns Farm Togher Cross Roads is a further site subject to proposed Natural Heritage Area protection and is located 1.75 km west of the village. It too is designated for its ecological importance including hundreds of immature threatened plants.

**6.2.21.** The natural setting of the village, with its stunning views when approached from the north-east (Fermoy side), is protected by its designation as a Scenic Landscape in the Cork County Development Plan, 2009.

**6.2.22.** Glanworth is renowned as an area of significant archaeological and historical interest. There are six structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2009 – Glanworth Castle (in ruins), Rock Abbey (in ruins) and the old Friary (in ruins) all of which are situated in the townland of Boherash, with Glanworth Woollen Mills (which has been recently sensitively converted to a restaurant and furniture store) and Glanworth Church (in ruins) in the townland of Glanworth, together with Glanworth Medieval Bridge and Weir.

**6.2.23.** There is also a significant cluster of Scheduled Monuments within and around the settlement which are subject to protection under national legislation and policies contained in the County Plan. The most significant of these is Labbacallee Wedge Tomb, the largest megalithic tomb in Ireland.

**6.2.24.** The settlement is under the Blackwater-Bride Water Management Unit. One of the key risk factors identified to the water quality includes the waste water treatment plant.

#### **6.3 PROBLEMS AND OPPORTUNITIES**

**6.3.1.** The village has achieved strong growth in housing in the period since 2002 with new development including housing estates to the south and west of the village. An important issue for the village is the provision of improved community services in line with the settlements expanded population needs.

**6.3.2.** The picturesque nature of the village, enhanced by the renovation of the mill, offers significant tourism potential. However the location of the village away from major transport routes makes it difficult to generate a sufficient volume of tourists to sustain tourist services. In

seeking to overcome this challenge opportunities such as local festivals and religious heritage should be exploited. The graveyard, with headstones dating from 1720, is of particular interest to people tracing ancestral heritage of the area.

**6.3.3.** The promotion of renovation/reuse of derelict sites and the identification of further infill sites within the village should be prioritised over the development of large-scale greenfield sites on the fringes of the settlement. This would result in a more compact form and consolidated village core.

**6.3.4.** The Council will encourage the comprehensive redevelopment of the area around the Village Green and the old Dairygold Co-Op site, which is identified as an opportunity site to contribute to the vitality of the core. A village design statement is recommended to guide future development within this picturesque and historic settlement and provide a framework for appropriate public realm improvements along the main street and at key locations within the village.

**6.3.5.** As outlined above there is a need to moderate growth within the key villages of the electoral area in order to rebalance growth in favour of the towns and in keeping with the recommendations of the North and West Cork Strategic Plan.

#### **6.4 PLANNING PROPOSALS**

**6.4.1.** Over the lifetime of the Plan a moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.

**6.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Permission exists for approximately 96 units, the construction of which is yet to commence. The village development boundary defined in this Plan provides a generous land supply to cater for the development needs arising over the lifetime of this plan. It is clear however, that all of the land will not be required for development.

**6.4.3.** While it is acknowledged that there are outstanding permissions, having regard to the morphology of the existing settlement, recommendations of the North and West Strategic Plan and DoEHLG guidance, the plan envisages development in the range of 50 additional dwellings over the lifetime of the plan. A maximum development size of 30 is considered appropriate to respect the grain of the existing settlement.

**6.4.4.** Traffic impacts on the pedestrian environment of the village and traffic calming measures are recommended to improve the overall pedestrian environment and reinforce the attractive character of the settlement. Proposals should be prepared as part of a wider Village Design Statement.

**6.4.5.** On the periphery, there is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.

**6.4.6.** The layout and design of new development must pay particular attention to the retention of important views and the setting of landmark buildings within the village.

**6.4.7.** The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The expansion of tourism facilities is seen as having significant potential in the village given Glanworth's setting, picturesque historic fabric and the range of historic assets available.

**6.4.8.** The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles.

**6.4.9.** The management of conservation issues and development of the village's unique built and natural heritage and amenities are key components to the future success of the settlement.

**6.4.10.** 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.

**6.5 OBJECTIVES**

**6.5.1.** The general objectives that apply within the development boundary of Glanworth are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	a) Within the development boundary of Glanworth it is an objective to encourage the development of up to 50 houses in the period 2010-2020. b) In order to secure the population growth and supporting development proposed in DB -

Objective No.	Development Boundary Objective
	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 Blackwater River 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. 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 30 units. d) All proposals for development within the area identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6 e) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and disposal. f) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained. 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. Development in the core should generally be in the form of terraced development/courtyard schemes

Objective No.	Development Boundary Objective
	h) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options and shall comply with the urban design principles set out in the Plan, respect the views and setting of landmark buildings which form part of the character of the village. i) Appropriately scaled retail and office development should be accommodated within the core of the village and should make adequate provision for parking. j) Other business/industrial development can be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.

**Business**

**6.5.2.** In addition to the option of small scale business uses on suitable sites within the development boundary, a specific site has been identified for business use within the village. The site was zoned for industry in 2005 and has remained undeveloped. This Plan now advocates a more flexible zoning approach on site to encourage a range of employment uses including small-scale tourist-related commercial activity which can contribute to the range of uses in the village.

Objective No.	Business Objective	Approx. Area (Ha)
B-01	Small scale business uses including tourist related uses.	1.0

**Special Policy Area**

**6.5.3.** The Dairygold site in the core of the village is identified as having potential in fulfilling a mixed-use role within the settlement and creating a high quality village development which respects the character and urban form. The specific zoning objective for this brownfield site is set out below:

Objective No.	Specific Policy Area Objective	Approx. Area (Ha)
X-01	Mixed use development to include business and tourist related business uses in keeping with the scale and historic character of the settlement.  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.	0.31

**Open Space**

6.5.4. Lands previously identified in 2005 to preserve the natural scenic setting of the village and to promote tourism within the village will continue to have specific protection under this Plan given its strategic function.

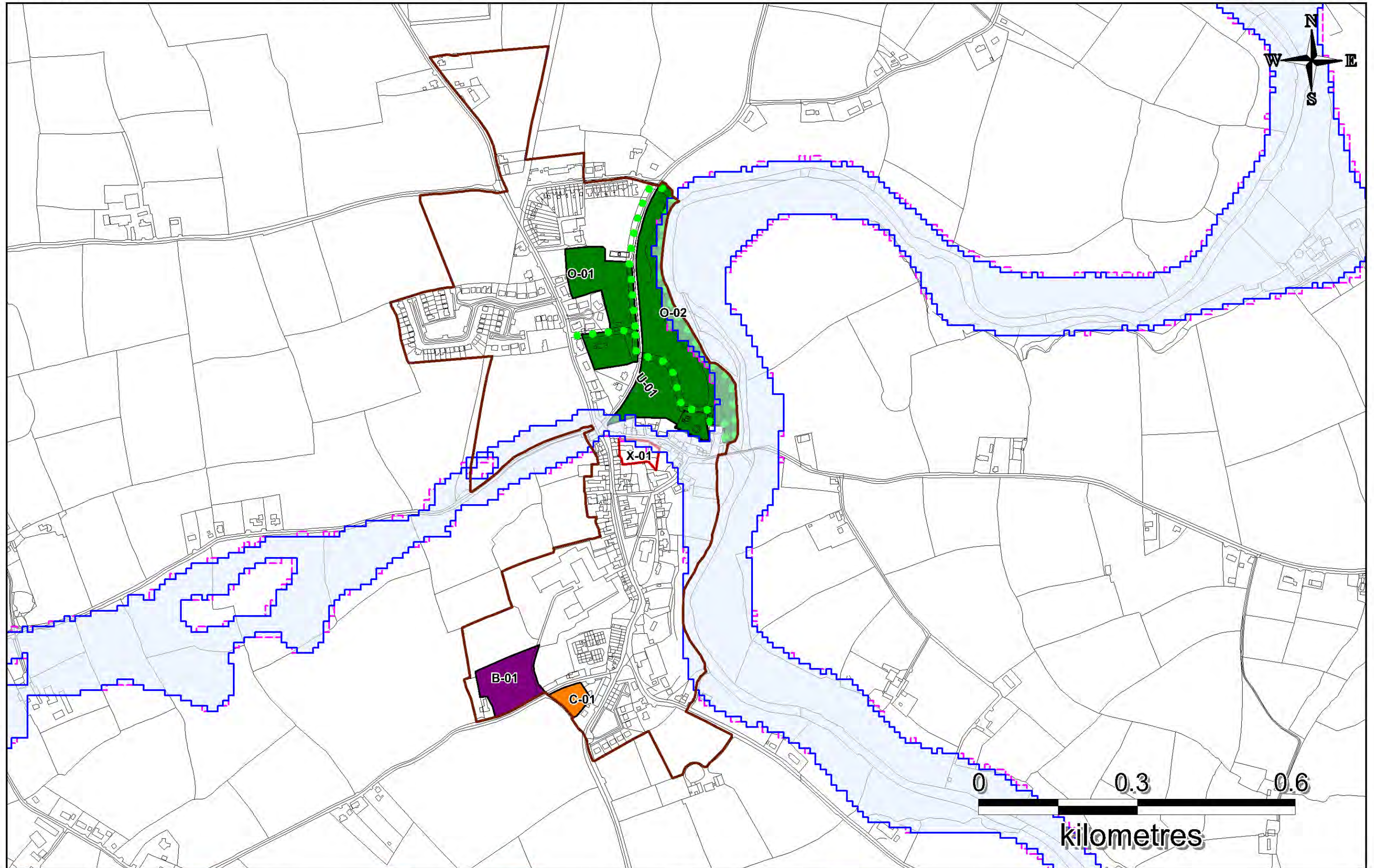
6.5.5. The specific open space zoning objectives are set out in the following table:

Objective No.	Open Space Objectives	Approx. Area (Ha)
O-01	Open space that will remain open and rural in character to preserve the views and the setting of the village.	1.94
O-02	Open space incorporating the promotion of amenity walks and tourism within the village.  Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.5

**Community / Utilities / Infrastructure**

6.5.6. The specific community, utilities and infrastructure zoning objectives for Glanworth are set out in the following table:

Objective No.	Specific Zoning Objectives	Approx. Area (Ha)
C-01	Provision of playground.	0.274
U-01	Develop and maintain pedestrian link and walk.	-



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





## 7 Kildorrery

### 7.1 VISION AND CONTEXT

The vision for Kildorrery to 2020 is to secure an increase in the population of the village and provide a development framework to support the expansion of employment opportunities within the village.

#### Strategic Context

##### Role in Settlement Strategy

**7.1.1.** Kildorrery is an attractive hilltop village, abutting the National Secondary Route, N73, situated 11km west of Mitchelstown and 22km east of Mallow. Kildorrery is located within the North Strategic Planning Area, as defined in the County Development Plan 2009.

**7.1.2.** Kildorrery is an important key village near the north-west edge of the Fermoy Electoral Area. Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large rural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

**7.1.3.** The North Strategic Planning Area, as defined in the County Development Plan 2009, is an area which has historically been associated with declining socio-economic indicators and consequently falling populations on the northern fringes of the County. Large parts of the area are defined as rural diversification areas because of the prevalence in places of less intensive or productive agricultural practices and a weaker population structure. Wind farms, forestry and quarrying rather than more traditional land uses are emerging as important rural employment activities. The main opportunity to strengthen the permanent population structure of the area is by strengthening the economic base of the towns and larger villages and by promoting a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

#### Local Context

**7.1.4.** The elevated nature of this settlement ensures that Kildorrery can be viewed from considerable distances in all directions. The village core sits on a plateau, with the ground levels rising significantly on all approaches into the settlement. The landscape of the general area is referred to as the "Goldenvale" and the physical conditions of the area create a fertile landscape well suited to intensive farming.

**7.1.5.** Kildorrery is located along the National Secondary Route, N73 and is a very picturesque hilltop village, containing an attractive mix of largely two-storey terraced, semi-detached and detached properties within the core. The village has developed around a crossroads and here stunning views of the adjacent hills and countryside are revealed and framed by the attractive historic streetscape. The main street is laid out on a north-west/south-east axis with buildings fronting onto the street creating a strong building-line. The village would benefit from some traffic calming measures to improve the pedestrian environment of the main street.

### 7.2 PLANNING CONSIDERATIONS

#### Population and Housing

**7.2.1.** The population of Kildorrery has decreased steadily from 229 in 1996 to 213 in 2006. In the period since 2006 a lot of new housing has been constructed in the village, however, and it is therefore expected that the population has increased in the interim, reversing the trend of decline in the previous decade. It is therefore expected that the population has increased in the interim, possibly by as much as 185 persons.

Census	1996	2002	2006
Kildorrery	229	215	213

**7.2.2.** Geodirectory data confirms this recent period of growth in the number of houses, up from 95 in 2005 to 177 in 2010, an increase of over 85%.

Geo-Directory	2000	2005	2010
Kildorrery	98	95	177

**7.2.3.** Recent housing developments are largely located within a number of private suburban-style housing estates on the fringes of the village. These developments are often at odds with the simple vernacular of buildings in the traditional core.

#### Infrastructure and Community Facilities

**7.2.4.** Kildorrery enjoys good road based transport connections, due to its location on the N73, which offers direct access to Mallow and

Mitchelstown, with access to Fermoy via the Regional Route R512. Bus Eireann operate a public bus service from Kildorrery to Mitchelstown, Fermoy and Cork. However, the frequency of this service should be improved. Footpaths and public lighting are adequate within the village and link the peripheral residential areas to the core.

**7.2.5.** The Kildorrery sewerage scheme has available capacity and secondary treatment is provided in the form of an extended aeration system which discharges to the Funshion River, a Drinking Water Protected Area. The treatment plant has a capacity of 850 person equivalent.

**7.2.6.** The Kildorrery/Glenavuddig WSS is supplied from a bored well, with water pumped from here to a tower located in the village. The supply from the bored well is augmented by an old spring source in the mountains to the south of the village (Quintrent Mountain).

**7.2.7.** It should be noted that the biological quality of this section of the River Funshion is an issue in the receiving waters for this settlement.

**7.2.8.** There are no known significant flood hazards in the settlement.

**7.2.9.** Kildorrery offers a range of community facilities to local residents including a Garda Station, National School, playground, GAA playing pitch, crèche and community centre. However, it is considered that further facilities are also required. A nursing home is located outside the development boundary.

**7.2.10.** A bring site is located in the GAA car park, which currently includes containers for glass bottles/jars, beverage cans, card/paper/plastic and textiles.

#### Employment and Economic Activity

**7.2.11.** Agriculture is the main employer in this rural settlement, with a particular emphasis on dairying. The remaining sources of employment are in the service and commercial sectors. At present, there is no industrial employer in the village. Diversification of economic activity is required in order to attract new sources of employment to the area.

**7.2.12.** The tourism sector of the market should be promoted as part of a wider North Cork package, as the village generally receives tourists who are passing through the area. The village should optimise links to the nearby Ballyhoura outdoor adventure destination which could provide various tourist-related employment to the locality. The tourist office should be utilised to its full potential offering information and advice on all the amenity walks and tourist attractions in the area. Furthermore the summer festival, which is held in the village in July of each year, should be advertised and promoted in tandem with the above. Bowens' Court, the ancestral home of Elizabeth Bowen, the author, is a significant tourist attraction.

#### Environment & Heritage

**7.2.13.** As detailed in the Draft Landscape Strategy 2008 Kildorrery is located in an area of the county where the landscape is deemed to be of

very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**7.2.14.** Forestry has emerged as a significant land use in many of the upland areas and while this is an important economic resource, it can have significant impacts on the landscape and needs to be carefully planned and managed to respect the landscape character of the area and the setting and amenities of the village.

**7.2.15.** The village is located close to a number of important sites of environmental interest and importance. Carrigeenamronety Hill is located adjacent to the settlement and is subject to both SAC (cSAC 2037) and NHA designation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species in Annex II of the EU Habitats Directive.

**7.2.16.** Ballintlea Wood is a further site subject to pNHA protection adjacent to the village and is designated for its ecological and woodland value.

**7.2.17.** The settlement is within the catchment of the Sheep, a tributary of the Blackwater which falls under the Blackwater-Bride Water Management Unit.

**7.2.18.** There is only one structure in the village, which is listed in the Record of Protected Structures, as can be viewed in the Cork County Development Plan, 2009 – St. Bartholomew’s Catholic Church.

**7.2.19.** The village contains several Scheduled Monuments including a cluster of 3 ringforts to the east of the settlement (CO018-016; CO018-048 & 049) and a church and graveyard located south-west of the crossroads (CO018-047001 & 047002). These are subject to protection under the National Monuments Acts and policies contained in the County Development Plan 2009.

**7.3 PROBLEMS AND OPPORTUNITIES**

**7.3.1.** Although the village is located within the north-western periphery of the Electoral Area, it is very accessible given its location between the towns of Mitchelstown and Mallow, along the N73. Since 2006 Kildorrery has experienced rapid growth, reversing previous trends of continued decline. A number of private housing developments have been completed adding to the housing mix of the village.

**7.3.2.** An important issue for the village is the expansion of its narrow employment base. Lands zoned for small- scale light industrial use and in the previous Plan have not been developed but the Council will continue to encourage additional employment uses within the settlement.

**7.3.3.** Tourism offers further opportunities for economic diversification for the village and its surrounding rural hinterland, and should be exploited to its full potential. The promotion of the village as part of a wider North Cork tourism package and linking into the Ballyhoura Adventure destination should be optimised. Furthermore, the Kildorrery Trails, as identified on the map erected outside the playing pitches, should be further promoted.

**7.3.4.** Given the spare capacity that exists from an infrastructure perspective and the range of services available in this settlement, it is considered that Kildorrery is capable of accommodating a moderate amount of future growth in a sustainable and balanced manner which respects the unique character of the village.

**7.4 PLANNING PROPOSALS**

**7.4.1.** This is an attractive, historic village which has experienced significant development since 2006, reversing previous trends in population decline. A moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.

**7.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Permission exists for approximately 75 units, the construction of which has yet to commence. There is sufficient capacity within the development boundary as defined in 2005 and it is retained in this plan, although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan.

**7.4.3.** While it is acknowledged that there are outstanding permissions, having regard to the morphology of the existing settlement, recommendations of the North and West Strategic Plan and DoEHLG guidance, the plan envisages development in the range of 50 additional dwellings over the lifetime of the plan. A maximum development size of 30 is considered appropriate to respect the grain of the existing settlement.

**7.4.4.** Traffic impacts on the pedestrian environment of the village and traffic calming measures are recommended to improve the overall movement network for pedestrians and cyclists and reinforce the attractive character of the settlement.

**7.4.5.** Within the village, there is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.

**7.4.6.** There are access issues for the development of lands north and abutting the N73 due to the function and alignment of the national secondary road. The resolution of this issue requires priority under the Plan and may require exploring a range of new access options which link into the streetscape on either or both spine roads.

**7.4.7.** The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings within the village.

**7.4.8.** The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles.

**7.4.9.** There is a need to identify suitable land for a community centre which could also incorporate a crèche facility within.

**7.4.10.** 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.

**7.5 OBJECTIVES**

**7.5.1.** The general objectives that apply within the development boundary of Kildorrery are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	a) Within the development boundary of Kildorrery it is an objective to encourage the development of up to 50 houses in the period 2010-2020.  b) In order to secure the population growth and supporting development proposed in DB - 01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation,

Objective No.	<u>Development Boundary Objective</u>
	<p>must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</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 30 units.</p> <p>d) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and disposal.</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) 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. Development in the core should generally be in the form of terraced development/courtyard schemes</p> <p>g) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options.</p> <p>h) Appropriately scaled retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>i) Small scale business uses may be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.</p> <p>j) Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.</p>

### Business

7.5.2. Key villages such as Kildorrery are seen as having a greater role to play in the provision of small-scale employment opportunities and recognising the role they can play in reducing commuting by providing greater local employment opportunities. The specific employment zoning objective for Kildorrery is set out in the following table:

Objective No.	<u>Business Objective</u>	Approx. Area (Ha)
B-01	Small- scale business uses.	1.6

### Community / Utilities / Infrastructure

7.5.3. Lack of parking is a major issue in Kildorrery and one which requires immediate attention. Lands identified for this purpose in the last Plan have not been developed to date because of a lack of access from the Main Street but it is hoped this issue will be resolved in the future.

7.5.4. The specific utilities and infrastructure zoning objective for Kildorrery is set out in the following table:

Objective No.	<u>Utilities / Infrastructure Objective</u>	Approx. Area (Ha)
U-01	Provision of a car park.	0.2

7.5.5. Lands have been zoned for community use on the grounds of the primary school to protect this important village centre site.

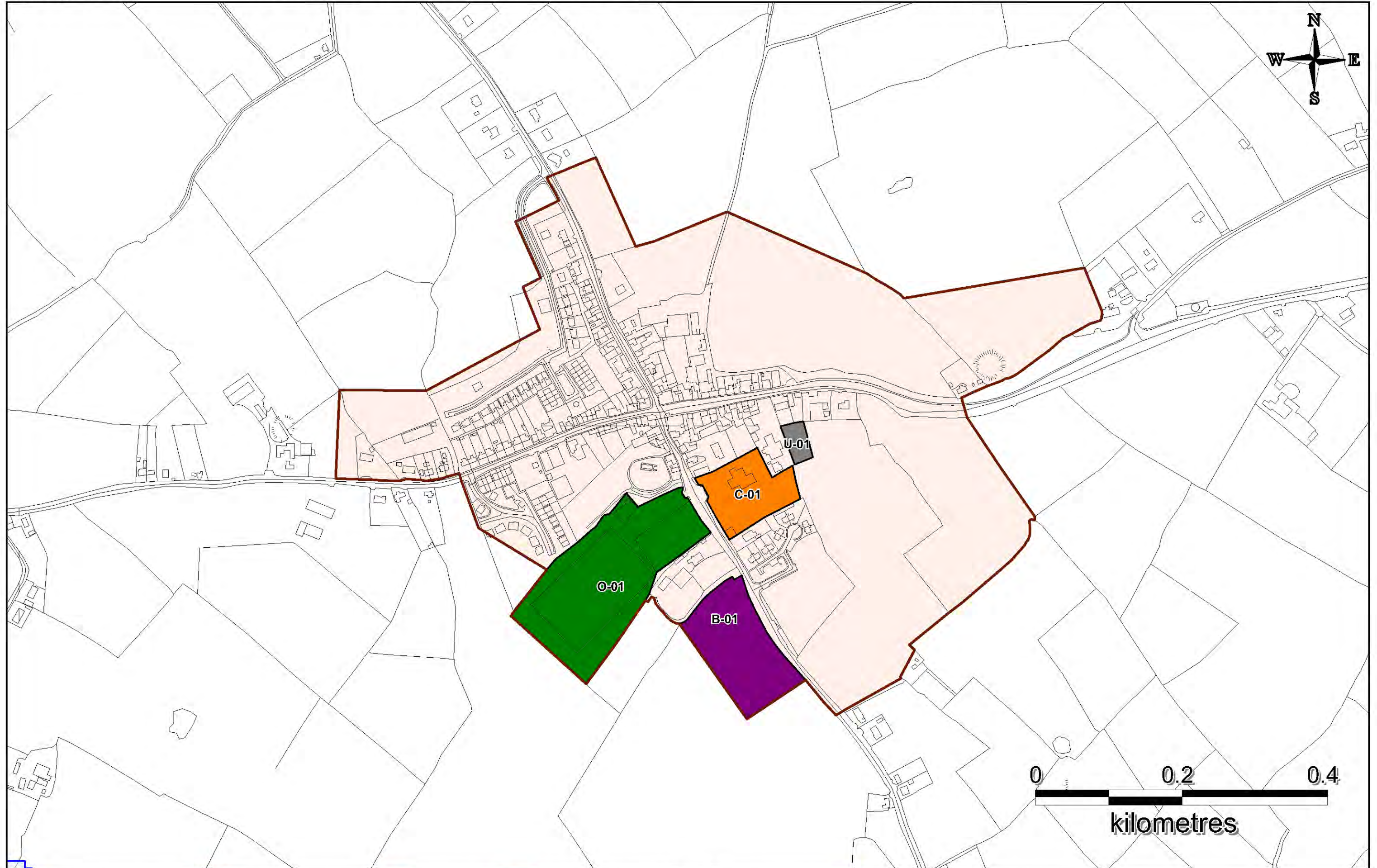
7.5.6. The specific community zoning objective for Kildorrery is set out in the following table:

Objective No.	<u>Community Facilities Objective</u>	Approx. Area (Ha)
C-01	Primary school and playground	0.95

### Open Space

7.5.7. The existing sports facilities within the village are zoned to award them protection and highlight their importance within the settlement.

Objective No.	<u>Open Space</u>	Approx. Area (Ha)
O-01	Lands for open space	3.24



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Kilworth

### 8.1 VISION AND CONTEXT

The vision for Kilworth over the lifetime of the Plan is to strengthen the range of services available and to moderate the recent rapid growth rates, to ensure future development is of an appropriate scale, respecting the unique character of the village.

#### Strategic Context

##### Role In Settlement Strategy

**8.1.1.** Kilworth is a key village situated 1km off the old Dublin-Cork Road, R639, circa 5km north of Fermoy. The village is within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009.

**8.1.2.** Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large agricultural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

**8.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, those villages within the Fermoy Electoral Area which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

##### Local Context

**8.1.4.** The general topography of this rural area is characterised by a low lying landscape, referred to as the "Goldenvale" and the physical conditions of the area create a fertile landscape well suited to intensive farming. This attractive village is located along the Avondhu Way, an important tourist trail.

**8.1.5.** The existing village core is focussed around a village green which is overlooked by impressive historic buildings including Kilworth Market House. Buildings are generally of two-storey scale and frontages abut the street at the core creating a strong building line and attractive streetscape. Some larger period properties set back from

the roadside are located at strategic locations to the west and adjacent to the core. These frame the attractive streetscape.

### 8.2 PLANNING CONSIDERATIONS

#### Population and Housing

**8.2.1.** The population of Kilworth has increased from 441 in 1996 to 645 in 2006. In the period since 2006 a lot of new housing has been constructed in the village and it is therefore expected that the population has increased further in the interim, possibly by as much as 500 persons.

**Table 8.1: Population Trends**

Census	1996	2002	2006
Kilworth	441	427	645

**8.2.2.** The geo-directory data confirms this strong growth in the number of houses in the village, up from 162 units in 2005 to 411 units in 2010.

**Table 8.2: Housing Trends**

Geo-Directory	2000	2005	2010
Kilworth	144	162	411

**8.2.3.** The exceptional growth experienced in this key village is replicated across the other key villages of the electoral area and in other villages in other electoral areas, particularly those within the CASP Ring Strategic Planning Area. The growth pattern of these villages is a concern because of the comparatively low growth rates experienced by the towns. In the period to 2020, Kilworth and the other villages and rural areas within the CASP Ring need to moderate their pace of growth in keeping with the recommendations of CASP Update.

**8.2.4.** Most of the recent new housing developments are of a medium and low density suburban style and comprise of terraced, semi-detached and some detached units, the largest of which is Cois Coille. These developments are often at odds with the simple form and finishes of buildings in the traditional core. A moderate amount of vacancy is prevalent within the village but is confined to one large private scheme to the east of the village. This is a symptom of problems in the wider Irish housing market but should be taken up in the short-term once the market stabilises.

#### Infrastructure and Community Facilities

**8.2.5.** Kilworth enjoys good road based transport connections as a consequence of its location half a mile off the National Primary Road, R639. Access from the R639 to this settlement is via the Regional Route R667. The village is 3 miles north-east of Fermoy, with direct access to Cork City (a distance of 26 miles) and Mitchelstown.

**8.2.6.** Kilworth has a good range of sports and recreation amenities due to the dedicated work of the Community Council. The sports complex offers excellent facilities to the local community, including an indoor sports hall, in addition to a pitch and putt course and tennis courts within the grounds. The GAA pitch is situated adjacent to the complex. However, there is an obvious lack of passive open space in the village and the need for a village park/amenity area has been identified. Furthermore, some of the existing community facilities that are in place are stretched by the recent rapid expansion of the settlement's population. A need has also been highlighted for further pitch facilities within the village. These should be facilitated on lands zoned O-01 which includes an objective to provide pitches.

**8.2.7.** There is some sheltered housing located in Kilworth.

**8.2.8.** Bus Eireann offers a public bus service from Kilworth village and Kilworth Military Camp to Fermoy and Cork. However, the frequency of this service requires improvement. Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre.

**8.2.9.** The existing sewage disposal plant provides tertiary treatment to the River Douglas and spare capacity is available. The relevant WMU states that the plant discharges to a protected area (part of the River Blackwater SAC). Issues regarding impacts on the Freshwater Pearl Mussel need to be examined under appropriate assessment procedures to be undertaken as part of the Appropriate Assessment of the Blackwater.

**8.2.10.** Kilworth is supplied with water from two sources – the first is a bored well at Killally, which is pumped to a new reservoir. The other is a bored well at Downing bridge. This supply has no reservoir and operates on a pressure pumping system. The provision of a new scheme is being identified that will serve Glanworth, Kilworth and Glenahulla.

**8.2.11.** As Kilworth is well placed for those wishing to live in the area close to Fermoy, remedying these deficiencies needs to be given a higher priority.

**8.2.12.** There are no known significant flood hazards in this settlement.

#### Employment and Economic Activity

**8.2.13.** The primary source of employment in this rural area is agriculturally based. Teagasc has a research centre just outside the village at Moorepark, which employs many of the village's residents.

**8.2.14.** There are no industrial developments in the village. The remaining sources of employment are restricted to the commercial and service sector namely a garden centre, furniture shop, car repair and sales garage, post office, hair salon, chiropractor, arts centre, primary school, convenience and comparison shop.

**8.2.15.** The village has tourism potential, given its location in the scenic Blackwater Valley, close to the River Douglas and the Araglin River. Fishing is a popular pastime in the area both for locals and visitors. The Arts Centre, which was the old protestant church, acts as a venue for plays and musical events. Such tourism development has assisted in diversifying the economic base of the village and its surrounding area and further expansion of this range of services will be supported.

**Environment & Heritage**

**8.2.16.** The village is located close to a number of important sites of environmental interest and importance. The River Blackwater is located to the north-east of the settlement and is subject to candidate Special Area of Conservation designation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.

**8.2.17.** The village is located close to an important site of regional environmental interest and importance. The Araglin Valley is located in the vicinity of the settlement and is subject to pNHA designation (pNHA 1029) given its significance for the occurrence of a wide diversity of plant and animal species. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.

**8.2.18.** There are several structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2009 - St. Martin's Catholic Church, Kilworth Market House, the Former Church of Ireland Church (now the Theatre/Arts Centre), Kilworth Gatelodge, the Former Curate's House, the Former Moorepark Estate Wall, the Former Kilworth Arms Hotel/Coaching Inn and two Georgian Houses.

**8.2.19.** As detailed in the Draft Landscape Strategy 2008 Kilworth is located in an area of the county where the landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high

landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**8.2.20.** The impressive views of the Blackwater Valley as seen on the R667 between Fermoy and Kilworth are identified as a Scenic Route (S4) and protected through the County Development Plan 2009. The N8, west of the village, is also a Designated Scenic Route (S3) and is also subject to protection under the County Development Plan.

**8.2.21.** The table below summarises information in relation to water quality issues.

River Blackwater	
Water Management Unit	Blackwater
Waterbody Code	IE_SW_18_1131
Protected Area	Yes
River Status (July 09)	Poor status
Risk Assessment (River Body)	Not at risk
Objective	Restore to good status by 2015
Q value	Poor

**8.2.22.** The settlement is within the catchment of the Araglin River, a tributary of the Blackwater which falls under the Blackwater Water Management Unit.

**8.2.23.** It should be noted that the biological quality of this section of the River Douglas (Araglin) is an issue in the receiving waters for this settlement.

**8.3 PROBLEMS AND OPPORTUNITIES**

**8.3.1.** The village is very picturesque and accessible given its proximity to both Fermoy and Cork City and has proved a popular location for new development over the period of the last plan, as evidenced by the scale of new housing development which has taken place. A moderate level of vacancy has been noted but it is hoped that this will be absorbed in the short-medium term.

**8.3.2.** An important issue for the village is the conservation and development of its built and natural heritage and amenities and these will form an essential part of the development framework of the settlement.

**8.3.3.** As outlined above there is a need to moderate growth within the CASP Ring villages of the electoral area in order to rebalance growth in favour of the towns and in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Cork Strategic Plan.

**8.3.4.** Increased provision of community and civic facilities on lands close to existing residential and associated community uses is required.

**8.4 PLANNING PROPOSALS**

**8.4.1.** Over the lifetime of the Plan a moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.

**8.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Permission exists for approximately 110 units, the construction of which is yet to commence.

**8.4.3.** While it is acknowledged that there are outstanding permissions, having regard to the morphology of the existing settlement, recommendations of the North and West Strategic Plan and DoEHLG guidance, the plan envisages development in the range of 50 additional dwellings over the lifetime of the plan. A maximum development size of 30 is considered appropriate to respect the grain of the existing settlement. The development boundary as defined in 2005 is considered adequate to facilitate the level of growth envisaged to 2020 and can deliver a range of house types to serve the diverse needs of the future population.

**8.4.4.** The layout and design of new development must pay particular attention to the retention of attractive boundary walls, important views and the setting of landmark buildings within the village.

**8.4.5.** The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing additional local employment opportunities. The expansion of tourism facilities is seen as having significant potential in the village given Kilworth's location in proximity to the Blackwater River Valley and its tributaries, the Araglin River and the River Douglas.

**8.4.6.** Small scale business uses can be accommodated at suitable locations within the development boundary subject to the protection of residential amenity and other normal proper planning and sustainable development considerations. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings may be acceptable in some cases depending on the use proposed.

**8.4.7.** An important issue for the village is the provision of improved community services in line with the settlements expanded population needs. In this regard it is recognised that lands have been developed adjacent to the Catholic Church which is close to residential development.

**8.4.8.** Lands are also required for the provision of additional sports facilities within the village. The most appropriate location for this is identified in the attached map on lands zoned active open space incorporating sports pitches.

**8.4.9.** The management of conservation issues and development of the village's unique built and natural heritage and amenities are key components to the future success of the settlement.

**8.4.10.** 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.

**8.5 OBJECTIVES**

**8.5.1.** The general objectives that apply within the development boundary of Kilworth are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	a) Within the development boundary of Kilworth it is an objective to encourage the development of up to 50 houses in the period 2010-2020. 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, needs to be provided in tandem with the development. 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 30 units. d) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and

Objective No.	Development Boundary Objective
	disposal. 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) 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. Development in the core should generally be in the form of terraced development/courtyard schemes. g) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options. h) Appropriately scaled retail and office development should be accommodated within the core of the village and should make adequate provision for parking. i) Small scale business uses can be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.

**Community / Utilities**

**8.5.2.** Lands are reserved for an extension to primary school and the provision of ancillary facilities. The specific objective for this site is outlined below:

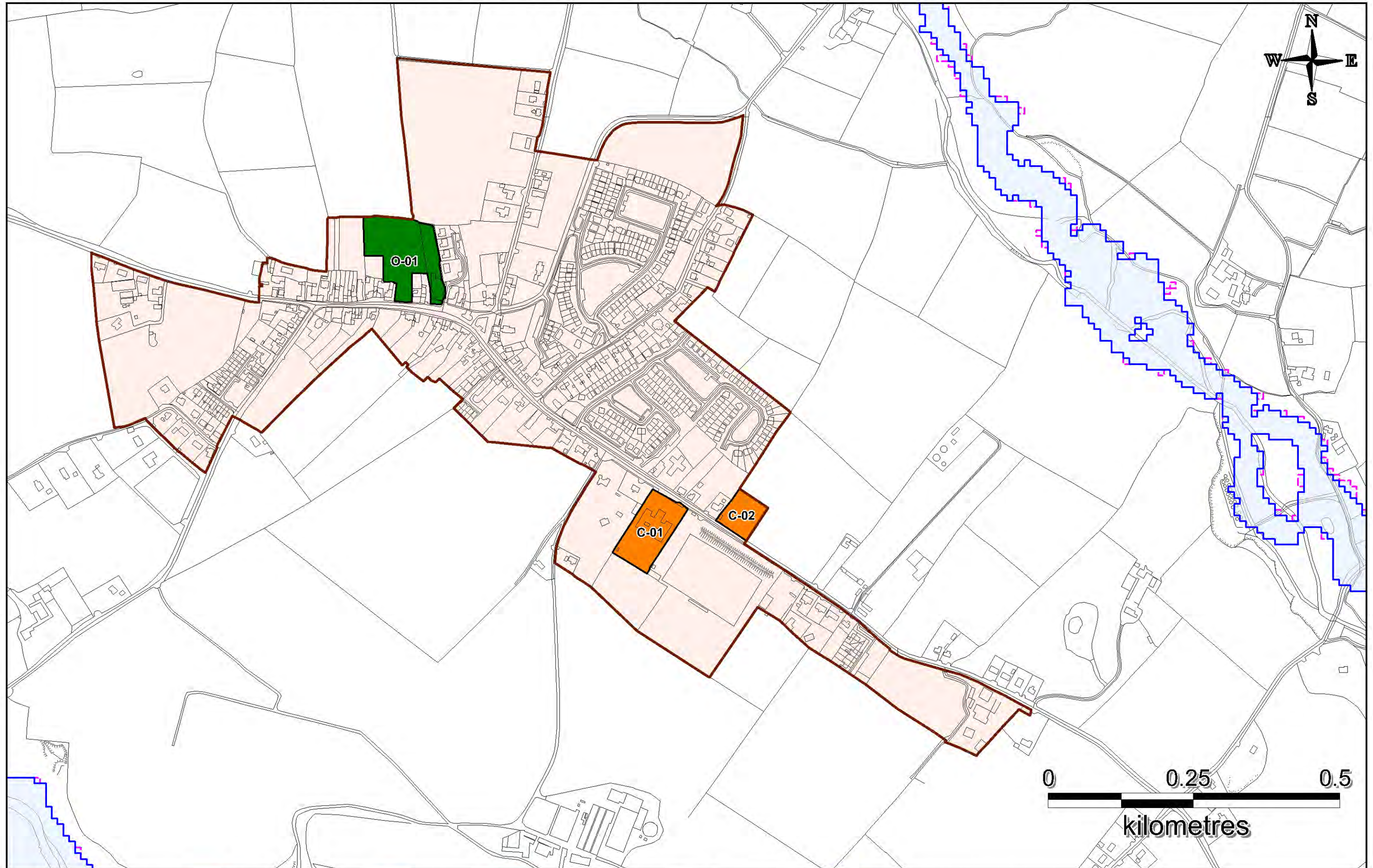
Objective No.	Community Facilities Objectives	Approx. Area (Ha)
C -01	Existing primary school and the provision of ancillary facilities.	0.9
C-02	Community facilities.	0.41

**Open Space**

**8.5.3.** Lands are required for the provision of sports pitches within the village and it is considered these facilities can be accommodated on lands zoned for active open space which includes a specific objective to provide sports pitches. The specific open space and amenity zoning objectives are set out in the following table:

Objective No.	Open Space	Approx. Area (Ha)
O-01	Active open space incorporating sports pitches.	1.4





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

## 9 Rathcormack

### 9.1 VISION AND CONTEXT

The vision for Rathcormack over the lifetime of this Plan is to encourage the completion of the unfinished estate within the village, strengthen the range of services, especially community services and employment opportunities available to the enlarged population and moderate the rate of growth with priority given to the development of low density, self-build and serviced site residential uses to balance the housing mix of the settlement.

#### Strategic Context

**9.1.1.** Rathcormack is a key village, located 22km north of Cork City, along the R639. Rathcormack is very much influenced by the city and in recent years has grown to be the largest village in the Fermoy Electoral Area. Rathcormack is located within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009.

**9.1.2.** Key villages are identified as important locations for the provision of jobs and services in rural areas. They generally serve large rural areas and have a good range of services and facilities, including employment opportunities and access to public transport.

**9.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, those villages within the Fermoy Electoral Area which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

#### Local Context

**9.1.4.** The Shanowen River, which passes through the village, flows into the River Bride southeast of Rathcormack. It is the River Bride that creates the topography of this fertile landscape, which is ideal for intensive dairying, as well as tillage, and which shapes the rural character of the area.

**9.1.5.** The existing village core consists of largely 2-storey vernacular buildings fronting onto the Main Street, following the original 17<sup>th</sup> century layout. The streetscape is intercepted in places by impressive

historic buildings such as the Catholic Church, the disused Church of Ireland and a recently renovated Mill Building.

### 9.2 PLANNING CONSIDERATIONS

#### Population and Housing

**9.2.1.** In the ten year period to 2006 the population of the village grew by 180%, increasing from 382 in 1996 to 1,072 by 2006. In the period since 2006 a significant amount of new housing has been constructed in the village and it is therefore expected that the population has increased further in the interim.

Census	1996	2002	2006
Rathcormack	382	429	1,072

**9.2.2.** Geo-directory data confirms this strong growth in the number of houses in the village, up from 161 in 2005 to 637 in 2010, an increase of 395%.

Geo-Directory	2000	2005	2010
Rathcormack	137	161	637

**9.2.3.** While the pace of growth in Rathcormack is exceptional, strong growth has also been experienced by many of the other villages of the electoral area and in villages in other electoral areas, particularly those within the CASP Ring Strategic Planning Area. The growth pattern of these villages is a concern because of the comparatively low growth rates experienced by the towns. In the period to 2020, Rathcormack and the other villages and rural areas within the CASP Ring need to moderate their pace of growth in keeping with the recommendations of CASP.

**9.2.4.** Most of the recent new house developments in the village have been in the form of large estates of terraced, semi-detached and detached units, the individual and cumulative scale of which is somewhat excessive relative to the original village form. One of these estates is partially complete and construction work has ceased, leaving some vacant units but these should be taken up in the short term once the market stabilises. A small scheme of serviced sites has been completed to the south of the village.

#### Infrastructure and Community Facilities

**9.2.5.** The recent opening of the M8 ensures Rathcormack enjoys excellent road based transport connections and it has also benefited from reduced traffic congestion within the settlement. The regional road network offers easy access to areas such as Conna, Glenville and Midleton via the R628, R614 and R626 respectively. Bus Eireann provides a regular public bus service, which passes through Rathcormack to Cork City and Fermoy. Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre. Upgrading of the streetscape is ongoing.

**9.2.6.** The waste water treatment plant in Rathcormack, upgraded in 2009, provides tertiary treatment with a discharge to the River Bride, and capacity is available to meet the future development needs of the village.

**9.2.7.** The table below summarises information in relation to water quality issues.

Water Management Unit	Blackwater Bride
Waterbody Code	IE_SW_18_1600
Protected Area	no
River Status (July 09)	Good
Risk Assessment (River Body)	Probably not at risk
Objective	Maintain good ecological status
Q value	Good

**9.2.8.** The Conna Regional Water Supply Scheme is the water supply serving the area and is currently planned for upgrading under the WSIP 2010-2012 programme of works.

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

**9.2.10.** Land has been zoned for a car park to the rear of the church.

**9.2.11.** A bring site is located at Scoil Náisiúnta in the centre of the village, which currently includes containers for glass bottles/jars, beverage cans and card/paper/plastic.

**Community Facilities**

**9.2.12.** There is a need to further expand the level of community facilities in this key village to support the increased population. The national school has reached capacity and a new school is proposed for the village. The village has a small community centre but there is no sports hall and no area of passive open space. There is a GAA pitch on the Glenville Road but further facilities are required. A new playground has been developed within the village.

**Employment and Economic Activity**

**9.2.13.** The main employer for the local population is agriculture, given its fertile rural hinterland. The remaining sources of employment concentrate on the commercial and services sector within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods.

**Environment & Heritage**

**9.2.14.** As detailed in the Draft Landscape Strategy 2008 Rathcormack is located within the Landscape Character Type known as *Broad Fertile Lowland Valleys*. The landscape is deemed to be of *medium value* (landscapes with positive characters and with local or county importance), *medium landscape sensitivity* (can accommodate development pressure subject to limitations in the scale and magnitude of the development) and of *local importance*.

**9.2.15.** There are six structures within the village, which are listed in the Record of Protected Structures in the County Development Plan 2009: Kilshannig House in Kilshannig Upper, Lisnagar House in Lisnagar Demesne, Christ Church, Beech Park (The Old Rectory), a Gothic Shopfront and the Church of the Immaculate Conception, all within the townland of Rathcormack.

**PROBLEMS AND OPPORTUNITIES**

**9.2.16.** Rathcormack has seen very rapid growth in recent years due to its accessibility, proximity to the city and the relative affordability of the housing on offer. As outlined above there is a need to moderate growth within the CASP Ring villages of the electoral area in other to rebalance growth in favour of the towns in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Strategic Plan. In this context it is considered that the pace of growth now needs to moderate so that the village has time to fully assimilate its new development and additional population and to allow services and facilities to catch up with demand.

**9.2.17.** Much of the recent development has been of relatively dense design given the village setting and there is a need to offer additional lower density housing choices including detached houses, serviced sites and self build options to ensure a sustainable mix of housing is available to meet the demands of the population over time.

**9.2.18.** There is one unfinished housing estate within the village where construction has ceased and a small level of vacancy has been noted. It is hoped that these units will be absorbed in the short-medium term. The economic downturn has seen some of the service businesses in the village close down.

**9.2.19.** The opening of the M8 has seen a reduction in traffic levels in the village and the Council has prepared plans for public realm improvements for the village centre which will greatly improve the environmental quality of the Main Street and the overall pedestrian environment once the works are completed. These works will also add some definition to the village centre.

**9.2.20.** An important issue for the village is the conservation and development of its built and natural heritage and its amenities. Some recent developments impinge on the setting and views of the Catholic Church and future development must ensure this does not occur again.

**9.2.21.** Additional lands for public open space are needed to serve the village into the future and additional business land is also required to facilitate local employment opportunities.

**9.2.22.** There is an opportunity to develop an attractive looped walk from Geeney’s Cross Roads to the River Bride pedestrian bridge and back to the R639. There is also an opportunity to provide a riverside walk linking the village centre with lands zoned O-02 as detailed in objective U-01 below.

**9.3 PLANNING PROPOSALS**

**9.3.1.** Over the lifetime of the Plan the priority for the village is to ensure that recent housing developments are brought to a satisfactory stage of completion and that services and facilities needed to cater for the demands of the existing population are provided. Relative to recent growth rates, a more moderate but significant amount of additional development is envisaged within the village over the lifetime of this plan and the priority in this regard is for the provision of lower density housing schemes including detached housing, serviced sites and self build options to improve the range of housing available within the village. There are outstanding planning permissions for approximately 250 units and some of these permissions are located in areas which the Flood Risk Assessment has shown to be at risk of flooding. It is envisaged that there may be greater demand for some lower density housing schemes in the future and some of these lands may be the subject of revised planning applications which would yield less houses. This approach will be encouraged over the lifetime of this plan.

**9.3.2.** Having regard to the need to moderate the pace of development within the village and the emphasis on encouraging more low density housing options, this plan envisages development in the range of 120 additional units in the period to 2020. A maximum development size of 30 is considered appropriate to respect the grain of the existing settlement. This is a higher level of growth than that envisaged for the other key villages but is considered appropriate for Rathcormack having regard to the scale of the settlement, the need to facilitate the provision of a greater mix of house types within the village to support its sustainable development over time and the need to support the existing services and facilities.

**9.3.3.** Within new residential areas, there is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.

**9.3.4.** The layout and design of new development must pay particular attention to the retention of important views and the setting of landmark buildings within the village.

**9.3.5.** The Council seeks to encourage the provision of medium – small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing additional local employment opportunities. There are opportunities within the core of the village for additional small-scale commercial uses, including the use of vacant, brownfield or infill sites. In addition this plan has identified additional new greenfield lands at the northern side of the village, where there is good existing roads infrastructure and good access to the M8 to the north, for small and medium scale business uses.

**9.3.6.** Outside the development boundary, the land forms part of the open countryside and the land south of the village lies within the Rural Housing Control Zone. 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.

**9.4 OBJECTIVES**

**9.4.1.** The general objectives that apply within the development boundary of Rathcormack are set out in the following table:

Objective No.	<u>Development Boundary Objective</u>
DB-01	(a) Within the development boundary of Rathcormack it is an objective to encourage the development of up to 120 houses in the period 2010-2020.

Objective No.	Development Boundary Objective
	<p>(b) In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River 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 to prevent further impact on Salmon spawning beds downstream from the settlement.</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 30 units.</p> <p>(d) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and disposal.</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) 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. Development in the core should generally be in the form of terraced development/courtyard schemes</p> <p>(g) Residential development in other areas shall primarily provide for small groups of houses, detached units, serviced sites and self-build options.</p> <p>(h) Retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p>

Objective No.	Development Boundary Objective
	<p>(i) Small scale business uses can be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.</p> <p>(j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

**Business**

9.4.2. Key villages such as Rathcormack are seen as having a greater role to play in the provision of small to medium scale employment opportunities and have a role to play in reducing commuting by providing greater local employment opportunities. This plan has therefore identified a new site for business uses.

Objective No.	Business Objective	Approx. Area (Ha)
B- 01	Small to medium scale business uses.	2.42

**Community / Utilities**

9.4.3. Lands are required for additional community and civic use within the settlement to meet the needs of the expanded population.

9.4.4. The national school has reached capacity and a new school is proposed on a green field site adjacent to the core of the village. Part of this site is at risk of flooding.

9.4.5. The village has a small community centre but there is no sports hall and no area of passive open space. Once the new school is developed the existing schoolhouse may be able to accommodate community uses on site.

9.4.6. Further lands are zoned for community/civic uses on lands earmarked C-02.

9.4.7. A new objective is included to provide a riverside walk linking the village centre with lands zoned O-02 and providing an orbital route

around lands zoned O-01. Part of this route has already been approved on foot of planning permissions.

9.4.8. The specific objective for these sites are outlined below:

Objective No.	Community / Utilities Objectives	Approx. Area (Ha)
C-01	To allow for the provision of a new school and educational related facilities.  Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.6
C-02	Provision for community facilities and uses to support residential amenity.	1.45
C-03	Provision of community facilities and uses to support residential amenity.  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.	0.6
C-04	Car Park.  The flood risk assessment has identified parts of this site as being 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. As this zone is	

Objective No.	Community / Utilities Objectives	Approx. Area (Ha)
	within the floodplain of the Bride River upstream from the Blackwater River Special Area of Conservation, any development proposals are likely to 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 the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.	
U-01	Provision of riverside walk.	-

Objective No.	Open Space Objectives	Approx. Area (Ha)
	site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	
O-03	Sports ground.	2.83

**Open Space**

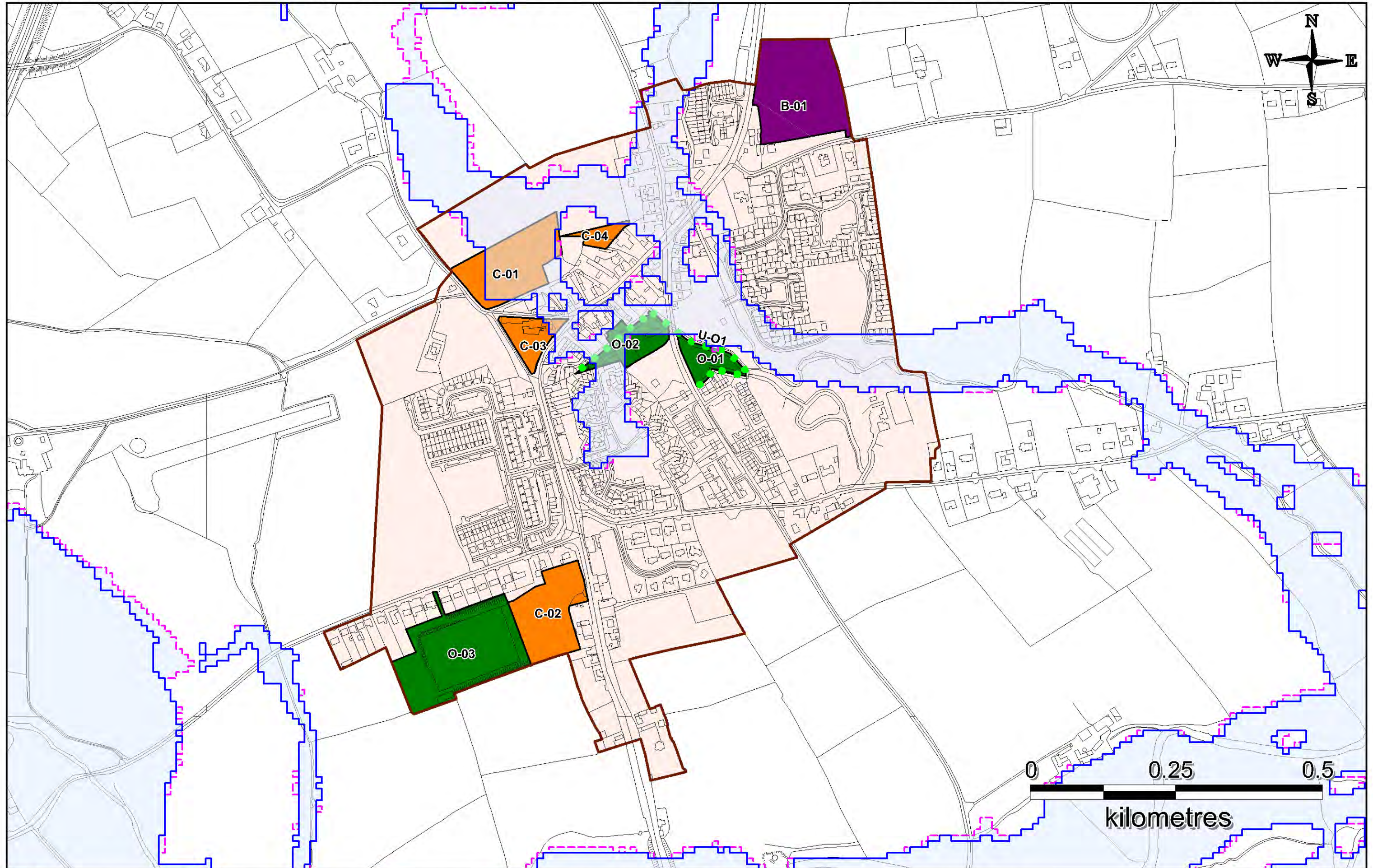
**9.4.9.** There is a lack of open space facilities to correspond with the enlarged village population. A playground and small public park have now been developed on the site of O-01 which is a positive contribution to community facilities in the village. The lands will remain zoned to protect this important use.

**9.4.10.** The sites previously zoned O-02 will remain to preserve the setting of the Church of Ireland and graveyard, an attractive historic building within the village.

**9.4.11.** A new open space zoning has been assigned to the sports grounds to the south of the village in order to protect this important community facility.

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

Objective No.	Open Space Objectives	Approx. Area (Ha)
O-1	Open space including the village park and playground.	0.5
O-02	Open space to preserve the setting of the church and graveyard.  Parts of this site are at risk of flooding. Any development proposals on this	0.7



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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**

Ballindangan

Ballynoe

Bartlemy

Clondulane

Coolagown

Curraglass

Glennahulla

# 10 Ballindangan

## 10.1 VISION AND CONTEXT

Over the lifetime of this Local Area Plan it is envisaged that the village will cater for a modest level of development, proportionate to its existing size. The village is most suited to the development of individual dwellings.

### Strategic Context

#### Role In Settlement Strategy

**10.1.1.** Ballindangan is a very small settlement situated circa 6km southwest of Mitchelstown and north of Glanworth. In the overall strategy of this Plan, Ballindangan is designated as a village and is within the North Strategic Planning Area, as defined in the County Development Plan 2009.

**10.1.2.** The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

#### Local Context

**10.1.3.** Ballindangan comprises a church, school, community hall and a handful of dwellings which has developed along a single spine road at a bridging point of the River. Little development has occurred over the lifetime of the last Plan and there are areas of dereliction prevalent. The road network in the area is very narrow.

## 10.2 PLANNING CONSIDERATIONS

### Population and Housing

**10.2.1.** Although located only a short distance from Mitchelstown, the village has attracted very little development during the last Plan period. It is considered that the poor road network serving the area has been a contributory factor in this regard, coupled with the lack of services.

**10.2.2.** The geo-directory indicates the number of houses has risen from 21 in 2000 to 28 houses in 2010. This growth comprises individual dwellings on large sites at the edges of the large development boundary identified in 2005.

**10.2.3.** Permission was granted for the demolition of the creamery and construction of 5 dwellings in 2005 but no development has taken place to date.

Table 10.1: Housing Trends			
Geo-Directory	2000	2005	2010
Ballindangan	21	24	28

### Infrastructure and Community Facilities

**10.2.4.** A septic tank provides primary treatment to the settlement and is currently overloaded. Future development of the village is therefore dependent upon the construction of a small sewage treatment plant. It should also be noted that the phosphorus levels of this section of the River Funshion are an issue in the receiving waters for this settlement.

**10.2.5.** The water supply is adequate to cater for current demand.

**10.2.6.** Ballindangan has basic services including a primary school with associated pitches, a church, community building and handball alley.

**10.2.7.** Parts of Ballindangan have been identified as being at risk of flooding. The areas at risk follow the path of the waterbody traversing the village. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas 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.

### Employment and Economic Activity

**10.2.8.** Agriculture remains the primary employer for the area, namely dairy farming, with tillage providing seasonal variation. Alternative economic activity is limited and diversification is required, particularly in the current climate of the continuing downward trend in agriculture.

### Environment & Heritage

**10.2.9.** There are three structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) – Castleterry Catholic Church of the Immaculate Conception, Ballynahow Bridge and Thatch House, and due consideration must be given to the preservation of these.

**10.2.10.** As detailed in the Draft Landscape Strategy 2008 Ballindangan is located in an area of the county where the landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

## 10.3 PROBLEMS AND OPPORTUNITIES

**10.3.1.** As outlined above there is a need to moderate growth within the villages of the electoral area in order to rebalance growth in favour of the towns and in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Cork Strategic Plan.

**10.3.2.** The major constraint facing the village is the lack of infrastructure, the very basic level of services on offer and the county roads system serving the village.

**10.3.3.** As previously outlined, very little development has taken place in the village during the last Plan period. The village core has been identified as being at risk of flooding and in this context it is considered that the scope for development within the village is limited.

## 10.4 PLANNING PROPOSALS

**10.4.1.** Over the lifetime of this plan it is considered that Ballindangan has very limited capacity for additional growth and is most suited to the provision of a small number of individual houses. Such growth is likely to be driven primarily by local needs. It is considered that the village could support the development of up to 5 dwellings in the period 2010-2020.

**10.4.2.** For the purpose of this plan the development boundary has been redrawn in an attempt to consolidate the settlement around the focal points of the church and school and avoiding those areas at risk of flooding east of the school. Sufficient lands remain to provide a choice of location and aspect within the village.

**10.4.3.** 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.

## 10.5 OBJECTIVES

**10.5.1.** The general objectives that apply within the development boundary of Ballindangan are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	a) Within the development boundary of Ballindangan it is an objective to encourage development of up to 5 individual dwellings in the period 2010-2020. b) In order to secure the population growth and supporting development proposed in DB -01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives

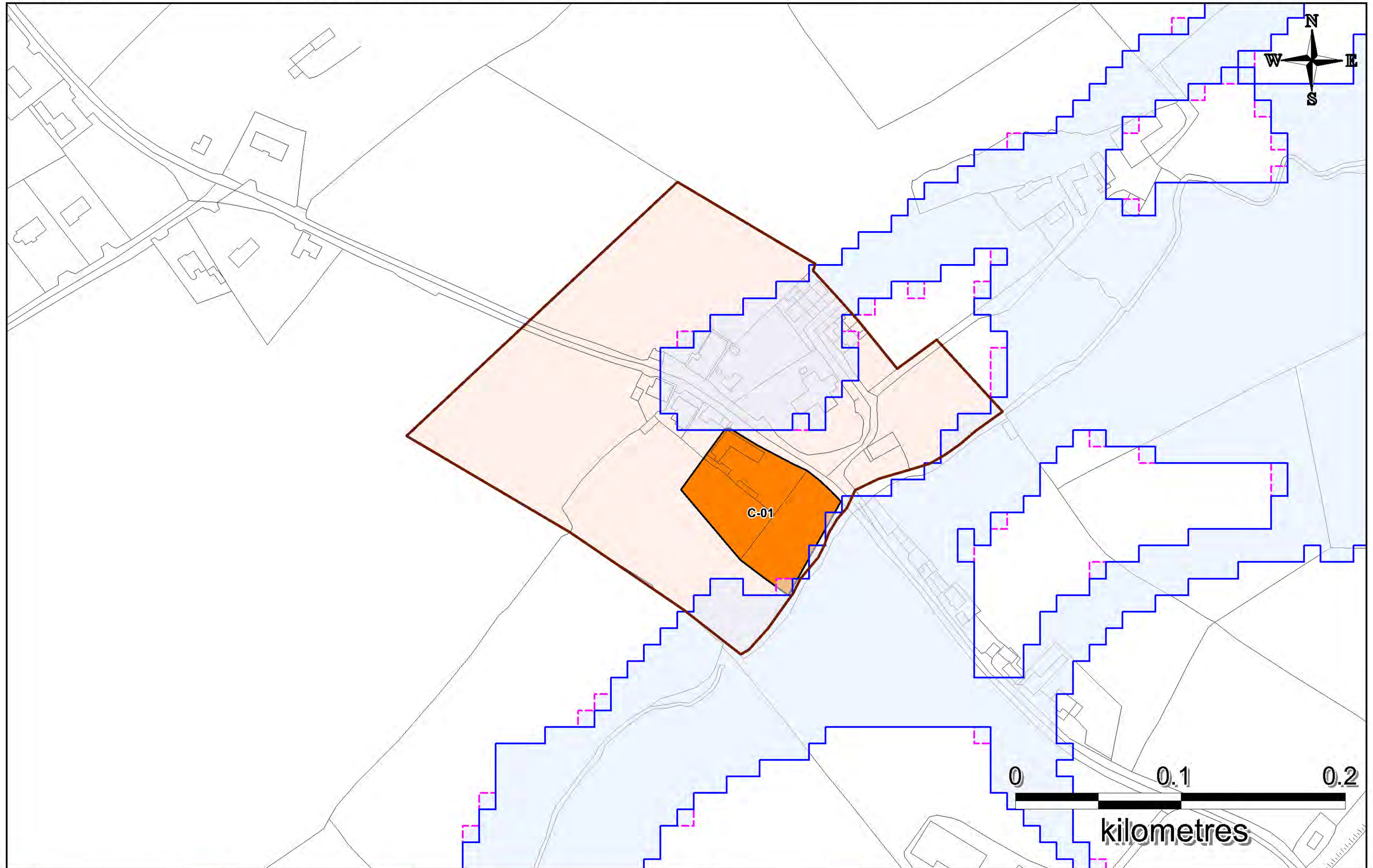
Objective No.	<u>Development Boundary Objective</u>
	<p>of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>c) Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</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> <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>

Objective No.	<u>Community Facilities Objective</u>	Approx. Area (Ha)
C-01	Lands reserved for education purposes.	0.52

**Community / Utilities**

**10.5.2.** The local primary school is zoned and includes a larger plot to facilitate any planned extension or associated education facilities.

**10.5.3.** The specific community zoning objective for Ballindangan is set out in the following table:



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Ballynoe

## 11.1 VISION AND CONTEXT

The vision for Ballynoe over the lifetime of the Plan is to secure an increase in the population of the village through the development of village scaled housing.

### Strategic Context

#### Role in Settlement Strategy

**11.1.1.** Ballynoe is a rural settlement situated 4km south of Conna. In the overall strategy of this Plan, Ballynoe is designated as a village and is within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009.

**11.1.2.** The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

**11.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, villages like Ballynoe which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

#### Local Context

**11.1.4.** Ballynoe is located in one of the more remote rural areas in the Fermoy Electoral Area, close to the Waterford border. The road network serving the area is substandard in parts and it is considered that this renders the settlement less attractive to development activity than other villages in the Electoral Area.

**11.1.5.** The existing village has historically developed along a single spine road, east of the Togher River. Buildings within the core (Main Street) are a mix of single and 2-storey terraced and semi-detached properties and generally adjoin the street frontage creating a strong building-line and attractive streetscape. The streetscape is punctuated at intervals by some impressive historic public buildings including St. John's Church and St. Catherine's Catholic Church (located at the

north of the village and adjoining the crossroads). The ruins of a monastic abbey are present within the settlement.

## 11.2 PLANNING CONSIDERATIONS

### Population and Housing

**11.2.1.** The geo-directory indicates steady levels of growth in the village over the past decade. The number of houses has risen from 38 in 2000 to 57 houses in 2010. This trend is confirmed by the Council's independent survey work.

Table 11.1: Housing Trends			
Geo-Directory	2000	2005	2010
Ballynoe	38	42	57

**11.2.2.** Most of the recent new housing developments within the village are either small-scale infill schemes or small local authority developments.

### Infrastructure and Community Facilities

**11.2.3.** The village is located on the eastern periphery of the Electoral Area and is served by a road network that is poor in places. Avondhu Community Transport Services provides a rural bus service to the village linking Fermoy (every Thursday) and Midleton (every Saturday).

**11.2.4.** Sewage disposal facilities in the village have been upgraded with the construction of a new treatment plant with a 750PE design capacity. This provides tertiary treatment and discharges to the Togher River.

**11.2.5.** The water supply is adequate.

**11.2.6.** There are no known significant flood risks within Ballynoe.

**11.2.7.** For a village of its size, Ballynoe offers a wide range of services including some essential services such as a community centre, health centre, school (located outside the development boundary), post office, Garda station, church and cemetery. It also has two playing pitches, a convenience shop, public house, auctioneers and agricultural tool supplier.

**11.2.8.** The village experienced moderate growth during the last Plan period. The majority of housing development consisted of small infill schemes which are well connected to the village core. Parts of the Main Street have experienced some dereliction and opportunities exist for infill.

### Employment and Economic Activity

**11.2.9.** The predominantly agricultural nature of the area dominates the employment sector, as is evident in the retail sector i.e. the Agricultural Tool Supply Store.

### Environment & Heritage

**11.2.10.** There are two structures within the village, which are listed in the Record of Protected Structures – St. John's Church and St. Catherine's Catholic Church, and due consideration must be given to the preservation of these.

**11.2.11.** There are a number of Scheduled Monuments within the development boundary including a church and a possible church and graveyard. These are protected under national legislation and subject to further protection under policies contained in the County Development Plan 2009.

**11.2.12.** As detailed in the Draft Landscape Strategy 2008 Ballynoe is located in an area of the county where the landscape is deemed to be of medium value, high landscape sensitivity and of county importance. The village is located within Landscape Type 10b: Fissured Fertile Middleground.

## 11.3 PROBLEMS AND OPPORTUNITIES

**11.3.1.** There is a need to moderate growth within the village network of the electoral area in order to rebalance growth in favour of the towns and in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Strategic Plan.

**11.3.2.** The role of the village over the lifetime of the Plan will be to facilitate some limited growth within the development boundary.

**11.3.3.** The major constraint facing the village is the poor road network and relative isolation within the Electoral Area. Public transport initiatives which could provide improved links to the nearby towns of Midleton and Fermoy should be explored.

## 11.4 PLANNING PROPOSALS

**11.4.1.** Over the lifetime of the Plan limited growth is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns.

**11.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped and it is considered adequate to cater for the development needs of the village over the lifetime of this Plan although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan. Some amendments to the boundary are proposed to include lands currently in use as sports pitches

which provide an important community role, a public house, residential development and the Garda station.

**11.4.3.** There is an outstanding planning permission for the provision of 45 dwellings in a single scheme to the east of the village core. While the opportunity remains to implement this permission it is considered that such development would be out of scale with the character and grain of Ballynoe and would not be in keeping with current Ministerial policy on the scale of development in villages. In this context this plan envisages development in the range of 20 additional units in the period to 2020. A maximum development size of 10-12 units is considered appropriate to respect the grain of the existing settlement.

**11.4.4.** Sites which are close to the core of the village, including infill and brownfield sites will be prioritised. The layout and design of new development must pay particular attention to the retention of important views and the setting of landmark buildings within the village.

**11.4.5.** 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.

**11.5 OBJECTIVES**

**11.5.1.** The general objectives that apply within the development boundary of Ballynoe are set out in the following table:

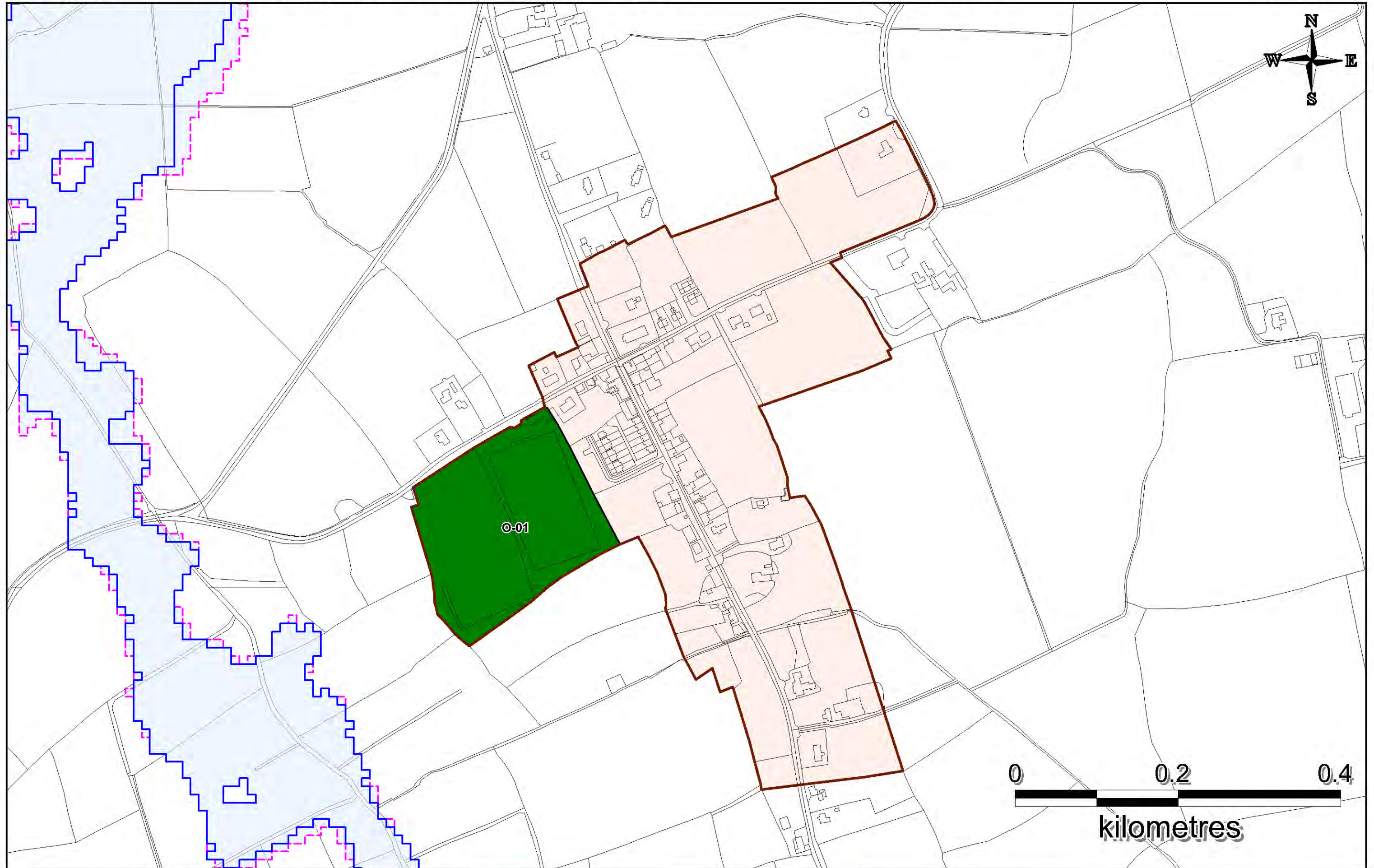
Objective No.	Development Boundary Objective
DB-01	<p>a) Within the development boundary of Ballynoe it is an objective to encourage the development of up to 20 houses in the period 2010-2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB - 01a, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</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 10-12 units.</p>

Objective No.	Development Boundary Objective
	<p>d) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for storm water storage and disposal.</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) Development along the Main Street of the village shall be designed to a high standard and reinforce the character of the streetscape.</p> <p>g) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options.</p> <p>h) New development shall respect the views and setting of landmark buildings in the village.</p>

**Open Space**

**11.5.2.** The specific open space zoning objective for Ballynoe is set out in the following table:

Objective No.	Open Space Objective	Approx. Area (Ha)
O-01	Open space.	4.28



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Bartlemy

## 12.1 VISION AND CONTEXT

Over the lifetime of this Local Area Plan it is envisaged that the village will cater for a modest level of additional development, proportionate to its existing size. The village is ideally suited to the provision of individual dwellings / serviced sites.

### Strategic Context

#### Role in Settlement Strategy

**12.1.1.** Bartlemy is a remote rural village, which is located south of Rathcormack, and is difficult to access due to poor road connections. In the overall strategy of this Plan, Bartlemy is designated as a village and is within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009.

**12.1.2.** The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

**12.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, villages like Bartlemy which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

#### Local Context

**12.1.4.** Bartlemy has a small core arranged around a cross roads with a number of buildings butting the road edge. More modern development has extended in a linear way to the south where there is a small estate of houses, a national school and a church.

## 12.2 PLANNING CONSIDERATIONS

### Population and Housing

**12.2.1.** The geo-directory indicates a strong level of growth has occurred in the village over the past decade. The number of houses has risen from 14 in 2000 to 34 houses in 2010, equating to a 142%

growth equivalent. Development includes a small extension to the Council housing scheme near the school and a number of individual houses.

Table 12.1: Housing Trends			
Geo-Directory	2000	2005	2010
Bartlemy	14	23	34

**12.2.2.** Most of the recent new housing developments within the village are in the form of individual dwellings as infrastructural constraints have prevented the permission and construction of multiple housing applications. A new waste water treatment system was constructed in 2007. Permission was subsequently granted for the demolition of a dwelling and construction of 71 units, crèche and associated site works but has not been developed to date.

### Infrastructure and Community Facilities

**12.2.3.** The village is isolated and served by a substandard road network.

**12.2.4.** A new waste water treatment plant was constructed in 2007 and provides tertiary treatment of waste. The plant discharge is to the Knoppogue River and has significant spare capacity.

**12.2.5.** Water supply has recently been upgraded and is considered to be adequate.

**12.2.6.** The village has a basic level of services including a church, primary school, pub and community centre and these are all located in close proximity within the core.

**12.2.7.** There are no known significant flood hazards in this settlement.

### Employment and Economic Activity

**12.2.8.** Businesses operating in the village comprise TVM, an outside broadcasting facilities company, and a public house.

### Environment & Heritage

**12.2.9.** The village is not subject to any ecological, archaeological or protected structure designations.

**12.2.10.** As detailed in the Draft Landscape Strategy 2008 Bartlemy is located in an area of the county where the landscape is deemed to be of medium value (fertile agricultural landscape along the valley of the River Bride), medium landscape sensitivity and of local importance. The village is located within Landscape Type 6c: Broad Fertile Lowland Valleys.

## 12.3 PROBLEMS AND OPPORTUNITIES

**12.3.1.** There is a need to moderate growth within the village network of the electoral area in order to rebalance growth in favour of the towns and in keeping with the requirements of CASP Update 2008 and the recommendations of the North and West Strategic Plan.

**12.3.2.** The role of the village over the lifetime of the Plan will be to facilitate some limited growth within the development boundary.

**12.3.3.** A new wastewater treatment plant is available and planned upgrades are earmarked to the water supply.

## 12.4 PLANNING PROPOSALS

**12.4.1.** Over the lifetime of the Plan limited growth is envisaged in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns.

**12.4.2.** There is an outstanding planning permission for the provision of 71 dwellings in a single scheme to the east of the village core. While the opportunity remains to implement this permission it is considered that such development would be out of scale with the character and grain of Ballynoe, is no longer appropriate, and would not be in keeping with current Ministerial policy on the scale of development in villages. In this context this plan envisages development in the range of 10 additional units in the period to 2020. A maximum development size of 8-10 units is considered appropriate to respect the grain of the existing settlement.

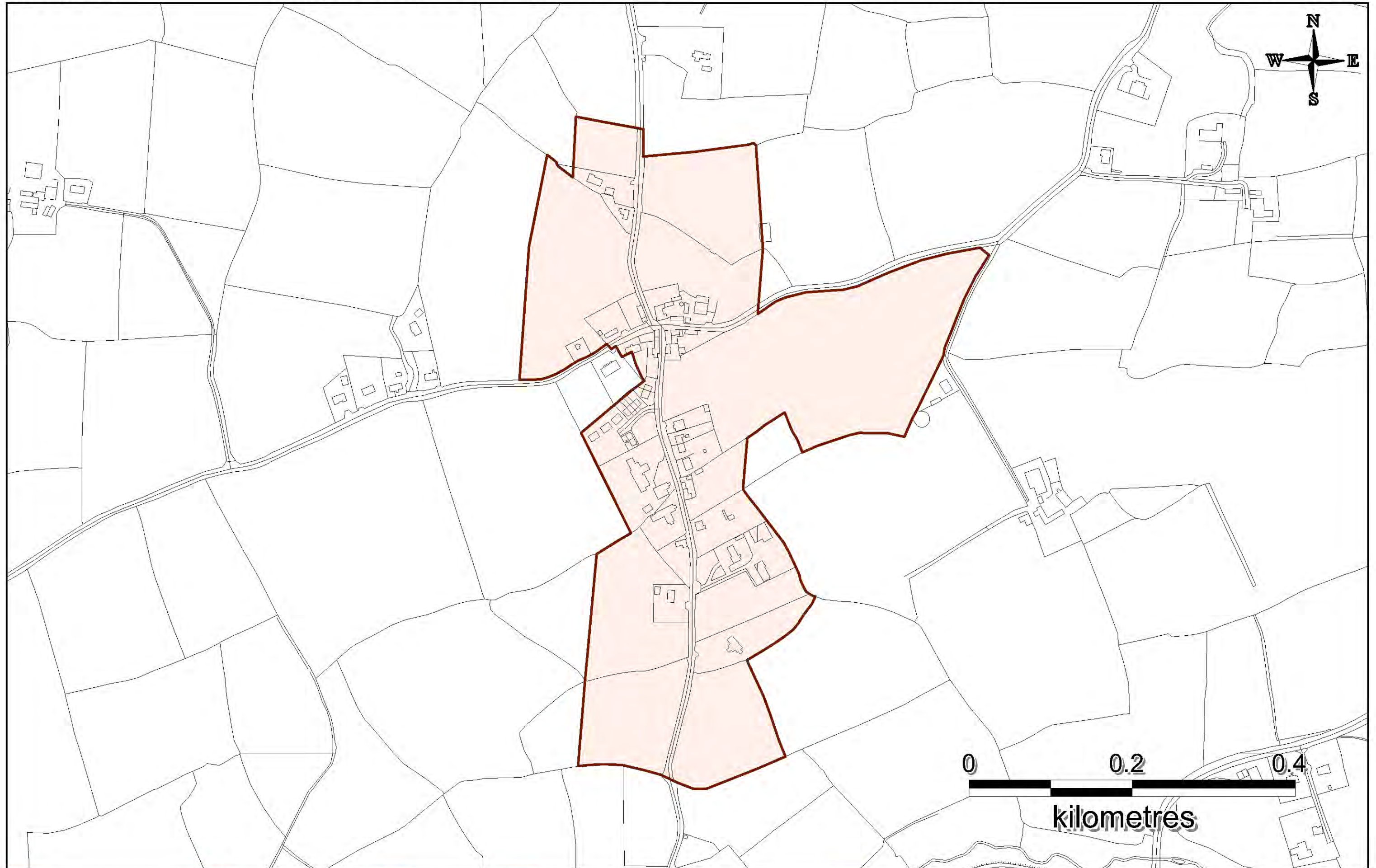
**12.4.3.** The most appropriate location for new development is on sites close to the core which contribute to a compact development form. The Council will continue to encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, the provision of serviced site/self-build schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside.

**12.4.4.** Outside the development boundary, the land forms part of the open countryside and this area lies within the Rural Housing Control Zone. 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.

## 12.5 OBJECTIVES

**12.5.1.** The general objectives that apply within the development boundary of Bartlemy are set out in the following table:

Objective No.	<u>Development Boundary Objective</u>
DB - 01	<ul style="list-style-type: none"> <li>a) Within the development boundary of Bartlemy it is an objective to encourage the development of up to 10 houses in the period 2010-2020.</li> <li>b) In order to secure the population growth and supporting development proposed in DB - 01a, appropriate and sustainable water and waste water infrastructure, that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</li> <li>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 8-10 units.</li> <li>d) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and disposal.</li> <li>e) Development of the village should take place in a sequential manner extending from the core.</li> <li>f) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</li> <li>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.</li> <li>h) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options.</li> </ul>



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



# 13 Clondulane

## 13.1 VISION AND CONTEXT

The vision for Clondulane over the lifetime of the Plan is to allow for a limited amount of future growth and limited small-scale employment opportunities in line with the scale of the settlement and subject to service availability.

### Strategic Context

**13.1.1.** Clondulane is an attractive rural village, located circa 4.5km east of Fermoy town and is very accessible via the National Secondary Route, N72. In the overall strategy of this Plan, Clondulane is designated as a village and is within the CASP Ring Strategic Planning Area.

**13.1.2.** The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

**13.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, villages like Clondulane which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

### Local Context

**13.1.4.** Clondulane is located on the former Fishguard and Rosslare Railway line connecting Mallow to Waterford and there was formerly a station at Clondulane. While originally a very small village, a number of large housing developments have been provided in recent years.

## 13.2 PLANNING CONSIDERATIONS

### Population and Housing

**13.2.1.** The geo-directory indicates the exceptional level of growth which has occurred in the village over the past decade. The number of houses has risen from 44 in 2000 to 168 houses in 2010.

Geo-Directory	2000	2005	2010
Clondulane	44	46	168

**13.2.2.** The recent new housing developments within the village are in the form of large scale developments, largely of 2-storey semi-detached and terraced units, and a moderate level of vacancy has been recorded within these recent schemes. There are a total of 38 houses permitted under outstanding permissions including a development of serviced sites.

### Infrastructure and Community Facilities

**13.2.3.** The village is very accessible, given its proximity to Fermoy via the N72. It is considered that this ease of access has contributed to the recent level of development in the village. Clondulane would benefit from some traffic calming measures and public realm improvements to create a more pedestrian friendly environment.

**13.2.4.** The waste water treatment plant serving the village provides tertiary treatment and has spare capacity to cater for additional development. The plant discharges to the River Blackwater.

**13.2.5.** Clondulane water supply is from the Fermoy water supply scheme and has adequate source capacity.

**13.2.6.** Parts of Clondulane have been identified as being at risk of flooding. The areas at risk follow the path of the water course running to the east of the village and include areas around the ruined church and graveyard to the east and lands to the south of the former railway station as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas 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.

**13.2.7.** There is a lack of community facilities in Clondulane. The community centre and a small area of passive open space are the only facilities available for enjoyment by the local community. The National School is situated within walking distance of the settlement and provision should be made for its future extension, should the need arise. A local shop has recently opened and acts as an essential local service provider.

**13.2.8.** There is a need to improve the provision and connectivity of pedestrian and cycle links within the settlement including associated public lighting.

**13.2.9.** Careysville House, situated north of the village, is an internationally renowned Salmon Fishery, owned by the Duke of Devonshire and a popular tourist destination.

### Employment and Economic Activity

**13.2.10.** The settlement was historically a centre of employment with the Mill and Flour store located adjacent to the railway station. In contrast, there is very little industrial activity in the village at present. However, it is considered that the site of the old Mill and Flour Store has potential as a possible location for business/incubator units.

**13.2.11.** Other sources of employment concentrate on the service and commercial sector and include the national school, shop and public house.

### Environment & Heritage

**13.2.12.** The River Blackwater is located to the north of the settlement and is subject to candidate Special Area of Conservation designation given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. It is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive. The Blackwater River is also a proposed Natural Heritage Area which gives protection to the River under national legislation. Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.

**13.2.13.** The setting of the village is protected by its designation as a Scenic Landscape in the Cork County Development Plan, 2009. Furthermore, there are three structures within the village, which are listed in the Record of Protected Structures: Clondulane National School, Clondulane Church of Ireland Church (in ruins) and Clondulane House.

**13.2.14.** Land within the development boundary is within the zone of archaeological potential of the following recorded monuments: CO036-00601 Graveyard, CO036-00602 Church of Ireland (also protected structure) and archaeological monument CO036-00603) of which due account will need to be taken in formulation of any development proposals for this land.

**13.2.15.** As detailed in the Draft Landscape Strategy 2008 Clondulane is located in an area of the county where the landscape is deemed to be of medium value (fertile agricultural landscape along the valley of the River Bride), medium landscape sensitivity and of local importance. The village is located within Landscape Type 6c: Broad Fertile Lowland Valleys.

**13.2.16.** The table below summarises information in relation to water quality issues.

River Blackwater	
Water Management Unit	Blackwater
Waterbody Code	IE_SW_18_2755
Protected Area	Yes
River Status (July 09)	Moderate status
Risk Assessment (River Body)	At risk
Objective	Restore to good status by 2015
Q value	Moderate

**13.2.17.** One of the key risk factors identified to the water quality includes suspended solids from forestry and agricultural discharges.

**13.2.18.** The Blackwater River, Blackwater Estuary Upper and Blackwater Estuary Lower are nutrient sensitive areas. It is noted that there is insufficient future assimilative capacity discharge to a protected area.

**13.3 PROBLEMS AND OPPORTUNITIES**

**13.3.1.** There is a need to moderate growth within the village network of the electoral area in order to rebalance growth in favour of the towns and in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Strategic Plan.

**13.3.2.** The role of the village over the lifetime of the Plan will be to facilitate some limited growth within the development boundary in both residential and employment terms, subject to infrastructure availability.

**13.3.3.** The major constraint facing the village is the assimilative capacity of the receiving waters of the River Blackwater and the potential impact upon ecological designations of international and national status.

**13.4 PLANNING PROPOSALS**

**13.4.1.** Over the lifetime of the Plan limited growth is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be prioritised.

**13.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. Outstanding planning permissions amount to 38 units. It is considered that there are sufficient lands within the development boundary to cater for future growth.

**13.4.3.** Having regard to the Guidelines for Sustainable Residential Development in Urban Areas, CASP objectives and the scale of the existing settlement, it is envisaged that development in the range of 20 additional units would be appropriate over the lifetime of the plan. A maximum development size of 10-12 units is considered appropriate to respect the grain of the existing settlement.

**13.4.4.** While opportunity remains for the implementation of outstanding planning permissions should these applications lapse over the lifetime of the Plan, a lower yield in the number of housing units permissible would be desirable.

**13.4.5.** 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.

**13.5 OBJECTIVES**

**13.5.1.** The general objectives that apply within the development boundary of Clondulane are set out in the following table:

Objective No.	Development Boundary Objective
DB-01	a) Within the development boundary of Clondulane it is an objective to encourage the development of up to 20 houses in the period 2010-2020, subject to satisfactory servicing arrangements.  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 Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development and receiving waters must have sufficient assimilative capacity to deal with increased discharges. Waste water infrastructure must be capable of treating discharges to ensure

Objective No.	Development Boundary Objective
	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.  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 10-12 units.  d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.  e) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for stormwater storage and disposal.  f) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.  g) Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape.  h) New residential development shall provide for small groups of houses including detached units, serviced sites and self-build options.  i) The flood risk assessment has identified parts of this settlement as being at risk of flooding. Any development proposals within this settlement 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-

Objective No.	<u>Development Boundary Objective</u>
	<p>1-4, 1-5 and 1-6 in Section 1 of this Plan. Development proposals within the floodplain of the Blackwater River are likely to 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 the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>j) An area of land within the development boundary is also within the Zone of Archaeological Potential of the Recorded Monument CO036-00601 Graveyard; CO036-00602 Church of Ireland (also protected structure, RPS No. 00307); and archaeological monument CO036-00603 possible church, of which due account will need to be taken in formulation of any development proposals for this land.</p>

**Business**

13.5.2. The specific business uses objective for Clondulane is set out in the following table:

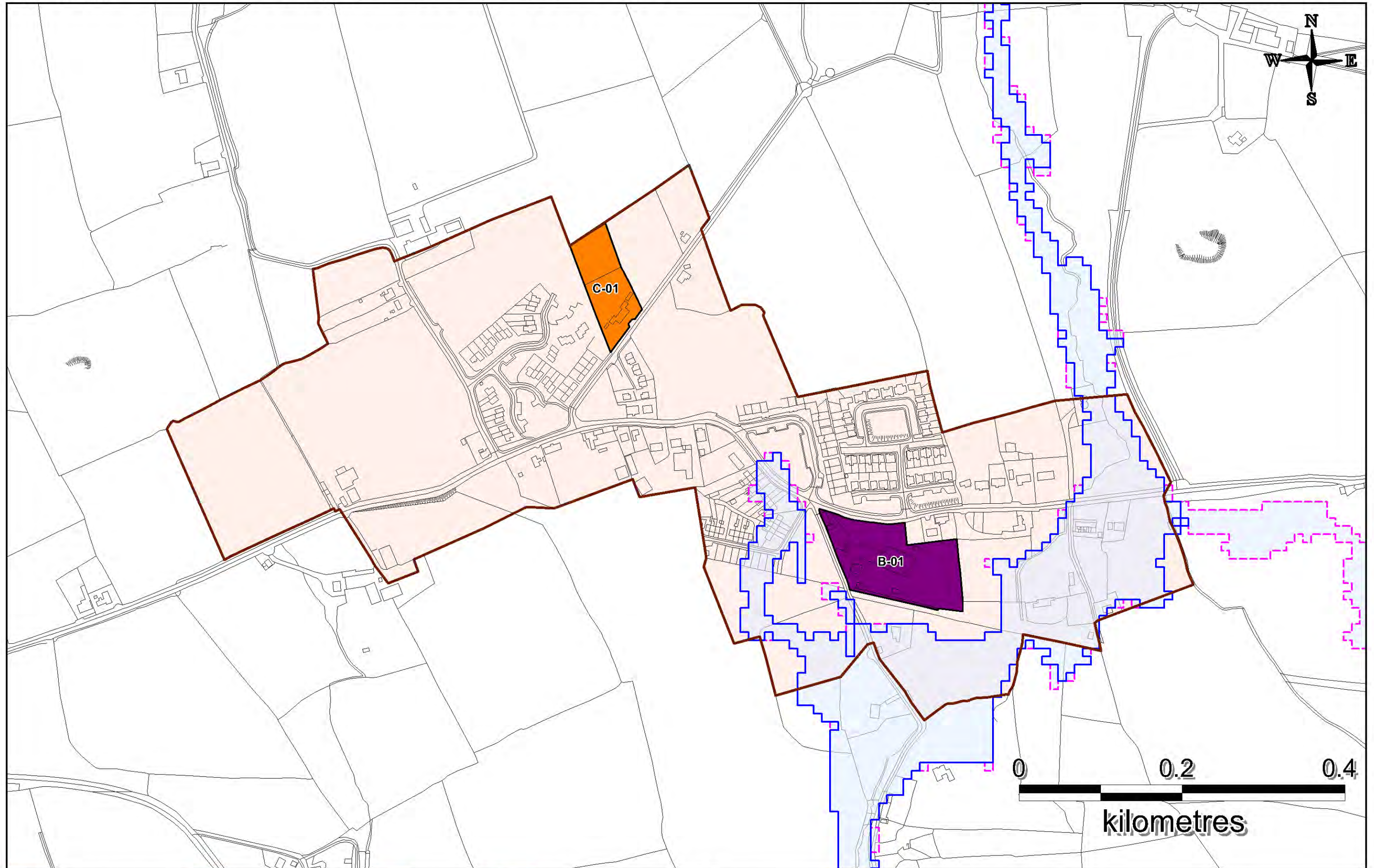
Objective No.	<u>Business Objective</u>	Approx. Area (Ha)
B-01	Opportunity to provide incubator units for business uses subject to satisfactory access, servicing and the protection of the amenities of adjacent properties.	1.32

**Community**

13.5.3. The specific Community zoning objective for Clondulane is set out in the following table:

Objective No.	<u>Community Facilities Objective</u>	Approx. Area (Ha)
C-01	Lands to facilitate extension to existing primary school.	0.66





- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Coolagown

## 14.1 VISION AND CONTEXT

The vision for Coolagown over the lifetime of the Plan is to allow for a limited amount of future growth and limited small-scale employment opportunities in line with the scale of the settlement.

### Strategic Context

#### Role In Settlement Strategy

**14.1.1.** Coolagown is an attractive rural settlement situated circa 6km east of Fermoy, south of the National Secondary Route N72. In the overall strategy of this Plan, Coolagown is designated as a village and is within the CASP Ring Strategic Planning Area.

**14.1.2.** The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport

**14.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, villages like Coolagown which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

#### Local Context

**14.1.4.** Coolagown is a small village with a basic level of services. Over the lifetime of the last Plan, there have been a number of developments for serviced sites constructed to the north of the village and these are largely successful. The village is very attractive with a well landscaped picnic area at the centre of the village and achieved a gold medal in the 2008 and 2010 Tidy Towns competition.

## 14.2 PLANNING CONSIDERATIONS

### Population and Housing

**14.2.1.** The geo-directory indicates the modest level of growth which has occurred in the village over the past decade. The number of houses has risen from 6 in 2000 to 15 houses in 2010.

Table 14.1: Housing Trends			
Geo-Directory	2000	2005	2010
Coolagown	6	11	15

**14.2.2.** The recent new housing developments within the village are in the form of serviced sites to the north of the village. There has been permission for a new village centre comprising a crèche and childcare facility and community building, 3 commercial units with offices overhead and 45 dwellings but this has not been developed to date.

### Infrastructure and Community Facilities

**14.2.3.** The village is very accessible, given its proximity to Fermoy via the N72. It is considered that this ease of access has contributed to the recent level of development in the village.

**14.2.4.** A new public water supply has been commissioned and is now available.

**14.2.5.** There is no public waste water treatment facility within the village. The Water Services Investment Programme has identified the need to assess the requirement for treatment within a number of settlements including Coolagown (priority no 146). This review is not scheduled to commence until post 2012.

**14.2.6.** The village is served by a limited number of local services including a church and pub with some agricultural-related employers. The national school is located outside the development boundary at Kilmagner.

**14.2.7.** A bring site has been recently opened to serve the recycling needs of the community.

**14.2.8.** No known significant flood hazards affect the village.

### Employment and Economic Activity

**14.2.9.** The general topography of the area is that of a low lying fertile landscape, well suited to intensive farming. Agriculture remains the primary employer for the area, namely dairy farming, with tillage providing seasonal variation. There are three stud farms in the area of international repute and this could contribute to the attractiveness of the area as a tourist destination.

### Environment & Heritage

**14.2.10.** There is one Scheduled Monument within the development boundary – the Catholic Church (CO036-056). This is protected under national legislation and subject to further protection under policies contained in the County Development Plan 2009.

**14.2.11.** As detailed in the Draft Landscape Strategy 2008 Coolagown is located in an area of the county where the landscape is deemed to be of medium value (fertile agricultural landscape along the valley of the River Bride), medium landscape sensitivity and of local importance. The village is located within Landscape Type 6c: Broad Fertile Lowland Valleys.

## 14.3 PROBLEMS AND OPPORTUNITIES

**14.3.1.** There is a need to moderate growth within the village network of the electoral area in order to rebalance growth in favour of the towns and in keeping with the requirements of the CASP Update 2008 and the recommendations of the North and West Strategic Plan.

**14.3.2.** The role of the village over the lifetime of the Plan will be to facilitate some limited growth within the development boundary, in keeping with the scale of the village.

**14.3.3.** The major constraint facing the village is the lack of adequate sewage disposal facilities.

## 14.4 PLANNING PROPOSALS

**14.4.1.** In the absence of public sewerage facilities there is limited capacity for growth within the village. Over the lifetime of the Plan limited growth is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be prioritised.

**14.4.2.** The development boundary defined in the 2005 Local Area Plan contained a significant amount of land and a good proportion of this remains undeveloped. It is proposed to retain the boundary 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.

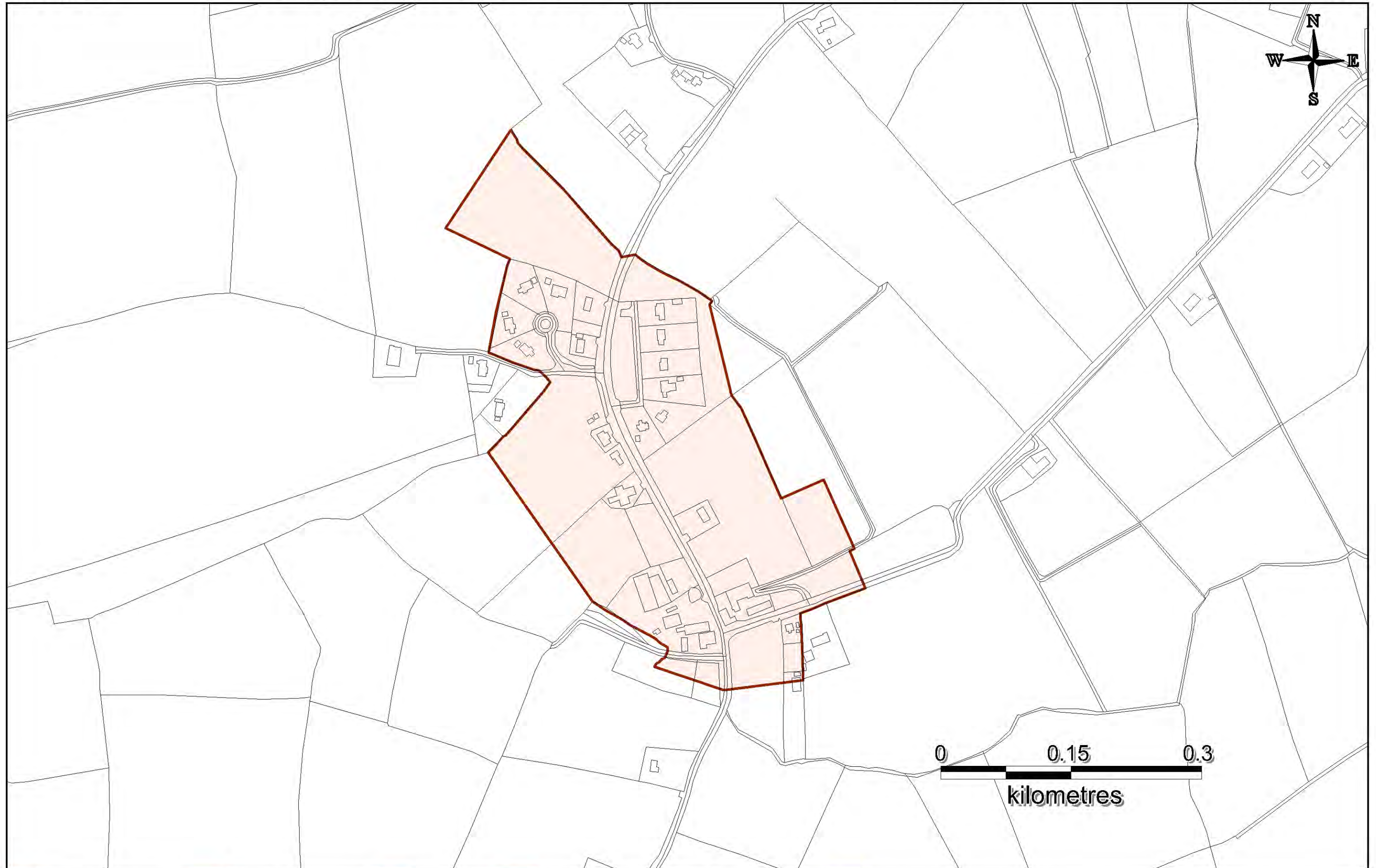
**14.4.3.** Outstanding planning permissions include a single proposal to create a new village centre with 45 dwellings on site. While opportunity remains to implement this permission, having regard to the Guidelines for Sustainable Residential Development in Urban Areas, CASP objectives and the scale of the existing settlement, this scale of development represents a density and form of development which is no longer considered appropriate. In this context, and having regard to the absence of waste water treatment facilities, it is envisaged that the village has capacity to cater for 5 additional units over the lifetime of the plan.

**14.4.4.** 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.

**14.5 OBJECTIVES**

**14.5.1.** The general objectives that apply within the development boundary of Coolagown are set out in the following table:

Objective No.	<u>Development Boundary Objective</u>
DB-01	<ul style="list-style-type: none"> <li>a) Within the development boundary of Coolagown it is an objective to encourage development of up to 5 individual dwellings in the period 2010-2020.</li> <li>b) 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> <li>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.</li> </ul>



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



# 15 Curraglass

## 15.1 VISION AND CONTEXT

The vision for Curraglass over the lifetime of the Plan is to allow for a limited amount of future growth in line with the scale of the settlement.

### Strategic Context

**15.1.1.** Curraglass abuts the Regional Route, R628, east of Conna and lies close to the Waterford border. In the overall strategy of this Plan, Curraglass is designated as a village and is within the CASP Ring Strategic Planning Area, as defined in the County Development Plan 2009.

**15.1.2.** The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport

**15.1.3.** The Cork Area Strategic Plan was updated in 2008 and specifically noted the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. In order to ensure the delivery of this CASP objective, villages like Curraglass which lie within the CASP Ring Strategic Planning Area, will need to moderate their pace of growth to 2020.

### Local Context

**15.1.4.** The general topography of the area is that of a broad fertile lowland valley. This fertile landscape lends itself to an agricultural based economy, involving intensive dairying as well as tillage, the latter providing seasonal variation. The other main source of employment in the village is the fish processing plant.

**15.1.5.** Given its location close to the Waterford border, the village is more influenced by Tallow in Co. Waterford, although it does have some connections with Conna.

**15.1.6.** The existing village has historically developed at a bridging point of a tributary of the River Bride which is located a short distance to the north. Little development has occurred over the lifetime of the last Plan period.

## 15.2 PLANNING CONSIDERATIONS

### Population and Housing

**15.2.1.** The geo-directory indicates a modest level of decline has occurred in the village over the past decade. The number of occupied houses has fallen from 20 in 2000 to 17 houses in 2010. This trend is confirmed by the Council's independent survey work.

Geo-Directory	2000	2005	2010
Curraglass	20	18	17

**15.2.2.** A serviced site development of 14 dwellings to the south of the village was permitted in the past but this has now expired and lands are now within the area shown to be at risk of flooding.

### Infrastructure and Community Facilities

**15.2.3.** The R628 passes through the village making it quite accessible and it benefits from good road connections to the N8 at Rathcormack. The main street would benefit from some traffic calming measures to improve safety and the pedestrian environment for residents.

**15.2.4.** The settlement is not served by public sewerage. The Water Services Investment Programme has identified the need to assess the requirement for treatment within a number of settlements including Curraglass (priority no 146). This review is not scheduled to commence until post 2012.

**15.2.5.** There is an existing water supply in the village delivered by a private group scheme that is considered to be adequate for the current development.

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

**15.2.7.** The village is served by a number of important local services including a national school (which has been recently extended), a public house and petrol station with convenience shop. The post office appears to have closed.

### Employment and Economic Activity

**15.2.8.** The fertile landscape lends itself to an agricultural based economy, involving intensive dairying as well as tillage, the latter providing seasonal variation. The other main source of employment in the village is a fish processing plant which has undergone some recent redevelopment and is an important local industry.

### Environment & Heritage

**15.2.9.** There are two Scheduled Monuments recorded within the development boundary, a possible deserted medieval settlement (CO046-073) and a vernacular house (CO046-012). These are protected under national legislation and policies contained within the County Development Plan 2009.

**15.2.10.** As detailed in the Draft Landscape Strategy 2008 Curraglass is located in an area of the county where the landscape is deemed to be of medium value (fertile agricultural landscape along the valley of the River Bride), medium landscape sensitivity and of local importance. The village is located within Landscape Type 6c: Broad Fertile Lowland Valleys. The Draft Landscape Strategy recommends preserving the existing character and setting of the village by preventing large-scale development.

## 15.3 PROBLEMS AND OPPORTUNITIES

**15.3.1.** Within the context of the flood risk and the lack of public sewage facilities it is considered that Curraglass has very limited capacity for additional growth.

## 15.4 PLANNING PROPOSALS

**15.4.1.** Over the lifetime of this plan it is considered that the village could support the development of up to three dwellings in the period 2010-2020.

**15.4.2.** Additional community facilities are required and it is considered that lands identified for open space adjoining the stream could facilitate such a use and concurrently provide passive surveillance of the amenity area.

**15.4.3.** 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.

**15.5 OBJECTIVES**

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

Objective No.	Development Boundary Objective
DB-01	<p>a) Within the development boundary of Curraglass it is an objective to encourage the development of up to three individual dwellings in the period 2010-2020.</p> <p>b) 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 and on the Blackwater River Special Area of Conservation.</p> <p>c) 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>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) The flood risk assessment has identified parts of this settlement as being at risk of flooding. Any development proposals within this settlement 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. Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact</p>

Objective No.	Development Boundary Objective
	<p>Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>f) There are two Scheduled Monuments recorded within the development boundary, a possible deserted medieval settlement (CO046-073) and a vernacular house (CO046-012). These are protected under national legislation and policies contained within the County Development Plan 2009. The Deserted Medieval village occurred to the west of Curraglass village, the exact location and extent of the settlement is not known. Account will need to be taken of this in formulation of any proposals for development in this area.</p>

**Community**

15.5.2. The specific Community zoning objective for Curraglass is set out in the following table:

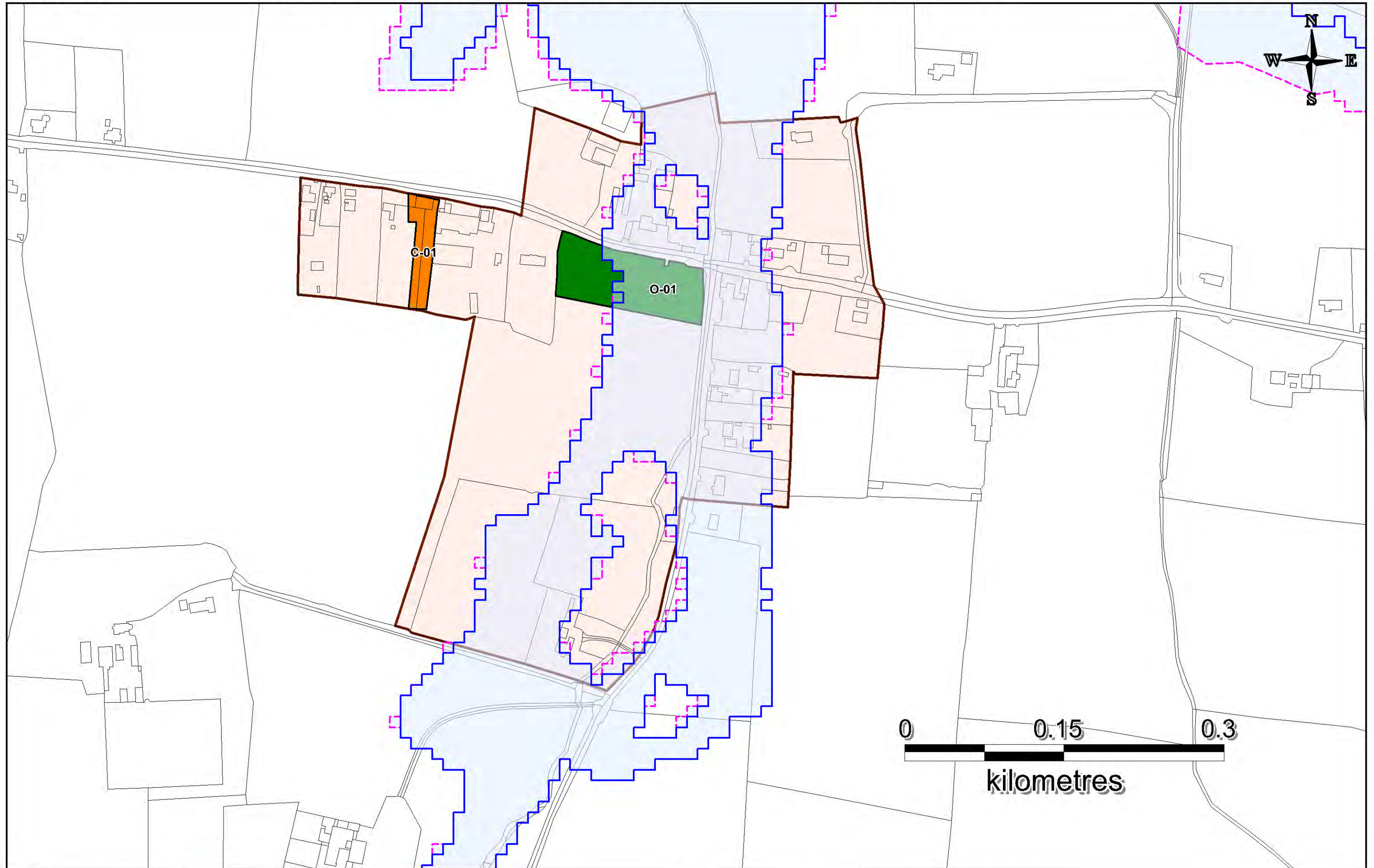
Objective No.	Community Objective	Approx. Area (Ha)
C-01	Lands for primary school and associated facilities.	0.21

**Open Space**

15.5.3. The specific Open Space Use zoning objective for Curraglass is set out in the following table:

Objective No.	Open Space Objective	Approx. Area (Ha)
O-01	<p>Lands for open space to facilitate picnic/amenity area and with option for community building.</p> <p>Parts of this site are at risk of flooding. Any development</p>	0.76

Objective No.	Open Space Objective	Approx. Area (Ha)
	proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Glenahulla

## 16.1 VISION AND CONTEXT

The vision for Glenahulla over the lifetime of the Plan is to provide a limited amount of future growth and provide for limited small-scale employment opportunities in line with the scale of the settlement and the limited service availability.

### Strategic Context

#### Role In Settlement Strategy

**16.1.1.** The National Secondary Route, N73 dissects the settlement of Glennahulla, circa 6km west of Mitchelstown. In the overall strategy of this Plan, Glenahulla is designated as a village and is within the North Strategic Planning Area, as defined in the County Development Plan 2009.

**16.1.2.** The general objective for villages is to encourage and facilitate population growth and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

#### Local Context

**16.1.3.** The village is very small comprising a national school, petrol station with shop, pub and handful of houses which have developed around a cross-roads south of the Funshion River on the N72. Little development has occurred over the lifetime of the last Plan and the national route location impacts on the amenities of the settlement.

## 16.2 PLANNING CONSIDERATIONS

### Population and Housing

**16.2.1.** The geo-directory indicates some fluctuation in population levels over the past decade, with growth slightly up on 2000 figures. The number of houses has risen from 19 in 2000 to 21 houses in 2010. The overall trend is confirmed by the Council's independent survey work.

Geo-Directory	2000	2005	2010
Glenahulla	19	24	21

**16.2.2.** Recent development comprises individual dwellings. There has been permission for two schemes both containing a mix of housing and serviced sites, totalling 54 units but these have not been constructed to date.

### Infrastructure and Community Facilities

**16.2.3.** The village does not have any public waste water treatment facilities. The Water Services Investment Programme has identified the need to assess the requirement for treatment facilities within a number of settlements including Glenahulla (priority no 146). This review is not scheduled to commence until post 2012.

**16.2.4.** The existing water supply has capacity for a modest amount of small-scale development, however, it will require upgrading in the long-term. The provision of a new scheme is being identified that will serve Glanworth, Kilworth and Glenahulla.

**16.2.5.** Traffic calming measures are essential, particularly in light of the recently completed extension to the national school, which fronts onto the N73. The convenience shop and petrol station also front the N72.

**16.2.6.** Lack of community facilities is viewed as another deterrent to development. However, there appears to be some interdependence between Glennahulla and Ballindangan in this respect. The old Church associated with the settlement is situated north of the crossroads, in Marshalstown.

### Environment & Heritage

**16.2.7.** There are a number of Scheduled Monuments within and adjacent to the development boundary including a ringfort, moated site and fulacht fia. These are protected under national legislation and subject to further protection under policies contained in the County Development Plan 2009.

**16.2.8.** As detailed in the Draft Landscape Strategy 2008 Glenahulla is located in an area of the county where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**16.2.9.** It should be noted that the biological quality and phosphorus levels of this section of the River Funshion are an issue in the receiving waters for this settlement.

## 16.3 PROBLEMS AND OPPORTUNITIES

**16.3.1.** Glenahulla is a small settlement with very basic facilities and its location on the N72 detracts from the amenities of the village. The village also lacks water services infrastructure.

**16.3.2.** The development boundary for the village identified in the 2005 Local Area Plan was very extensive and is no longer considered appropriate or sustainable having regard to the scale, location and character of the existing settlement and the provisions of recent government guidance on Sustainable Residential Development in Urban Areas.

## 16.4 PLANNING PROPOSALS

**16.4.1.** Although located only a short distance from Mitchelstown, the village has not attracted any significant development during the last plan period. While planning permission has been granted for an additional 54 units this scale of development represents a density and form of development which is no longer appropriate given the scale of the existing settlement and the limited facilities available.

**16.4.2.** Having regard to the absence of mains sewerage it is considered that the village could support the development of up to 5 dwellings in the period 2010-2020.

**16.4.3.** Land has been reserved to facilitate future school expansion or the provision of ancillary education related facilities on site.

**16.4.4.** 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.

## 16.5 OBJECTIVES

**16.5.1.** The general objectives that apply within the development boundary of Glenahulla are set out in the following table:

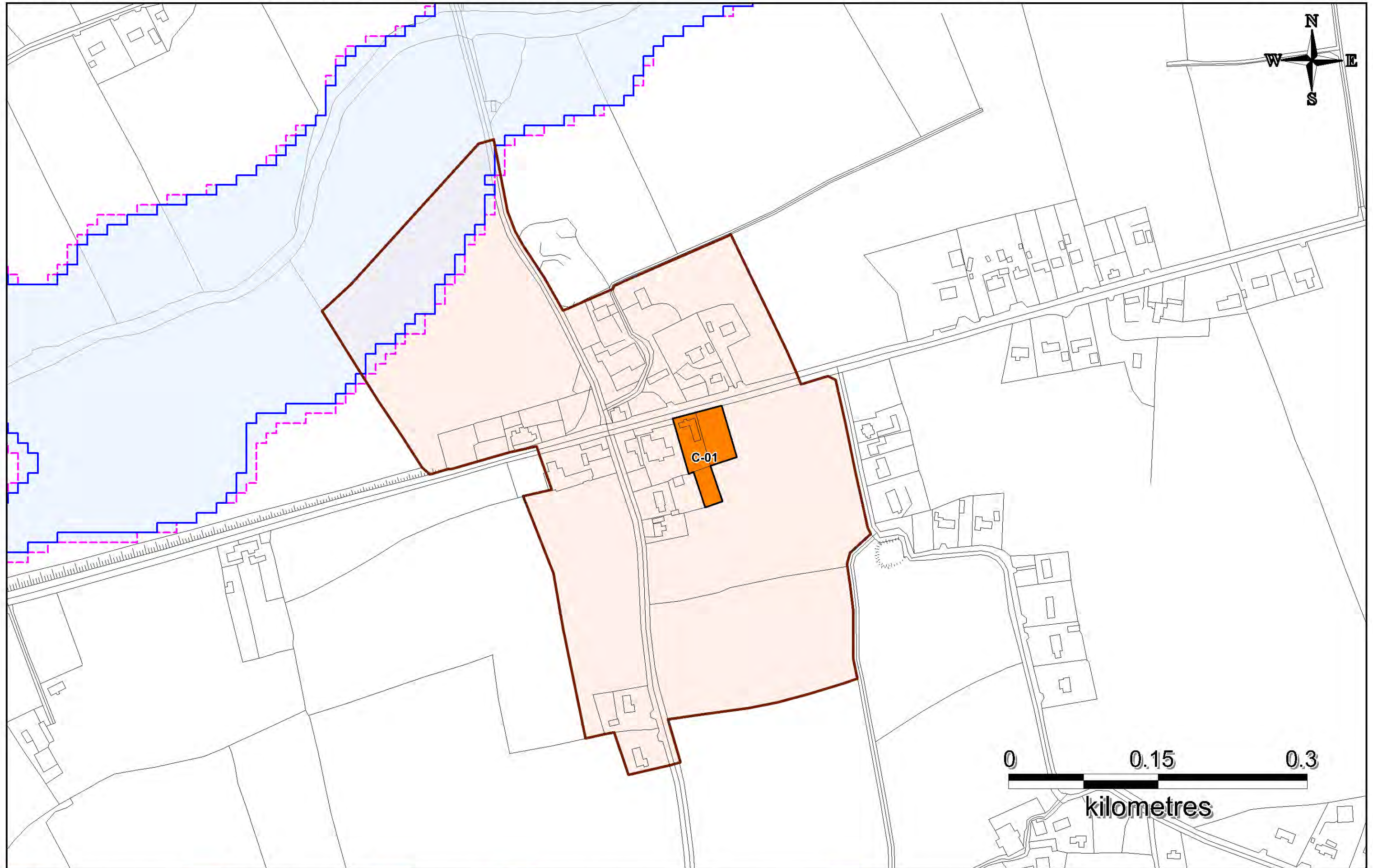
Objective No.	Development Boundary Objective
DB-01	a) Within the development boundary of Glenahulla it is an objective to encourage the development of up to 5 houses in the period 2010-2020. b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water

Objective No.	<u>Development Boundary Objective</u>
	<p>supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>c) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Community**

16.5.2. The specific community zoning objective for Glenahulla is set out in the following table:

Objective No.	<u>Community Facilities Objective</u>	Approx. Area (Ha)
C-01	Existing school and provision of education related facilities.	0.35



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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**

Aghern  
Araglin  
Ballygiblin  
Curraghalla  
Grange  
Knockanevin  
Rockmills

# 17 Aghern

**17.1.1.** In the overall strategy of this Plan, Aghern is described as a village nucleus, which has developed around a crossroads. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

**17.1.2.** The River Bride forms the landscape of the area, which comprises a low-lying fertile plain. The church and graveyard are located north of these crossroads and this part of the settlement, which is very picturesque, is accessed via an old bridge. The remainder of the settlement comprises single dwellings on all approach roads, with a pub at the crossroads.

**17.1.3.** Aghern benefits from good road connections, given its location abutting the Regional Route, R628. Conna is situated circa 2.5kms further east along this route, with Rathcormack located circa 8kms west. Over the lifetime of the last Plan there were several applications made for multiple dwellings in the vicinity of the settlement but refused on the grounds of service inadequacy and impacts on the regional road.

**17.1.4.** As detailed in the Draft Landscape Strategy 2008 Aghern is located in an area of the county where the landscape is deemed to be of medium value (fertile agricultural landscape along the valley of the River Bride), medium landscape sensitivity and of local importance. The village is located within Landscape Type 6c: Broad Fertile Lowland Valleys.

**17.1.5.** The settlement contains two structures, which are listed in the Record of Protected Structures – Aghern House and Aghern Church of Ireland Church. There are also several structures listed on the Record of Monuments and Places (RMP) and given protection under national legislation and policies contained in the County Development Plan 2009. These include a castle, country house, mill and church.

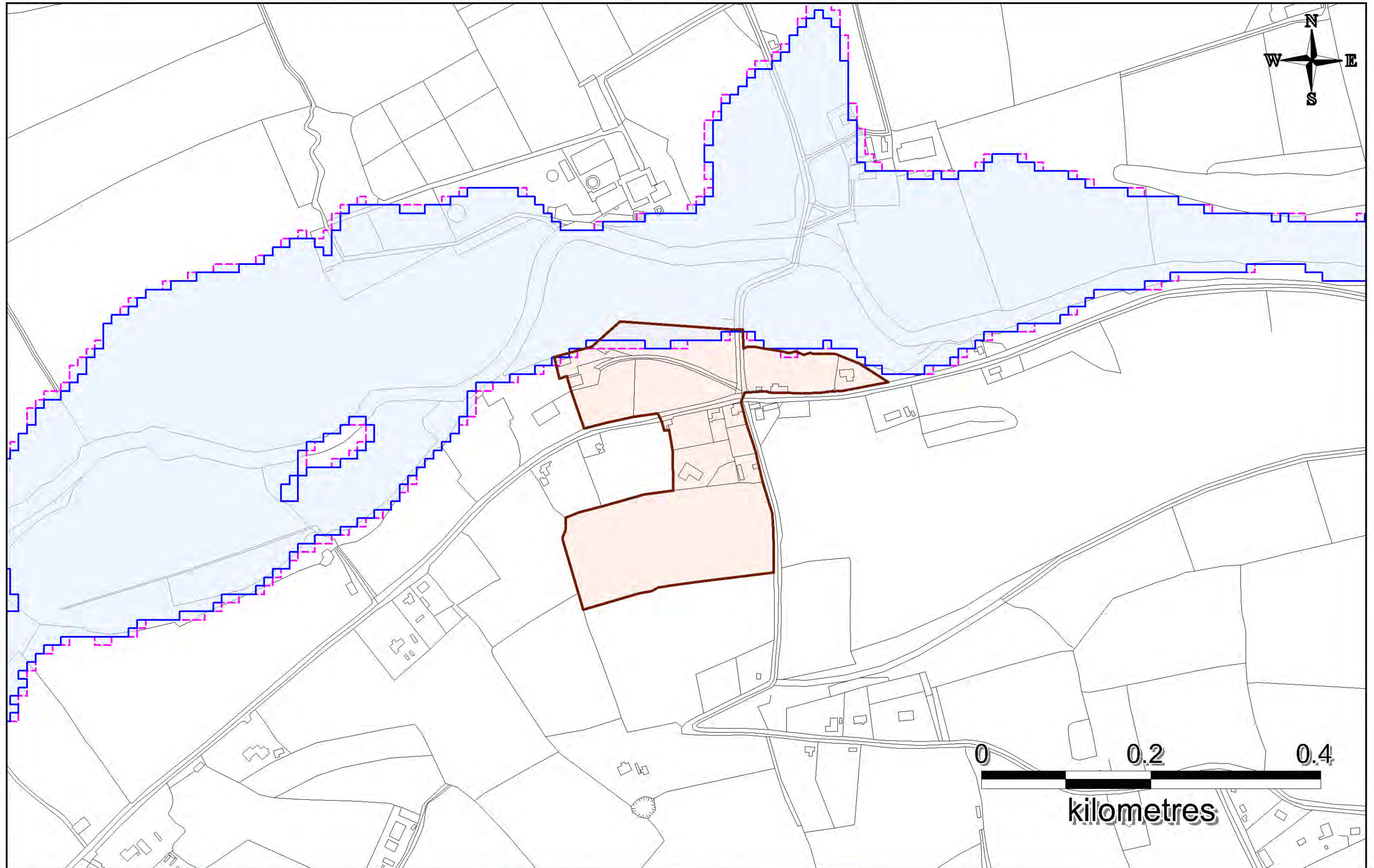
**17.1.6.** The settlement is not served by public infrastructure such as water and sewerage and it is unlikely that such services will be available during the Plan period. There is a private group water scheme in operation, which serves the general area. Any further proliferation of one-off dwellings along the R628, is undesirable and will be discouraged by the Council.

**17.1.7.** Parts of Aghern have been identified as being at risk of flooding. The affected area is minor and is to the north of the village as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas 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.

Objective No.	Development Boundary Objectives
DB-01	<ul style="list-style-type: none"> <li>a) Within the development boundary of Aghern it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</li> <li>b) 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 impacts on the Blackwater River Special Area of Conservation.</li> <li>c) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</li> </ul>





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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  |                                      |

except where it leads to the organic extension to the existing historic development pattern and lends itself to a compact nucleus form.

## 18 Araglin

**18.1.1.** In the overall strategy of this Plan, Araglin is described as a village nucleus, which has developed around a crossroads and is located in the North Cork Strategic Planning Area. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

**18.1.2.** Araglin is situated in an attractive rural setting, adjoining the Waterford border. This attractive setting can be attributed to its location adjacent to the Araglin River. Its designation as a Scenic Landscape in the County Development Plan 2009 is indicative of the need to protect the visual amenity of this area.

**18.1.3.** The settlement of Araglin is very dispersed. The post office and creamery are situated adjacent to the Waterford boundary. The church is located circa 2.5kms east of this part of the settlement, with the school located an additional 1.5km further east. A bring site is located adjacent to the church.

**18.1.4.** There are no public water or sewerage schemes serving the settlement and it is unlikely that such services will be available during the Plan period.

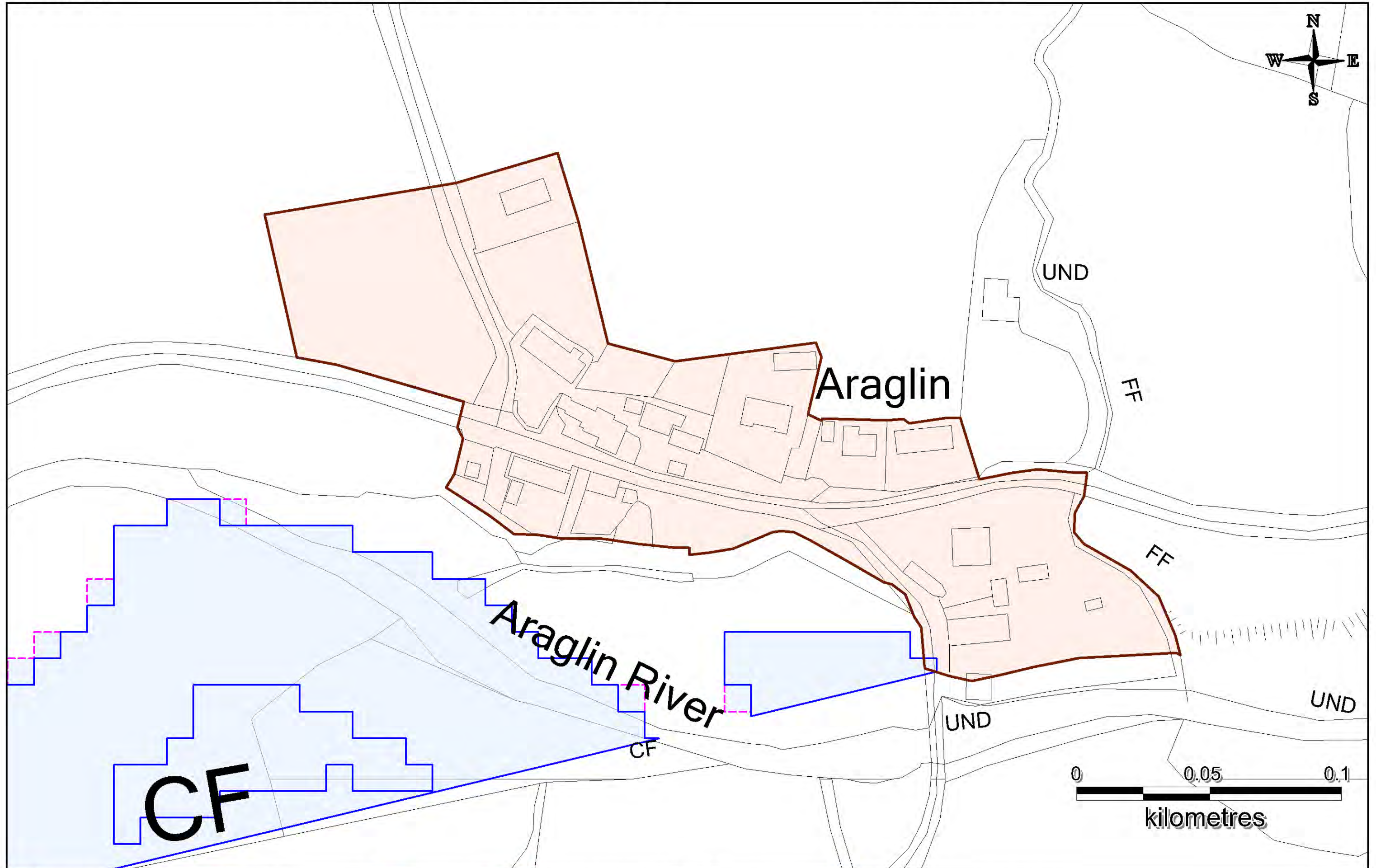
**18.1.5.** As detailed in the Draft Landscape Strategy 2008 Araglin is located in an area of the county where the landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**18.1.6.** It should be noted that the biological quality of this section of the River Araglin is an issue in the receiving waters for this settlement.

**18.1.7.** During the last Plan period there has been one large development scheme permitted for 2 retail units with 2 apartments overhead, 6 serviced sites, 10 semi-detached units and 3 terraced units. This has not been developed to date. While opportunity remains to implement this permission it is considered that this scale of development would be inappropriate given the scale of the receiving environment. The incremental growth of the settlement in the form of limited individual housing to meet the indigenous population is deemed the most appropriate strategy for the village nucleus.

**18.1.8.** It is the policy of the Council to protect the existing amenities in the area and to discourage the proliferation of one-off dwellings,

Objective No.	<u>Development Boundary Objective</u>
DB-01	a) Within the development boundary of Araglin it is an objective to encourage the development of up to three individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.  b) 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 and on the Araglin River which forms part of the Blackwater River Special Area of Conservation.  c) This village is situated on the Araglin River which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Development proposals within the village may require the provision of an ecological impact assessment (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.



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

## 19 Ballygiblin

	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.
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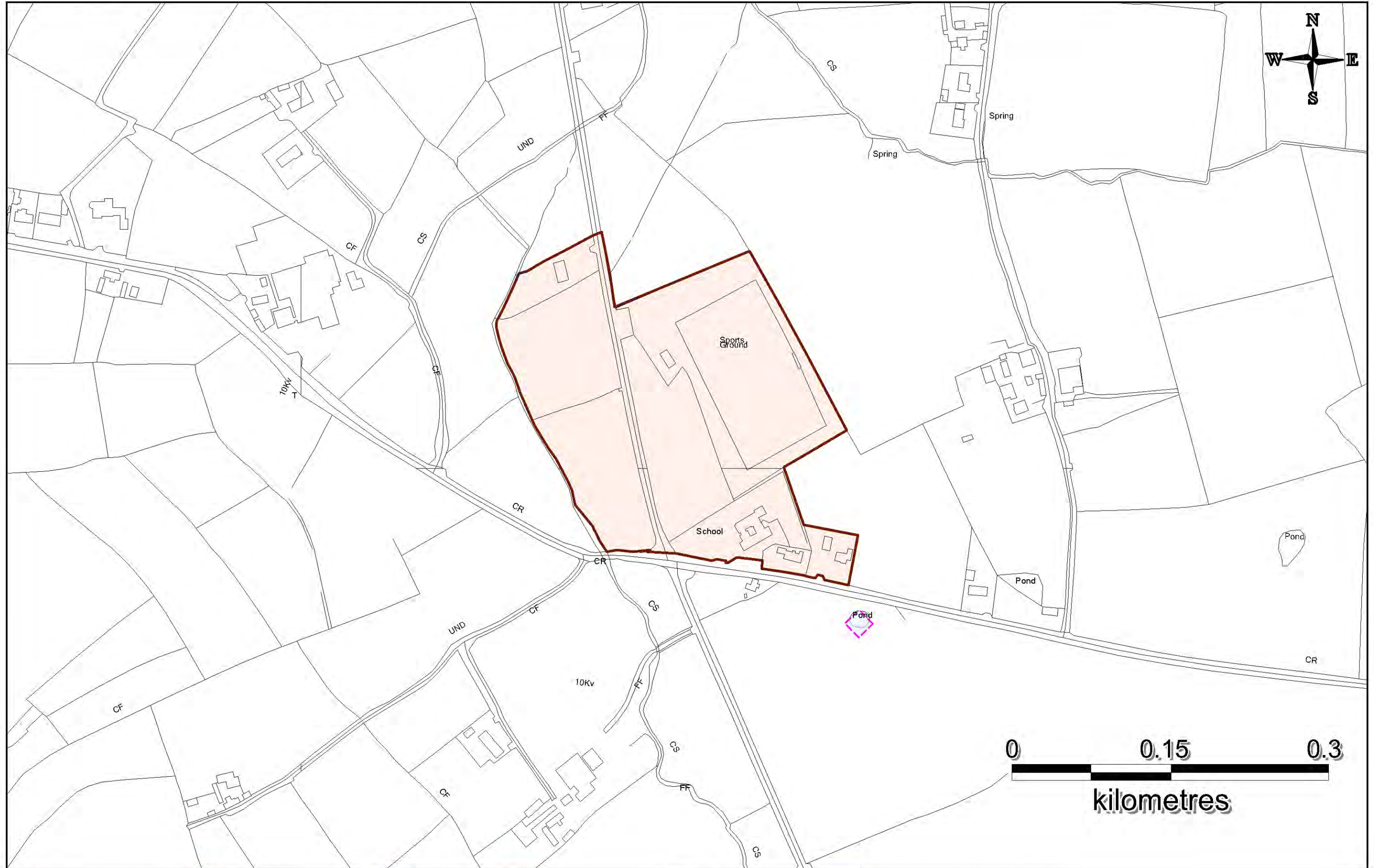
**19.1.1.** In the overall strategy of this Plan, Ballygiblin is described as a village nucleus, which has developed around a crossroads and is located in the North Cork Strategic Planning Area. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

**19.1.2.** Ballygiblin is situated circa 5km east of Mitchelstown and enjoys panoramic views of the Galtee Mountains. The settlement is dispersed in nature and contains a limited number of local services. The national school serving the area is situated at the crossroads with the Regional Route, R665. The community centre is located in the former schoolhouse adjacent to school. Ballygiblin Church is located south of this junction along the county road network.

**19.1.3.** As detailed in the Draft Landscape Strategy 2008 Ballygiblin is located in an area of the county where the landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**19.1.4.** The area is served by public water from the Mitchelstown North Galtees Scheme but does not have a waste water disposal system. There is an existing proliferation of one-off dwellings in the general area and the Council will discourage further development of this type, except on infill sites.

Objective No.	<u>Development Boundary Objective</u>
DB-01	<p>a) Within the development boundary of Ballygiblin it is an objective to encourage the development of up to four individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</p> <p>b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water</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  |                                      |

## 20 Curraghalla

	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.
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**20.1.1.** In the overall strategy of this Plan, Curraghalla is described as a village nucleus, which has developed around a crossroads and is located in the North Cork Strategic Planning Area. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

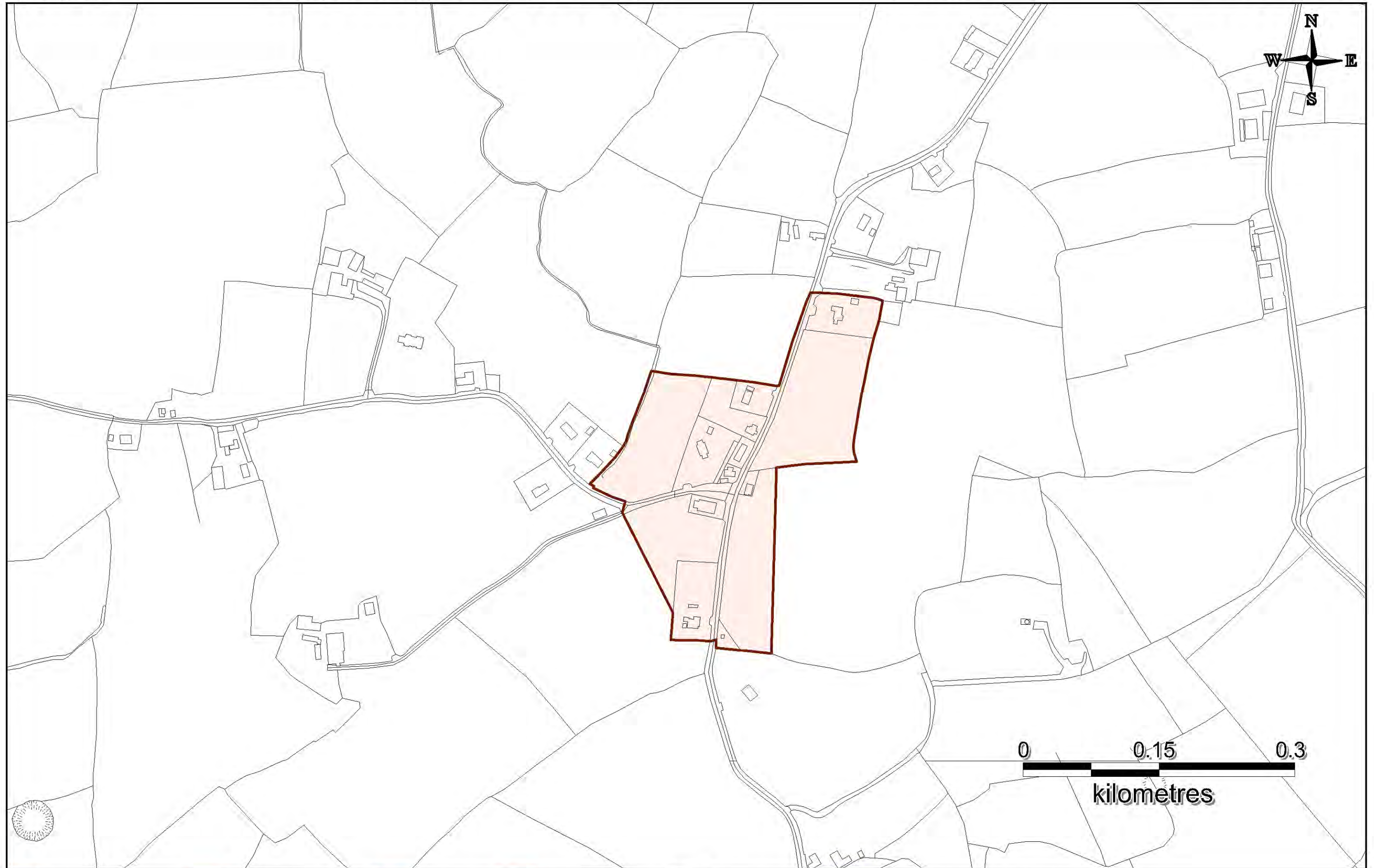
**20.1.2.** Curraghalla is located circa 6km south of Mitchelstown and commands panoramic views of the Galtee Mountains. There has been very limited development during the last Plan period.

**20.1.3.** While the Church and school are the focal points of the settlement, the predominant pattern of development in the area is that of sporadic individual houses. There may be some scope for small scale development between the school and church on either side of the road but any such development should not detract from the rural character of the area and should be appropriately designed and sited.

**20.1.4.** As detailed in the Draft Landscape Strategy 2008 Curraghalla is located in an area of the county where the landscape is deemed to be of very high value (picturesque with scenic routes and natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**20.1.5.** The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

Objective No.	<u>Development Boundary Objective</u>
DB-01	<p>a) Within the development boundary of Curraghalla it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</p> <p>b) 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.</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 Grange

**21.1.1.** In the overall strategy of this Plan, Grange is described as a village nucleus, which has developed around a crossroads and is located in the CASP Ring Strategic Planning Area. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

**21.1.2.** The settlement is located circa 2km north west of Fermoy on the main Glanworth road, (the Regional Route R512) and within the Green Belt area of Fermoy town.

**21.1.3.** The main settlement area contains some houses and a school. There are opportunities for new development on infill sites between established houses and also around the cross roads and adjoining county road.

**21.1.4.** Any development must be sympathetic to the character of the settlement and consist of single houses or individual serviced sites within the village. Ribbon development on the approach roads will be discouraged.

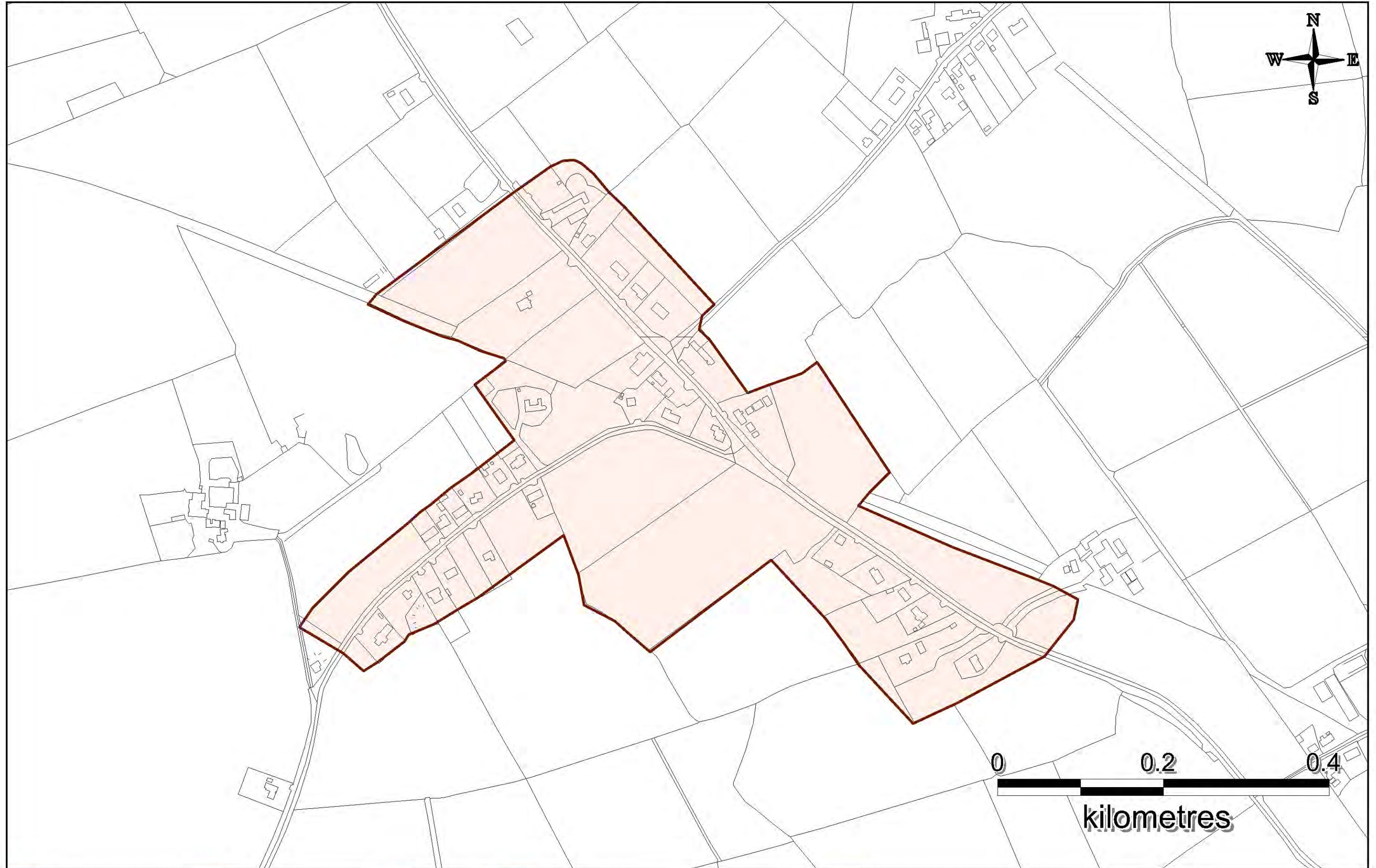
**21.1.5.** As detailed in the Draft Landscape Strategy 2008, Grange is located within an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**21.1.6.** The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

Objective No.	<u>Development Boundary Objective</u>
	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 Blackwater River Special Area of Conservation.

Objective No.	<u>Development Boundary Objective</u>
DB-01	a) Within the development boundary of Grange it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. b) Each dwelling unit shall be served by a





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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 Knockanevin

**22.1.1.** In the overall strategy of this Plan, Knockanevin is described as a village nucleus, which has developed around a crossroads and is located in the North Cork Strategic Planning Area. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

**22.1.2.** The settlement is located circa 8km north west of Mitchelstown, at the foothills of Darragh Hills, abutting the Limerick border. It is very isolated in relation to other settlements within the network of the Electoral Area and does not appear to have been subject to any applications for development over the last Plan period. The landscape is very elevated, within a wooded valley with steep slopes prevalent, thus limiting development potential.

**22.1.3.** The village is presently unconsolidated and limited opportunities exist for infill development. The church, which is on the record of protected structures, is the focal point of the settlement while the school, which is situated south of it, is closed and appears dilapidated.

**22.1.4.** The predominant pattern of development is that of sporadic individual houses. Any further development proposed for Knockanevin shall reflect the scale and nature of existing dwellings in the vicinity. The general topography of the area is quite elevated and prospective applicants should take cognisance of this in the design of dwellings, prior to lodging a planning application.

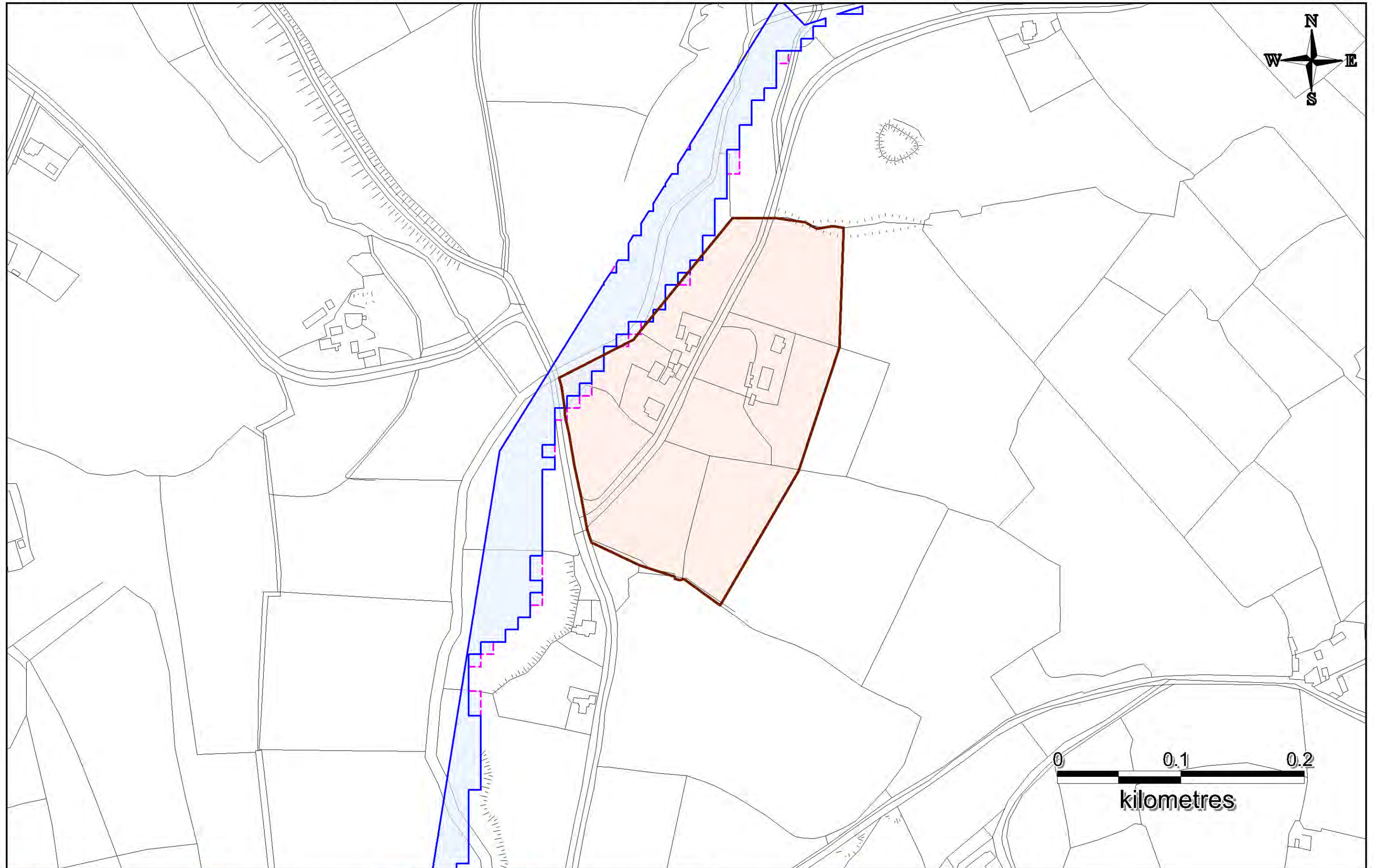
**22.1.5.** As detailed in the Draft Landscape Strategy 2008, Knockanevin is located within an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**22.1.6.** The area is served by a limited public water supply but there is no public waste water disposal system.

**22.1.7.** Parts of Knockanevin have been identified as being at risk of flooding. The affected area is located at a crossroads to the west of the village as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan that development is avoided in areas 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.

Objective No.	Development Boundary Objective
DB-01	<ul style="list-style-type: none"> <li>a) Within the development boundary of Knockanevin it is an objective to encourage the development of up to three individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</li> <li>b) 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> <li>c) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</li> </ul>



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

## 23 Rockmills

**23.1.1.** In the overall strategy of this Plan, Rockmills is described as a village nucleus, which has developed around a crossroads and is located in the North Cork Strategic Planning Area. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

**23.1.2.** The settlement is located circa 4km south of Kildorrery on the Regional Route R512, the settlement is well contained within the existing speed limit zone and does not sprawl onto the approach roads.

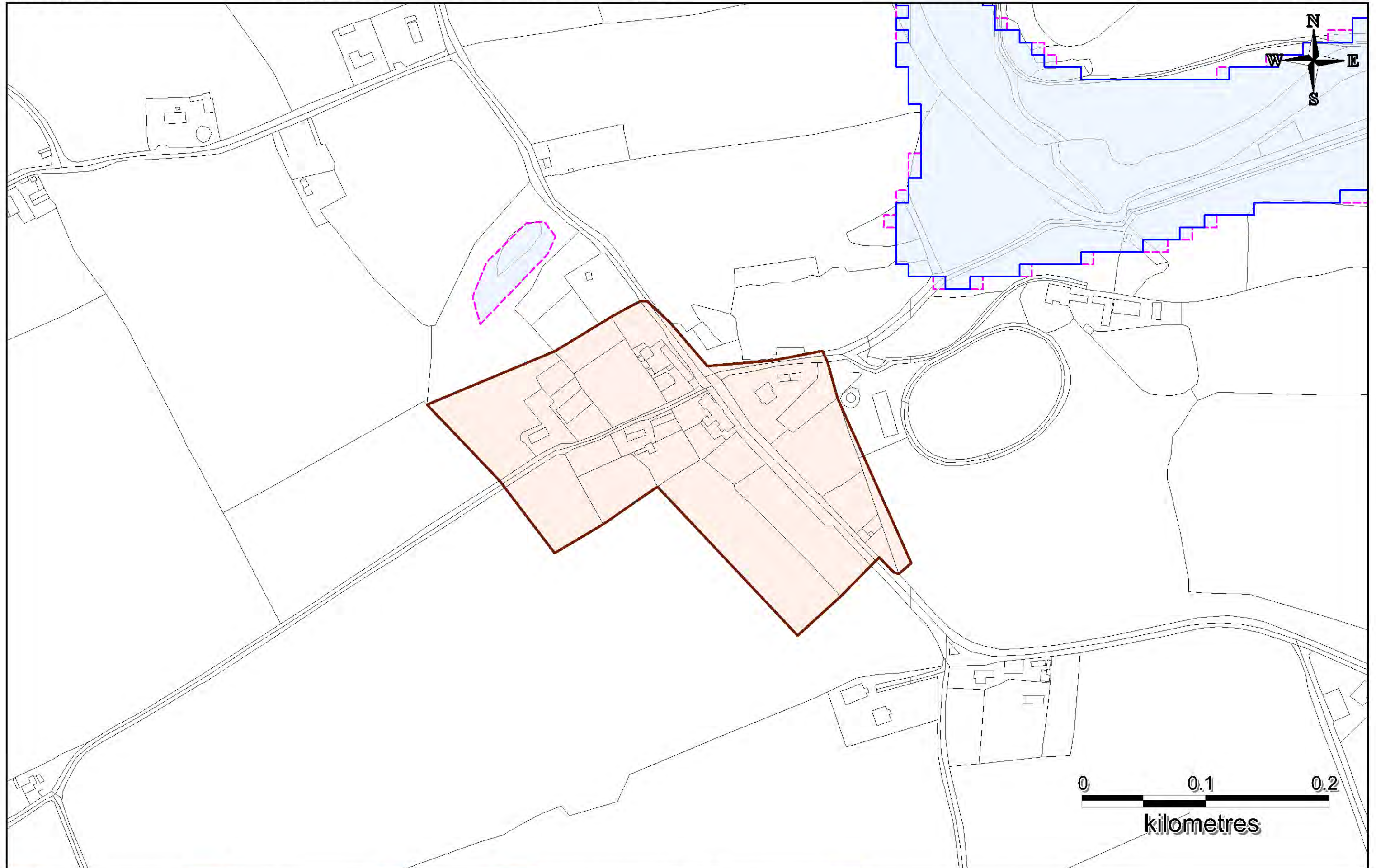
**23.1.3.** The main settlement area contains some houses, a cemetery and a stud farm. There are opportunities for some infill development adjacent to the existing 2-storey vernacular stock and through the restoration and renovation of vacant and derelict sites.

**23.1.4.** As detailed in the Draft Landscape Strategy 2008, Rockmills is located within an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*. The village is located within Landscape Type 5: Fertile Plain with Moorland Ridge.

**23.1.5.** The area is served by public water from Kildorrery Distribution Main but does not have a sewage disposal system.

Objective No.	<u>Development Boundary Objective</u>
	assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.

Objective No.	<u>Development Boundary Objective</u>
DB-01	a) Within the development boundary of Rockmills it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.  b) 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



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







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