

SKIBBEREEN ELECTORAL AREA LOCAL AREA PLAN



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1

Volume 1

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Cork County Council
Planning Policy Unit



Skibbereen Electoral Area Local Area Plan

2nd Edition

This second edition of the Local Area Plan includes:

SCHEDULE

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

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

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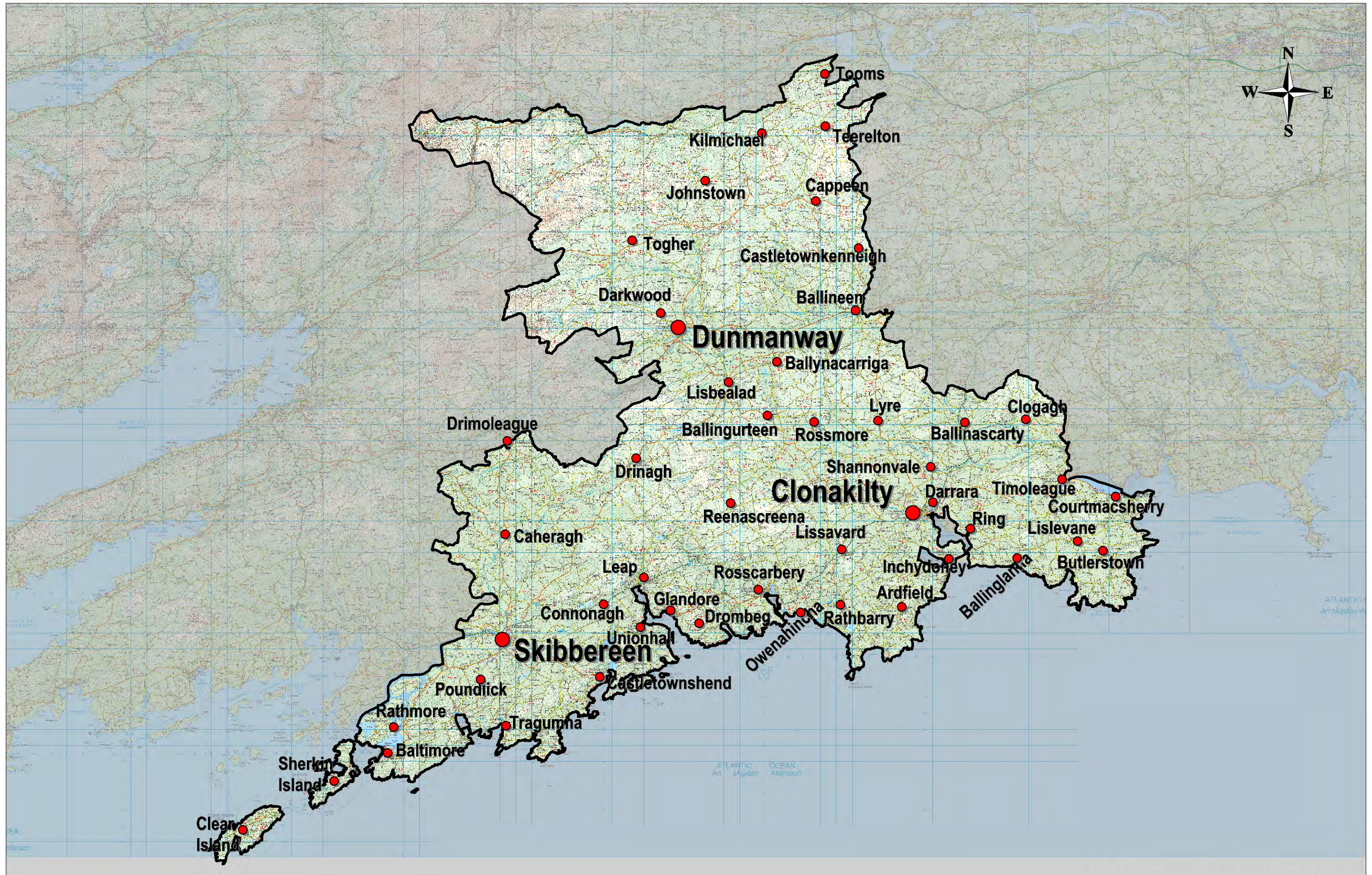
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Skibbereen Electoral Area Local Area Plan 2011



Skibbereen Electoral Area

Section 1 Introduction to the Skibbereen Electoral Area Local Area Plan

1.1 Introduction

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

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

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of the review of the plan can be deferred for up to a maximum of 10 years from the date on which the plan was originally made.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

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

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

- The assessment and management of flood risks in relation to planned future development and the inclusion of 'Indicative Flood Extent Maps' for the settlements of this electoral area.

- Residential Zonings in villages have been discontinued and replaced with objectives in each village which set out the total number of new dwellings likely to be built in the village during the lifetime of the plan and give guidance on the size, and in some cases location, of individual developments.
- The introduction of 'Business Use' zonings which will replace the former 'commercial' category based on a wider set of definitions.
- Zoned areas in the 2005 Local Area Plan that have been developed are now shown as part of the 'existing built up area' and the principle of 'established uses' has been discontinued.
- The Local Area Plans have been subjected to 'Strategic Environmental Assessment' and 'Appropriate Assessment' screening.

1.2 The Form and Content of the Plan

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

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

1.2.2. Volume 2 includes three sections, these are:

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

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

1.2.4. In addition the plan was also screened to determine whether or not its implementation would give rise to any significant negative effects on 'Natura 2000' sites. The results of these assessments are contained in the Natura Impact Reports and the recommendations arising from the 'Appropriate Assessment' were incorporated into this plan.

1.3 Purpose of the Plan

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

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

1.3.2. In addition, local area plans must also:

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

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

1.4 The Process That Has Been Followed

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

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

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

Public Consultation

1.4.3. Following a wide ranging and detailed public consultation exercise at the preliminary stage of this process (which included the publication of an 'outline strategy' for the electoral area) the Skibbereen 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 60 submissions from the public during the consultation period on the Draft Skibbereen Electoral Area Local Area Plan, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plans. Following this, the proposed amendments, 811 in total (of which 110 were in the Skibbereen Electoral Area), were published for consultation between 21st April & 18th May 2011.

1.4.5. There were a total of 8 submissions received during the public consultation period on the proposed amendments to the Draft Skibbereen Electoral Area Local Area Plan. Following this, a Managers Report was published on the 15th of June on the issues raised by the submissions on the proposed amendments.

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

1.5 Overall Approach

Role of the County Development Plan 2009

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

1.5.2. A variation to the County Development Plan has been adopted to ensure that the policies and objectives contained in the ten Electoral Area Local Area Plans are consistent with the objectives of the County Development Plan and to strengthen or amend the objectives of the County Development Plan where necessary. The

Variation includes changes to chapters 2, 3, 4, 5, 6, 8 & 9 of the County Development Plan and includes the changes which have resulted from the introduction of a "Core Strategy" in accordance with the requirements of the Planning and Development (Amendment) Act 2010.

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

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

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

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

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

Tables 2.5-2.7 and Tables 2.10-2.13 of the County Development Plan.

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

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

Settlement Network

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

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

- **3 Main Settlements** comprising Clonakilty, Dunmanway and Skibbereen.
- **8 Key Villages** comprising Ballineen / Enniskeane, Baltimore, Courtmacsherry, Drimoleague, Leap, Rosscarberry, Timoleague and Union Hall.
- **2 West Cork Island Communities** comprising Oileán Chléire and Sherkin Islands.
- **19 Villages** comprising Ardfield, Ballynacarriga, Ballinascarthy, Ballingurteen, Butlerstown, Cappeen, Castletownkenneigh, Castletownshend, Clogagh, Drinagh, Glandore, Kilmichael, Lissavard, Rathbarry

(Castlefrefreke), Reenascreena, Ring, Rossmore, Shannonvale and Teerelton.

- **8 Village Nuclei** comprising Caheragh, Connonagh, Drombeg, Johnstown, Lisleavane, Lyre, Rathmore and Togher.
- **8 Other Locations** comprising Ballinglanna, Darkwood, Darrara Rural Model Village, Inchdoney, Lisbealad, Ownahinchy, Poundlick and Tragumna.

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. The 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.), health facilities, schools, social and community facilities and wealth of supporting infrastructure. Across the County as whole, the 2006 census recorded that over 25% of the population lived in the main towns. In addition, many people who live in villages, smaller settlements or rural areas rely on the main towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc).

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

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

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

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

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

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

Key Villages, West Cork Island Communities, Villages & Smaller Settlements

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

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

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

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

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

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

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

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

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

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

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

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

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

1.5.29. In order to address these concerns and to give effect to the s28 Guidelines, this plan includes a number of key elements in its approach to setting out planning policies for villages. The first of these is that, wherever possible, the plan sets out a development boundary for each village or smaller settlement. The definition set out in objective 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"

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

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

1.5.31. In summary, this plan does not create an 'automatic' presumption in favour of development anywhere within the development boundary. Rather, to be successful in securing the grant of planning permission, proposals need to adhere to the objectives of the plan especially those regarding the overall number of dwellings to be built in the settlement during the lifetime of the plan, the maximum size of an individual development and, where indicated, the preferred

locations for the type of development, in addition to other relevant planning and sustainable development considerations.

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

'De-Zoning'

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

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

1.6.3. In this plan the approach has been:

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

1.6.4. Where the supply of zoned land from the previous plan still significantly exceeded the likely future requirement the possibility of

using the land for another purpose consistent with the plan or phasing, or sequencing development so that excessive demands for servicing infrastructure are avoided, has been examined in order to keep any de-zoning to a minimum.

Transitional Issues Affecting Development

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

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

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

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

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

Zoning Definitions

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

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

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

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

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

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

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

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

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

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

Housing Density

1.6.17. The County Development Plan 2014 introduced significant changes to the County’s policy on residential densities. These policies respect the Governments wish to deliver a sound return on

infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

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

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

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

Masterplans

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

1.7 Infrastructure and Community Facilities

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

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

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

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

1.8 Flood Risks

Overall Approach

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

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

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

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

1.8.5. In this plan the approach is to:

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

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

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

- Draft River Lee Catchment Flood Risk Assessment and Management Study (Lee CFRAMS) commissioned and published by the Office of Public Works. The CFRAM study for the River Lee catchment is one of three such studies being

carried out as 'pilots' for a national programme of similar studies to be implemented over the coming years. The methodology of the CFRAM Study is based on 'best international practice' for the assessment and management of flood risks and includes data for the fluvial and tidal flood risks in the catchment. At the time of publication this study remains at 'Draft Stage'.

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

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

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

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

commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.

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

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

Flood Risks and 'Zoning'

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

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

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

that will be appropriate at the project stage to determine the level of flood risk in relation to the site.

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

Applications for Planning Permission in Areas at Risk of Flooding

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

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

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

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

1.8.19. Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council

have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.

The first stage in the assessment process will include:

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

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

1.8.21. Where the site does not benefit from a specific zoning objective in this plan and there are significant residual flood risks to

the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:

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

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

FD 1-2	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 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.
FD 1-3	In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.

Development in Flood Risk Areas	
FD 1-4	It is an objective of this plan to ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.8.19 of this plan.
FD 1-5	Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FD 1-4 that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.
FD 1-6	<p>Where the site specific flood risk assessment required under FD 1-4 shows that there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:</p> <ul style="list-style-type: none"> • The development is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning

	<p>guidelines, and statutory plans (including this local area plan).</p> <ul style="list-style-type: none"> • The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: <ul style="list-style-type: none"> - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; - Comprises significant previously developed and/or under-utilised lands; - Is within or adjoining the core of an established or designated urban settlement; - Will be essential in achieving compact and sustainable urban growth; and <p>There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>
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- 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.

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;

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

The Clonakilty Green Belt

1.9.12. Clonakilty town is located in an extremely attractive estuarine bay, which is surrounded by a series of interlocking hills and valleys. The seaside end of the bay has the scenic Inchydoney Island and the town is at the other end of the bay, a distance of approximately 2-3 km. The whole bay area (including Muckcross Strand) is a proposed Natural Heritage Area (pNHA), a candidate Special Area of Conservation (cSAC) and a Special Protection Area (SPA). The Fealge River and its tributaries flow into the bay from the north and west of the town and form part of the drainage system, which contributes to the periodic problem of flooding in Clonakilty. The town is surrounded on the northern, western and eastern boundaries by a series of rugged ridges, which provide a scenic backdrop to the town and strongly define the setting. The sea and the bay area form the southern boundary of the town and these areas are designated as scenic landscapes in the Cork County Development Plan 2009. The land to the west of the Clonakilty Bay and north of Inchydoney Island is located within a Scenic Landscape Area and is adjacent to the candidate Special Area of Conservation and proposed NHA. Notwithstanding these designations, the land is within the Clonakilty green belt and may be suitable for use for recreation and tourism activities (such as a water sports activity centre and integrated facilities), subject to normal planning considerations.

1.9.13. The Plan has made provision for land for residential development on the periphery of the town in the west (Miles) and the north. The town is administered by the Clonakilty Town Council and the Clonakilty Town Development Plan 2009 has a large area of land within their development boundary, which is undeveloped. There are also a number of smaller settlements within the greenbelt at Shannonvale, Ring and Inchydoney where individual housing would be encouraged. The Department of Environment, Heritage and Local Government introduced a Sustainable Affordable Housing Initiative and the Department of Agriculture, Fisheries and Food made available 14 ha of agricultural land near Darrara Church approximately 5km east of Clonakilty and very near Ring.

1.9.14. The national road between Bandon and Skibbereen (N71) passes through the town from the east to the west. As this road has a national status and is the gateway to the tourist area of West Cork, it has heavy traffic. Therefore, development should not be encouraged along this road on the eastern and western approaches to the town of Clonakilty.

1.9.15. There are a number of high peaks on the ridges that define the outer boundary of the green belt in the west and north of the town. The regional roads to Dunmanway (R599) to the north-west and the road to Ballineen-Enniskeane (R588) to the north are along the river valleys, in between the ridges that define the outer boundary of the green belt. The village of Shannonvale (approximately 1-2 km from Clonakilty) is very near the Clonakilty Technology Park and is

incorporated into the green belt. This area has additional land for individual and multiple housing developments.

1.9.16. The eastern boundary of the green belt is well defined by the visual envelope of the town, which follows the line of ridges immediately east of the Darrara Agricultural College and Ring, which end in the scenic landscape designation along the coastline. The south-western boundary also follows a series of prominent ridges which form the visual envelope of the town and joins the coastline along the scenic landscape designation. In both areas there are spectacular views overlooking Clonakilty Bay and Inchydoney Island.

1.9.17. Four areas within the Green Belt have been identified where some individual housing in a rural setting could be encouraged. These include an area directly west of the town boundary along the minor road near Connors Cross Roads. A new area has been identified to the north east along the R600 for some individual housing. In both cases some housing development has already taken place. In addition, two new areas have been identified at Ballinaffrin and Carhoo. These areas of land are subject to Objective GB 1-2.

1.9.18. While the outer boundary of the greenbelt remains unchanged the inner boundary has been adjusted in line with the new development boundary for Clonakilty town since the previous plan.

The Dunmanway Green Belt

1.9.19. The town of Dunmanway has developed on the western banks of the Bandon River valley, which runs roughly north-south through the town. The river valley has a proposed Natural Heritage Area (pNHA) designation and also has a scenic landscape designation from the Cork County Development Plan 2009. The town is surrounded on the northern, western and southern boundaries by a series of rugged ridges, which provide a scenic backdrop to the town and strongly define its setting.

1.9.20. There are a number of smaller settlements within the greenbelt at Darkwood and Lisbealad where individual housing would be encouraged.

1.9.21. The regional road (R586) passes through the town from Ballineen-Enniskeane in the east to Drimoleague and Bantry to the west. This road is a key piece of roads infrastructure for this area, and therefore, development should not be encouraged along this road on the eastern and western approaches to the town of Dunmanway.

1.9.22. There are a number of high peaks on the ridges that define the outer boundary of the green belt to the west and north of the town. The secondary road to the north-east, providing a link to the Cousane Gap and R585 (Glengarriff road) is a designated scenic route as it passes through the Bandon River valley and the housing cluster of Darkwood.

1.9.23. The regional road to Macroom (R587) also follows the Bandon River to the north and the boundary of the green belt is well defined where this road meets the river at the town water treatment works. Fairly close to the water works in the north east is the Ardachahan quarry, which is well set in a surrounding forested area. There are a number of low hills defining the north eastern boundary and these contain a number of forested and sparsely settled areas in broken lands around the hospital complex.

1.9.24. The south-eastern boundary of the green belt has been defined by the close proximity of the Lisbealad housing cluster and the high southern ridge. This area is served by the regional road to Clonakilty (R599) and would be inappropriate for new individual housing. The southern ridge has a road along the ridge line which clearly defines the town from the countryside and the boundary follows this road.

1.9.25. The southern ridges clearly form a scenic backdrop to the town and the road to Bantry has a dramatic entrance over the pass between two ridges in the south western boundary. It is important to discourage development along this approach road to the town. The western ridges have a number of peaks which clearly define the setting of the town and this rugged terrain should be retained as a scenic landscape.

1.9.26. Two areas within the Green Belt have been identified where some individual housing in a rural setting could be encouraged. There is an area directly west of the town boundary along the minor road where some housing development has already taken place. The other area is located immediately north of the hospital complex where there are a number of individual houses already constructed. These land areas are subject to Objective GB 1-2.

1.9.27. While the outer boundary of the greenbelt remains unchanged the inner boundary has been adjusted in line with the new development boundary for Dunmanway town since the previous plan.

The Skibbereen Green Belt

1.9.28. The town of Skibbereen has been developed around the Ilen River and the valley runs through the town from the north to the west and forms the estuary to the sea, which exits at Baltimore Bay. The town is set in the valley and is surrounded by a series of interlocking hills, which give definition and character to the setting of the town. There is an inner ridge in the north, which contains the water reservoir and a housing cluster. The views from this ridge to the north and east are outstanding and the valley between the ridges is well settled with agricultural land holdings and houses, deserving of retention in the green belt.

1.9.29. The built-up area of Skibbereen is administered by Skibbereen Town Council and within the development boundary there is a substantial area of undeveloped land. Most of the planned growth

of the town can be accommodated within the town boundary and some of the peripheral areas zoned in this Plan.

1.9.30. The radio mast on a high point to the west defines the edge of the green belt, which follows the line of the western ridge towards the Ilen River valley in the north. The secondary road (Marsh Road) to the north follows the Ilen river valley, which is liable to periodic flooding. The river and road meet at the Bunalaun Bridge, which is a distinctive break between the countryside and the towns setting. The town's water treatment works are also located at this junction.

1.9.31. The north-eastern boundary of the green belt is defined by the prominent ridge between the Bunalaun Bridge and water works and the national road to Clonakilty (N71). The wooded ridge that surrounds the entrance road to the town from the east is designated as a scenic landscape and the boundary of the green belt goes as far as the Derryleigh Bridge on the N71. This principle entrance to the town is generally not suitable for development.

1.9.32. The southern area of the town is well defined by the prominent series of ridges, which enclose the valleys leading to the town and separate the town from the seaside resort of Tragumna. Development of the town has extended along the Castletownshend road (R595) towards the Liss Ard Woodland and Lough Abisdealy which have high scenic and amenity value. However, limited expansion of the Liss Ard Estate for recreation and tourism related activities may be possible. The two ridges end at the intersection of the main road to Baltimore (R595) and the River Ilen estuary at Oldcourt. There may be limited potential at Oldcourt for recreation and tourism development. The approach road into the town from Baltimore is generally not suitable for development. There are recreational uses within the green belt (golf course).

1.9.33. The Ilen River estuary is a scenic landscape area that is generally unsuitable for development and this forms the western boundary of the green belt up to the radio mast.

1.9.34. Four areas within the Green Belt have been identified where some individual housing in a rural setting could be encouraged. There is an area north west of the town adjacent to the existing housing cluster where some housing development has already taken place. There is scope for further limited housing within the boundary of this area. Another area is located immediately north of the hospital complex in an area where there are a number of individual houses already constructed. Two areas have been identified to the south of Skibbereen, between the development boundary of the town environs and Poundlick. All of these lands would be subject to Objective GB 1-2. The Council will consider the upgrading of the existing public roads between Skibbereen Town and the two GB 1-2 designations to the south-west of the town near Poundlick.

1.9.35. While the outer boundary of the greenbelt remains unchanged the inner boundary has been adjusted in line with the new development boundary for Skibbereen town since the previous plan.

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.

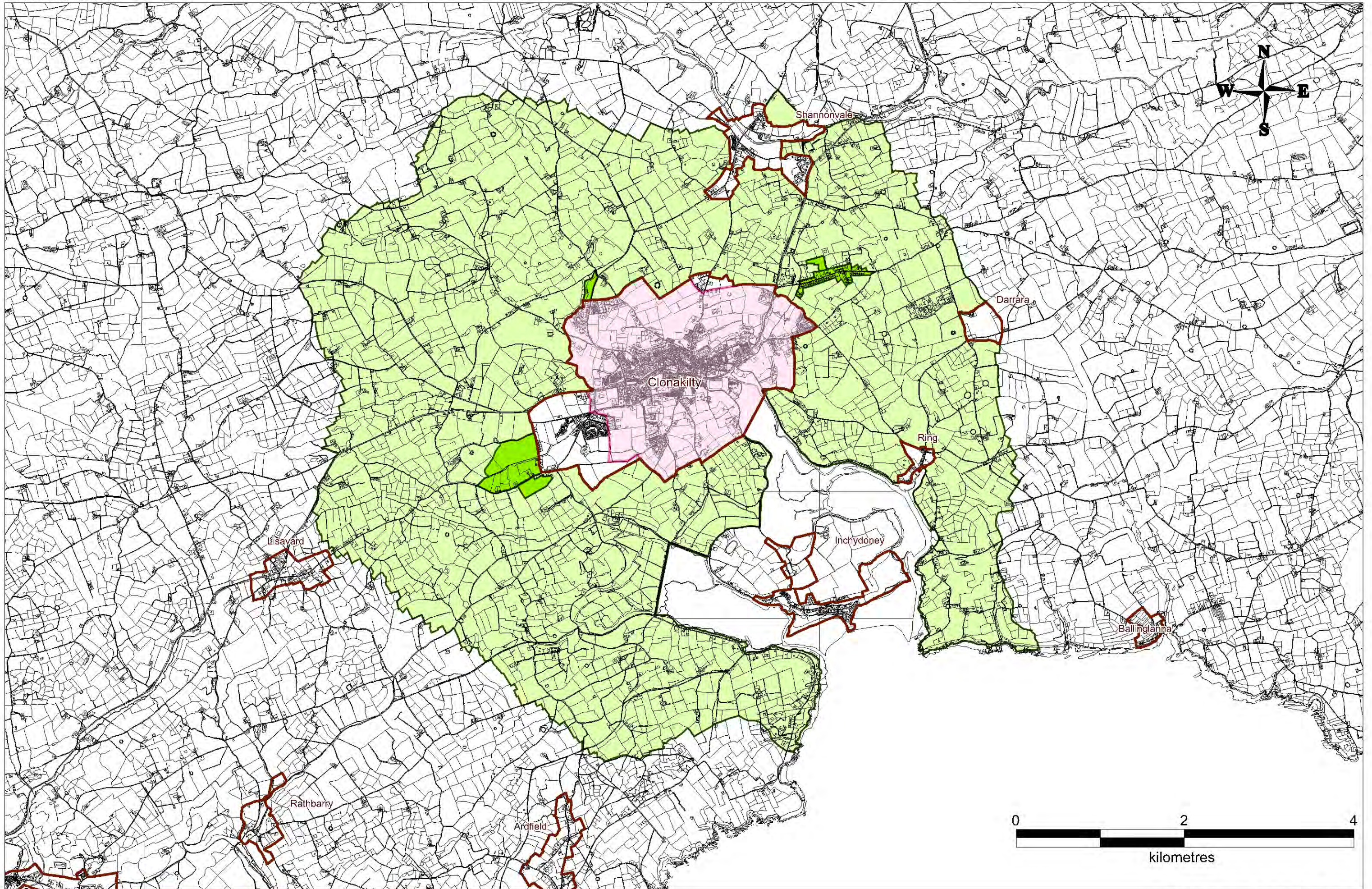
1.10.2. The European Community issued the Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

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.

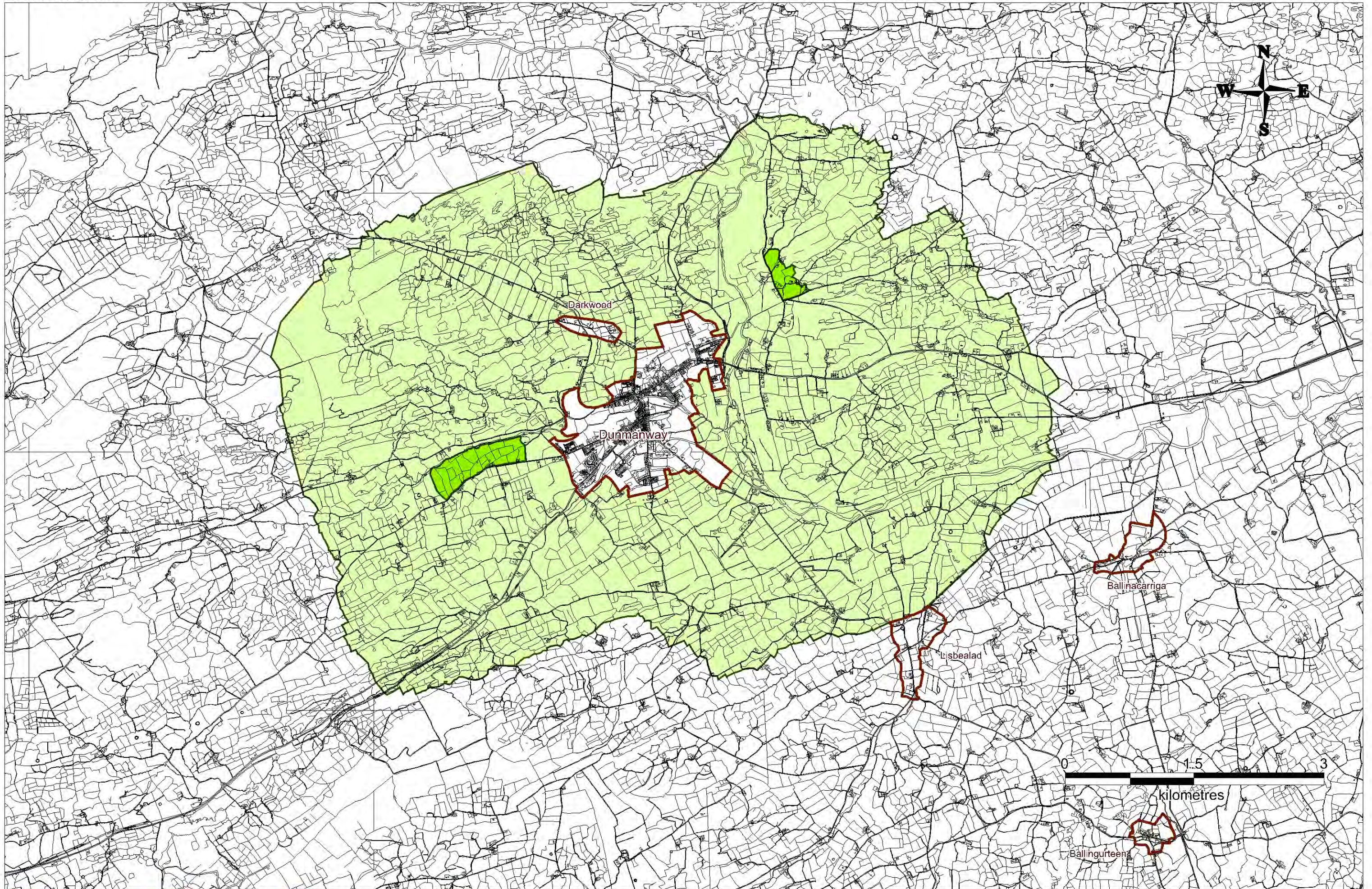
1.10.4. Habitats Directive Assessment (HDA), also known as Appropriate Assessment is provided in accordance with requirements under the EU Habitats Directive (43/92/EEC) and Birds Directive (79/409/EEC), the impacts of the policies and objectives of all statutory land use plans on certain sites that 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 Skibbereen Electoral Area Local Area Plan, 2011-2017 summarises how all of the recommendations arising from the initial Natura Impact Reports, and

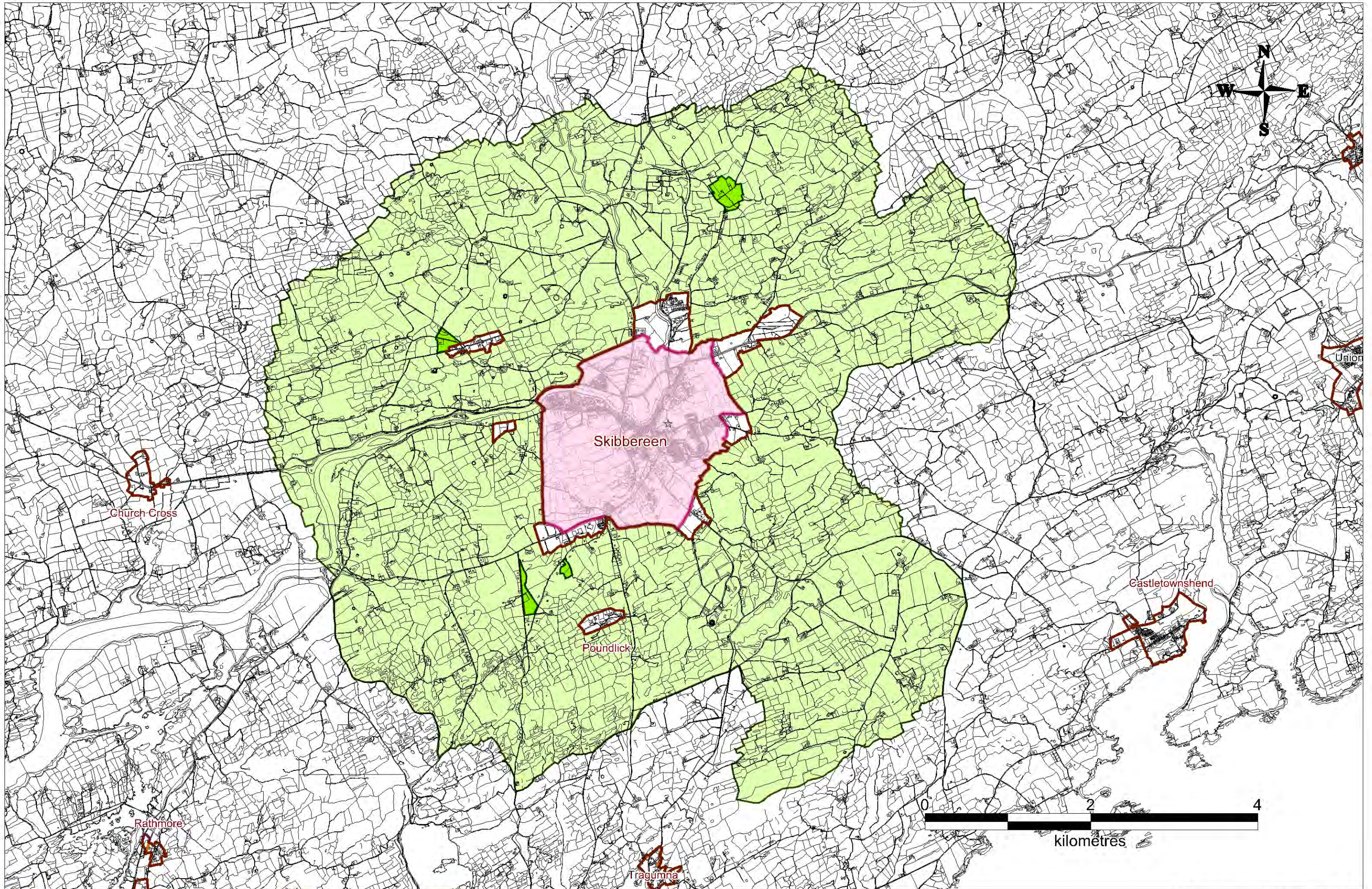
how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details of the monitoring measures which will be implemented to ensure that the undertakings in relation to the protection of the Natura 2000 network, as set out in the Local Area Plan, are met.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



Green Belt Map



Green Belt Map



Green Belt Map

Section 2 - Local Area Strategy

2.1 Introduction

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

Vision

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

- Encouraging balanced population growth so that full economic potential can be achieved.
- Develop Skibbereen and Dunmanway as important centres of population, employment and services, and Skibbereen's additional role in tourism.
- Develop Clonakilty as an Integrated Employment Centre for West Cork, building on its successful technology park, strong population growth, potential for enhanced transport links and strategic location within West Cork.
- Protect the attractive landscape setting of the Skibbereen Electoral Area, in particular the hills, lakes and coastal landscapes.
- Development in villages and rural areas to complement the planned growth in the towns at a scale that respects the setting and character of the village itself.

2.2.2. The Skibbereen Electoral Area, including the three main towns (Clonakilty, Dunmanway and Skibbereen), villages and rural areas is part of the wider West Cork area, which has developed as a regional brand due to its strong image and established profile. The Electoral Area has attractive and vibrant towns, villages and rural areas, and a diversity of landscapes, culture and heritage, which have succeeded in enhancing the tourism potential of the West Cork region.

2.2.3. The economic strength of the Electoral Area is characterised by the natural and coastal resources, in particular, the fishing industry, aquaculture, agriculture and tourism. This strategy aims to promote the further growth and development of these sectors which will in turn stimulate economic growth in the wider region. The Skibbereen Electoral Area also has the potential to build on the success of the West Cork Technology Park in Clonakilty, with specific reference to stimulate

indigenous IT development. There are also opportunities within the Electoral Area for the promotion and development of further economic diversification measures.

2.2.4. The Electoral Area also benefits from relative proximity to Cork City and access to the Airport, ferry port, public services and third level institutions. The strong positive quality of life factors associated with West Cork have made the area an attractive place to live in and have enhanced the tourism potential of the sub-region. Furthermore, the relative peripherality of parts of West Cork has contributed to the attractiveness of this area for persons wishing to experience a rural lifestyle and the positive quality of life factors that West Cork offers.

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

Strategy

2.2.6. The Skibbereen Electoral Area is located in the centre of the West Cork area and has a diverse number of landscape characteristics, with both scenically attractive coastline in the south and mountainous terrain in the north. The Skibbereen Electoral Area is located within the West Strategic Planning Area (defined in the County Development Plan, 2009) which also includes the adjoining Bantry Electoral Area located to the west. There are three designated 'Main Towns' in the Skibbereen Electoral Area, Clonakilty, Dunmanway and Skibbereen. These are supported by 8 'key villages', two West Cork Island Communities and a series of other 'villages', 'village nuclei' and 'other location' settlements. The Electoral Area includes 2 inhabited off shore islands of Oileán Chléire and Sherkin. The Skibbereen Electoral Area falls entirely within the West Cork Development Partnership area.

2.2.7. The boundaries of the Skibbereen Electoral Area have decreased since the last Local Area Plan due to reconfiguration of electoral area boundaries. An inland predominantly rural agricultural area along the western boundary of the Electoral Area was transferred to the Bantry Electoral Area.

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

2.2.9. Clonakilty is the principal town in the Electoral Area and performs an important employment, service and social function in its role as a county town and also acts as an important tourist centre for the West Cork region. The town has an attractive town centre and established

tourism infrastructure base. Clonakilty functions as a large market town for an extensive rural hinterland and has developed into a significant centre for retail, business and residential growth within West Cork. The planning authority for Clonakilty town is Clonakilty Town Council.

2.2.10. Dunmanway is the principle inland service centre set in the heart of West Cork and influences a significant rural hinterland. The town which functions as a market centre given its central geographical position within West Cork, has benefited from recent infrastructure improvements and has further potential to strengthen its tourism function. The town has important commercial, administrative, institutional and enterprise / employment functions that serve the wider hinterland.

2.2.11. Skibbereen is an important service, employment, retail and tourism centre for a large rural hinterland and also acts as an important access point to a number of the West Cork Islands. This strategy will aim to strengthen Skibbereen's role as an important centre for population, employment, services and tourism. The planning authority for Skibbereen town is Skibbereen Town Council.

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

Population and Housing

2.2.13. In the period 2002-2006, there was an overall population increase in the Electoral Area of 6.8% (2077 persons). The populations of both Skibbereen (17% increase) and Clonakilty (13% increase) towns have both achieved strong growth between 2002 and 2006, while the population of Dunmanway has suffered from a slight decrease in population, which is of concern when compared to the strong growth in the other main towns.

2.2.14. The population growth in the villages and rural areas of the Electoral Area increased by approx 5.5% (1,293 persons) during the period 2002-2006. The 2006 population figures illustrate that the Electoral Area remains predominantly rural in character with approx 75% of the population residing in the villages and rural areas and approximately 25% residing in the three main towns.

2.2.15. The 2006 census shows that the electoral area achieved a good degree of balance in the distribution of population growth between the main towns and the villages/rural areas. It shows that 62% of the growth in the population of the Electoral Area, between 2002-2006, occurred in the villages & rural areas with 38% distributed between the three main towns.

Table 2.1 Population Change in Skibbereen Electoral Area 2002-2006

Settlement Hierarchy Skibbereen Electoral Area	Population		
	2002	2006	% Change
Main Settlements			
Clonakilty	3,689	4,154	13%
Dunmaway	1,532	1,522	-1%
Skibbereen	2,000	2,338	17%
Villages and Rural	23,432	24,725	5.5%
Total Population	30,662	32,739	6.8%

2.2.16. The North and West Cork Strategic Plan, 2002 and the County Development Plan 2009 state that, across the West Strategic Planning Area as a whole (i.e. including the Bantry Electoral Area), in order to achieve the full social and economic potential of the area, the intention is to achieve a balanced disposition of future population growth with 50% locating in the main towns and 50% locating in the villages and rural areas.

2.2.17. In this electoral area, between 2002 and 2006, 38% of the population growth occurred in the three main towns. If the full social and economic potential of the electoral area is to be achieved, then the review of the local area plan needs to set out policies and objectives that will help achieve a balanced population growth broadly in line with the North and West Cork Strategic Plan and the County Development Plan 2009.

2.2.18. Table 2.2 shows a population growth target of 5,689 (a 15% increase) for Skibbereen Electoral Area to 2020. The focus for population growth will be the main settlements of Clonakilty, Dunmanway and Skibbereen. Clonakilty has an additional population growth target of 3,064 persons up to 2020, which is approximately 54% of the overall growth envisaged for the Electoral Area.

2.2.19. By 2020, if these population targets are achieved 32% of the population of the electoral area will reside within the towns and 68% within the villages and rural areas, which reflects the general policies of the North and West Cork Strategic Plan and the Cork County Development Plan, 2009, in order to achieve sustainable settlement patterns.

2.2.20. Clonakilty has a growth target of an additional 74%, focusing on accelerated growth within the town up to 2020. Population targets for Dunmanway equate to a 30% increase and for Skibbereen approximately 30%. Growth in the villages and rural areas will be consolidated with a 6% increase envisaged over a 14-year period.

Table 2.2 Population Target in Skibbereen Electoral Area 2006-2020

Settlement Hierarchy Skibbereen Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Clonakilty	4,154	3,064	7,218
Dunmanway	1,522	454	1,976
Skibbereen	2,338	697	3,035
Villages and Rural	24,725	1,474	26,199
Total Population	32,739	5,689	38,428

2.2.21. Table 2.3 outlines the corresponding households based on the above population targets to 2020 and also gives an indication as to the overall requirement of new dwellings in the electoral area as a whole. It is assumed that average household size will continue to fall in line with EU trends and a generous allowance has been made for vacancies in order to accommodate the target population up to 6,002 new dwellings could be required for the period 2006-2020.

Table 2.3 Households Target in Skibbereen Electoral Area 2006-2020

Settlement Hierarchy Skibbereen Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Clonakilty	1,463	1,570	3,033
Dunmanway	536	294	830
Skibbereen	823	452	1,275
Villages and Rural	8,503	2,301	10,804
Total Households	11,325	4,617	15,942
New Dwellings Required			6,002

2.2.22. The following Table 2.4 summarises the amount of new housing that has been constructed and the amount of under construction/vacant housing in the Electoral Area. Since 2006 about 1,442 houses are already built and 238 are either under construction / vacant. **Therefore the total overall scale of growth which needs to be accommodated in this plan is 4322 houses.**

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

Settlement Name	Already Built ¹ 2006-2010	Under Construction & Vacant
Main Settlements		
Clonakilty	197	21
Dunmanway	318	51
Skibbereen	134	59
Key Villages	530	75
Villages and Other Settlements	263	32
Total	1,442	238
	Total Units accounted for during 2006-2010	1680

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

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

Table 2.5 Summary of Skibbereen Electoral Area Settlements				
Settlement Name	No. of existing dwellings 2010	Growth in d/units 2000-2010	Outstanding planning permission 2010	Overall Scale of growth 2010-2020
Main Settlements				
Clonakilty	1,814	787	406	1,958
Dunmanway	814	283	3	671
Skibbereen	1,427	546	338	351
Total Main Settlements				2,980
Key Villages				
Ballineen / Enniskeane	350	94	130	195
Baltimore	461	178	25	85
Courtmacsherry	386	227	40	155
Drimoleague	238	85	52	137
Leap	143	55	0	55
Rosscarberry	389	116	28	91
Timoleague	156	20	0	73
Union Hall	198	81	3	80
Total Key Villages				871
Villages				
Ardfield	51	23	4	25
Ballynacarriga	9	0	5	11
Ballinascarthy	24	6	56	60
Ballingurteen	16	4	24	30
Butlerstown	26	2	2	15
Cappeen	11	6	2	10
Castletownkenneigh	15	4	1	5
Castletownshend	158	69	0	70
Clogagh	10	5	0	7
Drinagh	49	2	0	20
Glandore	93	12	37	50
Kilmichael	5	1	0	3
Lissavard	35	1	0	15
Rathbarry (Castlefrefe)	22	6	4	10
Reenascreena	7	0	0	5
Ring	19	5	0	10
Rossmore	19	10	1	14

Shannonvale	78	45	21	40
Teerelton	18	14	3	16
Village Nuclei				
Caheragh	25	15	2	15
Connonagh	11	2	0	3
Drombeg	8	1	0	4
Johnstown	15	2	0	5
Lislevane	11	2	0	5
Lyre	10	6	4	8
Rathmore	12	5	0	5
Togher	17	15	0	10
Total Villages and Other Settlements			471	
Skibbereen Electoral Area Total Units			4322	

2.2.24. At the outset of the preparation of this plan when the Outline Strategy documents were published, the intention was to provide a higher proportion of the overall growth in the villages and smaller settlements. However, the detailed assessment of villages that has subsequently been carried out lead to the conclusion that many villages and smaller settlements could not for a variety of reasons accommodate larger numbers of dwellings. To compensate, increased provision has been made for additional growth in the towns and key villages where the extra housing can be more readily assimilated.

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

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

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

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

Infrastructure

2.2.29. 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.

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

LAS-2-1	Water & Waste Water Infrastructure
	<p>In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of the Natura 2000 sites. This must be provided and be operational in advance of the commencement of any discharges from the all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p>

2.2.31. In **Clonakilty** the existing sewerage system is a combined scheme with secondary treatment discharging to the estuary. The wastewater treatment plant is at capacity which currently represents a significant constraint to the future growth and development of the town. It is proposed to upgrade the wastewater treatment plant to 20,500 PE, which is included the WSIP and due for completion by 2012. The main source of water supply to the town is the Argideen River which provides good drinking water quality. The Clonakilty Regional Water Supply Scheme is close to capacity pending augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP due for completion in 2012.

2.2.32. In **Dunmanway** the upgrading of the waste water treatment plant should be completed by 2012. Water supply issues in the town will be addressed by the completion of the Dunmanway Regional Water Supply Scheme – Phase 1, which is included in the WSIP 2010-2012.

2.2.33. In **Skibbereen** there is a wastewater network but there is no treatment at present pending the construction of a new wastewater treatment plant, which will have a PE of 4,700, capable of upgrading to 9,400 PE. The source of the drinking water for the town is the Ilen River, which has adequate capacity at present.

2.2.34. In **Ballineen/Enniskeane** there are separate collection networks for each settlement. The wastewater treatment plant is located to the south of Ballineen and is currently at capacity and needs to be upgraded to accommodate new development. There is limited spare capacity in the water supply system and an upgrade of the Enniskeane network is required.

2.2.35. In **Baltimore** the wastewater treatment plant should be completed by 2012. There is limited capacity at present pending the completion of the Leap / Baltimore water supply scheme, Phase 1, which is included in the WSIP 2010-2012.

2.2.36. In **Courtmacsherry** there is limited waste water treatment capacity pending the completion of the 'Courtmacsherry / Timoleague Sewerage Scheme' which is included in the WSIP and due for completion by 2015. Water is provided by the Clonakilty Regional Water Supply Scheme and is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme (Phase 2) which is included in the WSIP and due for completion in 2012.

2.2.37. In **Drimoleague** there is no capacity at present pending an upgrade of the treatment works to cater for a PE of 990 as part of the 'Drimoleague Sewerage Scheme, which is included in the WSIP and should be completed by 2015. There is limited water capacity pending extension of the Skibbereen Regional Water Supply Scheme, Phase 4, which is included in the WSIP 2010-2012.

2.2.38. In **Leap** there is no capacity to treat wastewater at present pending upgrade to secondary treatment and expansion of the existing wastewater treatment plant to a PE of 490. There is limited water supply capacity pending upgrade of the water treatment plant. There is also an issue with water quality in the settlement.

2.2.39. In **Rosscarberry** there is limited capacity to treat wastewater pending an upgrade to secondary treatment to cater for a PE of 4,200. The 'Rosscarberry / Ownahinchy Sewerage Scheme' has been included as part of the WSIP 2010 -2012 (Planning stage). The water supply is provided from the Clonakilty Regional Water Supply Scheme, which is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme, Phase 2, which is included in the WSIP 2010-2012.

2.2.40. In **Timoleague** there is no capacity and no wastewater treatment at present pending the completion of the 'Courtmacsherry /

Timoleague Sewerage Scheme' which is included in the WSIP and due for completion by 2015. Existing industrial discharges are having a negative impact on the water quality. Until the new treatment plant is operational, expansion or new industry with waste water discharges should be restricted. Water is provided by the Clonakilty Regional Water Supply Scheme and is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme (Phase 2) which is included in the WSIP and due for completion in 2012.

2.2.41. In **Union Hall** there is a need for an upgrade of the wastewater treatment plant to cater for a PE of 745. There is limited capacity pending upgrade of the water treatment plant in Leap, which supplies Union Hall.

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

2.2.43. The road network in the Skibbereen Electoral Area is generally poor. Most roads are narrow, with poor vertical and horizontal alignment, and improved sections of road are isolated rather than continuous.

2.2.44. The N71 connects Clonakilty and Skibbereen with Cork City and Bantry town. Cork County Council recognises the importance of protecting the strategic role of the N71 to facilitate inter-urban, inter-regional traffic. The detailed policies and objectives relating to the national road network in the County are outlined in Section 6.3 of the Cork County Development Plan 2009. The County Development Plan identifies the upgrade of the N71 as a priority and seeks the support of the National Roads Authority in the implementation of this project.

2.2.45. The R586 connects Dunmanway to Bantry and Cork City and has been identified by the North and West Cork Strategic Plan as having strategic importance to the development of the area, and a programme of improvement to this route is now being progressed.

2.2.46. The County Development Plan 2009 identifies major strategic regional road improvements on the Bandon to Bantry route (R586) and the Dunmanway to Millstreet route (R587). There is a proposal to upgrade the regional road (R586) to national status and to improve the condition of the N71 that passes through Clonakilty and Skibbereen. The relief road through Skibbereen has been completed and there is a need for a by-pass to be constructed around Clonakilty. Some preliminary work has been carried out on identifying the most suitable route for this road.

2.2.47. The established small towns and villages in the electoral area are reasonably well served by regional roads. Almost all of the larger settlements have good regional road access while the smaller villages have secondary road access.

2.2.48. Public Transport opportunities in the electoral area are solely focussed on both private and public bus operators. The 'travel to work' patterns which have emerged from the 2006 census have shown that car dependant travel plays a large role in the Skibbereen Electoral Area.

Given the settlement patterns of the area the main opportunity to reduce reliance on car travel is by encouraging more housing developments in the main settlements and key villages and improved provision for walking and cycling facilities within all of the settlements.

Employment and Economic Activity

2.2.49. The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the County. The West Strategic Planning Area has a target to achieve a total of 4045 jobs by 2020. The number of jobs in the Skibbereen Electoral Area is envisaged to increase by up to 2,500. About 20% of these new jobs are likely to be in rural based employment including the leisure and tourism sector.

2.2.50. At the rate of development experienced in recent years, the existing supply of zoned land for the entire EA is adequate and could sustain new development at those rates for up to 21 years. However, it is estimated that in Clonakilty given its designation as an 'Integrated Employment Centre', functioning as the principal economic driver in the West Cork Strategic Planning Area and the projected jobs growth targets for the town, there is a requirement for additional business land.

2.2.51. In the rest of the Skibbereen Electoral Area, the overall supply of land for business development is adequate for the needs of the area well into the future. This plan has given consideration to the future suitability of individual sites for business development taking account of the proper planning and sustainable development of the area as a whole.

2.2.52. It is important that this jobs target is achieved in order to help sustain the level of population growth envisaged in the electoral area and to promote sustainable commuting patterns. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages and other settlements.

2.2.53. In order to help meet the jobs targets, additional land for business and industrial uses has been identified in the three main settlements. Consideration has also been given to the future suitability of existing individual sites for various types of business development taking account of the proper planning and sustainable development of the area as a whole. The expansion and development of partnerships with various third-level educational bodies needs to be further promoted.

2.2.54. It is important that this jobs target is achieved in order to help sustain the level of population growth envisaged in the electoral area and to promote sustainable commuting patterns. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages and other villages.

2.2.55. Clonakilty town is designated as an ‘Integrated Employment Centre’ with a proposed increase in employment estimated in the region of 1000 jobs by 2020. Dunmanway is a District Employment Centre with a proposed increase in employment in the region of about 500 jobs. Skibbereen is identified as a District Employment Centre with a proposed increase in employment in the region of about 500 jobs.

2.2.56. The following Table 2.6 sets out the proposed breakdown between industrial and business land supply in the main settlements.

	Business	Industry
Clonakilty	10.9	8
Dunmanway	10.3	6.9
Skibbereen	25.6	21
Total	46.8	35.9

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

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

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

2.2.59. In Dunmanway the zonings on existing employment lands have been revised.

2.2.60. In Skibbereen additional employment land has been identified by zoning new lands for Business uses at the western side of the town and by revising existing zoning objectives.

2.2.61. The ‘Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007’, identifies the importance of the provision of strategically placed infrastructure and the development of integrated clusters of water based tourism and associated land based activities, which would serve to attract local, national and international visitors and further contribute to the economy of West Cork. Plans are being developed to facilitate and encourage the implementation of the strategy for the benefit of the Skibbereen Electoral Area.

2.2.62. In line with the provisions of National Policy Guidance, it is noted that initiatives supporting 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 Skibbereen Electoral Area to introduce a ‘Green Quarter’ including developments set up to specifically attract indigenous and international investment in bio-energy, green technology and related services with the aim of providing support and development for the diversification of the rural economy. These projects would be assessed on an individual basis and should be in accordance with the policies and objectives of the County Development Plan 2009.

Retail

2.2.63. In relation to retail provision for all the main settlements, the plan confirms the role of the town centre as the primary location for retail development. In Clonakilty and Skibbereen the respective Town Councils are the planning authority. In Clonakilty, additional business lands have been identified to facilitate possible relocation of existing town centre industrial uses from the town centre which could facilitate the orderly expansion of the existing town centre.

2.2.64. In the case of Dunmanway the existing town centre has been expanded to allow for a greater range of retail options to be provided. The overall strategy for Dunmanway is to provide for incremental growth in line with current and planned population levels.

Fisheries

2.2.65. Fishing and Mari-culture are important to both the economy and the character of the area. The fishing industry overall has been hard pressed by changes in stocks and international regulation.

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

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

2.2.68. Mari-culture is another important component of marine industry in the area. In particular, Mari-culture has been identified as an opportunity for the islands, which find it difficult to compete with the mainland in fishing. Many of the same issues about harbour facilities and management apply equally to the Mari-culture industry as to fishing.

2.2.69. The two main fishing ports in the electoral area are at Baltimore and Union Hall, where small fleets of boats undertake commercial fishing. There is also storage and fish processing on site at Union Hall and boat repair yards at Baltimore. As the entire coastline forms the eastern boundary of the electoral area, there are many areas where sea

fishing takes place; namely Courtmacsherry, Union Hall, Glandore, Rosscarberry, Ownahinchy, Castletownshend and the Islands.

Tourism

2.2.70. West Cork is well known for its tourism and it contributes significantly to the economic activities in the county. Skibbereen Electoral Area is well endowed with a number of tourist attractions that have been developed and promoted. Of significance, are the following:

- An attractive coastline including a number of estuaries and blue flag beaches (Inchydoney, Ownahinchy, Warren, Tragumna) all of which attract a large number of tourists in the summer months.
- A number of accessible large and medium sized islands that are both inhabited and un-inhabited and that provide the visitor with a contrasting schedule of views and experiences.
- A number of archaeological and historical attractions throughout the electoral area. The coastal tourist strip stretching from Courtmacsherry Bay to the Islands (Clear and Sherkin) is the location of the major town of Clonakilty and the smaller settlements of Baltimore, Rosscarberry, Glandore, Castletownshend and Tragumna.
- Attractive towns and villages, some of which have very attractive settings and others which have been successful in the Tidy Towns competition, i.e. Clonakilty, Rathbarry, Rosscarberry.
- Location on the principal route (N71) through to other West Cork/Kerry tourist resorts such as Schull, Bantry and Glengarriff.
- An attractive countryside of rolling hills interspersed with rugged cliffs and sandy beaches.

2.2.71. Tourism is one of the mainstays of the local economy. The further development of the tourism industry is an important element of the strategy, particularly the potential to attract out of season visitors. It will be important to develop a set of appropriate objectives to compliment those generated by the County Development Plan 2009 and that would ensure the conservation and enhancement of the natural features attracting tourists (e.g. beaches and historical features). Holiday accommodation is an important feature of the residential sector in West Cork and such developments should be encouraged within the existing settlements where access to shops, services and public transport is available.

2.2.72. The coastline from Timoleague to Baltimore is mostly protected by a Scenic Landscape designation in the County Development Plan. This designation provides some protection against development that would unnecessarily destroy the amenity of the countryside. This is the main attraction to incoming tourists and it is important to protect the coastline from development that would be detrimental to visual amenity. It is an objective within the County Development Plan to promote integrated coastal zone management of the area, including support for

the development of inland and coastal marine leisure facilities, where they are compatible with the long-term well being of the environment and local livelihood.

2.2.73. 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.

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

2.2.75. Large-scale tourism developments should normally be located in the larger settlements. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism development facilities (i.e. those serving both tourists and local residents) such as sports and recreation activities will contribute to a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area.

Holiday Homes

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

2.2.77. The National Spatial Strategy advises that second-home and holiday home development can act as a revitalising force in economic terms, particularly in areas that are structurally weak. On the other hand such development tends to raise the cost of housing beyond the reach of many local residents, and an over-preponderance can erode the social and community fabric of an area. Future development of holiday accommodation should focus on short-term lettings, rather than second homes, because of the greater contribution to local employment and economy. An emphasis is needed on clustering such tourism driven development in or adjoining small towns or villages. Where possible, holiday accommodation should be within the settlements of the area where visitors can enjoy access to shops, services and public transport.

Community Facilities

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

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

Environment and Heritage

2.2.79. 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.

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

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

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

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

2.2.84. In the Skibbereen Electoral Area there are 16 proposed Natural Heritage Areas. They are located primarily in the Bandon Valley (which is to the east of Dunmanway Town), Castletownshend, Courtmacsherry, Kilkerran / Castlefrefreke, Clonakilty Bay (which adjoins the main settlement of Clonakilty), Lough Hyne Nature Reserve (to the south of Skibbereen Town) and Rosscarberry areas. While all of these areas have ecological

value, the other reasons for their designations vary from woodland, bats, botanical, zoological and geological to plants and ornithological values.

2.2.85. There are 6 candidate Special Areas of Conservation in the Skibbereen Electoral Area; Myross Wood, Lough Hyne Nature Reserve, Kilkerran Lake / Castlefrefreke, Castletownshend, Clonakilty Bay and the Bandon River which form part of either Annex 1 or Annex 11 EU Habitats Directive. There are three proposed Special Protection Areas around Galley Head, Seven Heads and Toe Head, as these areas are of importance from an ornithological perspective and form part of the Annex 1 Birds Directive. There is 1 Special Protection Area around Clonakilty Bay which is important from an ecological, ornithological and mudflats perspective. SAC's and SPA's are collectively known as Natura 2000 sites and will also be assessed under the Appropriate Assessment process of the plan.

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

2.2.87. 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.

2.2.88. In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2009 the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

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

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

LAS-2-2	<p>Environment Objective</p> <p>This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.</p>
LAS-2-3	<p>Environment Objective</p> <p>It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with ENV 1-5, 1-6, 1-7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.</p>
LAS-2-4	<p>Environment Objective</p> <p>It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1-12 of the County Development Plan, 2009.</p>

West Cork Islands

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

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

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

2.2.93. The seven inhabited islands fall into two electoral areas, and hence two local area plans. The inhabited West Cork islands covered by the Skibbereen Electoral Area Local Area Plan are Oileán Chléire and Sherkin Island. The individual islands are dealt with in more detail in Section 3 of this plan.

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

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

2.2.95. The West Cork Islands were designated in the 2005 Plan as Other Locations in the settlement network. It is considered given the unique and diverse character of the islands, their isolation from other settlements and the level of existing services provided, that they should be re-categorised. In many cases they have similar characteristics to a key village. Therefore, in order to properly reflect their importance within the settlement network of West Cork, it is proposed that a new category of West Cork Island Community be inserted into the network. This designation would better encompass the full range and diversity of the West Cork Islands.

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

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

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

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

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

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

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

2.2.99. The Strategy provides an opportunity to develop actions that can improve the status of the Islands locally, nationally and internationally. West Cork is well-established as a region within Cork and Ireland as a whole and is relatively well-known in terms of international tourism and for food products nationally for example. There are opportunities for the islands to benefit from the existing strong profile of the area in which they are located.

Un-inhabited West Cork Islands

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

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

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

Section 3
Settlements and Other Locations

MAIN SETTLEMENTS

Clonakilty Environs

Skibbereen Environs

Dunmanway

1 Clonakilty Environs

1.1 VISION & CONTEXT

The strategic aims for Clonakilty are to promote the settlement as a key technology based employment location, consolidate its important tourism and leisure functions and maintain high quality residential amenities and facilities. Clonakilty performs an important employment, service and social function in its role as a county town and growth/development centre for an extensive rural hinterland. It is also a significant tourist centre and has been designated under the seaside resorts scheme.

Most of Clonakilty is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

Strategic Context

1.1.1. Clonakilty is located within the West Strategic Planning Area. In this Local Area Plan, Clonakilty is identified as a Main Settlement within the Skibbereen Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2009, as detailed in Chapter 3, Volume 1 of that Plan. The North and West Cork Strategic Plan suggests that towns like Clonakilty may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors.

1.1.2. The majority of the built up area of Clonakilty is administered by Clonakilty Town Council who are a separate planning authority and prepare their own development plan for their jurisdiction. The latest development plan for Clonakilty town was adopted in July 2009.

1.1.3. It is an objective of the County Development Plan 2009 to develop Clonakilty as an Integrated Employment Centre for West Cork, building on its successful technology park, strong population growth, potential for enhanced transport links and strategic location within West Cork. In addition, the County Development Plan states that priority will be given to the provision of enhanced transportation and roads infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area.

1.1.4. Within Clonakilty town itself, a Transportation Plan is being prepared to review the transportation network and associated travel demands, with the aim of determining the transportation management improvements needed to cope with the anticipated continued expansion of the town. In addition, it is important that the future development of the town is sympathetic to the architectural and historic character of the town. The Joint Retail Strategy hierarchy identifies Clonakilty as a County Town, which suggests its expansion in line with population growth to become the main retail centre in West Cork.

1.1.5. Given the strategic importance of Clonakilty Town for the County and the West Cork Strategic Planning Area in particular, it is considered to be of vital importance to articulate a strategic long term vision for the town and its hinterland into the future. Therefore, having regard to the above and considering the value of preparing a strategic document to serve the hinterland area, it is proposed to prepare a non-statutory *Greater Clonakilty Area Strategic Plan (GCASP)* with a 20 year horizon up to 2030. All future reviews of the town council plans and local area plans would have regard to the strategic framework set out in this proposed plan.

Local Context

1.1.6. Clonakilty is located on the N71 approximately 50km south-west of Cork City. Clonakilty was founded in 1588 by Sir Richard Boyle, Great Earl of Cork, although the present town was largely laid out in the period 1788-1840. Established as a market town it was originally engaged chiefly in the manufacture of linen and cotton. Breweries and a shipyard were developed in the 18th century, and these prospered up to the mid 19th century. Michael Collins was born close to Woodfield, Clonakilty, in 1890. The town acts as an important tourist centre due to its proximity to the West Cork coastline with its plentiful supply of beaches. It also has an attractive town centre including a number of hotels and other forms of tourist accommodation.

1.2 PLANNING CONSIDERATIONS

Population and Housing

1.2.1. The 2006 Census of population recorded a population of 4,154 for Clonakilty which is illustrated in Table 1.1. The 2020 population target for the town is 7,218, which is an increase of 3,064 persons. This translates into a growth in households of 1,570, bringing the total number of households to 3,033 by 2020. In order to accommodate this increase in households, it is estimated that an additional 2,041 dwelling units will need to be provided.

Clonakilty	2002 Census	2006 Census	2020 Target	Increase to 2020
Population	3,698	4,154	7,218	3,064
Households	1,245	1,463	3,033	1,570

1.2.2. The current housing stock figures for Clonakilty in Table 1.2 indicates a significant increase in the order of approximately 787 units in the period since 2001. There is currently an estimated 1,814 occupied units within the town, a further 4 units under construction and 17 vacant unit recorded in the town and environs area. Recently updated figures indicate that planning permission exists for the construction of a further 406 units, within both the town council area and environs area to which this plan relates.

Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
1027	1568	1814	4	17	406	2241

1.2.3. The 2020 target figure for Clonakilty proposes to almost double the number of houses built in the town, in recognition of the designation of Clonakilty as an 'Integrated Employment Centre' to act as a focus for employment and economic growth in West Cork. This figure takes account of the amendment (Clonakilty) adopted by Cork County Council in June 2007 where an additional 40.5 ha of land in Cloheen was made available for residential development.

1.2.4. To accommodate the target increase in population by 2020 the outline strategy prepared in 2009 to assist the preparation of this plan, identified the need to provide an additional 2,041 units in the period 2006-2020 as outlined in Table 1.3 below. Taking account of both the units built since the 2005 Local Area Plan and those for which permission has been

granted, gives a figure for Additional New Development Required to 2020 of 1552 units.

1.2.5. It is estimated that current zoned land for residential development in both the Town Council and in the 2005 Skibbereen Electoral Area Local Area Plan (as amended) is sufficient to accommodate in excess of 2,300 housing units and therefore this is adequate residentially zoned land to cater for the target population set out in this plan and the resultant expected growth in housing demand.

1.2.6. Whilst additional land is therefore not required to accommodate the 1552 units required to achieve the 2020 target, there is a requirement for additional growth to be accommodated in the town to help address the need to regulate development in the villages at a level which is in keeping the character and grain of these settlements.

1.2.7. The following table outlines the summary points for housing requirement in Clonakilty to 2020.

Table 1.3 Clonakilty Housing requirement to 2020			
New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permission 2010	Additional New Development Required to 2020
2041	218	271	1552

Infrastructure

Road Infrastructure, Public Transport and Connectivity

1.2.8. The N71 provides a strategic link between the town, Skibbereen, Bandon and Cork City and further linkages with the rural hinterland. The County Development Plan 2009 identified a Strategic Transport Improvement Corridor between Clonakilty and Cork City to help target future investment so that it will improve linkages with the Cork 'Gateway'.

1.2.9. Within Clonakilty Town, a Transportation Plan is currently being prepared which will review the transportation network and the associated demands with particular attention to the town centre area. The objective of the plan will be to determine the transportation management improvements required to cope with the anticipated continued expansion of the town that will result in growth in vehicular, pedestrian and cyclist traffic volumes.

1.2.10. The Clonakilty Town Development Plan, 2009 - 2015 has also identified an indicative route for the Northern Inner Relief Road

(A small part of these lands are outside the Town Council boundary and within Cork County Council's administrative area) which would reduce congestion, improve the environment of the town centre by taking out through traffic and allow for future development.

1.2.11. Clonakilty has also been designated as a cycling hub under Fáilte Ireland's new cycling strategy. The town benefits from a daily public transport (bus service) to Cork City and Skibbereen.

Water Supply

1.2.12. The main source of water supply to the town is the Argideen River which provides good drinking water quality. The Clonakilty Regional Water Supply Scheme has capacity problems pending augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2, which is included in the WSIP and due for completion in 2012.

Waste Water Infrastructure

1.2.13. The existing wastewater treatment system is a combined scheme with secondary treatment discharging to the estuary. The treatment plant in Clonakilty constructed in 1988, has no spare capacity which currently represents a significant constraint to the future growth and development of the town. It is proposed to upgrade the wastewater treatment plant to 20,500 PE, which is included in the WSIP and due for completion by 2012. There is also a need for a new foul sewer to service lands to the south-west of the town. These improvements will provide significant new waste water treatment capacity to help meet the demands arising from the town's future population target.

Surface water

1.2.14. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Waste Management

1.2.15. There is a Waste Transfer Station and Civic Amenity site provided in Clonakilty. The Civic Amenity site accepts a wide range of goods to be recycled.

Flooding

1.2.16. Parts of Clonakilty have been identified as being at risk of flooding. The areas at risk follow the path of the River Feagle through the town to Clonakilty Bay and are illustrated on the settlement map. To this end, the suitability of the current zoned land supply in the town has been reviewed with regard to potential flooding risk in this plan and no amendments to the zoning designations for the town environs have been made, as

the implications for land-use zoning primarily relate to the Town Council area.

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

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

1.2.19. The town is subjected to both tidal and surface water flooding which is a serious issue for the town during periods of adverse weather and high spring tides. The Clonakilty Town Development Plan, 2009, identifies the development of a Tidal Barrage (from inside Gilman's Point on the west side of the harbour to the Ring Road on the eastern side) as a strategic objective to alleviate the risk of tidal flooding.

1.2.20. The Town Development Plan also identifies as an objective the importance of implementing the recommendations of the 'Clonakilty Flood Study Report', to address surface water flooding within the town. These recommendations include the provision of a combination of flood walls and upstream storage, provision of further storm water attenuation areas, the application of Sustainable Urban Drainage Systems (SUDS) for new developments, maintenance of the river channel and the review of the interaction of the water courses with both sewers and road drainage.

Broadband

1.2.21. Fixed line broadband is available in Clonakilty which has had an important role in the growth of the Technology Industry in the town.

Community Facilities

Education

1.2.22. There is a strong representation of primary, secondary and further educational facilities within the town at present. Based on future population growth envisaged in this Local Area Plan, the Department of Education and Skills has identified the future need for an additional Primary School and an additional Post Primary School in Clonakilty. The preferred location for a new Primary and Post Primary Schools should be within the Town Council Area, if this requirement arises in the future. Darrara Agricultural College which is located to the east of Clonakilty Town provides a wide range of Teagasc agricultural training programmes.

Sports and Recreation

1.2.23. The town is well served by a broad range of recreational facilities including GAA, Soccer, Rugby (outside the town), and swimming pool / leisure and fitness facilities (which are part of the Quality hotel). Clonakilty Community Sports Complex which is a dual-use facility located at the heart of the town, provides a range of sports and fitness facilities including an all weather flood-lit soccer pitch, several tennis courts and indoor facilities.

1.2.24. Clonakilty GAA Club have recently re-located to new facilities on the Skibbereen road and these new facilities include a covered stand, 4 grass playing pitches, an all weather playing pitch and a fitness centre and injury clinic.

1.2.25. The existing public open space for the town, including the town park, is all located within the Town Council Area. There is a surfaced playground also located within the park. The Clonakilty Town Development Plan, 2009, has identified opportunities for the provision of pedestrian walks to the west of the town and also the development of other lands adjoining the bay for amenity and recreation purposes.

Employment and Economic Activity

1.2.26. Clonakilty has been identified as an Integrated Employment Centre with a 2020 jobs target of 2896 jobs, to act as a focus for economic and population growth in West Cork. In addition, the County Development Plan 2009 identified a Strategic Transport Improvement Corridor between Clonakilty and Cork City to help target future investment so that it will improve linkages with the Cork 'Gateway'. The 2009 County Development Plan targets up to an additional 1,000 jobs in Clonakilty to 2020 which will result in the provision of more jobs for the town and hinterland and thus reduce the reliance on long distance commuting.

1.2.27. The Clonakilty Town Development Plan, 2009, has identified significant portions of Enterprise / Industry and Commercial Land within the town boundary for employment purposes. In addition, there

has been some recent large scale employment related developments within the Town Council area. The Clonakilty Enterprise Park which is located to the north of the town on the Cork road adjoining the village of Shannonvale caters for office-based industry and technology uses.

1.2.28. In 2003, there was 3ha of zoned land available in Clonakilty Environs for employment uses. It was calculated that by 2008, only 1ha of this land remained undeveloped. It is estimated that there will be a requirement for additional business land in Clonakilty, given the projected jobs growth targets for the town.

Retail

1.2.29. The Cork Strategic Retail Study 2008 identified Clonakilty as a County Town in the County Retail Hierarchy, with the overall strategy of expansion to become the main retail centre in West Cork. The Retail Study records a total of 4,440 sqm comparison floorspace and 3,695 sqm convenience floorspace in the town. This significant level of floor space provision establishes Clonakilty as the principal retail centre within the West Strategic Planning Area. Recent retail developments in the town include the development of an out of town centre Dunnes Stores with a provision for 1140 sqm convenience floorspace and 760 sqm comparison floorspace and the extension to Super Value on the edge of the town centre. Furthermore, the retail study states that there is planning permission in the town for some 2,100 sqm (net) of small unit development.

1.2.30. In addition to its local retail function, the retailing in Clonakilty also performs a significant tourism function resulting in a relatively high number of service outlets in the town centre. The Retail Study states that Clonakilty will require significant expansion to become the prime retail centre for West Cork.

1.2.31. The main focus for further retail development should be in Clonakilty town centre within the Town Council area, in accordance with the strategy of the Clonakilty Town Development Plan 2009.

Environment and Heritage

Natural Heritage

1.2.32. There are two areas of designated scenic landscape which adjoins the coastal road to the east of the settlement and to the south of Clonakilty on the eastern portion of Inchydoney Island. There are also three designated scenic routes, the S74 coastal road to Ardfield, via Inchydoney Island, the S73 which extends to Timoleague from Clonakilty and the S72 coastal road

which extends from the town to Dunworly. In addition, Clonakilty Bay is designated as a Special Area of Conservation (SAC) – site code 0091, proposed Natural Heritage Area (pNHA) – site code 0091 and Special Protection Area (SPA) – site code 004081.

1.2.33. As detailed in the Draft Landscape Strategy 2007, Clonakilty is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The town is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of large scale developments.

Built Heritage

1.2.34. The Clonakilty Town Development Plan 2009-2015 has recognised that there are many fine buildings of architectural and historical importance within the town and these buildings have been listed in the Record of Protected Structures for Clonakilty and are also protected by virtue of their location within the Architectural Conservation Area (ACA) designation.

1.2.35. The town and environs 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. Clonakilty is designated as a historic town in the Record of Monument and Places (RMP) of County Cork.

Water Quality

1.2.36. The River Feagle which flows through the town to Clonakilty Bay is currently of moderate river quality status, according to the South Western River Basin District (SWRBD) plan. At present, the wastewater treatment plant discharges to Clonakilty Bay which is a Natura 2000 site (SAC and SPA), designated bathing waters which is a protected area. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is also moderate. The existing wastewater treatment facilities in Clonakilty will need to be improved and upgraded as outlined in paragraph 1.2.13, which will contribute to the improvement of water quality to good status by 2021.

1.3 PROBLEMS AND OPPORTUNITIES

1.3.1. The requirement for additional growth in residential development in Clonakilty stems directly from the detailed assessment of the villages and smaller settlements in the Electoral Area that was carried out and has led to the conclusion

that many villages and smaller settlements could not for a variety of reasons accommodate larger numbers of dwellings. To compensate, increased provision has been made for additional growth in the towns and key villages where the extra housing can be more readily assimilated. This has had the net effect of increasing the growth proposed for Clonakilty.

1.3.2. In order to provide sufficient housing to enable Clonakilty as a whole to achieve its population target it will be necessary to construct about 2,041 new houses. The zoned land in both the Clonakilty Town Development Plan and this Local Area Plan has capacity for over 2,300 residential units and therefore additional zoning will not be required.

1.3.3. This plan has reviewed the availability and suitability of the current land supply to accommodate the proposed employment growth and additional (new) zoned lands for employment uses have been identified. Consideration has been given to identifying suitable business lands which could facilitate the relocating of existing town centre industrial uses, which would in turn provide opportunity sites within the town centre for mixed use development including retail. In relation to the provision of retail warehousing, the main focus for this type of development should be within the Town Council area.

1.3.4. The town has been subject to flooding in the past and this local area plan has included lands within the town which have been identified as being potentially at risk from flooding. The implications of this potential flood risk primarily relates to the Town Council area.

1.3.5. Important issues facing the town environs include the need for wastewater infrastructural improvements, provision of the inner northern relief road, encouraging the employment and business sector and consolidating the settlement within its Greenbelt setting.

1.3.6. There may be an opportunity in the Clonakilty Area such as the Island Strand Intake for an Eco-Park, however, such a project would need to be in accordance with the policies and objectives of the Cork County Development Plan 2009, the 'Flood Risk Management Guidelines' and be subject to Habitats Directive Assessment.

1.4 PLANNING PROPOSALS

1.4.1. The development boundary for Clonakilty Environs has been set to include all the areas that are the subject of specific zoning objectives, outside the administrative area of Clonakilty Town Council.

1.4.2. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective RCI 8-11 set out in volume 1, chapter 4 of

the Cork County Development Plan 2009 and Section 1 of this Local Area Plan, which establishes a green belt around Clonakilty town. This plan defines the extent of the Greenbelt around Clonakilty – see Section One of this plan for more detail.

Overall Scale of Development

1.4.3. Over the lifetime of this plan, it is envisaged that there will be substantial housing and employment growth in Clonakilty consistent with the objectives for the settlement set out in the County Development Plan. The town's 2020 target population is 7,218 requiring the provision of an additional 1552 dwellings, taking account of both the units built since the 2005 LAP and those for which permission has been granted.

Development Boundary Objectives

1.4.4. The following general objectives shall apply to all development within the development boundary of Clonakilty Environs.

Objective No.	General Objectives
DB-01	Within Clonakilty Town and Environs, it is an objective to increase the population to 7,218 in the period up to 2020.
DB-02	All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-03	In order to secure the sustainable population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
DB-04	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
DB-05	It is an objective to protect and enhance the attractive coastal setting and landscape character of the town.
DB-06	Clonakilty Town is adjacent to Clonakilty Bay Special Area of Conservation and Clonakilty Bay Special Protection Area. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.

Residential Areas

1.4.5. The overall aim of this plan to secure the development of 1,958 new dwellings in Clonakilty between 2010 and 2020 in order to facilitate the growth of the town’s population and fit in with the overall strategy for the electoral area.

1.4.6. Much of the land zoned for residential development in the Environs of Clonakilty was originally zoned in the 2005 Local Area Plan. In addition, two substantial areas of zoned residential land at Cloheen, were included as part of an amendment to the 2005 Local Area Plan in 2007. In order to ensure that no shortage of developable land should arise during the life-time of this plan, the majority of these zonings have been continued into the current plan. Based on the zoning objectives within Clonakilty Environs, it is envisaged that about 1400 units could be provided.

1.4.7. The housing strategy states that on zoned lands, 20% of new residential development to be reserved for social and affordable housing. In Clonakilty Environs, the strategy requires that up to half of that reserved land will be used for the provision of social housing.

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

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-01	Medium B density residential development, single storey dwellings.	3.3
R-02	Medium B density residential development.	3.8
R-03	Medium B density residential development to include a mix of house types and sizes.	5.4
R-04	Medium B density residential development to include a mix of house types.	3.88
R-05	Medium B density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	14.74

R-06	Medium B density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	23.3
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Business and Industry

1.4.9. Clonakilty’s established business and industrial areas are located within the Town Council boundaries. The Clonakilty Enterprise Park is located to the north of the town on the Cork road and caters for office-based industry and technology uses. With the exception of one site zoned for light industrial use adjacent to the Town Council boundary on the western side of the town, no other lands have been zoned for industrial use.

1.4.10. Given Clonakilty’s role as an Integrated Employment Centre and the projected jobs growth targeted for the town, this local area plan has identified new business and industrial lands within the town environs. These lands will make for a greater range and choice of sites for employment uses and could also facilitate the relocation of existing town centre industrial uses which would in turn provide opportunity sites within the town centre for mixed use development. The provision of the western relief road in conjunction with the future development of these lands is of critical importance.

1.4.11. The construction of the northern inner relief road to the north of the town will create opportunities for future development in the south-west environs of the town, which will minimise the adverse impact of additional traffic on the town centre.

1.4.12. The specific business and industrial zoning objectives for Clonakilty Environs are set out in the following tables:

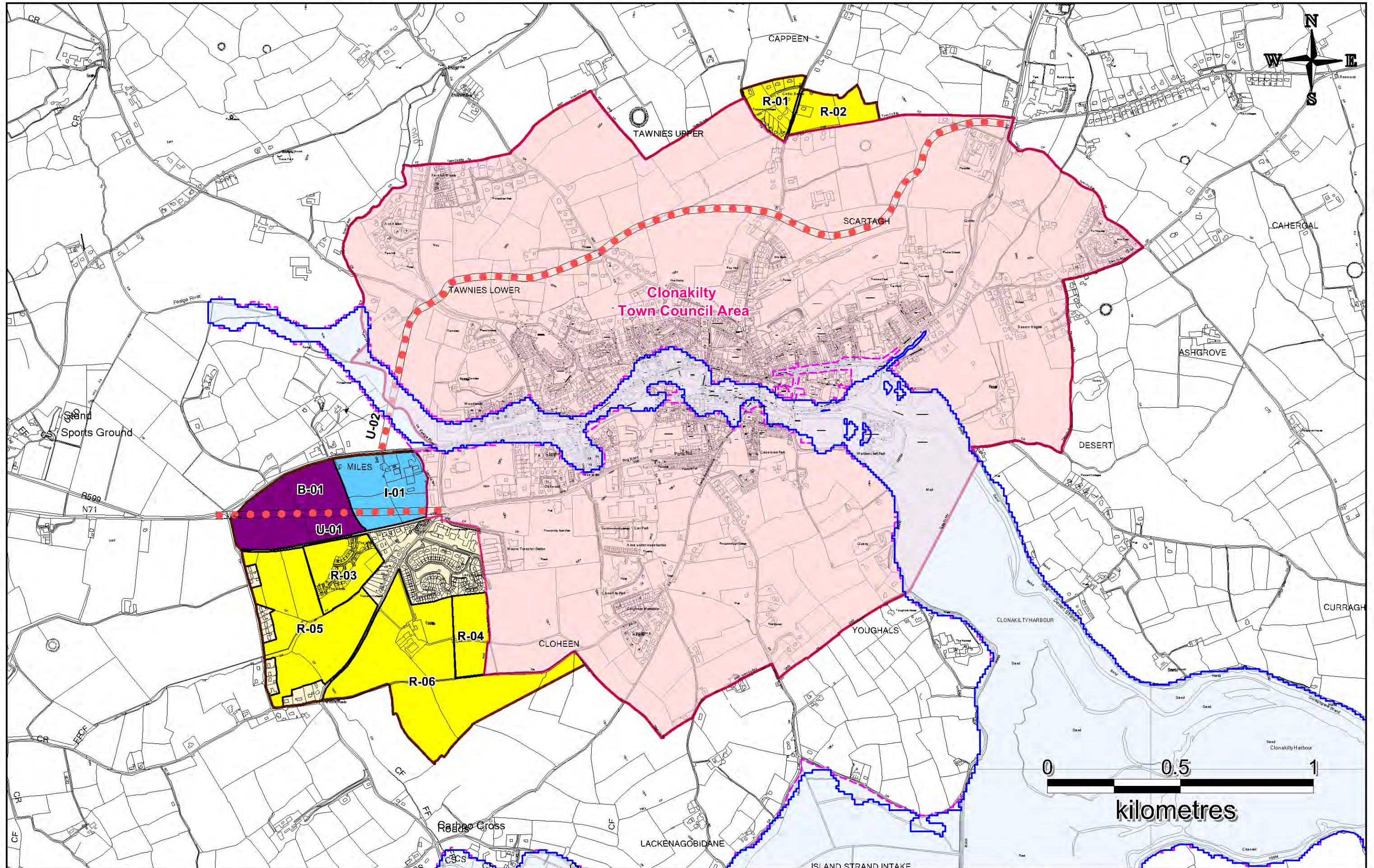
Objective No.	<u>Industry</u>	Approx Area (Ha)
I-01	Light Industry development subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the western relief road (U-01).	8.0

Objective No.	<u>Business</u>	Approx Area (Ha)
B-01	Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate access and phasing arrangements and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme which should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the western relief road (U-01) and provision for a safe off-road pedestrian access to the town centre.	10.9

Utilities and Infrastructure

1.4.13. The specific utilities and infrastructure objectives for Clonakilty Environs are set out in the following table:

Objective No.	<u>Utilities and Infrastructure</u>	Approx Area (Ha)
U-01	Western Relief Road.	-
U-02	Indicative route for Northern Inner Relief Road. This road will cross the estuary upstream from Clonakilty Bay Special Area of Conservation and Special Protection Area. Its design 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 and SPA.	-



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 Dunmanway

2.1 VISION & CONTEXT

The strategic aims for Dunmanway are to improve Dunmanway's important commercial, administrative and institutional functions serving a wide area and to promote its potential as a rural industrial / enterprise location. Dunmanway is a key support settlement set in the heart of West Cork.

Strategic Context

2.1.1. Dunmanway is located within the West Strategic Planning Area. In this Local Area Plan, Dunmanway is identified as a Main Settlement within the Skibbereen Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2009, as detailed in Chapter 3, Volume 1 of that Plan. The North and West Cork Strategic Plan recognises that diversification in employment is a priority in Dunmanway to address the strong trends of restructuring and employment loss.

2.1.2. Dunmanway is the principle inland service centre set in the heart of West Cork and influences a significant rural hinterland. The town which functions as a market centre given its central geographical position within West Cork, has benefited from recent infrastructure improvements and has further potential to strengthen its tourism function. The town has important commercial, administrative, institutional and employment functions that serve the wider rural hinterland.

2.1.3. It is an objective of the County Development Plan 2009 to strengthen the role of Dunmanway as an important centre of population, employment, recreation, amenity and services so that it can better serve its wider rural hinterland. There is also potential to strengthen the town's tourism industry due to its location close to the main tourism centres in West Cork and its role as a district employment centre. This Plan will provide for an increased level of comparison-shopping in the town taking guidance from the Joint Retail Strategy which identifies Dunmanway as a County Town focusing on its consolidation as a local service centre.

2.1.4. An Integrated Strategy for the Physical, Social and Economic Development of Dunmanway Town has recently been completed (2007) which aims to address the key issues surrounding the town

and hinterland and to provide objectives and actions to direct positive change in Dunmanway. The Local Area Plan will support the implementation of the objectives of the Integrated Strategy for Dunmanway, where appropriate.

Local Context

2.1.5. Dunmanway is located in the heart of West Cork approximately 25km east of Bantry, approximately 30km north-east of Skibbereen and approximately 20km north of Clonakilty. Dunmanway is located at the confluence of the Brewery and the Dirty River's with the Bandon River and is sheltered by elevated land on three sides. To the north and west lie the foothills of the Shehy Mountains and to the south lie smaller hills. The town performs an important service function as a market centre to a wide hinterland as well as being a key gateway to West Cork.

2.2 PLANNING CONSIDERATIONS

Population and Housing

2.2.1. The 2006 Census recorded a population of 1,522 for Dunmanway (equivalent to a 1% decrease) which is illustrated in Table 2.1. The decline in the town's population needs to be reversed so that the town and its hinterland can achieve its full socio-economic potential. The 2020 population target for the town is 1,976, which is an increase of 454 persons. This translates into a growth in households of 294, bringing the total number of households to 830 by 2020.

Dunmanway	2002 Census	2006 Census	2020 Target	Increase to 2020
Population	1,532	1,522	1,976	454
Households	516	536	830	294

2.2.2. The current housing stock figures for Dunmanway in Table 2.2 indicates an increase in the order of approximately 283 units in the period since 2001. There is currently an estimated 814 occupied units within the town, a further 6 units under construction and 45 vacant units recorded in Dunmanway, primarily in housing developments to the south-west of the town. Figures indicate that planning permission exists for the construction of a further 3 units within the town.

Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
531	647	814	6	45	3	868

2.2.3. To accommodate the target increase in population by 2020 the outline strategy prepared in 2009 to assist the preparation of this plan, identified the need to provide an additional 382 units in the period 2006-2020 as outlined in Table 2.3 below. Taking account of both the units built since the 2005 Local Area Plan and those for which permission has been granted, gives a figure for Additional New Development Required to 2020 of 194 units.

2.2.4. The land zoned for housing in this Local Area Plan has capacity to accommodate approximately 700 units in Dunmanway. Whilst additional land is therefore not needed to accommodate the 194 units required to achieve the 2020 target, there is a requirement for additional growth to be accommodated in the town to help address the need to regulate development in the villages at a level which is in keeping the character and grain of these settlements.

New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant and under construction	Outstanding planning permission 2010	Additional New Development Required to 2020
382	185	3	194

Infrastructure

Road Infrastructure, Public Transport and Connectivity

2.2.5. There are three regional roads which serve Dunmanway town, the R586 to Bandon, Drimoleague and Bantry, the R599 to Clonakilty and the R587 to Macroom. The North and West Cork Strategic Plan recommend that a quality standard two-lane

carriageway from Bandon and Dunmanway to Bantry would improve access to and within the area.

2.2.6. The town itself suffers from traffic congestion at peak times due to the conflict between through and local traffic. Improvements to the alignment of roads near the town centre could improve traffic circulation. Excessive parking around the town centre exacerbates this problem and is not conducive to a pedestrian friendly environment. There is a vacant portion of land on Bridge Street, which may have scope for a formal car-park, which would significantly address parking problems in the town centre. Any development of this site should incorporate a pedestrian link at the eastern end across the Dirty River to the Town Square. This plan will also examine options for future road proposals to address traffic management issues in the town.

2.2.7. This plan will encourage industrial and business development toward locations that will minimise the adverse impact of additional traffic on the town centre. There are also opportunities to promote cycling and walking as the primary transport modes within the town centre and opportunities to further improve footpath provision within Dunmanway. The town benefits from a daily public transport (bus service) to Cork City and Bantry.

Water Supply

2.2.8. Water supply issues in the town will be addressed by the completion of the Dunmanway Regional Water Supply Scheme – Phase 1, which is included in the WSIP 2010-2012.

Waste Water Infrastructure

2.2.9. The upgrading of the waste water treatment plant should be completed by 2012, which is part of the West Cork grouped DBO scheme as part of the WSIP 2010-2012. According to the SWRBD plan the Bandon River is a 'Designated Freshwater Pearl Mussel Area'.

Surface water

2.2.10. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Flooding

2.2.11. Parts of Dunmanway have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and other watercourses and are illustrated on the settlement map. To this end, the suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning

designations have been made having regard to the potential flood risk of these lands.

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

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

2.2.14. Some areas of the town have been subject to flooding and major flood prevention works have been carried out by the OPW along the Bandon River. An additional major flood relief project is necessary for improved storm-water drainage throughout the town, in order to secure future development in the town.

Broadband

2.2.15. Cork County Council has recently completed major civil works in Dunmanway for the Regional Broadband Programme which is under completion in 15 towns throughout the County.

Community Facilities

Education

2.2.16. There are 3 Primary schools in Dunmanway, St Mary's National School (Junior and Senior) located on High Street, St Patrick's Boys National School located on Sackville Street and the Model School located on Bantry Road, catering for a combined student population of almost 350 pupils. Maria Immaculata Community College, a modern, privately owned school, provides secondary education in the town. The town is therefore well catered for in terms of education provision and presently does not require further school sites.

2.2.17. The town has a public library which is an important social resource for the town and wider rural hinterland. There are also a number of childcare providers in the area.

Community, Sports and Recreation

2.2.18. The town is well served by recreational, community and sporting facilities. In particular, the park area, playground and swimming pool within the town represent a significant public amenity resource.

2.2.19. This local area plan has designated ten areas of open space for active and informal public recreation. The areas to the north and south of the river bank are important in terms of the town's setting and their amenity value. In addition, the area of open space to the east of the old convent building has an important function in protecting the setting of St Patrick's Church. The town park is located adjoining Dunmanway Lake and has pedestrian access to the town centre. An analysis of the open space network within the town reveals that the majority of the zoned open space areas are not accessible to the public.

2.2.20. There are a number of sporting facilities and clubs in Dunmanway town and surrounding area including Doheny's GAA club, Dunmanway Rugby Club, Dunmanway Town Soccer Club and Dunmanway's 18 hole Pitch and Putt Club and the adjoining town park area, which contains two tennis courts, a public indoor swimming pool and a playground. Cork County Council also intends to improve and refurbish the existing swimming pool. Bol Chumann na hÉireann was recently granted permission to construct a road bowling training centre in Dunmanway.

2.2.21. The areas of open space comprising of the Doheny's GAA pitch and the pitch and putt course, playgrounds and tennis courts to the south-west of the town should all be protected. This plan also proposes a number of pedestrian walkways which will connect these open space areas to the town centre. Some of these walks have been developed including a riverside walk in the 'Green Bridge' area. The local area plan will seek to enhance and extend these walks where possible.

Health

2.2.22. Dunmanway Community Hospital located to the east of the town, provides long-stay and convalescent care for the elderly as well as a day care facility. There is also a HSE Health Centre and new Primary Care Centre located in the town. Furthermore, a new Children Services Centre was recently opened to the north of the town centre, which consists of a partnership between the HSE and Co-Action (West Cork) to serve children with disabilities and their families in West Cork.

Employment and Economic Activity

2.2.23. In West Cork, Dunmanway has been identified as a District Employment Centre to serve the employment needs of the urban area as well as a large rural hinterland. The County Development Plan, 2009, identifies the need for an additional 500 jobs in Dunmanway to achieve a jobs target of 1,477 to 2020, which will result in the provision of more jobs for the town and hinterland in this strategic inland location in the Electoral Area, thus reducing the reliance on long distance commuting.

2.2.24. In 2003, there was a supply of 19ha of zoned land available in Dunmanway town for employment uses. By 2008, when this area was surveyed, some 18ha of this land remained undeveloped. This plan has reviewed the availability and suitability of the current land supply to accommodate the proposed employment growth which has included the identification of additional (new) zoned lands for employment uses as required. In addition, the ability of the town centre to accommodate further growth to stimulate regeneration within Dunmanway and the identification of new areas for potential expansion of the town centre has been considered in line with the overall strategy for the settlement.

2.2.25. The main area of employment in the town is primarily concentrated around Underhill Commercial Park. There are further employment opportunities in the wider area including Grainger Saw Mills in Enniskeane and Carbery Milk Products between Dunmanway and Ballineen.

Retail

2.2.26. The Cork Strategic Retail Study 2008 identified Dunmanway as a County Town in the Retail Hierarchy for the County, with the overall strategy to consolidate as a local service centre. The Retail Study quantifies a total of 1,740 sqm comparison floorspace and 1,165 sqm convenience floorspace in the town. The Retail Study notes that there have been no new retail developments in the town since 2002. Planning permission has recently been granted in an edge of town centre site for the construction of a 1125 sqm net discount foodstore, which if developed, will significantly improve the supply and range of convenience retailing available within the town.

2.2.27. The County Development Plan 2009 has identified the importance of increasing the level of comparison shopping in the town to consolidate Dunmanway's function as a local service centre. The County Development Plan also states that Dunmanway will continue to operate as a local service centre, with re-development and public realm improvements where appropriate. This plan has identified edge of town centre sites for town centre expansion which will enhance the provision of convenience and comparison retailing in the town. In this

regard, the re-development of the (former Convent) Site and adjoining lands may also play a key role.

2.2.28. The convenience and comparison retail requirements of the town should be accommodated in accordance with the provisions of the Joint Retail Study for Cork City and County and the Retail Planning Guidelines.

Environment and HeritageNatural Heritage

2.2.29. The town is built on three rivers: the Dirty River runs through the town centre, the Brewery River runs along the southern edge of town while the Bandon River runs along the eastern edge of town.

2.2.30. The Bandon River to the east and north of the town is also a Special Area of Conservation (cSAC 002171) and as such restricts the development of the town to the east. The Bandon valley to the south and east of the town is a Natural Heritage Area (pNHA 1035). Species protected under Annex II of the EU Birds directive include Bandon Valley south of Dunmanway.

2.2.31. The road between Dunmanway and Coolkelure, Castledonovan and Bantry is designated a scenic route (S30) in County Development Plan 2009. The regional route R586 between Ballineen, Ballynacarriga and to Dunmanway is also a scenic route (S31) in the plan. There are three designated pockets of scenic landscape areas included in the 2009 County Development Plan which are located to the south, north-west and east of the town.

2.2.32. As detailed in the Draft Landscape Strategy 2007, Dunmanway is located in an area of the County where the landscape is deemed to be of *high value* (picturesque with scenic routes and natural and cultural heritage of county or national importance), *high sensitivity* (vulnerable landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development), and of *County Importance*. The town is located within Landscape Type 6a – *Broad Fertile Lowland Valley*. These characteristics will assist in the visual impact assessment of large scale developments.

Water Quality

2.2.33. The Dirty River which is of good river quality status flows through the town to the Bandon River which is of moderate water quality status, according to the South Western River Basin District (SWRBD) plan. At present, the wastewater treatment

plant discharges to the Bandon River, which is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area', which is a protected area. The existing wastewater treatment facilities in Dunmanway will need to be improved and upgraded as outlined in paragraph 2.2.9, which will contribute to the improvement of water quality to good status by 2021.

Built Heritage / Public Realm

2.2.34. There are 28 buildings or other structures entered in the Record of Protected Structures within the town, highlighting the architectural and historical significance of the town. There are also a number of recorded monuments in the Dunmanway area.

2.2.35. Dunmanway is a 17th century planned town and the original two triangular squares, West Green and Market Place still remain. Market Place, which contains a fountain and monument of Sam Maguire, functions as the town centre with the majority of shops and services located here and on the Main Street to the northeast. The majority of buildings in the town centre are three storeys with active ground floor uses. The shopfronts are traditional with painted wooden panelling and any repair, restoration or replacement of shopfronts must be sympathetically carried out, having regard to the architectural character of the town centre.

2.2.36. There are a number of vacant and under-utilised sites within the town centre that provide an opportunity for retail development within the core area. This plan has identified the importance of encouraging the re-development of these sites, which will improve the vitality of the town centre and address the problem of dereliction and the loss of ground floor active uses within this area.

2.2.37. There are a number of important landscape features and streetscape elements within Dunmanway, which makes the town distinctive. In this regard, there may be merit in the development of a town wide strategy which would build on the attractiveness of these features, highlight improvements to public accessibility and increase awareness to realise the tourism potential of the town.

2.2.38. There are opportunities to improve the public realm within the town which has suffered from the traffic volumes through the town centre and the lack of a significant relief road. The creation of outdoor spaces where people can meet will contribute to the vitality of the town.

2.3 PROBLEMS AND OPPORTUNITIES

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

2.3.2. Dunmanway town centre is constrained by the river to the east, by steeply rising ground to the north, by the wetlands and parklands to the south, and by an elevated scenic area on the west flank of the town centre. There is some capacity to expand to the west.

2.3.3. The town has been subject to flooding in the past and this local area plan has included lands within the town which have been identified as being potentially at risk from flooding.

2.3.4. There is an opportunity to improve the provision of convenience and comparison retailing in the town. This plan has proposed to extend the town centre area to the south and to the east which will enhance retail opportunities within Dunmanway.

2.3.5. Opportunities exist within the town for the renewal of derelict sites, backland areas, street infill and the re-introduction of active ground floor uses within the town centre. Recent infill schemes have enhanced the quality of the public realm in the town, however, there are further opportunities for public realm improvements in the town.

2.3.6. The layout of the town means that Dunmanway effectively turns its back on the river. Therefore, it is important that the town realises the potential of the river as an amenity area with the opportunities for pedestrian and cycle routes. There is also an opportunity for the provision of a footbridge linking the proposed car park to the town square which would ensure that the town is permeable and develops to its full potential.

2.3.7. There are opportunities to increase the provision of tourist accommodation within the town which will strengthen Dunmanway’s role as an inland tourism location within West Cork. In this regard, the X-01 (former convent) site is a significant strategic opportunity site for the future development of the town to the north of the town centre. The convent is currently in disrepair and the development of this site should be prioritised.

2.3.8. Important issues facing the town include the need for water and wastewater infrastructural improvements, enhancing the town’s inherent natural and man-made amenities, strengthening the tourist

industry in the town, encouraging the employment and enterprise sector and consolidating the settlement around its existing land uses.

2.4 PLANNING PROPOSALS : DUNMANWAY

2.4.1. The development boundary for Dunmanway has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

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

Overall Scale of Development

2.4.3. Over the lifetime of this plan, it is envisaged that there will be substantial housing and employment growth in Dunmanway consistent with the objectives for the settlement set out in the County Development Plan. The town’s 2020 target population is 1,976 requiring the provision of an additional 194 dwellings, taking account of both the units built since the 2005 LAP and those for which permission has been granted. This plan does however make provision for additional growth to be identified for residential development in Dunmanway because of the ability of the town to assimilate a proportion of the remainder of the development allocated to the overall electoral area.

Development Boundary Objectives

2.4.4. The following general objectives shall apply to all development within the development boundary of Dunmanway.

Objective No.	<u>General Objectives</u>
DB-01	Within Dunmanway Town, it is an objective to increase the population to 1,976 in the period up to 2020.
DB-02	All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-03	<p>In order to secure the sustainable population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Bandon River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the 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 and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway.</p>
DB-04	Improved connectivity throughout the town is a goal of all new development and particular regard shall be had to the creation and improvement of footpaths with particular reference to new housing developments, town centre proposals and community facilities.
DB-05	It is an objective to support and promote the town centre as the primary location for the expansion of retail development in the town of Dunmanway.
DB-06	It is an objective to encourage the re-use of unused or undeveloped land and buildings subject to the appropriate consideration of the potential impact on the character of their surroundings.

Objective No.	General Objectives
DB-07	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
DB-08	Dunmanway is situated on the Bandon River which is designated as a Special Area of Conservation. This plan will protect the integrity of this, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.

Residential Areas

2.4.5. The overall aim of this plan is to secure the development of 671 new dwellings in Dunmanway between 2010 and 2020 in order to facilitate the growth of the town’s population and fit in with the overall strategy for the electoral area.

2.4.6. Much of the land zoned for residential development in Dunmanway was originally zoned in the 2005 Local Area Plan. In order to ensure that no shortage of developable land should arise during the life-time of this plan, many of these zonings have been continued into the current plan. Based on the zoning objectives within Dunmanway, it is envisaged that about 700 units could be provided.

2.4.7. The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Dunmanway, the strategy requires that up to half of that reserved land will be used for the provision of social housing.

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

Objective No.	Residential	Approx Area (Ha)
R-01	Medium B density residential development to include a mix of houses types and sizes subject to the provision of comprehensive landscaping proposals on the site	9.8

Objective No.	Residential	Approx Area (Ha)
	boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.	
R-02	Medium B density residential development to include a mix of houses types and sizes. Development to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.	1.9
R-03	Medium B density residential development to include a mix of houses types and sizes.	0.5
R-04	Medium B density residential development (apartments or duplexes).	0.8
R-05	Medium B density residential development to include a mix of houses types and sizes with provision for a nursing home.	2.5
R-06	Medium B density residential development, to include a mix of houses types and sizes and comprehensive landscaping proposals with an amenity walk along northern boundary of site. Provision for a nursing home. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water	2.3

Objective No.	Residential	Approx Area (Ha)
	attenuation will be required for developments within this area. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	
R-07	Medium B density residential development to include a mix of houses types and sizes. 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.	1.8
R-08	Medium B density residential development to include a mix of houses types and sizes and subject to comprehensive landscaping proposals on the site boundaries.	4.7
R-09	Medium B density residential development to include comprehensive landscaping proposals on the site boundaries.	3.9
R-10	Medium B density residential development to include comprehensive landscaping proposals on the site boundaries.	3.5
R-11	Medium B density sheltered accommodation and / or provision of a retirement home to include comprehensive landscaping proposals on the site boundaries.	1.4
R-12	Medium B density residential development with single access to include comprehensive landscaping proposals along the site boundaries. These lands are located close to the	7.4

Objective No.	<u>Residential</u>	Approx Area (Ha)
	<p>Bandon River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures.</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>	

Business

2.4.9. The specific business zoning objectives for Dunmanway is set out in the following table:

Objective No.	<u>Business</u>	Approx Area (Ha)
B-01	<p>Business development. High quality retail warehousing / office development may be considered subject to the provisions of the Retail Planning Guidelines including a sequential test.</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>	3.4

Objective No.	<u>Business</u>	Approx Area (Ha)
B-02	<p>Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre.</p> <p>These lands are adjacent to the Bandon River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura impact statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone should have regard to the protection of scrub and woodland on the site and are likely to require the provision of storm water and surface water attenuation measures.</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>	6.9

Industry

2.4.10. The specific Industry zoning objectives for Dunmanway is set out in the following table:

Objective No.	<u>Industry</u>	Approx Area (Ha)
I-01	<p>Industrial development suitable for a mixture of units including small to medium industrial units, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre.</p> <p>These lands are located close to the Bandon River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures. Any proposed Industrial discharges emanating from the site will require appropriate assessment.</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>	6.9

Town Centre

2.4.11. It is considered essential to the continued vitality of the town that the established town centre should continue to be the focus of retail and commercial activity.

2.4.12. This plan designates an additional area to allow some future expansion of the town centre to the east. It is envisaged that this will take the form, primarily, of retail development, although an element of other appropriate uses would not be ruled out.

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

Objective No.	Town Centre	Approx Area (Ha)
T-01	This area denotes the existing built footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas, with particular attention to be given to creating an attractive public realm. 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.	-
T-02	To facilitate the expansion of the town centre with particular attention to be given to creating an attractive public realm.	-

Open Space and Agriculture

2.4.14. The town has several attractive amenities including Dunmanway Lake, playing fields, tennis-courts and a swimming pool. These sports, recreation and amenity areas have been zoned as proposed open space.

2.4.15. The principal areas designated as proposed open space in this plan form part of the demesne of land around Brookpark House and Dunmanway Cottage, reflecting their status in the 2005 Local Area Plan. The areas to the west of the town centre which comprise of the floodplain of the river are not, in themselves, suitable for development and can provide important facilities for informal recreation often in parallel with their existing agricultural use.

Pedestrian walkways are proposed from the town centre along the river and in the town park area to the south-west of the town.

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

Objective No.	Open Space and Agriculture	Approx Area (Ha)
O-01	Open space and amenity area adjoining Dunmanway Lake 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.	0.08
O-02	This prominent slope, ridge and landscape features including woodland to the northern boundary make a significant contribution to the rural character of the town and the setting of St Patrick's Church. 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.	4.33
O-03	Open space with provision for amenity walk and part of river floodplain. 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.	9.1

Objective No.	Open Space and Agriculture	Approx Area (Ha)
O-04	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens and part of river floodplain. 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.	4.0
O-05	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens and part of river floodplain. 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.	12.2
O-06	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens and part of river floodplain. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	2.3
O-07	Open Space for sports and recreation purposes.	5.54
O-08	Open Space for sports and recreation.	0.56

Objective No.	<u>Open Space and Agriculture</u>	Approx Area (Ha)
	purposes and part of river floodplain. 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.	
O-09	Open space for sports, recreation and amenity purposes and part of river floodplain. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.27
O-10	Open space for sports, recreation and amenity purposes and part of river floodplain. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	6.16

Utilities and Infrastructure

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

Objective No.	<u>Utilities and Infrastructure</u>	Approx Area (Ha)
U-01	Proposed relief road to the north of the town (approximate alignment only).	-

Objective No.	<u>Utilities and Infrastructure</u>	Approx Area (Ha)
U-02	Local access road.	-
U-03	Provide pedestrian walkways connecting Dunmanway Lake to the town centre.	-
U-04	Pedestrian walk connecting scenic landscape to town park.	-

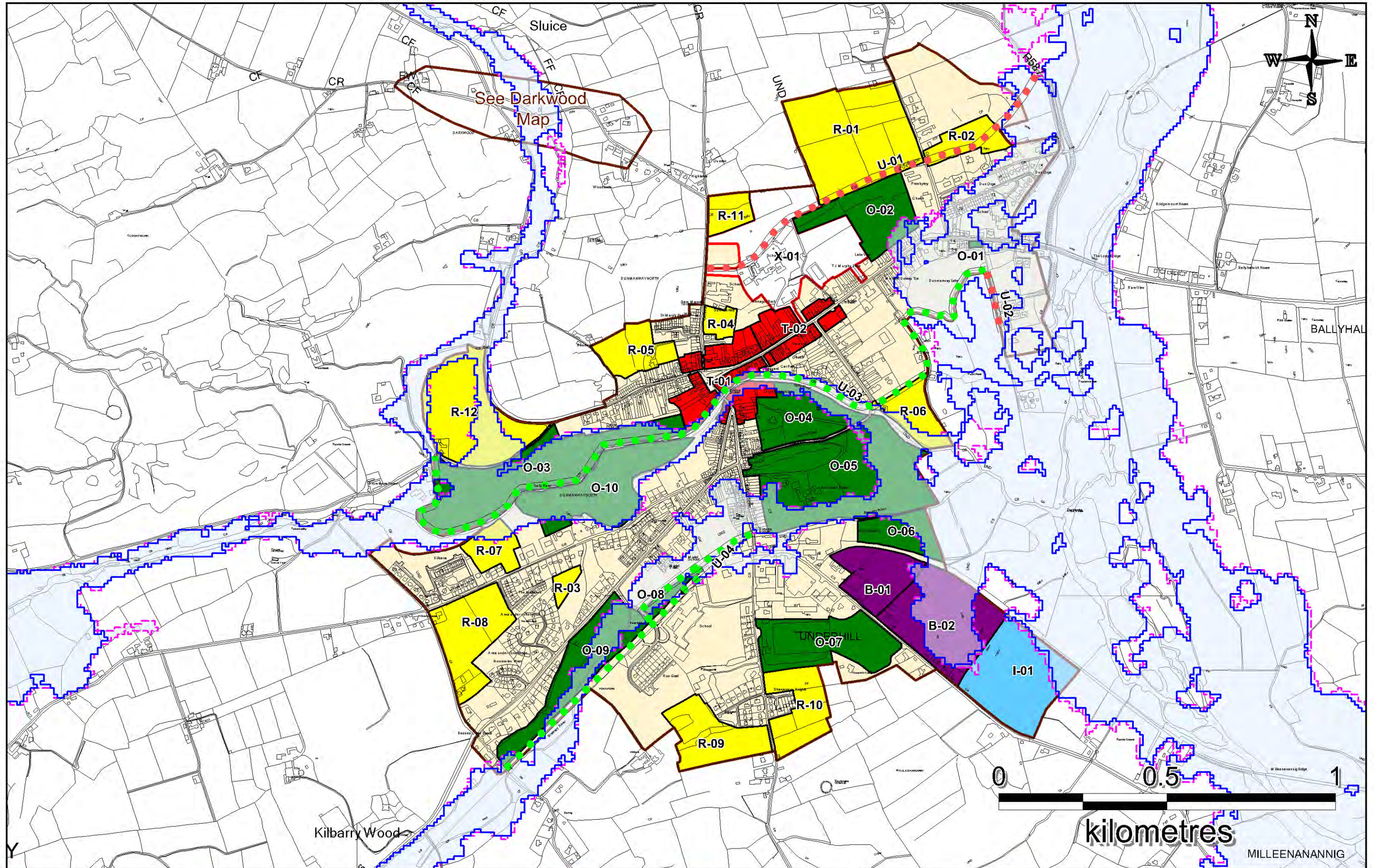
Special Policy Area

2.4.18. The substantial buildings and landscaped grounds that comprised of the former 'Daughters of Charity Convent' occupy a prominent position in the town. It is anticipated that this special zoning objective will encourage the emergence of proposals for an integrated mixed-use development that will utilise the potential of the existing buildings and their attractive setting.

2.4.19. The special policy area zoning objective for Dunmanway is set out in the following table:

Objective No.	<u>Special Policy Area</u>	Approx Area (Ha)
X-01	It is an objective to secure the co-ordinated development of this site for a variety of uses in accordance with a masterplan for the site which has been approved by Cork County Council. The masterplan should be prepared for the entire site by the landowner / single developer and should have specific regard to the following: <ul style="list-style-type: none"> ▪ The site is suitable for a variety of uses including mixed uses involving the re-use of the existing buildings and preservation of the parkland setting of the site. The south-east corner of the site may have some scope for some retail development subject to access and traffic safety considerations being addressed. ▪ The steps taken by the developers / landowners in preparing the masterplan to include consultation with local residents / landowners. 	9.52

Objective No.	<u>Special Policy Area</u>	Approx Area (Ha)
	<ul style="list-style-type: none"> ▪ Comprehensive ecological architectural, heritage and landscape assessment to include detailed tree survey to be carried out for the entire site and included in the masterplan. ▪ Provision of a detailed landscaping scheme for the entire site incorporating retention and augmentation of existing tree cover. ▪ Provision of appropriate social and community facilities, where required, within the overall site to be included in the masterplan. ▪ Provision of water and wastewater services for the development, including where necessary, the upgrading of off-site infrastructure. ▪ Proposals for the construction of the proposed relief road (objective U-01) to the north of the site to be incorporated in the masterplan. ▪ A comprehensive study of the existing surface water drainage within the site and adjoining lands. ▪ Preparation of detailed proposals to address the surface water drainage of the site and adjoining lands. ▪ The implementation of phasing proposals within the masterplan to ensure the co-ordinated development of the site. ▪ Preparation of a Traffic Management plan which includes provision of sustainable transport options. 	



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

3 Skibbereen Environs

3.1 VISION & CONTEXT

The strategic aims are for continued growth and development with Skibbereen as the primary urban centre for a large rural hinterland with key employment, educational, service and tourism functions. Set in the heart of West Cork, Skibbereen as a county town and growth/development centre performs an important employment, service and social function for an extensive rural hinterland.

Most of Skibbereen is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

Strategic Context

3.1.1. Skibbereen is located within the West Strategic Planning Area. In this Local Area Plan, Skibbereen is identified as a Main Settlement within the Skibbereen Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2009, as detailed in Chapter 3, Volume 1 of that Plan. The North and West Cork Strategic Plan encourages a greater proportion of the new population in the area to locate in the towns such as Skibbereen so that they will develop a more effective critical mass of population that will allow the development of their shops, employment, services and other facilities to become self-sustaining, to the benefit of the area as a whole.

3.1.2. The majority of the built up area of Skibbereen is administered by Skibbereen Town Council who are a separate planning authority and prepare their own development plan for their jurisdiction. The latest development plan for Skibbereen town was adopted in August 2009.

3.1.3. It is an objective of the County Development Plan 2009 to strengthen the role of Skibbereen as an important centre for population, employment, services and tourism, which would also serve a wider rural area, including the islands. This local area plan will provide for the protection of the setting of the town, in particular the hills and scenic landscape to the southwest of the town. The plan aims to encourage balanced development, supporting its role as a

district employment centre and recognise that the town, with its recent improvements to water and sanitary infrastructure, will cater for all future developments including industrial, tourism and educational needs.

3.1.4. This local area plan will also promote the settlements role as a centre for Arts and Crafts within West Cork. It is important that future development is sympathetic to the architectural and historic character of the town.

Local Context

3.1.5. Skibbereen is located on the N71 approximately 30km west of Clonakilty and approximately 30km south-west of Dunmanway. The town is an important service, employment, retail and tourism centre for a large rural hinterland and also acts as an important access point to a number of the West Cork Islands. Skibbereen is particularly attractive enjoying a fine townscape and an attractive landscape setting. The River Ilen and its floodplain are located to the north. The Landscape is characterised by attractive, gently rolling countryside.

3.2 PLANNING CONSIDERATIONS

Population and Housing

3.2.1. The 2006 Census of population recorded a population of 2,338 for Skibbereen which is illustrated in Table 3.1. The 2020 population target for the town is 3,035, which is an increase of 697 persons. This translates into a growth in households of 452, bringing the total number of households to 1,275 by 2020. In order to accommodate this increase in households, it is estimated that an additional 588 dwelling units will need to be provided.

Skibbereen	2002 Census	2006 Census	2020 Target	Increase to 2020
Population	2,000	2,338	3,035	697
Households	673	823	1,275	452

3.2.2. The current housing stock figures for Skibbereen in Table 3.2 indicates an increase in the order of approximately 546 units in the period since 2001. There is currently an estimated 1,427 occupied units within the town, a further 10 units under construction and 49 vacant units recorded in the

town and environs area. Recently updated figures indicate that planning permission exists for the construction of a further 338 units, within both the town council area and environs area to which this plan relates.

Dwellings 2001	Dwellings 2005	Dwellings 2010	Under Construction 2010	Vacant Units 2010	Outstanding planning permissions	Potential Housing stock
881	1029	1427	10	49	338	1824

3.2.3. To accommodate the target increase in population by 2020, the outline strategy prepared in 2009 to assist the preparation of this plan, identified the need to provide an additional 588 units in the period 2006-2020 as outlined in Table 3.3. Taking account of both the units built since the 2005 Local Area Plan and those for which permission has been granted there is no requirement for Additional New Development to 2020.

3.2.4. The following table outlines the summary points for housing requirement in Skibbereen to 2020.

New House Construction Target to 2020	Already Built 2006-2010 plus units which are vacant & under construction	Outstanding planning permission 2010	Additional New Development Required to 2020
588	377	338	0

3.2.5. The Skibbereen Town Development Plan 2009-2015, indicates that there is 45.5ha of undeveloped zoned residential land within the functional area of Skibbereen Town Council, with capacity for approximately 1,365 residential units. Within the environs of the town, the Housing Land Availability Study, 2008, indicates that there was sufficient zoned residential land available in Skibbereen to accommodate 264 residential units, resulting in an overall supply of 1,629 residential units within both the town council and environs.

3.2.6. Therefore, there is sufficient residentially zoned land within both the Skibbereen Town Council and Skibbereen Environs area to cater for the expected growth in housing demand. Whilst additional land is therefore not required to achieve the 2020 target, there is a requirement for additional growth to be accommodated in the town to help address the need to regulate development in the villages at a level which is in keeping the character and grain of these settlements.

Infrastructure

Road Infrastructure, Public Transport and Connectivity

3.2.7. The N71 provides a strategic link between the town, Clonakilty and Cork City and further linkages with the rural hinterland. Enhanced transportation infrastructures, in particular improvements to the N71 transport corridor are seen as a critical component to the future growth of the town.

3.2.8. Skibbereen Town Council and Cork County Council have jointly commissioned the preparation of a comprehensive Traffic and Transportation Study which is about to be finalised for Skibbereen Town. The aim of the study is a review of the transportation network and the associated demands, with particular attention to the town centre area, with the objective of sustaining growth so that the area can function well in terms of transportation.

3.2.9. The Skibbereen Town Development Plan, 2009 - 2015 has also identified an indicative route for the Gortnaclohy Relief Road, which would redistribute traffic from the town centre directly onto the R595 Baltimore Road and ease traffic congestion within the town (part of these lands are outside the Town Council boundary and within Cork County Council's administrative area). This north eastern distributor road has been partially completed and it is considered extremely important for Skibbereen that this relief road is completed to the N71.

3.2.10. Skibbereen has been designated as a cycling hub under Fáilte Ireland's new cycling strategy, which has resulted in the completion of work on the development of full day and half day signed looped cycling routes. The town benefits from a daily public transport (bus service) to Cork City and Clonakilty.

Water Supply

3.2.11. The source of the drinking water for the town is the Ilen River, which has adequate capacity at present.

Waste Water Infrastructure

3.2.12. Skibbereen has a wastewater collection network but there is no treatment at present pending the construction of a new wastewater treatment plant, which will have a PE of 4,700, capable of upgrading to 9,400 PE. This project has been included in the WSIP (2010-2012)

as part of the West Cork grouped DBO scheme, which should be completed by 2012.

Waste Management

3.2.13. There is a bring site provided in Skibbereen and a Waste Transfer Station and Civic Amenity site provided in Clonakilty. It is the intention to provide a civic amenity site in the Skibbereen area subject to funding.

Flooding

3.2.14. Parts of the town have been identified as being at risk of flooding. The areas at risk follow the path of the Ilen River through the town and are illustrated on the settlement map. To this end, the suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands.

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

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

3.2.17. The Development Plan for Skibbereen Town 2009-2015 identifies lands in the town that act as a floodplain and the area of land within the town subject to historical flooding which has been mapped by the OPW National Flood Hazard Mapping. Remedial works in the form of river realignment works have significantly improved the situation by reducing the frequency of flooding. Further alleviation measures are contained in the Skibbereen Urban Study 2002, which also contains specific proposals to offset any increase in flood water level caused by the potential development of the Marsh area for community and recreation purposes.

Broadband

3.2.18. Cork County Council have recently substantially completed major civil works in Skibbereen for the Regional Broadband Programme, which is under completion in 15 towns throughout the County.

Community Facilities

Education

3.2.19. There is a strong representation of primary, secondary and further educational facilities within Skibbereen town at present. Based on future population growth envisaged in this Local Area Plan, the Department of Education has identified the future need for an additional primary school in Skibbereen. The preferred location for a new primary school should be within the Town Council Area, if this requirement arises in the future.

3.2.20. The Town Development Plan 2009 states that the Department of Education and Science has advised that agreement has been reached to amalgamate the three post-primary schools to form a new community school which will cater for 900 pupils.

Sports and Recreation

3.2.21. The town has a broad range of sporting facilities including Soccer, GAA, Rugby and Tennis in addition to a fully established gym and indoor playing area which are located near the towns schools, within the Town Council area.

3.2.22. The majority of the public open space for the town is located within the Town Council Area, predominantly to the north of the Ilen River. The Skibbereen Town Development Plan, 2009, has stated that there is an unbalanced provision of public open space within the town and there is a clear need for additional open space on the southern side of the town. The Town Development Plan has developed an open space strategy for the town including the development of open space linkages for amenity and recreation purposes.

Employment and Economic Activity

3.2.23. In West Cork, Skibbereen has been identified as a District Employment Centre to serve the employment needs of the urban area as well as its large rural hinterland. The County Development Plan 2009 targets up to an additional 500 jobs in Skibbereen to 2020, which will reduce the reliance on long distance commuting. There are three Industrial / Business clusters located to the north (Marsh Road), west (Upper Bridge Street) and south-east (Castletownshend Road) of the town. The

service sector is the largest employer in the town. Manufacturing industry in Skibbereen consists of light engineering, food and dairy products and furniture manufacturing.

3.2.24. In 2003, there was a supply of 37ha zoned land available in the Skibbereen Environs for employment uses. It has been calculated that by 2008, some 34ha of this land remained undeveloped. The Skibbereen Town Development Plan 2009 has identified significant portions of Enterprise / Industry and Commercial Land within the town boundary for employment purposes. There is therefore no requirement to add to the supply of zoned land in the town environs area.

3.2.25. This plan has reviewed the availability and suitability of the current land supply to accommodate the proposed employment growth which has included the identification of additional (new) zoned lands for employment uses. In order to achieve 2003 employment land supply levels, it would be desirable to provide an additional 3ha of additional land in Skibbereen for employment uses.

Retail

3.2.26. The Cork Strategic Retail Study 2008 identified Skibbereen as a County Town in the Retail Hierarchy for the County, with the overall strategy of incremental growth in line with current and planned population levels. Skibbereen is the second strongest retail town in West Cork after Clonakilty. The Retail Study records a total of 3,630 sqm comparison floorspace and 2,160 sqm convenience floorspace in the town. Recent retail developments in the town include the development of approx 1,000sqm net of new comparison floorspace, all in small units. An edge-of-centre Lidl which accommodates approx 1,630 sqm convenience floorspace has been developed since 2002. The Skibbereen Town Development Plan 2009 - 2015 states that a further 1,100sqm net is committed (has planning permission but is not yet constructed), again all in small units.

3.2.27. The Retail Study identifies the need for Skibbereen to expand its retail capacity to overcome potential isolation from higher order markets and a tendency of leakage to other competitive centres. The Skibbereen Town Development Plan 2009, states that there are many opportunities for the re-development of vacant and derelict sites within the retail core of the town. The Town Development Plan also identifies a substantial town centre brownfield site that could readily accommodate retail use and would be most suitable for a national convenience retail operator. In addition, there are two other alternative sites within the town centre that could also readily accommodate retail development. The Town Development Plan has also made provision for retail warehousing on the southern side of the town centre.

3.2.28. Therefore, the additional retail development needs of the town should be accommodated within the Town Council area where there is adequate land supply available in accordance with the

provisions of the Joint Retail Study for Cork City and County and the Retail Planning Guidelines.

Environment and Heritage

Natural Heritage

3.2.29. The Ilen River has had a strong influence on the historical development of the town. There are no Natura 2000 sites including Nature Conservation Areas within the Environs of the town. However, Lough Hyne Nature Reserve which is a cSAC (site code 0097) and pNHA (site code 0097) is located just east of Roaringwater Bay some 5 km south-west of Skibbereen. This is a large coastal site (>400 ha.) which is of international importance, includes Lough Hyne Nature Reserve on its western end, Ballyally Lough, the adjacent marshland area along the Bealariree stream and the coastline eastwards to Gokane Point, including Tragumna Bay. The site therefore encompasses a range of both marine and terrestrial habitats, including three habitats listed on Annex I of the EU Habitats Directive. Lough Hyne is vulnerable to the effects of eutrophication, because it is nearly land-locked with relatively little tidal exchange of water. Polluting operations around the lake (including heavy fertilization of agricultural land), and pollution of the streams and drains which feed into the Lough, should be prevented where possible. The Lough is also used by scuba-divers and field studies groups and disturbance of the habitats and the removal of biological material, especially of Shellfish (e.g. Scallop, Sea Urchins and Lobster) is a potential threat. Lough Hyne has been recognised as an internationally important ecological site, with both botanical and zoological interest.

3.2.30. The N71 national road between Skibbereen and Leap is designated as a scenic route (S82) in County Development Plan 2009. The regional route R595 between Skibbereen and Baltimore is designated as a scenic route (S88) in the plan. The N71 national road to the west between Skibbereen and Ballydehob is also designated as a scenic route (S90) in County Development Plan 2009.

3.2.31. As detailed in the Draft Landscape Strategy 2007, the 'character type' for the area around Skibbereen is Type 9 - *Broad Marginal Middleground and Lowland Basin*. The landscape value in this area is deemed to be low and the landscape sensitivity is also *medium*. The landscape importance is at a *local level*. This landscape is characterised by a broad shallow basin serving the River Ilen and its tributaries enclosed by rugged ridges and rocky outcrops. These characteristics will assist in the visual impact assessment of large scale developments.

Built Heritage

3.2.32. The Skibbereen Town Development Plan 2009-2015 has recognised that there are many fine buildings of architectural and historical importance within the town and these buildings have been listed in the Record of Protected Structures for Skibbereen and are also protected by virtue of their location within the Architectural Conservation Area (ACA) designation.

3.2.33. The town and environs 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. The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance. Skibbereen is designated as a historic town in the RMP of County Cork.

Water Quality

3.2.34. The River Ilen which is currently of moderate river quality status flows through the town to the Ilen Estuary according to the South Western River Basin District (SWRBD) plan. According to the SWRBD Plan, the overall water quality status of the Ilen Estuary 'Transitional and Coastal Waters' is 'Good'. At present, wastewater discharges to the River, part of which is a 'Drinking Water Protected area'. The existing wastewater treatment facilities in Skibbereen will need to be upgraded as outlined in paragraph 3.2.12, which will contribute to the protection of water quality to good status by 2015.

3.3 PROBLEMS AND OPPORTUNITIES

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

3.3.2. The Town Council adopted the new Skibbereen Town Development plan in 2009, which makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town. The land zoned in this plan, largely reflects relatively small areas of land that were designated for development in previous plans but have not yet come forward for development and areas of land suitable for infill development.

3.3.3. The town has been subject to flooding in the past and this local area plan has included lands within the town which have been identified as being potentially at risk from flooding.

3.3.4. Important issues facing the town environs include the need for wastewater infrastructural improvements, provision of the north eastern distributor road, encouraging the employment and business sector and consolidating the settlement within its Greenbelt setting.

3.3.5. A need has been identified for an additional hotel in Skibbereen that would offer a full range of facilities including a leisure centre, conference facilities and high quality tourism accommodation. While the preferred location would be close to the town centre (within the Town Council area) where the widest commercial, economic and social benefits would be derived, it might not be appropriate to restrict the options of a potential developer to a single location. In order to allow flexibility for potential investors, a site-specific zoning has not been made for a new hotel in this plan. However, to add to the range of options, the zoning maps for Skibbereen Environs indicate a potential location on the Baltimore Road (zoned business use) at the edge of the new development boundary, which is just about at walking distance from the town centre. The established Liss Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven road with its particularly attractive setting also offers scope for development of this kind.

Liss Ard Estate

3.3.6. The Liss Ard Estate is located 1.5km to the south east of Skibbereen within the Town Green Belt. The estate and its country manor house date back to the 19th century to when the O'Donovan's first acquired the estate. The estate is set within 200 acres of woodland and exquisite gardens with its own 70 acre lake, which add to the uniqueness of the estate. The main buildings consist of Liss Ard House with its adjacent Walled Garden House and Liss Ard Lake Lodge. The houses and gardens are currently used to provide guest accommodation on a group rental basis and as a wedding and conference venue. The gardens and walks are open to the public on a seasonal basis.

3.3.7. The estate has an established tourism profile and with its unique setting and proximity to the town of Skibbereen has immense potential to advance the tourism diversification needs of the area, strengthening the local economy by providing an innovative and high quality tourism product and by providing a recreational destination which will attract national and international tourists. The provision of a high quality, innovative, integrated and sustainable tourism development on this estate is a key element in helping to develop and strengthen tourism provision in the Skibbereen area. The synergistic role of the town and the estate needs to be strengthened to ensure its viability is maintained into the future and this must be done in the

most sensitive and appropriate manner possible. Maintaining the future of Liss Ard Estate and enhancing its role is a critical component in the success of the town.

3.3.8. The future development of the Estate needs to be carried out in a sensitive and sustainable manner which would allow for future tourism growth, but which would simultaneously not compromise the overall scenic and amenity character of the grounds, lakeside setting or the setting and architectural character of the existing buildings. In this regard, the reuse, refurbishment and extension of the existing premises should form an integral part of a high quality innovative integrated and sustainable tourism development at Liss Ard, which may include a number of managed holiday units for short term letting in clustered arrangements at visually appropriate locations on site. The future expansion of facilities on the estate should also be considered which would help strengthen and support the overall development, and should be of a reasonable and appropriate scale and sensitively sited within the estate grounds. Any significant new development will be assessed in accordance with Cork County Council's "Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their settings".

3.3.9. This plan recognises the strategic importance of the Liss Ard Estate as a key tourist attraction for West Cork and the Region. Cork County Council are anxious to work with the owners to increase the attractiveness of the estate and its setting, to protect and conserve the existing buildings and work to deliver a high quality, innovative, integrated and sustainable tourism product on this estate. Therefore, the developer should prepare a detailed planning brief for the site to be agreed by the planning authority.

3.4 PLANNING PROPOSALS : SKIBBEREEN ENVIRONS

3.4.1. The development boundary for Skibbereen Environs has been set to include all the areas that are the subject of specific zoning objectives, outside the administrative area of Skibbereen Town Council.

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

around Dunmanway – see Section One of this plan for more detail.

3.4.3. In addition to the modest areas zoned for new residential development, provision has also been made in specific zoning objectives for business and industry type employment uses.

Overall Scale of Development

3.4.4. Over the lifetime of this plan, it is envisaged that there will be substantial housing and employment growth in Skibbereen consistent with the objectives for the settlement set out in the County Development Plan. The town's 2020 target population is 3,035 which does not require the provision of any additional dwellings to meet this target, taking account of both the units built since the 2005 LAP and those for which permission has been granted. However, this plan does make provision for additional growth to be identified for residential development in Skibbereen because of the ability of the town to assimilate a proportion of the remainder of the development allocated to the overall electoral area.

Development Boundary Objectives

3.4.5. The following general objectives shall apply to all development within the development boundary of Skibbereen Environs.

Objective No.	General Objectives
DB-01	Within Skibbereen Town and Environs, it is an objective to increase the population to 3,035 in the period up to 2020.
DB-02	All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-03	In order to secure the sustainable population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.
DB-04	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

Residential Areas

3.4.6. The overall aim of this plan is to secure the development of 351 new dwellings in Skibbereen between 2010 and 2020 in order to facilitate the growth of the town’s population and fit in with the overall strategy for the electoral area.

3.4.7. A small number of new residential areas have been identified, which will provide an alternative to the development of individual houses in the countryside beyond the town. Based on the zoning objectives within Skibbereen Environs, it is envisaged that about 260 units could be provided.

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

housing. In Skibbereen Environs, the strategy requires that up to half of that reserved land will be used for the provision of social housing.

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

Objective No.	Residential	Approx Area (Ha)
R-01	Medium B density residential development, extension to existing housing cluster.	1.23
R-02	Medium B density residential development.	1.7
R-03	Medium B density residential development. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the future distributor road (U-02).	7.12
R-04	Medium B density residential development Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.8
R-05	Medium B Density residential development with provision for serviced sites.	5.1
R-06	Medium B Density residential development with provision for serviced sites.	3.14

Business

3.4.10. Skibbereen’s established business areas are located within the Town Council boundary. Skibbereen should continue to have a key employment function and it needs to attract inward investment in business. To this end, this local area plan has

identified several areas which would accommodate business type development to the south and north of the town.

3.4.11. The specific business zoning objectives for Skibbereen Environs are set out in the following table:

Objective No.	Business	Approx Area (Ha)
B-01	Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access from the R637 and satisfactory disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre. Existing watercourses on the site should remain open. 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.	15.9
B-02	Business development.	6.2
B-03	Business development incorporating high quality building design, with option for a hotel including leisure centre and conference facilities to serve the town and its hinterland. Any development would be subject to a comprehensive landscape-based design scheme incorporating safe, off-road pedestrian access to the town centre and satisfactory disposal of surface water and effluent.	3.5

Industry

3.4.12. Skibbereen’s established industrial areas are located within the Town Council boundary. This Plan has designated two

sites to the north of the Town Council boundary which have been zoned for small to medium sized light industrial uses.

3.4.13. The specific industry zoning objectives for Skibbereen Environs are set out in the following table:

Objective No.	Industry	Approx Area (Ha)
I-01	Industrial estate type development for small and medium light industrial units with a single access from the R637 Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.4
I-02	Industrial estate type development, suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site, subject to the provision of comprehensive landscaping proposals including mounding on the southern, northern and eastern site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Any proposed development on this site should be accompanied by a Traffic and Transportation Assessment and Road Safety Audit. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	15.6

Educational, Institutional and Civic

3.4.14. The specific educational, institutional and civic zoning objective for Skibbereen Environs is set out in the following table:

Objective No.	Educational, Institutional and Civic	Approx Area (Ha)
C-01	Extension to cemetery.	1.5

Open Space and Agriculture

3.4.15. Many of the town's recreational areas are located within the Town Council boundary. The Skibbereen Town Development Plan, 2009, has stated that there is an unbalanced provision of public open space within the town and there is a clear need for additional open space on the southern side of the town. In this regard, an area to the south-west of the town has been zoned as open space.

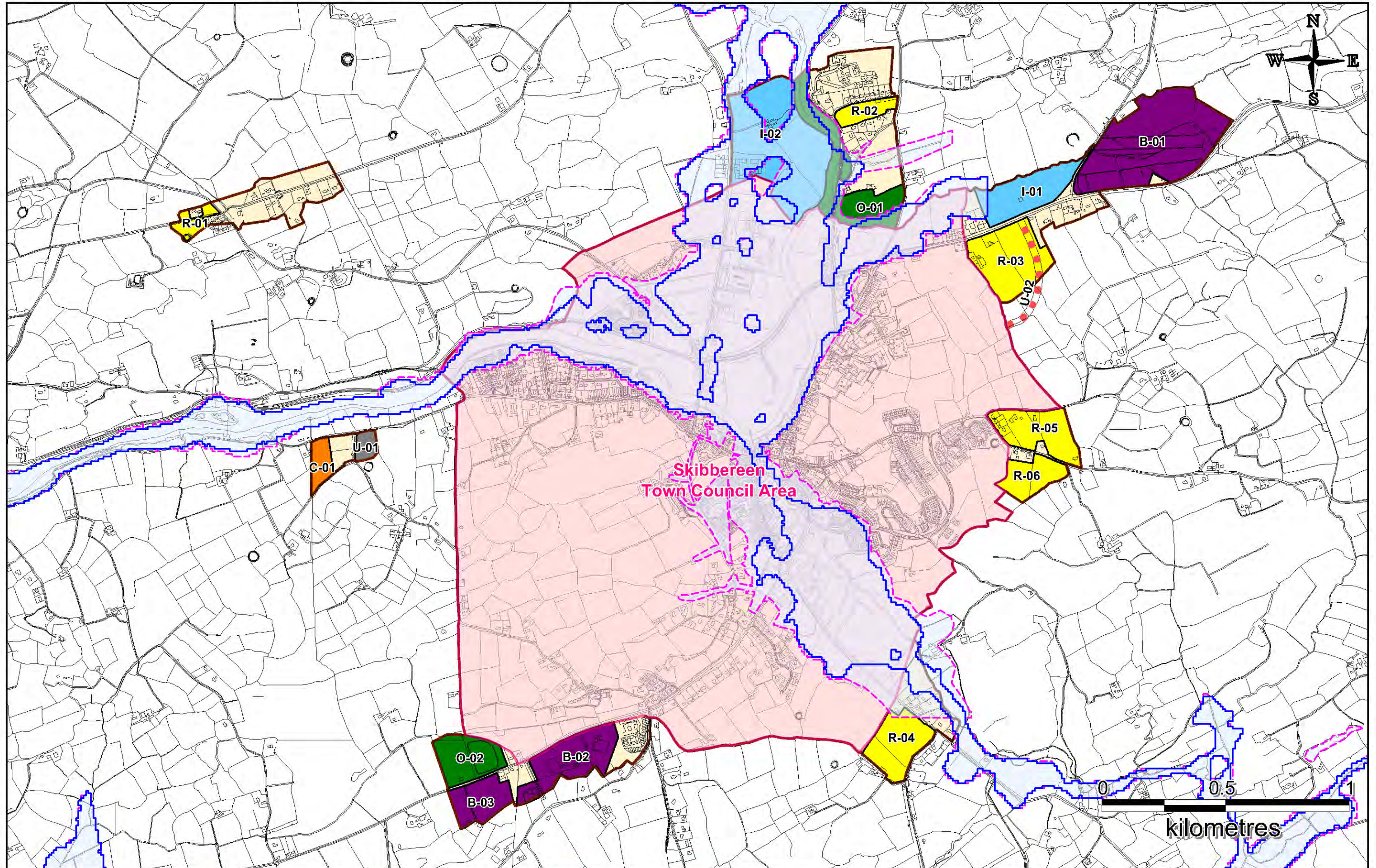
3.4.16. The specific established open space, sports, recreation and amenity zoning objectives for Skibbereen Environs are set out in the following table:

Objective No.	Open Space and Agriculture	Approx Area (Ha)
O-01	Open space as part of the River valley acting as a floodplain. The southern part of this site adjoining the showground's is suitable for sports, recreation and amenity purposes. 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.	7.28
O-02	Open Space for sports and recreation purposes.	4.29

Utilities and Infrastructure

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

Objective No.	Utilities and Infrastructure	Approx Area (Ha)
U-01	Proposed sewage treatment plant.	-
U-02	Indicative route of future distributor road	-



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

KEY VILLAGES

Ballineen-Enniskeane

Baltimore

Courtmacsherry

Drimoleague

Leap

Rosscarberry

Timoleague

Union Hall

4 Ballineen / Enniskeane

4.1 VISION AND CONTEXT

The strategic aims for Ballineen / Enniskeane are to encourage the consolidation of the village within its rural setting, preserve the unique character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services and commercial opportunities within the village core.

Strategic Context

4.1.1. Ballineen / Enniskeane is located partly within the Skibbereen Electoral Area and partly within the Macroom Electoral Area, but for local area plan purposes to avoid unnecessary duplication, it is addressed entirely within the Skibbereen Electoral Area Local Area Plan. The settlement is located at the western edge of the Cork Area Strategic Plan study area and is also located within the West Strategic Planning Area. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

4.1.4. The settlement of Ballineen / Enniskeane is located approximately 12 kilometres west of Bandon. The villages of Ballineen

and Enniskeane have joined together to form a continuous and largely linear built up form and consequently the villages are considered as a single planning unit, Ballineen / Enniskeane.

4.1.5. The River Bandon lies to the south of the settlement and the lands that surround the villages, incorporating a prominent hillside to the north and river valley to the south, provide an attractive rural setting.

4.2 PLANNING CONSIDERATIONS

Population and Housing

4.2.1. The census of population for Ballineen / Enniskeane in 2006 recorded a population of 646, from the population of 619 recorded in 2002, which represents an increase of approximately 4% for the period. The table below shows that between 2001 and 2010 there were 94 dwelling units constructed within the boundary of the village.

4.2.2. There are about 12 vacant dwellings in the village, consisting of one residential development to the south of the main street. An analysis of planning applications in the village has also revealed that there are 116 outstanding residential units with planning permission on zoned land with a further 14 residential units granted on unzoned land.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
256	299	350	94

Table 4.1. Number of Houses in Ballineen / Enniskeane during the period 2001-2010 based on Geodirectory results.

4.2.3. There have been some small-scale residential developments (both public and private), predominantly infill schemes, to the south of the Main Street in recent years. In addition, a small-scale sheltered housing scheme was constructed adjoining the national school, on lands zoned open space in the 2005 Local Area Plan. In the 2005 Local Area Plan eight individual pockets of land were zoned for residential use. No residential development has taken place in any of this zoned land.

Employment and Economic Activity

4.2.4. Services within Ballineen / Enniskeane extend beyond basic ones such as a range of shops and public houses. There are a broad range of services within the settlement which includes retail, educational, sports / recreation, social and community facilities, health, financial services and a range of other consumer facilities and employment and business uses. Ballineen / Enniskeane has an

attractive streetscape in the areas where commercial uses are primarily located.

4.2.5. Ballineen / Enniskeane is well provided with industrial employment, with the main employers being Carbery Milk Products Ltd located to the west of Ballineen and Grainger's Sawmills, located in Enniskeane village. The continued operation of these industries is of importance to the economy and vitality of the settlement and to the surrounding rural hinterland.

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

Infrastructure and Community Facilities

4.2.7. Separate waste water collection networks exist for Ballineen and Enniskeane. A wastewater pumping station was constructed east of the bridge in Enniskeane which pumps wastewater collected in Enniskeane to Ballineen. The wastewater treatment plant is located to the south of Ballineen with treatment through an extended aeration system with discharge to the Bandon River. This wastewater treatment plant is at capacity and needs to be upgraded to cater for a PE of 950.

4.2.8. The current water supply to Ballineen is from the Bandon River, while the public water supply serving Enniskeane is from the Bandon Water Supply Scheme. There is limited spare capacity and an upgrade of the Enniskeane network is required.

4.2.9. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

4.2.11. The Regional Road the R586, Bandon – Dunmanway – Bantry Road, runs through the settlement, giving rise to large volumes of traffic, including a high proportion of heavy goods vehicles. Additional traffic calming measures are required within the settlement. In the Cork County Development Plan 2009, it is an objective to promote the improvement of strategic non-national roads throughout the county. In particular, it is an objective to seek funding for the upgrading of the R586.

4.2.12. There are footpaths and public lighting within the settlement and some traffic calming works have been carried out at gateway points. However, additional footpaths, public lighting and in particular further traffic calming works are required to improve pedestrian safety. There is a recycling / bring centre located within the village and the settlement is also accessible by a daily public transport (bus) service, that links the settlement to Bandon and Cork City to the east and also to areas of West Cork. There are also public toilets within the settlement in Ballineen.

4.2.13. In terms of education, St Mary's Central National School is a mixed school with an enrolment of 182 children in the 2008-2009 academic year. The primary school is located midway between both villages. At present there is no requirement for further accommodation to cater for incoming pupils.

4.2.14. The village has some well developed community and recreation facilities. The GAA pitch is located just south of the village core. There is a pitch and putt course, tennis courts and playground located in the middle of the settlement, thus allowing ease of access from both sides of the village. There are two community buildings within the village and childcare facilities are also available within the settlement.

Environment and Heritage

4.2.15. The settlement of Ballineen / Enniskeane has an attractive streetscape and also contains a number of fine individual buildings. St. Mary's Catholic Church (RPS no. 00693), located within the village is entered in the Record of Protected Structures. Derrigra House and the lands surrounding the house in Ballineen also add to the architectural character of the settlement and this structure and its setting should be protected.

4.2.16. An area of land to the south of Ballineen / Enniskeane, to the south of the River Bandon has been designated as scenic landscape in the Cork County Development Plan 2009 and it is an objective to preserve the visual and scenic amenities and natural beauty of the area. The S31 scenic route extends from the south of Ballineen westwards to Dunmanway.

4.2.17. The hillside to the north of Ballineen / Enniskeane also provides an attractive backdrop to the village and should be maintained, with development avoiding the higher lands.

4.2.18. Killaneer House pNHA is located approx 3km north-east of the settlement, consisting of a relatively natural wood in an agricultural area which is of local importance.

4.2.19. As detailed in the Draft Landscape Strategy 2007, Ballineen/ Enniskeane is located in an area of the County where the landscape is deemed to be of *high value* (picturesque with scenic routes and natural and cultural heritage of county or national importance), *high sensitivity* (vulnerable landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development),

and of *County Importance*. The village is located within Landscape Type 6a – *Broad Fertile Lowland Valley*. These characteristics will assist in the visual impact assessment of large scale developments.

Water Quality

4.2.20. The Bandon River which flows through the village is currently of 'moderate' river quality status, according to the South Western River Basin District (SWRBD) plan. At present, the wastewater treatment plant discharges to the Bandon River which is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area' which is a protected area. The existing wastewater treatment facilities in Ballineen will need to be improved and upgraded as outlined in paragraph 4.2.7, which will contribute to the improvement of water quality to 'good' status by 2021.

4.3 PROBLEMS AND OPPORTUNITIES

4.3.1. Ballineen / Enniskeane's rural setting, existing level of industrial employment and its close proximity to the towns of Bandon, Dunmanway and Clonakilty make it an attractive location for development. Further development of the villages should maintain the rural character of the area and the integrity of the surrounding rural landscape.

4.3.2. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant.

4.3.3. There is scope for development within Ballineen / Enniskeane, however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. The primary locations for development are areas north of the village core.

4.3.4. It is particularly important that development does not extend the existing pattern of linear development of the settlement and that additional ribbon development to the east and north of Enniskeane and to the south and west of Ballineen is restricted. Development should also avoid the steep slope to the north of the village and should not compromise the designated scenic landscape to the south.

4.3.5. The population has increased in the settlement and surrounding hinterland in recent years and this in turn has put extra demands on the villages' infrastructure and community facilities. It is important that new facilities are encouraged to locate within the village cores and that where possible, existing community facilities are improved.

4.3.6. The settlement would benefit from a more compact form and from some regeneration of and re-use of existing properties within the

village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlement, particularly within the village core of Ballineen.

4.4 PLANNING PROPOSALS

Overall Scale of Development

4.4.1. The development boundary for Ballineen / Enniskeane, as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 130 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

4.4.2. Having regard to the key village status of Ballineen / Enniskeane, its ease of access and location on a major regional link road from Cork City to Dunmanway, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and some minor changes have been made to include existing properties. It is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

4.4.3. This plan envisages development of up to 195 additional dwellings in the village up to 2020 (including permitted residential development of 130 dwelling units), taking the housing stock to approximately 545 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 18 dwellings.

4.4.4. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

4.4.5. Outside the development boundary, the lands forms part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

4.4.6. The general zoning objective for Ballineen / Enniskeane is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Ballineen / Enniskeane it is an objective to encourage the development of up to 195 houses (including 130 permitted units) in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 18 units.</p> <p>(c) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(e) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(f) Village centre development, including business, local convenience retail, community facilities, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(g) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

Objective No.	General Objectives
DB-01	<p>(i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Other Considerations

4.4.7. There is an identified need to provide for greater commercial opportunities to meet the needs of the local community. Within the village core the aim is to bring vacant and unused buildings within this area into productive use. There are also opportunities within the settlement for the redevelopment of existing derelict sites. Development proposals locating within the village core will be supported and facilitated where appropriate.

4.4.8. Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

4.4.9. It is also important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised. The protection of any structures in the Record of Protected Structures and areas of scenic landscape will be important.

4.4.10. This plan will seek to protect from development the existing community facilities and where possible expand the range of sports facilities available in the village.

4.4.11. The development boundary for Ballineen / Enniskeane defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development to the east of the village core. The development boundary for Ballineen / Enniskeane is largely determined by topography and infrastructural considerations.

4.4.12. During the lifetime of this Plan, development will focus mainly on lands to the north of the village core. Development is to be avoided on the steep slopes to the north, which form an important part of the

villages setting and to the south of the village along the River Bandon, within the areas of designated scenic landscape.

4.4.13. The main through road is busy with traffic and there is periodic congestion and parking problems. There is a need for an off-street car parking area to be located near the main shopping area. A site for this is proposed near the community hall in Ballineen.

Open Space, Sports, Recreation and Amenity

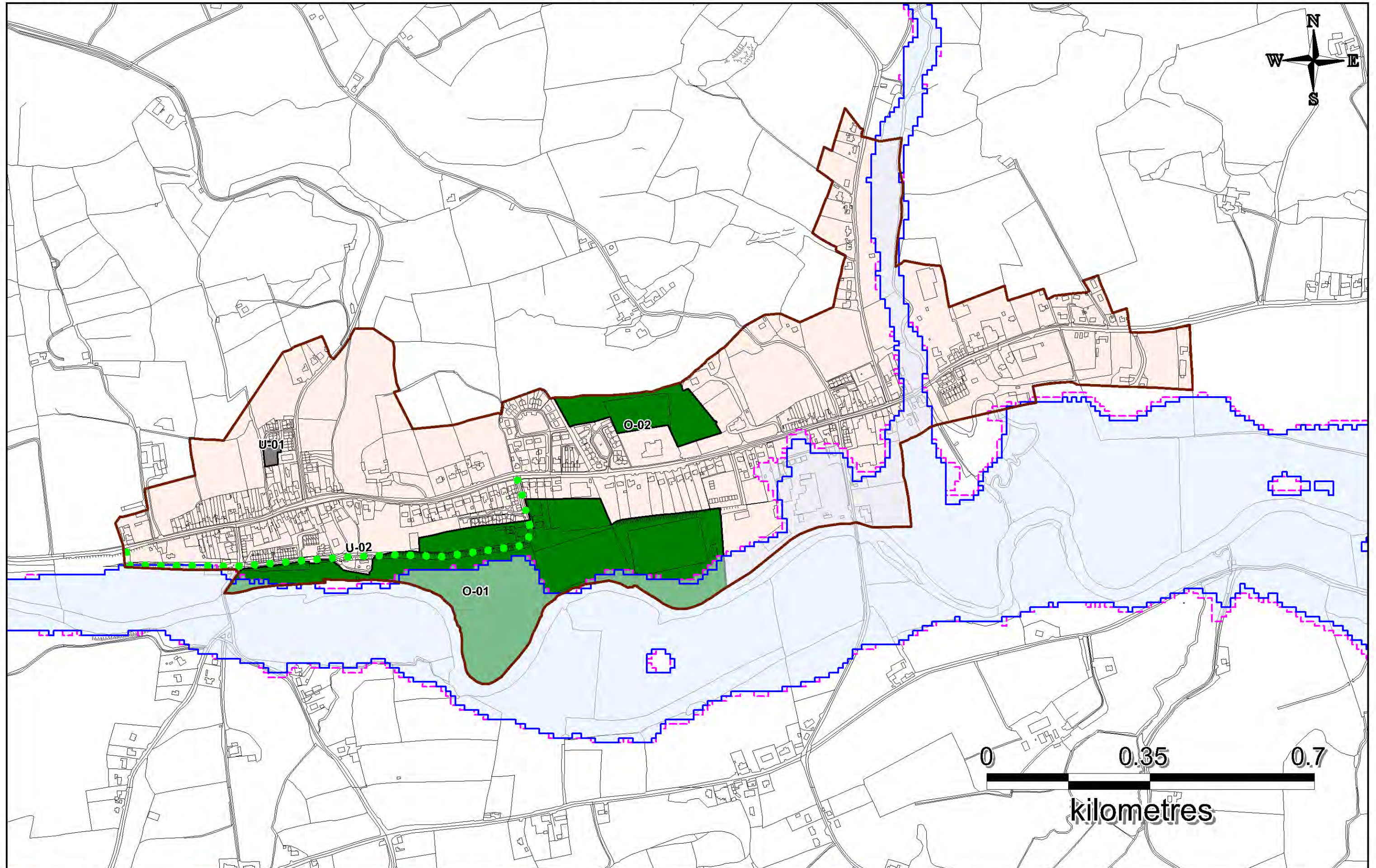
4.4.14. The specific open space sports, recreation and amenity zoning objectives for Ballineen / Enniskeane are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing pitch and putt course, tennis courts and children’s playground. 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.	15.4
O-02	Open space preserved for use as a green belt between the villages of Ballineen and Enniskeane	2.5

Utilities and Infrastructure

4.4.15. The specific utilities and infrastructure zoning objectives for Ballineen / Enniskeane are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Provide off-street car park.	0.2
U-02	Develop and maintain amenity 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 Baltimore

5.1 VISION AND CONTEXT

The strategic aims for Baltimore are to encourage the consolidation of the village within its rural setting, preserve the unique architectural character and coastal landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of community facilities.

Strategic Context

5.1.1. Baltimore village is located approximately 10km south-west of Skibbereen. The village is located within the West Strategic Planning Area and also within the Skibbereen Electoral Area. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

5.1.4. The village is situated on the eastern shore of the peninsula that is opposite the islands of Sherkin and Ringarogy. Having a sheltered harbour, the village is a well known sailing centre and there is a pier with a variety of nautical activities; namely sailing, ferry service to the islands, fishing, diving centre, boatyards and pleasure

craft. The village is the service centre for a large hinterland stretching from Skibbereen to Castletownshend and includes the two main inhabited islands of Oileán Chléire and Sherkin. However, the main activity of the village is as a tourist resort.

5.2 PLANNING CONSIDERATIONS

Population and Housing

5.2.1. The 2006 Census recorded a population of 377 persons in Baltimore, a decrease of approximately 2% since the census of 2002. The table below shows that between 2001 and 2010 there were 178 dwelling units constructed within the boundary of the village.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
283	365	461	178

Table 5.1. Number of Houses in Baltimore during the period 2001-2010 based on Geodirectory results

5.2.2. The attractive coastal setting and tourism function of the village has made it a popular location for new development. Table 5.1 indicates that there has been a significant growth in the number of dwelling units constructed within the settlement since 2005. The majority of this growth has consisted of holiday home developments to the east of the village core.

5.2.3. There has also been some residential development on unzoned lands to the west of the Hotel, in the form of a several large detached dwellings just off the main street. There are outstanding planning permission for about 25 additional dwelling units within the boundary of Baltimore village.

5.2.4. There are a high proportion of holiday homes, located in both the village centre and the outlying hillsides. In winter many of these holiday homes are vacant and the local population reduces significantly. This figure can increase by up to 5 times during the summer months.

Employment and Economic Activity

5.2.5. The town is heavily reliant on tourism, especially marine leisure, both of which are identified as in need of strengthening. The main types of employment in the village are provided in the services, tourism and fishing industries. There are a number of

marine related industries in the village in addition to the ferry service which operated to both inhabited Islands (Oileán Chléire and Sherkin).

5.2.6. The hotel and holiday home developments which are located within or close to the village core, provides a focal point for the increased tourism function in the village. Economic activity significantly increases during the summer months when there is an influx of seasonal visitors to the area. Other services / facilities in the village include a church, Garda station, a community hall, tennis courts, several pubs and guesthouses, hostel, restaurants / cafés, shops and other consumer services. In the rural hinterland most of the local employment is concentrated in agriculture.

Infrastructure and Community Facilities

5.2.7. The wastewater treatment plant should be completed by 2012, as part of the West Cork DBO, which is included in the WSIP. The new treatment plant will cater for a PE of 1950.

5.2.8. There is limited capacity at present pending the completion of the Leap / Baltimore water supply scheme, Phase 1, which is included in the WSIP 2010-2012.

5.2.9. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

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

5.2.12. The relief road which transverses a residential area to the west of the O-01 site has recently been closed off which has

had an impact on traffic circulation within the village. The car park within the village adjoining the pier has recently been extended.

5.2.13. There are public footpaths and public lighting within the village. There is a recycling / bring centre located within the village and the settlement is also accessible by a weekly public transport (bus) service.

5.2.14. The recreation facilities within the village are predominantly marine leisure related including, sailing clubs and diving centres. There is a playground within the settlement and the nearest GAA pitch is located outside the village in Rathmore.

5.2.15. The range of community facilities provided in the settlement is inadequate, especially since the primary school is located approx 2-3km outside the village in Rathmore and there is no secondary school in the settlement.

5.2.16. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Baltimore is designated as a Primary Hub.

Environment and Heritage

5.2.17. There is an area of designated scenic landscape to the north and west of the village which extends to the Beacon. There are also three designated scenic routes, the S88, the S87 and the S86, which run through or are in close proximity to the village.

5.2.18. Baltimore Harbour, including Roaringwater Bay & Islands to the west of the village is designated as a candidate Special Area of Conservation (cSAC site code – 0101) and a proposed Natural Heritage Area (pNHA site code – 0101). Sheep's Head to Toe Head to the south of Baltimore is also designated as a Special Protection Area (SPA site code 4156).

5.2.19. The village has an attractive streetscape, containing a number of fine individual buildings. There are also two buildings or other structures within the village entered in the Record of Protected Structures including the ruins of Dunashed Castle (RPS no. 00809) and Baltimore Church of Ireland (RPS no. 01250).

5.2.20. As detailed in the Draft Landscape Strategy 2007, Baltimore is located in an area of the County where the landscape is deemed to be of Very high Value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The village is located within Landscape Type 4 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of large scale developments.

Water Quality

5.2.21. The wastewater treatment plant discharges at present to Baltimore Harbour / Ilen Estuary which according to the South Western River Basin District (SWRBD) plan is a 'Designated Shellfish Area' and Natura 2000 site (SAC and SPA) and a protected area. According to the SWRBD Plan, the overall water quality status of the Ilen Estuary 'Transitional and Coastal Waters' is 'Good'. The wastewater treatment facilities in Baltimore will need to be completed as outlined in paragraph 5.2.7, which will contribute to the protection of water quality to 'good' status by 2015.

5.3 PROBLEMS AND OPPORTUNITIES

5.3.1. Baltimore's attractive coastal setting, tourism function and quality of life factors make it an attractive location for development. In the last decade, there has been significant housing-construction including holiday homes as a result of tax incentive schemes. Any new housing should be more orientated to local permanent housing.

5.3.2. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to provide a new wastewater treatment plant. It is estimated that the village population increases in the summertime to over 1500 and that the services need to be designed to cater for that seasonal change.

5.3.3. Given the coastal location of the village overlooking Baltimore Bay, it is important that any future development maintains the integrity of the surrounding landscape, particularly the areas that are designated scenic landscape. There is scope for development within Baltimore; however, it is important that the village's rural character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised.

5.3.4. There are many opportunity sites for redevelopment along the coastline and at the pier. There is a distinct lack of adequate social services in the town.

5.3.5. A certain portion of land to the south of the village and west of Rolf Cottages has been included in the development boundary. Any new development in this area will have to have regard to the highly scenic and prominent nature of the landscape, with restricted road access and inadequate infrastructure services.

5.3.6. There is a lot of pressure on the existing port to manage all the different activities that operate from it, especially during

the summer months. As a focal point of the town and the only port facilities, the various activities operating from the port are in conflict not only in terms of space but in terms of function (pleasure/tourism verses commercial/enterprise). It is important to maintain the port as a working port with its commercial activities as a central focal point of the town. There is a need to separate the commercial and water based tourist functions. There is a need to finalise the proposals for the development of the harbour so that the uses are sufficiently segregated to allow for effective growth of each within the balanced development of the town and its quaysides.

5.3.7. The commercial enterprises include the daily passenger ferry services between the mainland and the islands (Oileán Chléire, Sherkin and others) and the bulk goods and car ferry to the islands. Key enterprises normally operating out of the port include the commercial fishing boats and their maintenance and repair. Summer based activities include the sailing school and the floating marina for sailing boats and leisure craft. The diving school operates all year around from premises within the commercial area. The harbour also contains a number of other shops, a playground and a new parking area.

5.3.8. A new slipway to the east of the north pier has been constructed which will provide facilities for smaller boats and Roll on – Roll off ferries and will ultimately reduce congestion at the existing slipway in the harbour.

5.3.9. The land from Bull Point along the coastline of the Church Strand bay has always been part of a scenic landscape area because of its location, setting and broken flat landscape. The 1996 development plan suggested that the land be zoned for agriculture, tourism with an option for hotel and marina. It was considered important that the land be used for employment intensive tourist activity. The land is well sheltered from the main bay and is well located in terms of services and the new access road to the R595. The topography is quite uneven and there is a general slope from east to west.

5.3.10. There have been planning permissions granted for the development of the marina and associated on-shore service buildings (restaurant and changing facilities) in the past, but there are currently no live permissions on this site. Development has commenced on this site, with the erection of a steel frame structure, which constitutes an eyesore in this scenic area. This issue should be addressed to protect the scenic and visual amenities of the area.

5.3.11. This plan has taken the opportunity to provide a more practical zoning (mixed tourist related commercial development) to this area to allow for mixed development proposals to be implemented along the whole site. It is important that the development is both sensitive to the scenic qualities of the site

and is in keeping with the requirement of the market for Baltimore.

5.4 PLANNING PROPOSALS

Overall Scale of Development

5.4.1. The development boundary for Baltimore as defined in the 2005 Local Area Plan contained significant areas of unzoned and zoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 25 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

5.4.2. Having regard to the key village status of Baltimore and its important tourism function, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

5.4.3. The development boundary defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development to the east of the village core. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core. The lands within the development boundary to south of the village are sensitive and more elevated in nature and any development on these lands should be of a scale in keeping with such a prominent and sensitive location.

5.4.4. This plan envisages development of up to 85 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 525 units by 2020. Having regard to the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

5.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

5.4.6. Given the recent loss of population experienced in the village and the proliferation of holiday homes, the plan proposes that these dwelling units shall be for full-time occupancy only. This plan also proposes that provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, given the economic and employment benefits associated with such developments.

5.4.7. Outside the development boundary, the lands forms part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

Other Considerations

5.4.8. Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

5.4.9. The protection of any structures in the Record of Protected Structures and areas of scenic landscape will be important. It is also important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised.

5.4.10. This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available in the village.

General Objective

5.4.11. The general zoning objective for Baltimore is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Baltimore it is an objective to encourage the development of up to 85 houses (including 25 permitted units) for full-time occupancy in the period 2010 – 2020. 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 Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 units. Development on steeply sloping and elevated sites should be avoided and development should be sensitively designed to have due consideration to the topography and visual and scenic amenities of the area.</p> <p>(c) Any proposal for development within the village core will need to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</p> <p>(d) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p>

Objective No.	General Objectives
DB-01	<p>(f) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>(g) Baltimore is situated on the eastern side of Roaring Water Bay and Islands, Special Area of Conservation. This plan will protect the integrity of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>(h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(i) Limited provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, subject to normal proper planning and sustainable development considerations.</p> <p>(j) Any new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.</p> <p>(k) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(l) Village centre development, including business, local convenience retail, community facilities, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(m) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Open Space

5.4.12. The land between the pitch and putt sports ground, the cemetery and Church Strand is relatively flat and should be preserved as an open space to protect the visual amenity of the village.

5.4.13. The land surrounding the Bull Point peninsula should be preserved as open space to retain the visual amenity of the area and allow for the development of a scenic walk and sitting areas.

5.4.14. The land to the extreme east of the town on Fishery Point should also be preserved as open space to protect the visual amenity of the area.

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	<p>Open space preserved for visual amenity, pitch and putt and a scenic 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>	9.1
O-02	<p>Open space preserved for visual amenity with a waterside scenic walk and sitting area around Bull Point</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>	1.7
O-03	<p>Open space preserved for visual amenity including a waterside promenade 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>	6.2

Employment / Business Areas

5.4.15. Provision has been made for marine related industry in Baltimore to support the fishing, boating and tourist industry in the X-01 opportunity site. The existing boatyards should be retained and renovated.

Community Facilities

5.4.16. The existing community facilities are not considered to be adequate for the future development of the village. New residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development. In addition, sufficient land has been zoned for open space and amenity to allow for the implementation of additional community facilities.

Utilities and Infrastructure

5.4.17. A new wastewater treatment works is to be constructed by the Council at Bull Point and the extension to the water supply storage capacity is mandatory for the expansion of the village.

5.4.18. The relief road from the Skibbereen road to the quayside should be completed to open up access to the quayside and new residential development. The provision of additional off-street parking, especially for the summer time, is also desirable.

5.4.19. The Bull Point to Church Strand promenade walk should be developed in conjunction with the development of the area zoned for mixed tourist development.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Residential access road	-
U-02	Promenade walk from Bull Point to holiday village	-
U-03	Scenic walk through the upper reaches of Baltimore	-
U-04	Proposed Wastewater Treatment Plant	0.3
U-05	Relief road	-

Special Policy Areas

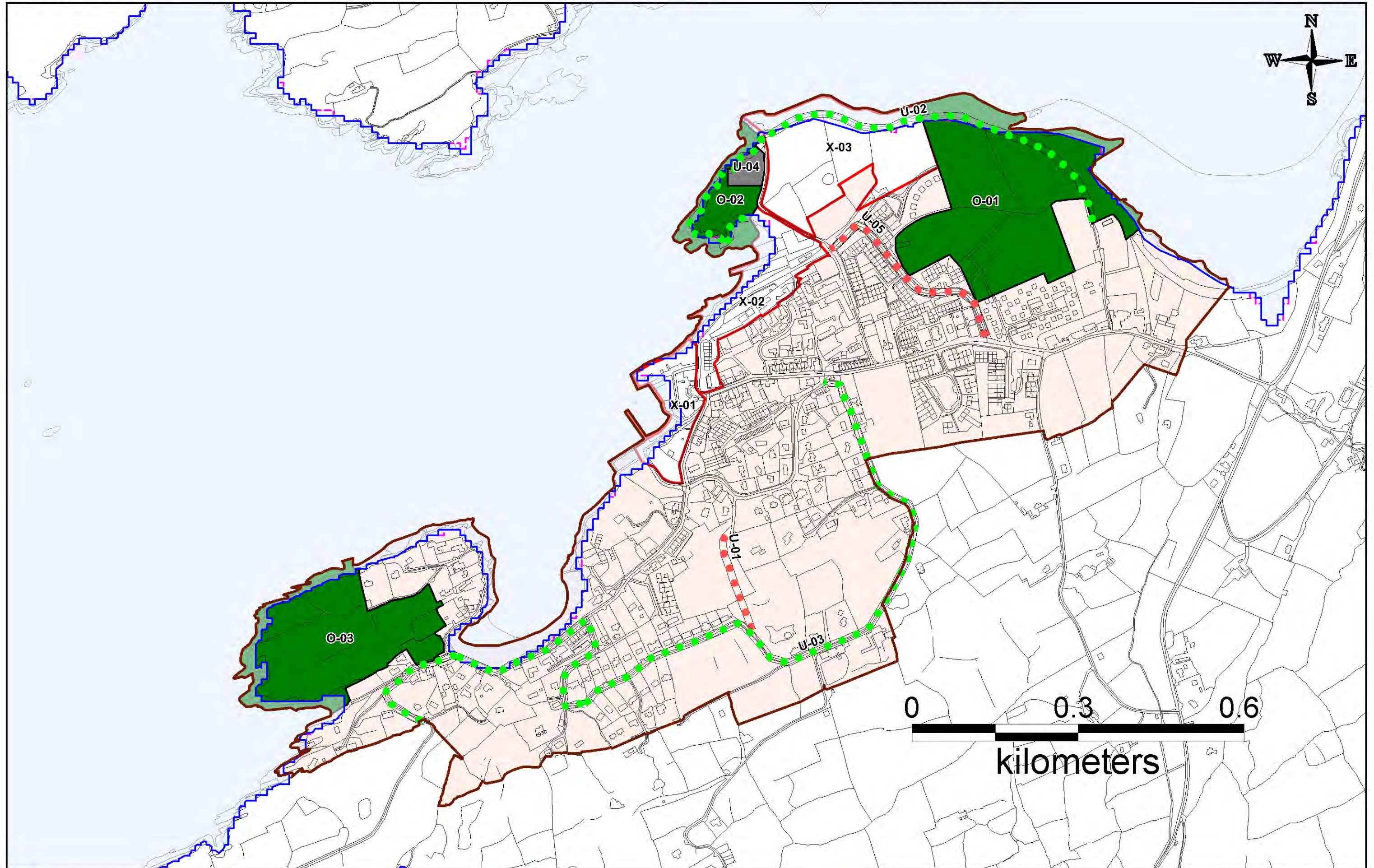
5.4.20. Some of the development areas within the settlement have been designated as Special Policy Areas to highlight the significance and strategic importance of these sites and to indicate the need and requirement for mixed land uses and more in-depth action area plans for the development of these sites. In particular, the harbour quays and surrounding land are an ‘opportunity site’ for development of the different piers as well as on-shore service areas and associated development.

5.4.21. The promenade development of a marina and associated tourism development at Church Strand is very important as an integrated development in a particularly sensitive landscape setting.

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	<p>Marine Related Activity including selected new piers, mixed commercial, marine related industry, community, tourism, and leisure activities, excluding any new residential. This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC.</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>	1.7

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-02	<p>An Action plan shall be prepared by the landowners and agreed with the Planning Authority making provision for mixed-use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk. This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	2.7

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-03	<p>Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment, economic and community base of the village through:-</p> <ul style="list-style-type: none"> a) A marina and its associated land based facilities. b) A comprehensive high quality tourism related development which has regard to the scenic and visual sensitivities of the location. c) Provision of appropriate recreational facilities. <p>This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC.</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>	5.0



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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 | |

6 Courtmacsherry

6.1 VISION AND CONTEXT

The strategic aims for Courtmacsherry are to encourage the consolidation of the village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is to make provision for permanent housing occupancy.

Strategic Context

6.1.1. Courtmacsherry village is attractively situated on the end of a wooded peninsula near the mouth of Courtmacsherry Bay, approximately 14 km east of Clonakilty and approx 4 km east of Timoleague. The settlement is located within the Skibbereen Electoral Area and also within the West Strategic Planning Area. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

6.1.4. The village is located along a narrow strip of land adjacent to Courtmacsherry bay which is several kilometres in length. The village

is perceived as a seasonal tourist centre, which has a major influx of tourists in the summer months, and with a prime function as a holiday centre and to a lesser extent a day trip centre from other Cork towns nearby. Timoleague and Courtmacsherry act in tandem providing different functions to the large rural hinterland that stretches to Bandon in the north and Clonakilty to the west.

6.2 PLANNING CONSIDERATIONS

Population and Housing

6.2.1. The 2006 Census recorded a population of 244 persons in Courtmacsherry, a decrease of approximately 6% since the census of 2002. However, the village is principally a tourist resort and there is a substantial increase in the summertime population. The table below shows that between 2001 and 2010 there were 227 dwelling units constructed within the boundary of the village.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
159	163	386	227

Table 6.1. Number of Houses in Courtmacsherry during the period 2001-2010 based on Geodirectory results.

6.2.2. The attractive coastal setting, tourism function and amenities of the village has made it a popular location for new development. Table 6.1 indicates that there has been a significant growth in the number of dwelling units constructed within the settlement since 2005. On the western approach to the village, the Cois Cuain residential scheme which is a mixture of holiday / permanent homes has recently been completed, which is of modern design and generally sympathetic to the area. To the east of the village, a holiday cottage scheme has recently been development on the grounds of Courtmacsherry Hotel.

6.2.3. There has also been some recent residential development on elevated unzoned lands to the rear of the Hotel, including the 'Spruce Grove' development which includes a number of vacant properties. There has also been residential development on an elevated ridge 'Ramsey Hill' to the south-east of the village and on zoned lands on the southern approach to the village from Lislevane. There are about 7 vacant residential units within the Courtmacsherry village and there are outstanding planning permissions for about 40 additional dwelling units within the boundary of the settlement.

Employment and Economic Activity

6.2.4. The main types of employment in the village are provided in the services, tourism and fishing industries. The hotel and recently developed holiday cottages located at the eastern end of the village, provide a focal point for the increased tourism function in the village. Economic activity increases during the summer months when there is an influx of seasonal visitors to the area.

6.2.5. Other services / facilities in the village include two churches, a community hall, a playground, a tennis court, a shop, several pubs and guesthouses and a number of permanently occupied terraced houses. There is also a substantial mobile-home park and associated recreational facilities located to the east of the hotel. There is no defined village core or commercial node and no industrial activity in the village. In the rural hinterland most of the local employment is concentrated in agriculture. Staunton's Foods Ltd which are a major local employer are based approximately 4km west of Courtmacsherry.

Infrastructure and Community Facilities

6.2.6. In relation to wastewater treatment, there is limited capacity pending the completion of the 'Courtmacsherry / Timoleague Sewerage Scheme' which is included in the WSIP and due for completion by 2015.

6.2.7. Water is provided by the Clonakilty Regional Water Supply Scheme and is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme (Phase 2) which is included in the WSIP and due for completion in 2012. Network improvements are also required.

6.2.8. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

6.2.10. There are public footpaths and public lighting within the village. There is a recycling / bring centre located within the village and the settlement is also accessible by a weekly public transport (bus) service.

6.2.11. A recreational walk (Seven Heads) has been established from Timoleague in the west to Courtmacsherry (Old Railway Line) and

then on along the peninsula through the substantial woodland and with outstanding sea views. The walk crosses Broad Strand, where there is a car park and continues to the Seven Heads where there is an access road to Courtmacsherry, providing a complete walk.

6.2.12. There are a number of recreational clubs in the village that do not have any playing facilities. There is a need for a sports field which could be shared by different clubs and associations, and an additional children's playground. Courtmacsherry Soccer Club has a soccer pitch which is located to the south of the village. The area is well endowed with birdlife and there is an opportunity to designate the village as an Ecological Bird Recording Centre.

6.2.13. The Courtmacsherry area is also well known for recreational, fishing and boating activities and there is a need for the provision of additional marine related facilities to cater for these activities. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2008', Courtmacsherry is designated as a 'Secondary Hub' with the objective of this strategy to support and assist the development of marine related tourist infrastructure and realise the potential of the existing coastal infrastructure and coastline. Therefore, this local area plan supports the sustainable provision of viable marine related facilities in Courtmacsherry, where a need has been recognised, subject to the identification of a suitable site and normal proper planning and sustainable development considerations.

6.2.14. One of the focal points in the middle of the built up area is the harbour pier which houses the local fishing fleet and seasonal pleasure and angling craft. Courtmacsherry Lifeboat service is located east of the pier.

6.2.15. There is no current primary school in the village. The nearest primary schools are located in Timoleague and Barryroe.

Environment and Heritage

6.2.16. The village lies in an area of designated scenic landscape which extends to the east and south as far as the seven heads. There are also two designated scenic routes, the S69 from Timoleague to Courtmacsherry and the S70 which extends from the south of the village around Broad Strand Bay.

6.2.17. Courtmacsherry Estuary is designated as a candidate Special Area of Conservation (cSAC site code – 1230) and a proposed Natural Heritage Area (pNHA site code – 1230). Courtmacsherry Bay is also designated as a Special Protection Area (SPA site code 4219).

6.2.18. The settlement of Courtmacsherry has an attractive streetscape and also contains a number of fine individual buildings. The village also retains some older shop-fronts and is characterised by the attractive terraces on the main street which overlook Courtmacsherry Bay. The village also includes several buildings or other structures entered in the Record of Protected Structures

including Carillon Lodge (RPS no. 1307) to the east of the village centre and Mahon Cistercian Monastery (RPS no. 00769) which is located outside the boundary of the village to the west.

6.2.19. As detailed in the Draft Landscape Strategy 2007, Courtmacsherry is located in an area of the County where the landscape is deemed to be of Very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The village is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of large scale developments.

Water Quality

6.2.20. Wastewater discharges at present to the Courtmacsherry / Argideen Estuary which according to the South Western River Basin District (SWRBD) plan is a Natura 2000 site (SAC and SPA) and designated bathing area and is a protected area. According to the SWRBD Plan, the overall status of the Argideen Estuary 'Transitional and Coastal Waters' is 'moderate'. The wastewater treatment facilities in Courtmacsherry / Timoleague will need to be completed as outlined in paragraph 6.2.6, which will contribute to the improvement of water quality to 'good' status by 2021.

6.3 PROBLEMS AND OPPORTUNITIES

6.3.1. Courtmacsherry's attractive coastal setting, tourism function and recreation / quality of life factors make it an attractive location for development. In the last decade, there has been significant housing construction including holiday homes as a result of tax incentive schemes. Several of these holiday developments have been converted to second homes and consequently are no longer available for holiday accommodation. Any new housing should be more orientated to local permanent housing.

6.3.2. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to provide adequate wastewater treatment facilities.

6.3.3. Given the coastal location of the village overlooking Courtmacsherry Bay, it is important that any future development maintains the integrity of the surrounding landscape, particularly the areas that are designated scenic landscape. There is scope for development within Courtmacsherry; however, it is important that the village's rural character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised. There are further infill opportunities within the village

and opportunities exist for the refurbishment of some derelict properties overlooking the sea.

6.3.4. The coastal promenade needs protection against further development. Some development has already taken place on the seaward side of the main access road (lifeguard station, quays, community hall and several boathouses). It is important that no further development takes place except for improvements to the amenity of the area and facilitating the easy flow of traffic (vehicles and pedestrian).

6.3.5. The walk from Timoleague to Courtmacsherry is a valued and much used resource. The continuation of the walk from Courtmacsherry to the Seven Heads walk at the eastern end of the village is a well developed resource, but is not well signposted and preserved. It will be important to protect the walk and enhance the walk signage.

6.3.6. The large demesne property at Kinraigie consists of a large derelict estate house and ancillary outbuildings on a very large strategically located landholding immediately south of the Esplanade Hotel (which has been renovated and converted into townhouse/apartments). Being within the development boundary and close to all amenities in the village, potential exists for the development of the old house and its ancillary buildings on the landholding at Kinraigie as an opportunity site, to accommodate an exclusive hotel complex including a leisure centre to serve the village and its hinterland. Any development would have to be subject to a detailed landscaped based design scheme. The site is not suitable for residential or stand alone holiday home development.

6.4 PLANNING PROPOSALS

Overall Scale of Development

6.4.1. The development boundary for Courtmacsherry as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land relative to the built-up area. There are outstanding planning permissions for 40 residential units within the development boundary of the village and there is capacity for additional development.

6.4.2. The development boundary defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development. During the lifetime of this Plan, development will focus mainly on infill opportunities within the village and lands adjoining Ramsey Hill, including the partially completed scheme on the southern approach to the village. Any development on elevated lands within the development boundary should be of a scale in keeping with such prominent and sensitive locations.

6.4.3. Having regard to the key village status and important tourism function of Courtmacsherry, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

6.4.4. This plan envisages development of up to 155 additional dwellings (including permitted units) in the village up to 2020, taking the housing stock to approximately 500 units by 2020. Having regard to the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

6.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

6.4.6. Given the recent loss of population experienced in the village and the proliferation of holiday homes, the plan proposes that these dwelling units shall be for full-time occupancy only. This plan also proposes that provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, given the economic and employment benefits associated with such developments.

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

General Objective

6.4.8. The general zoning objective for Courtmacsherry is set out in the following table:-

Objective No.	General Objectives
DB -01	<p>(a) Within the development boundary of Courtmacsherry it is an objective to encourage the development of up to 155 houses (including 40 permitted units) for full-time occupancy in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Courtmacsherry Estuary Special Area of Conservation and Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 units.</p> <p>(c) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(e) Limited provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, subject to normal proper planning and sustainable development considerations.</p> <p>(f) Any new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.</p>

Objective No.	General Objectives
DB -01	<p>(g) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(h) Roadside development within the village shall be sited and designed to ensure that the development potential of back land sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>(j) Any proposal for development within the village core will need to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</p> <p>(k) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>(l) Courtmacsherry is situated on Courtmacsherry Estuary adjacent to a Special Area of Conservation and a Special Protection Area. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p>

Other Considerations

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

6.4.10. Continued renewal of properties on the main street of the village would be desirable and a good standard of design for infill development and new buildings or replacement shop-fronts should be in keeping with the overall character of Courtmacsherry. Within the village core there are a number of vacant and unused buildings which should be brought into productive use.

6.4.11. There has been a significant growth in rural houses along the roads to Broad Strand and between the villages of Timoleague and Courtmacsherry. This continued construction of rural houses outside the village boundary will erode the green belt between the two villages and the scenic landscape area along the coastline. It is important to maintain the open countryside between the two villages of Timoleague and Courtmacsherry and along the road to Broad Strand. The land designated as scenic landscape along the coastline in the County Development Plan is also protected against development.

6.4.12. There is a distinct lack of social services in the village. Future zoning and planning decisions should reflect the social needs of the village to sustain long term viability.

Community Facilities

6.4.13. The existing community facilities are considered to be inadequate for the future development of the village. Therefore, after the implementation of the new wastewater treatment scheme, new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development. There will be a necessity to construct additional sports fields, a community hall and a children’s playground. The local GAA complex in Barryroe, that also includes a tennis court, is a valuable asset to the community in Courtmacsherry.

6.4.14. This plan will seek to maintain and enhance the existing community facilities and where possible expand the range of sports facilities available in the village to include a sports field and a children’s play ground within walking distance of the village.

Business

6.4.15. There is no land presently zoned for Business / Employment use in Courtmacsherry but local indigenous industry (pottery, crafts, fishing) should be encouraged.

Open Space, Sports, Recreation and Amenity

6.4.16. The ridge of woodland at the back of the existing development to the south of the main street and the woodland on the southern approach to the village needs to be maintained as open space that is preserved to protect the visual amenities of the village.

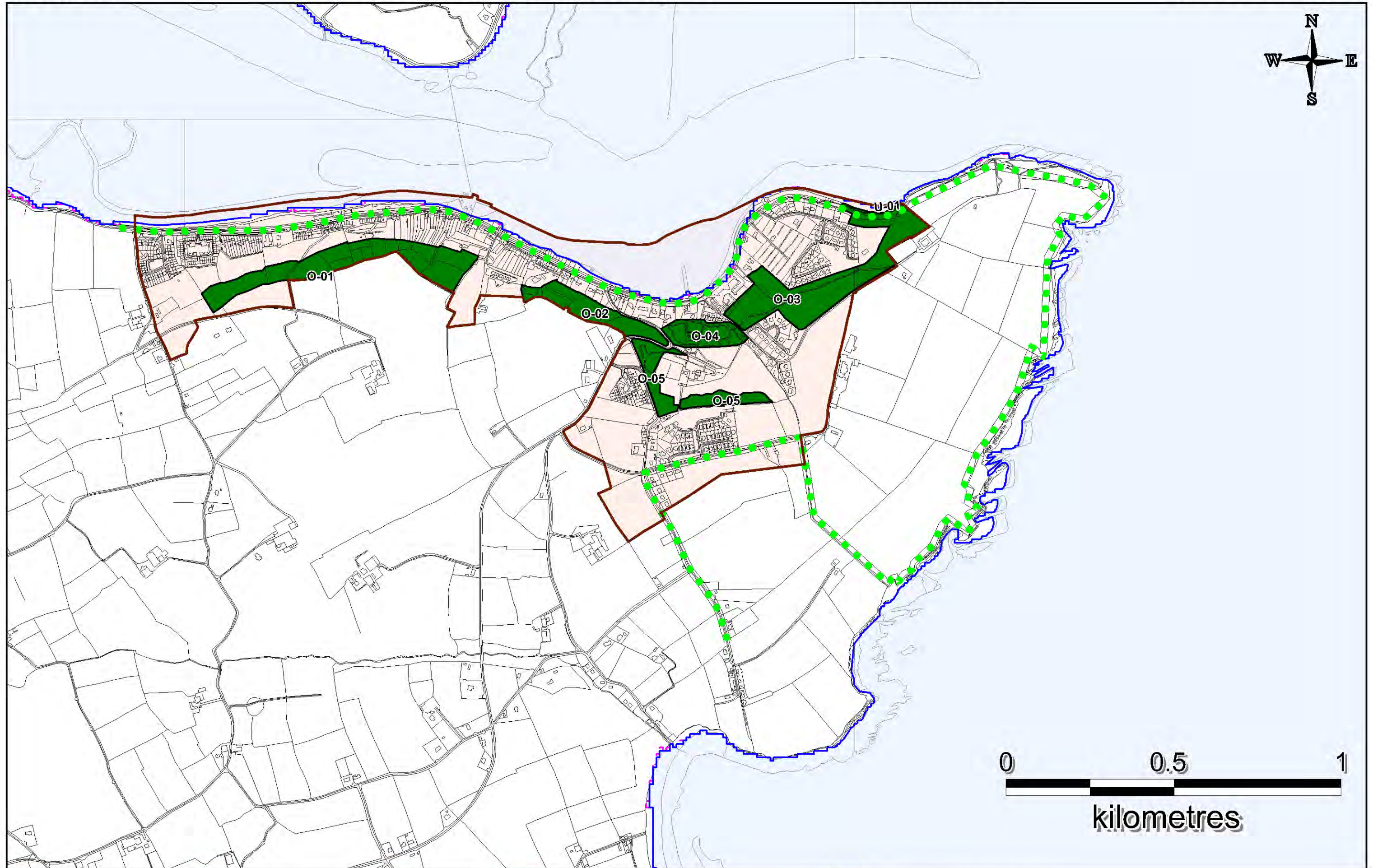
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Open space preserved for visual amenity	5.4
O-02	Open space preserved for visual amenity	2.3
O-03	Open space preserved for visual amenity	6.3
O-04	Open space preserved for visual amenity and tree preservation	1.7
O-05	Open space preserved for visual amenity and tree preservation	2.1

Utilities and Infrastructure

6.4.17. A wastewater treatment plant to serve the village is proposed as part of the ‘Courtmacsherry / Timoleague Sewerage Scheme’ and is included within the WSIP, with completion unlikely before 2015.

6.4.18. The Seven Heads Walk is an important local amenity which is currently being extended and should be improved to increase accessibility and parking for visitors.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Improvements to the Seven Heads Walk. This proposed walk is adjacent to Courtmacsherry Estuary Special Protection Area and within the Seven Heads Special Protection Area. Development of this walk could give rise to disturbance to both winter feeding and summer breeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that they will not have significant negative impact on these two Special Protection Areas. Buffer zones are likely to be required to protect breeding areas along the route of the walk.	



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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 | |

7 Drimoleague

7.1 VISION AND CONTEXT

The strategic aims for Drimoleague are to encourage the consolidation of the village within its rural setting, preserve the unique character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services and commercial opportunities within the village core.

Strategic Context

7.1.1. Drimoleague village is located on the main Dunmanway to Skibbereen – Bantry Road (R 586) within the Skibbereen Electoral Area. The village is also located within the West Strategic Planning Area. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

7.1.4. The village is linear in structure, concentrated along the main roads to Dunmanway to the east, Bantry to the west and Skibbereen to the south. The structure of the village also follows the alignment of the old West Cork railway line. North of the main road and the stream, the land rises sharply and this defines the boundary of the northern extremity of the village. There are a number of large-scale one-off

houses located on the northern ridge, which is a particularly scenic ridge.

7.1.5. The settlement is a service centre to the rural hinterland and has, in particular, a relatively high concentration of craft industries. The residents of Drimoleague consider themselves to be in the heart of West Cork. The Catholic Church which has undergone refurbishment is a landmark building within the village. The periphery around the key village of Drimoleague is defined to the north by the upland areas associated with the scenic route (S30) of the Dunmanway-Bantry Road and the headwaters of the Ilen River. The rural housing pattern is rather dispersed with very few points of concentration (clusters).

7.1.6. In the south, the Skibbereen Road (R593) splits the area into an eastern and western division. The south western division has the confluence of the River Ilen and River Ruagagh and the Bantry-Skibbereen Road (R594) which runs through the small village of Caheragh. The settlement pattern is similar to the north with a concentration of rural houses along the main roads and around the village nucleus of Caheragh. The south-eastern sector also has a linear dispersed settlement pattern with no real village centre.

7.2 PLANNING CONSIDERATIONS

Population and Housing

7.2.1. The 2006 Census recorded a population of 436 persons in Drimoleague, an increase of approximately 20% since the census of 2002. Table 7.1 below shows that between 2001 and 2010 there were 85 dwelling units constructed within the boundary of the village.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
153	155	238	85

Table 7.1. Number of Houses in Drimoleague during the period 2001-2010 based on Geodirectory results.

7.2.2. There has been some development on unzoned lands to the east of the village core. In addition, an attractive scheme of 8 single storey dwellings has been completed on zoned land to the north of the Catholic Church. There is a partially completed development of about 10 residential units located to the north of the village on existing zoned lands. There are outstanding planning permission for about 52 additional dwelling units within the boundary of Drimoleague village.

Employment and Economic Activity

7.2.3. There is a broad range of services and employment uses within the village. The village has a number of essential services including a post office, public health clinic, pharmacy, Garda station, a number of convenience and comparison shops, retail services, tourist shop, café, pubs, guesthouse and petrol station and small scale craft industries. Other employment uses within the village include a garage and car sales outlet. The majority of the services are located along the main road.

7.2.4. The quality of retail services within the village has improved with the re-development of the ‘Corn Mill’ site to the west of the village core, which includes a modern Centra supermarket, café and associated car-parking. Outside of the village, there is local employment in agriculture in the extensive rural hinterland.

Infrastructure and Community Facilities

7.2.5. There is no capacity at present pending an upgrade of the treatment works to cater for a PE of 990 as part of the ‘Drimoleague Sewerage Scheme, which is included in the WSIP and should be completed by 2015.

7.2.6. There is limited water capacity pending extension of the Skibbereen Regional Water Supply Scheme, Phase 4, which is included in the WSIP 2010-2012.

7.2.7. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

7.2.8. The main street suffers from congestion as the main regional road from Dunmanway to Bantry passes through the village. Consequently, there are issues with the lack of adequate parking in the village centre, although the situation has improved since the movement of the Centra shop to a new site on the edge of the village core. There is a need to improve the junction between the Bantry and Skibbereen Road on the western side of the village and traffic calming measures are also required on approaches to the village.

7.2.9. There is a recycling / bring centre and clothing bank facilities located within the village and the settlement is also accessible by public bus serving both Bantry and Cork.

7.2.10. The village has some well developed community and recreation facilities. The GAA pitch (which includes floodlighting), training pitch and clubhouse are located just south of the village core. There is a pitch and putt course located just outside the development boundary to the west of the village. There is a tennis court, basketball court and a children’s playground, located adjoining the old railway station to the north of the main road.

7.2.11. There appears to be a lack of indoor recreational facilities in the village. The old parochial hall built in 1906 is located to the south of the village. There is a nursing home located outside the development boundary of the village to the north. Other community uses such as a community hall and childcare facilities should be provided in the village as required.

7.2.12. In terms of education, there are two local primary schools in the village which are located adjacent to each other to the north of the village. Drimoleague Junior National School is a mixed school with an enrolment of 55 children in the 2008-2009 academic year. Drimoleague Senior National School is a mixed school with an enrolment of 66 children in the 2008-2009 academic year. At present there is no requirement for further accommodation to cater for incoming pupils. There is no secondary school within the settlement.

Environment and Heritage

7.2.13. In relation to water quality, wastewater discharges at present to the Ruagagh River. According to the SWRBD Plan, the overall status of the Ruagagh River is 'good'. The wastewater treatment facilities in Drimoleague will need to be improved and upgraded as outlined in paragraph 7.2.5, which will contribute to the protection of water quality to 'good' status by 2015.

7.2.14. The village lies in an area of designated scenic landscape, which extends to the north of the settlement.

7.2.15. The settlement of Drimoleague has an attractive streetscape and also contains a number of fine individual buildings. Drimoleague Catholic Church (RPS no. 00964) and St Matthew's Church of Ireland (RPS no. 00963) are both entered in the Record of Protected Structures.

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

7.2.17. As detailed in the Draft Landscape Strategy 2007, Drimoleague is located in an area of the County where the landscape is deemed to be of *low value* (monotonous landscapes without particular scenic quality, local level of natural or cultural heritage), *medium sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development) and of local importance. The village is located within

Landscape Type 9 – *Broad Marginal Middleground and Lowland Basin*. These characteristics will assist in the visual impact assessment of large scale developments.

7.3 PROBLEMS AND OPPORTUNITIES

7.3.1. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the wastewater treatment plant.

7.3.2. There is a topographical constraint on the town's growth to the north of the village core and it is considered inappropriate that any development should be allowed on the foothills of the ridge. There is scope for development within Drimoleague; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. The primary location for development is the area east of the existing village core where the most recent residential development has occurred and the development site to the north of the village which is partially completed.

7.3.3. There is a need for renewal / improvements to the village centre which is suffering from dereliction and increased vacancy. To this end it will be important to encourage suitable development proposals, subject to normal proper planning and sustainable development considerations to bring vacant and unused buildings within this area into productive use.

7.3.4. The Fairfield Nursing Home to the north of the village has potential for additional development of sheltered homes for the elderly. Any extension to the nursing home for that purpose would be generally supported, subject to normal proper planning and sustainable development considerations.

7.3.5. There is potential to develop the old train station for tourism related use, which will complement the adjoining recreational uses and create linkages with the village core.

7.4 PLANNING PROPOSALS

Overall Scale of Development

7.4.1. The development boundary for Drimoleague as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 52 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

7.4.2. Having regard to the key village status of Drimoleague and its strategic location in the electoral area on a regional link road from Bantry to Dunmanway, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

7.4.3. The development boundary for Drimoleague defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development to the east of the village core. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core and also on partially developed lands to the north of the village. The lands within the development boundary to the north - west of the village are sensitive and more elevated in nature and any development on these lands should be of a scale in keeping with such a prominent and sensitive location.

7.4.4. This plan envisages development of up to 137 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 375 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

7.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

7.4.6. Outside the development boundary, the lands forms part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

7.4.7. The general zoning objective for Drimoleague is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(c) Within the development boundary of Drimoleague it is an objective to encourage the development of up to 137 houses (including 52 permitted units) in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(d) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 units.</p> <p>(e) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(f) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. One site to the south-west of the village is identified for employment uses.</p> <p>(g) Village centre development, including business, local convenience retail, community facilities, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(h) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(i) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p>

Objective No.	General Objectives
DB-01	<p>(a) 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>(b) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Other Considerations

7.4.8. There is an identified need to provide for greater commercial opportunities to meet the needs of the local community. Within the village core there are a number of vacant and unused buildings which should be brought into productive use. Development proposals locating within the core of the village will be supported and facilitated where appropriate.

7.4.9. Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

7.4.10. It is also important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised.

7.4.11. The protection of any structures in the Record of Protected Structures and areas of scenic landscape will be important. In addition, if an opportunity comes about during the lifetime of this plan for accessible off street car parking to be provided within walking distance of the village, then it should be encouraged.

7.4.12. This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available in the village.

Business Land

7.4.13. There are two parcels of land zoned for Business in Drimoleague. They have been retained in view of the prevalence of the small craft industries.

7.4.14. The specific business zoning objective for Drimoleague is set out in the following table:-

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
B-01	Small / medium scale business / development.	0.9
B-02	Business development with only one entrance off the main road.	1.7

Open Space, Sports, Recreation and Amenity

7.4.15. The established recreational uses of the GAA pitch and Pitch ‘n Putt complex need to be retained in the town.

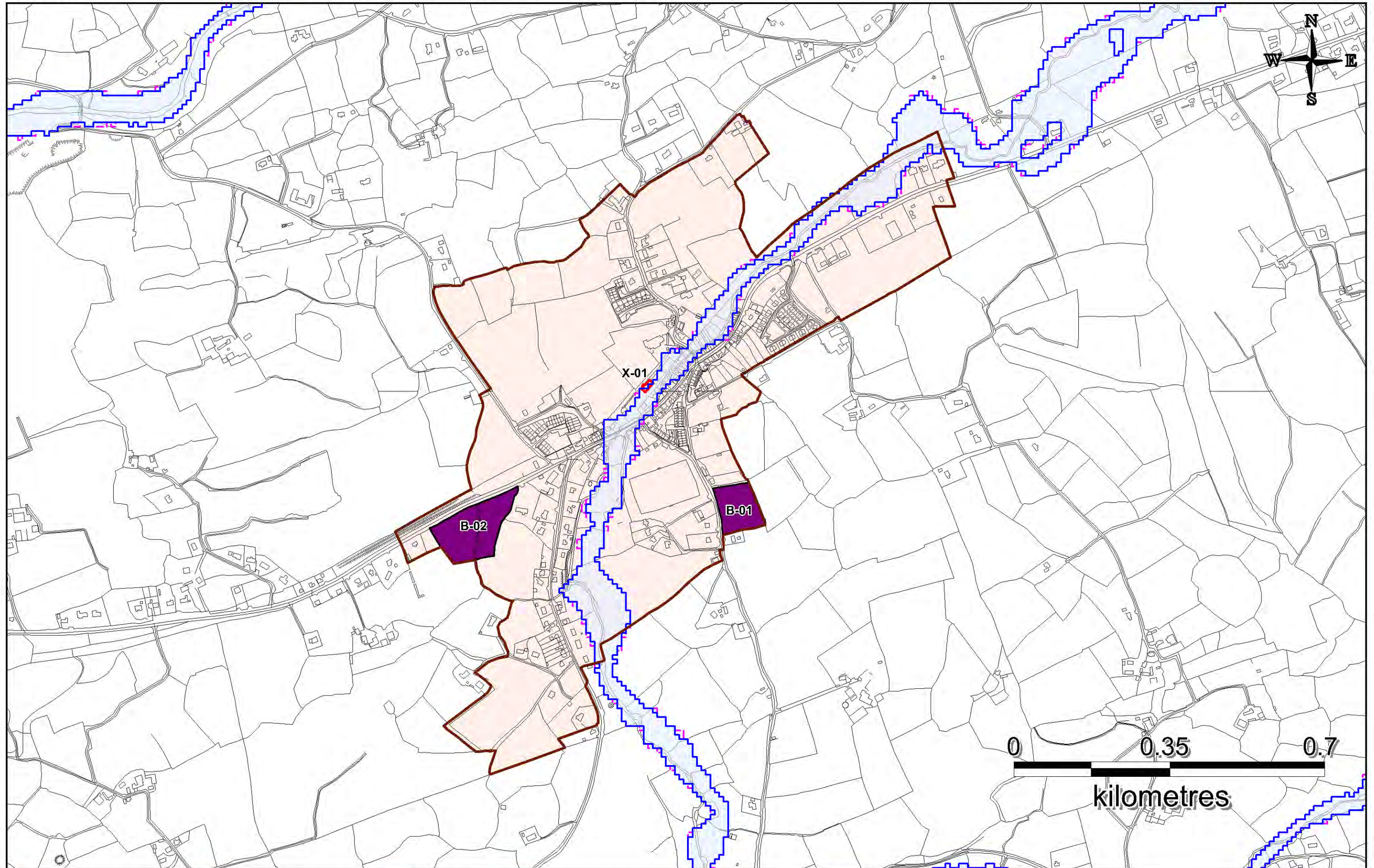
Utilities and Infrastructure

7.4.16. There is a need to upgrade the junction between the Bantry and Skibbereen Roads and generally improve traffic safety in the village through the introduction of more zebra crossings, footpaths and additional car parks, especially near the national school. Traffic calming measures on the approaches to the settlement are also required. The River Ilen is a scenic attraction and should be developed for scenic walks in addition to public walks through the village itself.

Special Policy Area

7.4.17. The special zoning objective for Drimoleague is set out in the following table:

Objective No.	Special Policy Area	Approx. Area (Ha)
X-01	Re-use of the former train station building for tourism purposes. Any development proposal should include a comprehensive conservation plan to include an assessment of all historical and architectural elements of the building.	0.03



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Leap

8.1 VISION AND CONTEXT

The strategic aims for Leap are to encourage the consolidation of the village within its rural setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

Strategic Context

8.1.1. Leap village is located on the N71 between Clonakilty and Skibbereen within the Skibbereen Electoral Area. The village is also located within the West Strategic Planning Area. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

8.1.4. Leap is a long linear settlement, strategically located at the road junction to the tourist town of Glandore and the fishing village of Union Hall, both less than 2km away on Glandore Bay. Part of the western portion of Leap has very good views of Glandore Bay.

8.2 PLANNING CONSIDERATIONS

Population and Housing

8.2.1. The 2006 Census recorded a population of 242 persons in Leap, an increase of approximately 51% since the census of 2002. The table below shows that between 2001 and 2010 there were 55 dwelling units constructed within the boundary of the village, which equates to growth of approximately 63% for this period.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
88	121	143	55

Table 8.1. Number of Houses in Leap during the period 2001-2010 based on Geodirectory results.

8.2.2. There has been some recent small-scale infill residential development, in addition to the upgrading of property within the village core. Currently, it is estimated that there are about 11 vacant dwellings in the settlement, including a recently completed scheme of 7 dwellings to the east of the Church. There are no outstanding planning permissions for new dwelling units within the boundary of the Leap.

Employment and Economic Activity

8.2.3. The main types of employment provided within the village are primarily service based. There is a range of services available within the village including shops, post office, petrol station, pottery shop, public health clinic, furniture and carpet centre, art gallery, pubs and café. In the rural hinterland most of the local employment is concentrated in agriculture and the fisheries industry which is based in Union Hall.

Infrastructure and Community Facilities

8.2.4. There is no capacity to treat wastewater at present pending an upgrade to secondary treatment and expansion of the existing wastewater treatment plant to cater for a PE of 490.

8.2.5. There is limited water capacity pending upgrade of the water treatment plant. There is also an issue with water quality within the settlement.

8.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

8.2.7. The N71 national primary route passes through the village centre bringing a large proportion of 'through' traffic into the village.

8.2.8. There are public footpaths and public lighting within the village; however, footpath improvements and traffic calming measures are required. The village is served by a public bus service, serving Skibbereen, Clonakilty and Cork City. There is a recycling / bring centre and clothing bank located within the village.

8.2.9. The village has a GAA sports field and clubhouse located outside the boundary of the village on the northern road to Drinagh. There is also a children's playground and parochial hall located within the village. In addition, there are numerous walkways used for recreational purposes including the scenic walk along the banks of Glandore Bay.

8.2.10. In terms of education, the local mixed primary school in Leap had an enrolment of 49 children in the 2008 – 2009 academic year. At present there is no requirement for further accommodation to cater for incoming pupils.

8.2.11. Myross Retreat centre operated by the Sacred Heart Missionaries is located to the west of the village off the N71.

Environment and Heritage

8.2.12. In relation to water quality, according to the South Western River Basin District (SWRBD) wastewater discharges at present to Glandore Harbour. The overall status of the Glandore Harbour 'Transitional and Coastal Waters' is 'moderate'. The wastewater treatment facilities in Leap will need to be improved and upgraded as outlined in paragraph 8.2.4, which will contribute to the improvement of water quality to 'good' status by 2021.

8.2.13. The village lies in an area of designated scenic landscape which is to the north and south of the village. There are also two designated scenic routes, the S81 from Leap to Rosscarberry and the S82 from Leap to Skibbereen.

8.2.14. Myross Wood to the south-west of the village is designated as a candidate Special Area of Conservation (cSAC site code – 1070) and a proposed Natural Heritage Area (pNHA site code – 1070).

8.2.15. Parts of Leap have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village and are illustrated on the settlement map (i.e. areas to the north – west and south of the village). Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding

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

8.2.16. As detailed in the Draft Landscape Strategy 2007, Leap is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The village is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of large scale developments.

8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village’s infrastructure, to improve and protect the supply of water and to upgrade the existing wastewater treatment plant.

8.3.2. The topography on both sides of the main road through the village is elevated and particularly steep in parts. It is important that any future development maintains the integrity of the surrounding landscape, particularly the designated scenic landscape to the north and south of the village, including the extensive areas of woodland which provide a landscape setting for the village.

8.3.3. The primary location for development is to the south of the main street, where there are further opportunities for small-scale infill developments. It is important that the village’s rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.

8.4 PLANNING PROPOSALS

Overall Scale of Development

8.4.1. The development boundary for Leap as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010.

8.4.2. Having regard to the key village status of Leap and its location on a National route with public transport accessibility, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of

development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

8.4.3. This plan envisages development of up to 55 additional dwellings in the village up to 2020, taking the housing stock to approximately 200 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

8.4.4. It should be noted however, that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

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

General Objective

8.4.6. The general zoning objective for Leap is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Leap it is an objective to encourage the development of up to 55 houses in the period 2010 – 2020. This level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 units.</p> <p>(c) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(e) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. One site to the east of the village is identified for employment uses.</p> <p>(f) Village centre development, including business, local convenience retail, community facilities, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.</p>

Objective No.	General Objectives
DB-01	<p>(g) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</p> <p>(h) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>(i) 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>(j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Business Land

8.4.10. There is no business land zoned in this local area plan, however, there may be scope for the location of an employment zone within the development boundary at the eastern end of the village on the south side of the main road. The existing furniture enterprise in the centre of the village is causing serious traffic congestion and needs to be relocated.

Open Space and Community Facilities

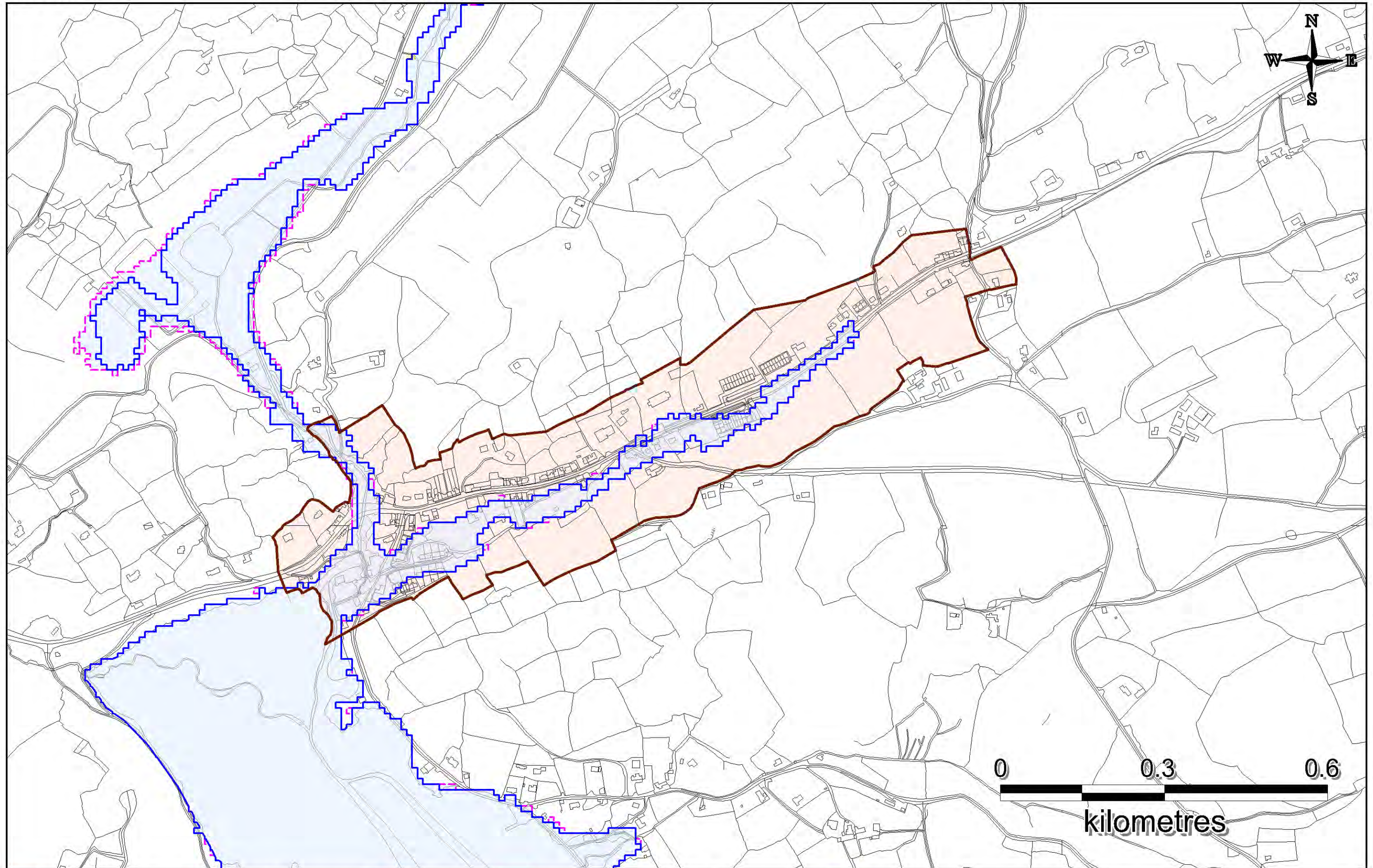
8.4.11. There is no special open space requirement in Leap at this stage and the existing community facilities are considered to be adequate for the future development of the village.

Other Considerations

8.4.7. The development boundary for Leap defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development, primarily to the south of the main street. During the lifetime of this Plan, development will primarily focus on infill development within these areas.

8.4.8. Continued renewal of properties within the village would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the village. The protection of areas of scenic landscape will be most important.

8.4.9. This plan will seek to maintain the existing community facilities and where possible expand the range of sports and amenity facilities available within walking distance of the village. It is also important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised.



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

9 Rosscarberry

9.1 VISION AND CONTEXT

The strategic aims for Rosscarberry are to preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of wastewater treatment facilities.

Strategic Context

9.1.1. Rosscarberry village is located on the N71 between Clonakilty and Skibbereen within the Skibbereen Electoral Area. The village is located within the West Strategic Planning Area. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

9.1.4. The key village of Rosscarberry is located on Rosscarberry Bay, very close to two Blue Flag beaches of Ownahinchy and Warren. The village core is located at an elevated point overlooking the bay and is characterised by its traditional streetscape. The village has been developed around the north-western part of the bay, but more recently residential development has grown into the land surrounding the bay on the eastern side and the small village of Newtown, located to the west of the N71. Topographically, the village is contained in the lower

land surrounded by hills overlooking the bay. The bay has been bridged by the national road and the bridge has created a permanent sea water bay that is extremely attractive with the backdrop of the hills to the north.

9.2 PLANNING CONSIDERATIONS

Population and Housing

9.2.1. The 2006 Census recorded a population of 507 persons in Rosscarberry, an increase of approximately 16% since the census of 2002. The table below shows that between 2001 and 2010 there were 116 dwelling units constructed within the boundary of the village. The village has an important tourist role and there are a number of holiday homes in the village centre.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
273	286	389	116

Table 9.1. Number of Houses in Rosscarberry during the period 2001-2010 based on Geodirectory results.

9.2.2. Rosscarberry's attractive townscape and heritage, broad range of services and amenities has made it a popular location for new development. A scheme of detached houses has been developed to the west of Newtown. To the north-east of the village, there has been a development of 11 dwelling houses for sheltered accommodation for the elderly. There have also been some individual houses developed within the boundary of the settlement. In addition, there is a partially completed development of 12 dwelling units to the south-west of the village on lands zoned residential in the 2005 Local Area Plan. Currently, it is estimated that there are about 12 vacant dwellings in the settlement and there are outstanding planning permission for about 28 additional dwelling units.

Employment and Economic Activity

9.2.3. The village functions as a service centre with a wide range of local shops including a supermarket, hair salon, post office, Garda station, doctors surgeries, pharmacy, churches, pubs, restaurants, cafés, garage and schools. The streetscape of the village is particularly noteworthy in the Square, which is designated as a "Historic Village". The village centre is also designated as an Architectural Conservation Area in the Cork County Development Plan 2009.

9.2.4. The established Celtic Ross Hotel and Leisure Centre are located at the head of the bay at the bridge crossing on the N71, and have an important tourism function for the village and wider area. Outside of the village, there is local employment in agriculture in the extensive rural hinterland.

Infrastructure and Community Facilities

9.2.5. There is limited capacity to treat wastewater pending an upgrade to secondary treatment to cater for a PE of 4,200. The 'Rosscarberry / Ownahinchy Sewerage Scheme' has been included as part of the WSIP 2010-2012 (Planning stage).

9.2.6. The water supply is provided from the Clonakilty Regional Water Supply Scheme, which is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme, Phase 2, which is included in the WSIP 2010-2012.

9.2.7. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

9.2.9. The road network through the town is considered to be good although there is a potential traffic problem at the crossing point between the town and Newtown across the main road (N71).

9.2.10. In recent years some of the shop fronts have been both repaired and renovated, including some new builds which are in keeping with the character of the main village frontage.

9.2.11. There are public footpaths and public lighting within the village. There is a recycling / bring centre located within the village and the settlement is also accessible by public transport (bus).

9.2.12. In terms of education, there are two local primary schools within the village. Ardagh Boys National School had an enrolment of 69 children and St Mary's Convent National School had an enrolment of 114 children in the academic year 2008-2009. Mount Saint Michael (Convent) is a co-educational voluntary secondary school (founded in 1894 by the Mercy Order) located at an elevated point to the north-east of the village overlooking Rosscarberry Bay. There are two Churches, (St Fachtna's Church of Ireland Cathedral and St Fachtna's Catholic

Church) located within the village. There are also childcare facilities located within the village.

9.2.13. There are communal tennis courts, a basketball court and a playground located on the west side of the bay adjacent to a boathouse, which is used for leisure boating in the summer months. The educational and sports complex in the north of the settlement, comprising the Catholic Church, primary schools, a community hall, a secondary school and GAA playing pitch, is an important complex of community activities and it is important to improve access to these. There is a second GAA pitch located to the west of Newtown and there is also an amenity area located just off the road crossing of the N71 near Newtown. There is also a pitch and putt course and driving range located within the village.

9.2.14. The beach area is also a recreational area with tennis courts, a pitch and putt course and club house on one side of the bay and a pier for boating/fishing on the other side of the bay. An important walk between the beach at Rosscarberry and Ownahinchy has also been developed. Ownahinchy is a tourist resort close to Rosscarberry and these two settlements are linked both from the point of view of infrastructure and tourism. Both areas are heavily used for bathing and water sports using the two Blue Flag beaches of Ownahinchy and Warren. There are well developed recreational activities (walkways, picnic areas) along the foreshore of the dam.

Environment and Heritage

9.2.15. The village lies in an area of designated scenic landscape, which extends to the north and south of the settlement. There are also two designated scenic routes, the S79 which extends from Rosscarberry to the west and the S78, which runs through or in close proximity to the village.

9.2.16. Rosscarberry Estuary which adjoins the village is designated as a proposed Natural Heritage Area (pNHA site code – 001075). There is also Designated Bathing Waters to the south of the settlement in proximity to Ownahinchy.

9.2.17. In relation to water quality, according to the South Western River Basin District (SWRBD) Plan, wastewater discharges at present to Rosscarberry Harbour, which is a designated bathing area at the 'Warren' and a protected area. The wastewater treatment facilities in Rosscarberry / Ownahinchy will need to be improved and upgraded as outlined in paragraph 9.2.5.

9.2.18. The village has an attractive streetscape, containing a number of fine individual buildings, which are included in the Architectural Conservation Areas (ACA) for Rosscarberry, designated in the 2009 County Development Plan. Rosscarberry is designated as a historic town in the RMP of County Cork and is also a walled town with upstanding portions of the town's defences still surviving. There are five buildings or other structures within the village entered in the

Record of Protected Structures including Rosscarberry Church of Ireland Cathedral (RPS no. 00790), Ardagh School (RPS no. 00791), St Fachtna's Catholic Church (RPS no. 00792), Rosscarberry Convent Buildings (RPS no. 00793) and Millfield House (RPS no. 001265) which is located to the east of the village.

9.2.19. As detailed in the Draft Landscape Strategy 2007, Rosscarberry is located in an area of the County where the landscape is deemed to be of Very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The village is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of large scale developments.

9.3 PROBLEMS AND OPPORTUNITIES

9.3.1. Rosscarberry has an attractive setting and range of community facilities, services and amenities which makes it a popular location for development. Given the location of the village at the mouth of the Rosscarberry Bay, it is important that any future development maintains the integrity of the surrounding landscape, particularly the areas that are designated scenic landscape.

9.3.2. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's waste water infrastructure and to improve and protect the supply of water.

9.3.3. There is scope for development within Rosscarberry; however, it is important that the village's character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised.

9.3.4. The eastern portion of the village along the shores of the dam is fully developed with low density dwellings with individual access onto the feeder road. There is no room for expansion, except higher up the hillside, which is protected by the scenic landscape designation from a visual point of view. The area around the bay is covered by a scenic landscape designation even though there are a large number of housing developments overlooking the bay.

9.3.5. The north western edge of the village is constrained by the steep hillside and this land should protect the village in its rural scenic setting. The western boundary of the village is very constrained by steep terrain along the national road to Skibbereen. Equally, very little new development should be encouraged in this area because of topographical constraints. The south western boundary of the village which has a mixture of hilly terrain and valleys is also covered by the

scenic landscape designation and open space designation. The elevated lands to the North-East at Curraheen adjoining the development boundary should be retained as open space.

9.4 PLANNING PROPOSALS

Overall Scale of Development

9.4.1. The development boundary for Rosscarberry, as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 28 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

9.4.2. Having regard to the key village status of Rosscarberry, its tourism function and location on the N71, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and some minor changes have been made to include existing properties. It is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

9.4.3. The lands within the development boundary to the south, north and east are visually sensitive and any development on these lands should be of a scale in keeping with such a prominent and sensitive location. During the lifetime of this Plan, development will focus mainly on lands to the south-west of the village core, lands to the north-east adjacent to the complex of community activities and on lands to the south east.

9.4.4. This plan envisages development of up to 91 additional dwellings in the village up to 2020 (including permitted residential development of 28 residential units), taking the housing stock to approximately 550 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 15 dwellings.

9.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

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

General Objective

9.4.7. The general zoning objective for Rosscarberry is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Rosscarberry it is an objective to encourage the development of up to 91 houses in the period 2010 – 2020 (including 28 permitted units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 15 units.</p> <p>(c) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(e) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(f) Village centre development, including business, local convenience retail, community, and residential, should be accommodated within the core of the village and should make adequate provision for off street parking.</p>

Objective No.	General Objectives
DB-01	<p>(g) Any proposal for development within the village core will need to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</p> <p>(h) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>(i) 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>(j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Other Considerations

9.4.8. There is a need to provide for further commercial opportunities to meet the needs of the local community. Development proposals locating within the village core will be supported and facilitated where appropriate.

9.4.9. Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the village with particular regard to its status as an Architectural Conservation Area. The protection of any structures in the Record of Protected Structures, areas of scenic landscape and nature conservation will be most important.

9.4.10. This plan will seek to protect the existing community facilities and where possible expand the range of sports and amenity facilities available within walking distance of the village.

9.4.11. It is also important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised

9.4.12. The topographical constraint on the town’s growth will guide the future growth pattern in the town. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

9.4.13. The development boundary of Rosscarberry straddles the bay area and is at the base of the hills surrounding the town. On the eastern side of the bay, development is concentrated along the road serving housing to the north and the recreational area (pitch and putt and beach) in the south. The peninsula between the two beaches (Creggan and Ownahinchy) is protected by a scenic landscape zoning and there is no development potential. The land to the east of the existing development along the bay road should not be developed as it has steep gradients and has a scenic landscape designation.

Employment Areas

9.4.14. There is no land zoned for business in the settlement because Rosscarberry is principally a tourist village with a coastal resort.

Community Facilities

9.4.15. The existing community facilities are considered to be adequate for the future development of the village.

Open Space, Sports, Recreation and Amenity

9.4.16. The land to the south of the village is elevated and is part of the Scenic Landscape Area. It needs to be preserved as open space to retain the visual amenity of the area.

9.4.17. The land around the dam north of the causeway has a number of small picnic areas and leisure parks which need to be preserved.

9.4.18. There are two GAA sports fields; one in the north around the school complexes and the other near the Newtown residential development. Both should be preserved as open space.

9.4.19. The specific open space, sports, recreation and amenity zoning objective for Rosscarberry is set out in the following table:-

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
O-01	Open space preserved for visual 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.	7.2
O-02	Open space preserved for sporting facilities.	1.4
O-03	Open space preserved for sporting 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.	1.7
O-04	Open space preserved for visual amenity and public recreation. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	2.7

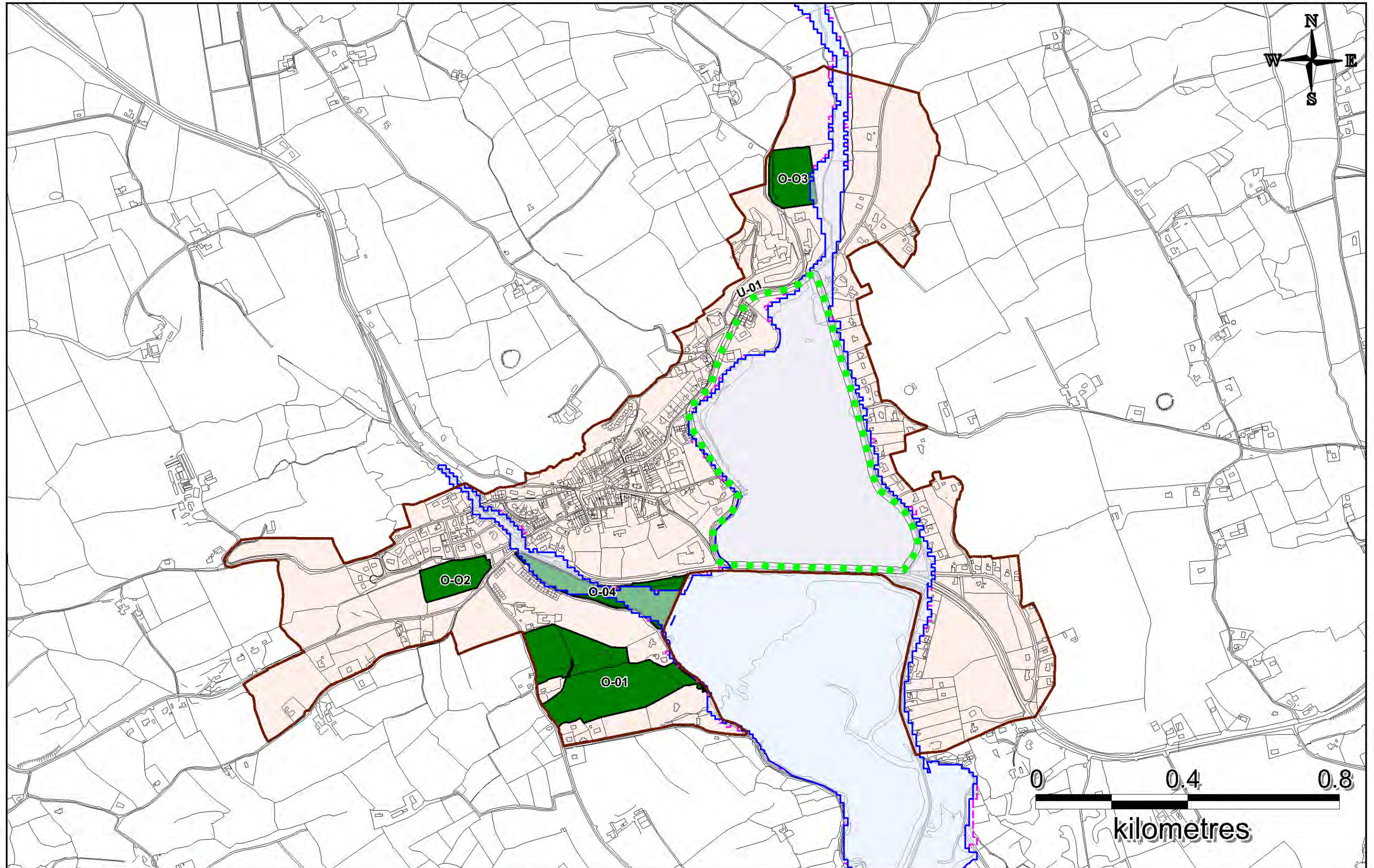
Utilities and Infrastructure

9.4.20. There is limited capacity to treat wastewater pending the implementation of the 'Rosscarberry / Ownahinchy Sewerage Scheme' which has been included as part of the WSIP 2010 -2012 (Planning stage).

9.4.21. There is a need to improve the scenic walk around the dam, north of the causeway, linking the open space and picnic areas.

9.4.22. The specific utilities and infrastructure zoning objective for Rosscarberry is set out in the following table:-

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
U-01	Upgrade the Scenic walkway around the bay, north of the causeway.	-



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

10 Timoleague

10.1 VISION AND CONTEXT

The strategic aims for Timoleague are to encourage the consolidation of this village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

Strategic Context

10.1.1. Timoleague village is located at the mouth of the Argideen River where it enters Courtmacsherry Bay, within the Skibbereen Electoral Area. The village is located within the West Strategic Planning Area. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

10.1.4. Timoleague is an old established village containing the ruins of Timoleague Abbey and Timoleague Castle, both of which are included in the Record of Protected Structures. It serves a hinterland that stretches to the north as far as Bandon (13km) and to the west as far as Clonakilty (10km) along the R600, which is a Scenic Route

(S73). The village is the main service centre for the tourist village of Courtmacsherry (4km) and the two settlements are linked by the bay.

10.1.5. Most of the development in the village is centred around a compact village centre, which has a fine church, main street with a mixture of residential and commercial activities (retail, pubs, doctors surgeries, pharmacy, post office, hostel, Garda station and petrol station).

10.1.6. Timoleague is an attractive village in a particularly scenic location at the head of the bay. The land surrounding the bay is heavily wooded and elevated. Both sides of the bay have road access (to the north – Bandon and to the south – Courtmacsherry). These roads form the basis of a scenic walk, the southern road being the starting point to the Seven Heads Walk, which goes through the village of Courtmacsherry and on to the scenic peninsula. There is a clear break in development between the two villages, although there are number of clusters of housing and farm dwellings and associated facilities.

10.2 PLANNING CONSIDERATIONS

Population and Housing

10.2.1. The 2006 Census recorded a population of 365 persons in Timoleague, an increase of approximately 13% since the census of 2002. The table below shows that between 2001 and 2010 there were 20 dwelling units constructed within the boundary of the village. These figures indicate that there was relatively small scale growth in the settlement during the period 2001-2010.

10.2.2. There are about 3 residential units under construction in the form of a terraced housing scheme adjoining the village core. There are about 3 vacant dwellings in the village and there are no outstanding planning permissions.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
136	142	156	20

Table 10.1. Number of Houses in Timoleague during the period 2001-2010 based on Geodirectory results.

10.2.3. There has been some recent infill residential development, in addition, to the upgrading of property within the village core. In recent years, some of the shop fronts have been both repaired and renovated, including some new builds which are in keeping with the character of the main village frontage and has utilised traditional design features.

Employment and Economic Activity

10.2.4. The main type of employment provided within the village is primarily service based. There is a range of services available within the village including, medical, retail and other consumer facilities. Staunton's Foods Ltd which are a major local employer are based approximately 1km south of Timoleague. Barryroe co-op grain distribution store is located within the south-western boundary of the village. In the rural hinterland most of the local employment is concentrated in agriculture and the fisheries industry which is based in Courtmacsherry.

Infrastructure and Community Facilities

10.2.5. There is a lack of adequate wastewater treatment works in Courtmacsherry bay for the combination of the three villages; Courtmacsherry, Timoleague and Kilbrittan. Collectively the villages discharge their untreated sewage into the bay, to the detriment of the natural amenities of the area.

10.2.6. A wastewater treatment plant to serve the villages is proposed as part of the 'Courtmacsherry / Timoleague Sewerage Scheme' and is included within the WSIP. Completion is unlikely before 2015.

10.2.7. Water is provided by the Clonakilty Regional Water Supply Scheme and is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme (Phase 2) which is included in the WSIP and due for completion in 2012.

10.2.8. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

10.2.10. The roads to the village are narrow and can get very congested in the summer months, when parking becomes a problem.

10.2.11. There are public footpaths and public lighting within the village and public toilets on the main road in proximity to Timoleague Abbey which is a major tourist attraction for the village. There is a recycling / bring centre located within the village and the settlement is also accessible by public transport (bus).

10.2.12. The village has a GAA sports field located outside the boundary of the village on the Clonakilty Road. There is also a tennis court, squash court and children’s playground located within Timoleague. In addition, there are numerous walkways used for recreational purposes including the linked walkway to Courtmacsherry along the old railway line.

10.2.13. In terms of education, the local mixed primary school in Timoleague had an enrolment of 116 children in the 2008 – 2009 academic year. There are also childcare facilities and a community centre located within the village.

Environment and Heritage

10.2.14. There is a pocket of designated scenic landscape which adjoins Timoleague Castle to the north of the village and an area of scenic landscape which extends to the east on the R600. There are also three designated scenic routes, the S69 from Timoleague to Courtmacsherry, the S73 which extends from Timoleague to Clonakilty and the S67 which extends to the Old Head of Kinsale to the east.

10.2.15. Courtmacsherry Estuary to the east of the village is designated as a candidate Special Area of Conservation (cSAC site code – 1230) and a proposed Natural Heritage Area (pNHA site code – 1230). Courtmacsherry Bay is also designated as a Special Protection Area (SPA site code 4219).

10.2.16. The village has an attractive streetscape, containing a number of fine individual buildings, which are included in the Architectural Conservation Area (ACA) for Timoleague, designated in the 2009 County Development Plan. There are three buildings or other structures within the village entered in the Record of Protected Structures including the Franciscan Timoleague Abbey (RPS no. 00749), the Timoleague Castle (RPS no. 00750) and St Mary’s Church (RPS no. 00751). Lettercollum House (RPS no. 01021) which is located approximately 1km west of the village is also included in the Record of Protected Structures.

10.2.17. As detailed in the Draft Landscape Strategy 2007, Timoleague is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The village is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of large scale developments.

Water Quality

10.2.18. Wastewater discharges at present to the Courtmacsherry / Argideen Estuary which according to the South Western River Basin

District (SWRBD) plan is a Natura 2000 site (SAC and SPA) and designated bathing area and is a protected area. According to the SWRBD Plan, the overall status of the Courtmacsherry / Argideen Estuary ‘Transitional and Coastal Waters’ is ‘moderate’. The wastewater treatment facilities in Courtmacsherry / Timoleague will need to be completed as outlined in paragraph 10.2.6, which will contribute to the improvement of water quality to ‘good’ status by 2021.

10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. Timoleague’s attractive setting and range of community facilities and services and accessibility make it an attractive location for development. In recent years, however, primarily due to infrastructural constraints, it has not seen a large amount of development.

10.3.2. Given the location of the village at the mouth of the Courtmacsherry Estuary, it is important that any future development maintains the integrity of the surrounding landscape, particularly the areas that are designated scenic landscape.

10.3.3. There is scope for development within Timoleague; however, it is important that the village’s rural character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised. There are further infill opportunities adjoining the village core and opportunities exist for development in the area north of the existing village core.

10.4 PLANNING PROPOSALS

Overall Scale of Development

10.4.1. The development boundary for Timoleague as defined in the 2005 Local Area Plan contained significant areas of zoned land (approx 8.8ha) relative to the built-up area, all of which has remained undeveloped at the start of 2010. There are no outstanding planning permissions for residential development within the development boundary of the village and there is capacity for additional development.

10.4.2. Having regard to the key village status of Timoleague, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary for Timoleague has therefore been amended, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

10.4.3. The lands within the development boundary to the south and west are visually sensitive and development on these lands should be of a scale in keeping with such a prominent and sensitive location.

10.4.4. This plan envisages development of up to 73 additional dwellings in the village up to 2020, taking the housing stock to approximately 230 units by 2020. Given the scale and development

pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

10.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

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

General Objective

10.4.7. The general zoning objective for Timoleague is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Timoleague it is an objective to encourage the development of up to 73 houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Courtmacsherry Estuary Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and vernacular character of the existing village and will not normally exceed the provision of up to 12 units.</p> <p>(c) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p>

Objective No.	General Objectives
DB-01	<p>(d) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(e) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. One site to the south-west of the village is identified for employment uses.</p> <p>(f) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>(g) Timoleague is situated on Courtmacsherry Estuary adjacent to a Special Area of Conservation and a Special Protection Area. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>(h) Village centre development, including business, local convenience retail, community, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(i) Any proposal for development within the village core will need to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</p> <p>(j) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(k) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Other Considerations

- 10.4.8.** There is an identified need to provide for greater commercial opportunities to meet the needs of the local community within the village core. Development proposals locating within the village core will be supported and facilitated where appropriate.
- 10.4.9.** Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the village with particular regard to its status as an Architectural Conservation Area. The protection of any structures in the Record of Protected Structures, areas of scenic landscape and nature conservation will be most important.
- 10.4.10.** This plan will seek to protect the existing community facilities and where possible expand the range of sports and amenity facilities available within walking distance of the village.
- 10.4.11.** It is also important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised.
- 10.4.12.** In addition, should an opportunity arise during the lifetime of this plan for accessible off street car parking to be provided within walking distance of the village, then, this should be encouraged.

Business Land

- 10.4.13.** There is one site zoned for Business use in Timoleague to the south-east of the village which is suitable for agro-business development either as an extension to the current use or something similar to create employment.
- 10.4.14.** The specific business zoning objective for Timoleague is set out in the following table:-

Objective No.	Business	Approx Area (Ha)
B-01	Small / Medium scale business development. This zone is adjacent to Courtmacsherry Estuary Special Area of Conservation and Special Protection Area. Developments in this location could give rise to increased levels of run-off into the estuary and/or could cause disturbance to wintering birds. Proposed developments in this zone must provide for sufficient storm water attenuation and are likely to require the provision of an ecological impact	3.2

Objective No.	Business	Approx Area (Ha)
	<p>assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone may be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	

Utilities and Infrastructure

10.4.15. The most important proposal is the need for a new waste water treatment plant to cover both Timoleague and Courtmacsherry. There is also a need for a re-enforcement of the walkway around the town and the connection to the Seven Heads Walk through Courtmacsherry. The regional road between Timoleague and Bandon (R602) needs to be upgraded. There is a need for improvements to the car parking in the village.

10.4.16. The specific utilities and infrastructure zoning objectives for Timoleague are set out in the following table:-

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
U-01	<p>Walkway through Timoleague with a connection to the Seven Heads walk. Improvements to the Seven Heads Walk.</p> <p>This proposed walk is adjacent to Courtmacsherry Estuary Special Protection Area and within the Seven Heads Special Protection Area. Upgrading or other work along this walk could give rise to disturbance to both winter feeding and summer breeding sites and will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walk may only proceed where it can be shown that they will not have significant negative impact on these two Special Protection Areas. Buffer zones are likely to be required to protect breeding areas along the route of the walk.</p>	-
U-02	Road improvement as main access road into Timoleague from Clonakilty.	-

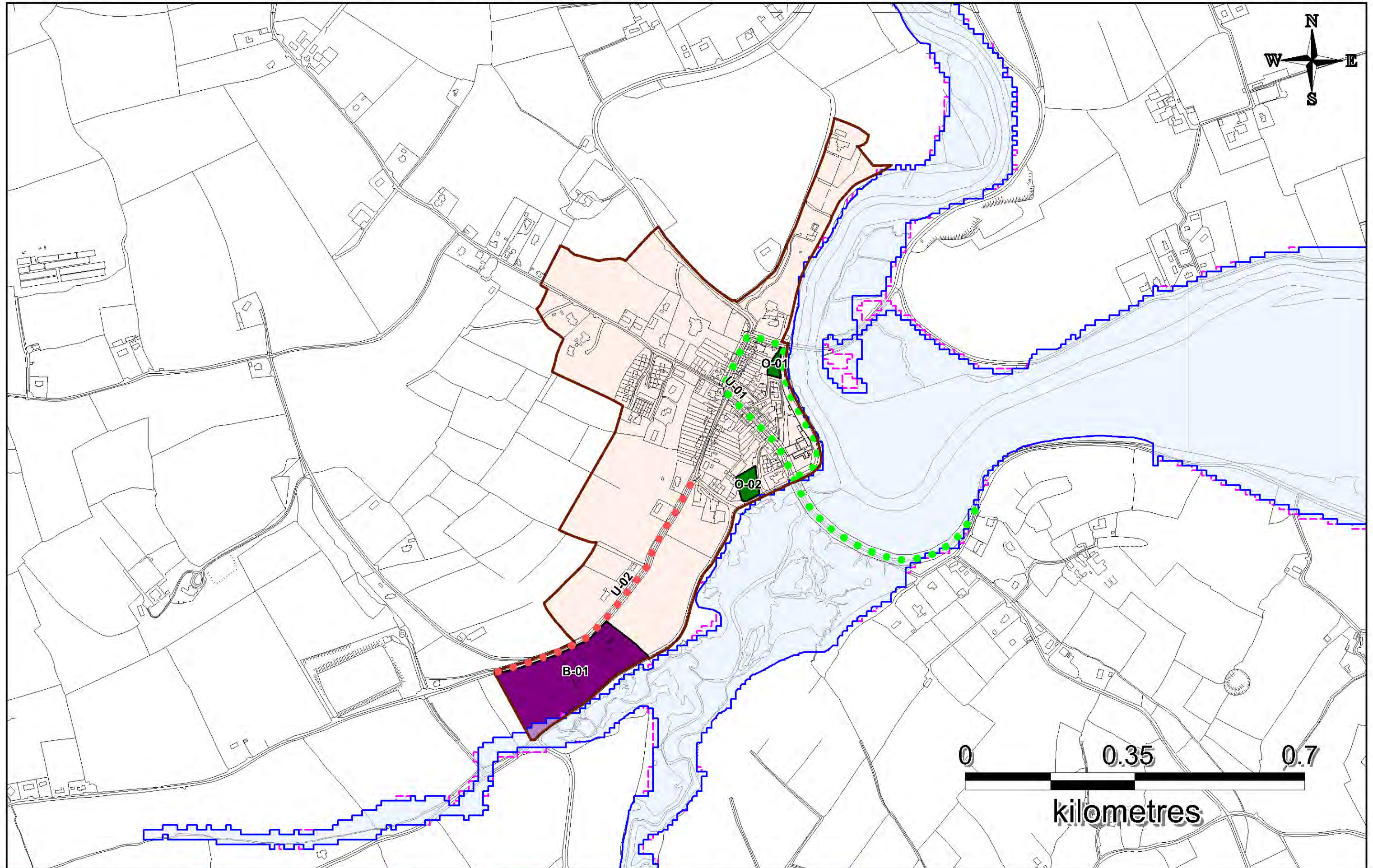
Open Space, Sports, Recreation and Amenity

10.4.17. There is an amenity area on the Bandon approach to the settlement, which is located in close proximity to the tourist attraction of Timoleague Abbey. This area needs to be preserved as open space to retain the visual amenity of the area.

10.4.18. There is an area adjoining the school and community building which is proposed to be preserved as open space for a potential amenity area for the village.

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

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
O-01	Open Space preserved for visual amenity.	0.1
O-02	Open Space for public recreation.	0.23



- | | | | | | |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Union Hall

11.1 VISION AND CONTEXT

The strategic aims for Union Hall are to encourage the consolidation of the village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of wastewater treatment facilities.

Strategic Context

11.1.1. Union Hall is a coastal village located on the western shore of Glandore Bay in close proximity to the villages of Leap and Glandore. The village is located within the Skibbereen Electoral Area and within the West Strategic Planning Area. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

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

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

Local Context

11.1.4. Union Hall is part of a cluster of three small villages that are within a 5 km radius of each other around the bay; namely Glandore, Leap and Union Hall, which although they have distinctive functions support and feed off each other.

11.1.5. The village has been developed around a road junction between the road to the Skibbereen Road (N71) in the west, the road to Glandore and Leap to the north and the road to Castletownshend to the south. All roads meet in the town centre which is close to the causeway with the bay waters of Glandore Bay, giving an attractive townscape. This attractive village setting has a number of commercial (retail, pubs, and post office) and residential uses.

11.2 PLANNING CONSIDERATIONS

Population and Housing

11.2.1. The 2006 Census recorded a population of 192 persons in Union Hall, a decrease of approximately 5% since the census of 2002. The table below shows that between 2001 and 2010 there were 81 dwelling units constructed within the boundary of the village.

Dwelling Units 2001	Dwelling Units 2005	Dwelling Units 2010	Dwelling units Growth 2001 - 2010
117	127	198	81

Table 11.1. Number of Houses in Union Hall during the period 2001-2010 based on Geodirectory results.

11.2.2. There are about 5 residential units under construction on existing zoned land to the north-west of the village and about 12 vacant dwellings as part of the Pairc na Fana residential development. There are outstanding planning permissions for about 3 additional dwelling units within the village.

Employment and Economic Activity

11.2.3. The main economic activity in the village revolves around the fishing industry and there are a number of fish processing centres and storage warehousing related to the industry, both in the village core and in Keelbeg to the east. Keelbeg pier has a slipway and jetty for the fishing trawlers as well as cold rooms for fish storage.

11.2.4. The 2005 Local Area Plan made provision for the development of a marina to the west of the pier, but this has not been developed. There is good shelter behind the pier but some additional land will have to be reclaimed and land will be required for onshore facilities such as a club house, toilets, parking etc.

11.2.5. The 2005 Local Area Plan zoned a portion of land to the west of the village GAA sports field and opposite the church for light

industry. It is proposed to retain this zoning for business use in this local area plan.

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

Infrastructure and Community Facilities

11.2.7. In relation to wastewater treatment, there is a need for an upgrade of the wastewater treatment plant to cater for a PE of 745. There is limited water capacity pending upgrade of the water treatment plant in Leap, which supplies Union Hall.

11.2.8. Storm water drainage is generally acceptable but there have been some drainage problems in the past immediately west of the village centre between the two main roads out of the village. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

11.2.10. The proposed road between the roads to Castletownshend and Skibbereen on the western side of the village was never built.

11.2.11. There are public footpaths and public lighting within the village and public toilets adjoining the sports grounds. There is a recycling / bring centre located adjoining the sports ground. There is no public transport to this settlement.

11.2.12. The village has well developed sports fields (GAA), club house, tennis courts and children's playground on the western approach road from Castletownshend. Myross rowing school clubhouse is located on the quayside.

11.2.13. In terms of education, the local mixed primary school in Union Hall had an enrolment of 59 children in the 2008 – 2009 academic year. There are also childcare facilities within the village.

Environment and Heritage

11.2.14. The village lies in an area of designated scenic landscape, which extends along the north and south of Glandore Harbour. There are also two designated scenic routes, the S83 and the S84 which extend from Union Hall to the south-west.

11.2.15. There is a strong control over development in terms of the scenic landscape area around the hills overlooking the bay. The peninsula of Glandore Bay to the east of Keelbeg is well protected against development, well wooded and should remain undeveloped.

11.2.16. The settlement of Union Hall has an attractive streetscape and also contains a number of fine individual buildings. The Church (RPS no. 783) adjoining the village core is included in the Record of Protected Structures.

11.2.17. As detailed in the Draft Landscape Strategy 2007, Union Hall is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of national importance. The village is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of large scale developments.

11.2.18. In relation to water quality, according to the South Western River Basin District (SWRBD), wastewater discharges at present to Glandore Harbour. The overall status of the Glandore Harbour ‘Transitional and Coastal Waters’ is ‘moderate’. The wastewater treatment facilities in Union Hall will need to be completed as outlined in paragraph 11.2.7, which will contribute to the improvement of water quality to good status by 2021.

11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Union Hall’s attractive coastal setting and range of community facilities and services make it an attractive location for development. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village’s infrastructure, to provide an upgrade of the wastewater treatment plant.

11.3.2. There is scope for development within the village; however, it is important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised. There are some infill development and refurbishment opportunities within the village core.

11.3.3. The topographical constraints on the town’s growth will determine the future growth pattern in the town. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

11.3.4. The land to the north and immediately west of the village is under pressure for development, in particular the land along the main access road to Leap and Glandore. It is important to protect this very

scenic area at the head of Glandore bay. There is a need to extend the scenic landscape designation between the Carrigillihy Harbour and Squince Harbour in order to control unnecessary development on the coastline.

11.3.5. The land to the south of the village has a number of existing clusters of development at Clontaff and Carrigillihy Harbour and at Cooldurragh overlooking Lough Cluhir on both sides. There is a lot of holiday development around the southern resort of Squince Harbour. Most of the land between Carrigillihy and Squince is not designated as a Scenic Landscape Area and there is a lot of development located overlooking Squince harbour and Rabbit Island. Rineen and Castletownshend harbour are only 3km from Union Hall and are also under pressure for holiday housing.

11.3.6. The community have requested a new Heritage Centre and Tourist Office in the village centre. They want to see the improvement of the coastline and waste collection on the beach at Carrigillihy.

11.4 PLANNING PROPOSALS

Overall Scale of Development

11.4.1. The development boundary for Union Hall as defined in the 2005 Local Area Plan contained significant areas of zoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 3 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

11.4.2. The development boundary defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development to the west of the village core. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core. The lands within the development boundary to the east of the village along the approach road into the village are sensitive and more elevated in nature and development on these lands should be of a scale in keeping with such a prominent and sensitive location.

11.4.3. Having regard to the key village status of Union Hall, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and some minor changes have been made to include existing properties. It is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

11.4.4. This plan envisages development of up to 80 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 280 units by 2020. Given the scale and development pattern of the village, it is

considered that any individual scheme for new housing development should not be larger than 12 dwellings.

11.4.5. This level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

11.4.6. The primary location for development is the area to the west of the existing village core where the most recent residential development has occurred. The visual amenities of the settlement should be protected and development on elevated slopes should be avoided.

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

General Objective

11.4.8. The general zoning objective for Union Hall is set out in the following table:-

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Union Hall it is an objective to encourage the development of up to 80 houses (including 3 permitted units) in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 units.</p> <p>(c) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(e) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. One site to the south-west of the village is identified for employment uses.</p> <p>(f) Village centre development, including business, local convenience retail, community, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.</p> <p>(g) It is an objective to protect the setting of the village, the coastline and its immediate surrounds, particularly the lands adjoining the Harbour. Development along the Main Street and within the core of the village shall be designed to a high standard to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.</p> <p>(h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>(j) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p>

Other Considerations

11.4.9. There is an identified need to provide for greater commercial opportunities to meet the needs of the local community. Development proposals locating within the village core will be supported and facilitated where appropriate.

11.4.10. It is also important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised.

11.4.11. Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

Special Policy Area

11.4.12. There is a proposal to construct a marina next to the pier with associated onshore activities. The general zoning objectives are set out in the following table:

Objective No.	<u>Special Policy Area</u>
X-01	Construct a marina development in association with the pier and on shore developments.

Business Land

11.4.13. There is land zoned for Business use in Union Hall. The specific business zoning objective for Union Hall is set out in the following table:-

Objective No.	<u>Business</u>	Approx Area (Ha)
B-01	Small / Medium scale business development	1.7

Open Space

11.4.14. The existing open space provision in Union Hall is adequate and there are no proposals for additional open space at this stage.

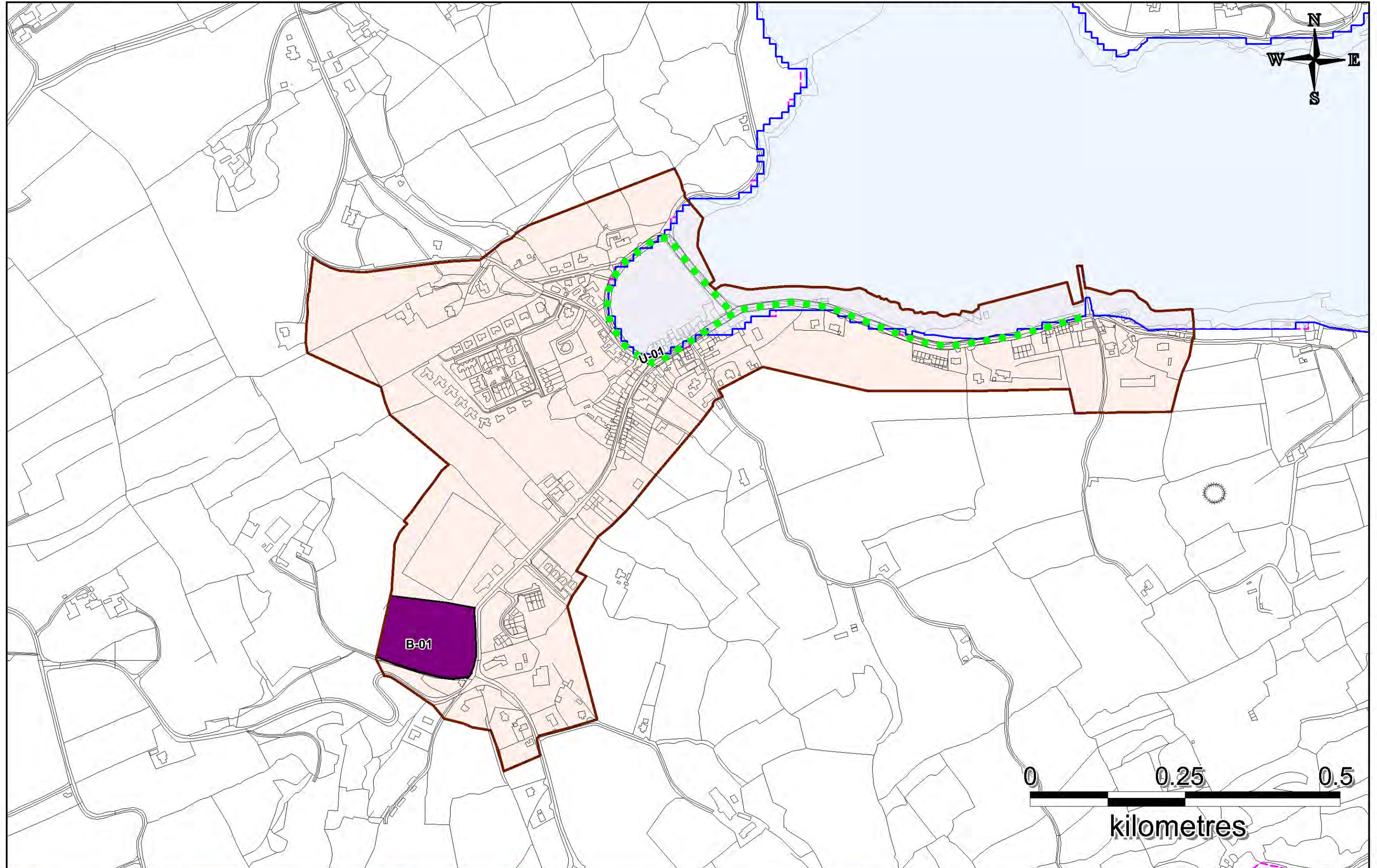
Community Facilities

11.4.15. The existing community facilities are considered to be adequate for the future development of the village.

Utilities and Infrastructure

11.4.16. The existing wastewater treatment works needs to be improved to allow for a better quality of effluent discharge into the bay. The development of the relief road to the north-west of the village outlined in the 2005 Local Area Plan now appears to be redundant, given the subsequent development of these lands. This plan proposes a scenic walkway from the causeway to Keelbeg, incorporating the marina development.

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
U-01	Upgrade the road and Scenic walkway around the causeway and to the Keelbeg pier.	-



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

WEST CORK ISLAND COMMUNITIES

Oileán Chléire (Cape Clear)

Sherkin Island

12 Oileán Chléire

12.1 VISION & CONTEXT

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

Strategic Context

12.1.1. Oileán Chléire forms part of the Skibbereen Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

12.1.2. In the overall strategy of this Local Area Plan, Oileán Chléire is designated as a **West Cork Island Community** in the Skibbereen Electoral Area. The strategic aims for **West Cork Island Communities** are to support the Island's economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.

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

Local Context

12.1.4. Oileán Chléire (also known Cape Clear and Clear Island) is Ireland's most southerly inhabited island and is located 14.5km from Baltimore and 12.8km from Schull. The Island is 4.8km long and 1.6km wide and has an area of approximately 6.2 sq km. It is located at the head of Roaringwater Bay and is part of the archipelago of islands

including the inhabited islands of Sherkin, Heir and Long and various other un-inhabited islands.

12.1.5. Oileán Chléire is a Gaeltacht island; one of seven such islands off the Irish coast. Its character is derived from its particular Irish language culture and heritage as well as its rich, attractive environment. Oileán Chléire has a population of approximately 125 people. Development on the island is largely concentrated into two main clusters; one between South Harbour and North harbour where services such as pubs, shop and restaurants are located, and the other at the eastern end of the island near the church, heritage centre and fish farm. There are a number of services located at the Pier on Oileán Chléire including an information point and island map, library and the Raidió na Gaeltachta office. Other services on the island include the primary school, helipad, Comharchumann (Co-op) building with tourist information office, bird observatory, holiday home complex, hostels, camp site, picnic benches, fuel pump and a graveyard.

12.1.6. The settlement pattern on the island follows the main spine road from east to west in clusters. There is a cluster of houses and businesses around the north harbour and various other clusters mainly on the eastern portion of the island, and most of these clusters are located on the leeward (northern) side of the island.

12.1.7. The island has a variety of landscapes, panoramic views of the Atlantic and the flora and fauna of the island are unique. Bird watching is a prime motive for visiting the island. The island is frequently visited by day trippers using the ferry boats from Baltimore and Schull, both of which have regular trips throughout the summer months to the pier on the northern shoreline. However, the increase in development and tourist related activity must be balanced against the environmental sensitivity of the island.

12.2 PLANNING CONSIDERATIONS

Population and Housing

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

Year	1996	2002	2006
Population	145	129	125

Table 12.1. Population Trends CSO for Oileán Chléire

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

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

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

Employment and Economic Activity

12.2.5. Economic activity on the island includes beef farming, goat farming, organic farming, fishing and fish farming as well as computer-based services such as translation. Micro-enterprises and home-based businesses, particularly in the areas of language tuition and translation should be promoted and in the longer term, supporting facilities to allow progression to small businesses using shared facilities is recommended.

12.2.6. The Cape Clear Fish farm which includes 1.2 acres of buildings grows abalone shell fish and also rag worms used as high quality fishing bait.

12.2.7. Comharchumann Chléire Teo is the local development group on the island and offers substantial community supports to the island. The Comharchumann has a remit that allows it to become involved in various community development projects including island rural transport and renewable energy. The island is also supported by Udarás na Gaeltachta. There are supports in place to maintain the island as a functioning Gaeltacht, such as that provided by the Islands Division of the DoCEGA and Udarás na Gaeltachta, e.g. the Ionad Seirbhísi Teanga.

12.2.8. There are two Bed & Breakfast guesthouses providing accommodation, a Bord Fáilte approved campsite, a good amount of

self catering accommodation, tourist office/craft shop and a goat farm on the island.

12.2.9. The island lacks a banking facility and the possibilities of providing an ATM should be investigated which would benefit residents and visitors given the island's distance from the mainland.

Community Facilities

12.2.10. There is one primary school on the island located in the South Harbour which has 12 students and 2 teachers. Approximately 11 students from the island attend secondary school on the mainland in Rosscarberry, Schull and Skibbereen.

12.2.11. Oileán Chléire is home to two Irish colleges, which attract Irish language students to this Gaeltacht community. One of these colleges is newly constructed and was partly financed by the Oileán Chléire Co-operative (20%) and partly by the Department of Community, Equality and Gaeltacht Affairs (80%). The presence of the colleges is a strong asset to the island, attracting long-stay visitors to the island for courses and is also of benefit in terms of facilities on the island, particularly spaces for sports and other events.

12.2.12. There are significant opportunities arising from the Irish language product on the island for tourism and educational enterprise. The island has an established reputation for its Irish language schools and this can be built on with a focus on encouraging language events on the island outside of the busy summer season. There are opportunities in this area outside of the 'summer language school' arena – for example, a tour operator on Sardinia, Italy provides walking tours of one of the towns while teaching visitors basic Italian and a similar concept could apply to walking tours and other outdoor activities on Oileán Chléire.

12.2.13. Other opportunities to support the island include the potential for intensive adult education weekend courses, which would improve the viability of tutor provision from the mainland. A permanent library facility and a social services centre would benefit the island in the long-term.

12.2.14. The new Irish College which opened last year has a football pitch in front of it and the hall in the college is used for badminton during the winter. There is a playground in the yard behind the pre-school. There is no public playground on the island. The doctor visits once a month and there is a permanent nurses clinic on the island run by HSE.

12.2.15. There is a museum dealing with island life and sea related issues beside the RC Church in the centre of the island.

12.2.16. This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available on the island.

Infrastructure and Access

12.2.17. The island is accessed via a 45-minute ferry ride from Baltimore; one ferry operates year-round, and additional summer ferries operate from Baltimore and Schull. There is a permanent crane on the ferry to take goods on and off the ferry at the piers. The island has its own rural transport bus service that meets people from the ferry as well as a helipad used for the emergency services.

12.2.18. There are four main piers at the island. The main access point is known as North Harbour (Trá Chiaráin), which is owned by the Department of Agriculture, Fisheries & Food (DAFF). Within North Harbour, there are three piers; the middle pier (generally used by ferries and yachts), the dock (which is used by fishing boats and ferry service mainly during winter) and the outer pier (the Bull's Nose), which is in a poor state of repair and has been declared unsafe for use. The poor state of repair of this pier is a significant issue for the island; its condition has a negative impact on both fishing and sailing vessels and on the delivery of RoRo services to the islands in certain weather conditions. There is funding in place for the preparation of a study to examine options for the repair and improvement of the DAFF pier and it is crucial that these are reviewed with a view to progressing works to the pier as soon as funding becomes available.

12.2.19. Access to the island would also benefit from improvements to the pier at Baltimore. Barges and RoRo traffic can access the island via Cuas an Duglais, which is maintained by Cork County Council. There are two other piers on the island – Foilcoagh and South Harbour. There is a need for a deepwater slip at North Harbour to accommodate RoRo traffic and the feasibility of such a project should be investigated.

12.2.20. Oileán Chléire has a total of 10 km of mostly tarred roads with some steep sections east of the harbours. Provision of proper passing bays at regular intervals would greatly improve the efficiency of the road network. Significant road widening works were carried out in recent years to improve road access between the north and south harbours.

12.2.21. There is a Rural Transport Service running for the last 5 or 6 years consisting of a minibus which meets the ferry and brings people around the island. The minibus has to be brought to the mainland for servicing and repair.

12.2.22. There are no footpaths and limited public lighting on the Island. Additional footpaths and public lighting are required in particular around the north and south harbours to improve pedestrian safety.

12.2.23. Broadband is available via a satellite dish, with a couple of providers in the area, telephone is also via satellite. Mobile phone coverage on the island is inconsistent.

12.2.24. Electricity connection is from the mainland via an undersea cable and the island operates an independent diesel powered generator for use during power cuts. A network upgrade has started.

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

Waste Water Treatment

12.2.26. There is no waste water treatment plant for the island. Waste water is treated on an individual basis by septic tanks or waste treatment plants. There are public toilets located near the pier.

Water Supply

12.2.27. The provision of water supplies are not from the mainland but are supplied locally. There are 5/6 bored wells with the water pumped to tanks on high ground in the Island which require 30/40,000 gallons in 24 hours. There is a desalination plant in place which will be connected to the network; this will be used to supplement the existing water supply. The supplies are at capacity especially in the summer months. There is a need to provide an adequate drinking water supply all year round on the island. Therefore, there is a need to upgrade the public water supply on the island, with mains replacement the first priority in this regard.

Waste Management

12.2.28. Domestic waste is collected centrally in the harbour and removed by the islanders to meet the Cork County Council waste collection service in Baltimore and there are recycling facilities on the island. However, there is scope to improve these facilities. Waste reduction should be encouraged and there would be merit in providing a glass crusher and paper baler in line with the systems operated on Bere Island given the distance and cost of transporting waste to the mainland.

Storm water and Flooding

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

Environment, Heritage and Culture

12.2.30. The Gaeltacht culture is a key attraction for visitors to the island, thus contributing much to the economy of the island and is also important on a social level. The continued support to the island in terms of its Gaeltacht role is necessary as the integrity of Gaeltacht areas comes under pressure despite resurgence in interest in the Irish language nationally in recent years.

12.2.31. To further protect the Gaeltacht nature of the island, a number of measures are proposed. The annual storytelling festival should be supported as this represents a popular and unique cultural event in the area. Oileán Chléire reaps most benefits from its cultural assets and for this reason a cultural action plan should be set out for the island to ensure this resource is protected and developed in an appropriate manner.

12.2.32. The island is located within the Roaringwater Bay and Islands candidate Special Area of Conservation (cSAC site code – 0101) and a proposed Natural Heritage Area (pNHA site code – 0101).

12.2.33. The whole island is within the Scenic landscape classification, as designated in the County Development Plan 2009. There are no designated scenic routes on the island.

12.2.34. There is one structure on the island at the north harbour (Ballyeiragh) that is entered on the Record of Protected Structures in the County Development Plan 2009 {RPS No. 00851 Templekieran (in ruins)}.

12.2.35. There is one Area of Geological Interest on the island at Foilcoagh Bay (Devonian marine fossils in continental succession).

12.2.36. As detailed in the Draft Landscape Strategy 2007, Oileán Chléire is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The Island is located within Landscape Type 4 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of any large scale development.

Water Quality

12.2.37. In relation to Water quality, wastewater discharges at present to Roaringwater Bay which according to the South Western River Basin District (SWRBD) plan is a 'Natura 2000 site (SAC) and a protected area. According to the SWRBD Plan, the overall status of the Roaringwater Bay 'Transitional and Coastal Waters' is 'moderate.' The treatment of wastewater in Oileán Chléire should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good status' by 2021.

12.3 PROBLEMS AND OPPORTUNITIES

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

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

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

12.3.4. It is important to ensure that port access facilities on the island and the mainland are retained and improved. The need to provide a reliable all year round water supply is very important for the island.

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

12.3.6. The island needs to build on its key heritage and cultural assets while ensuring that development proposals comply with the need to protect the sensitive environmental characteristics of the island.

12.4 PLANNING PROPOSALS

Overall Development

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

promoted and it is important to balance the need for additional physical development with the sensitive environmental concerns, unique to the Islands.

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

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

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

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

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

General Objective

12.4.7. The general objectives for Oileán Chléire are set out in the following tables:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal proper planning and sustainable development considerations. Preference will be given to refurbishment of existing buildings over Greenfield sites.</p> <p>(b) Second home and individual holiday homes development shall be restricted except where existing dwellings or redundant buildings are restored or extended.</p> <p>(c) Consideration of very small scale managed holiday home developments may be considered in or adjacent to existing development clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.</p> <p>(d) Development of clustered housing or employment uses should normally be located in or within a short walking distance of the North and South Harbour.</p> <p>(e) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</p> <p>(f) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Roaring Water Bay and Islands Special Area of Conservation.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(g) In order to secure the population growth and supporting development proposed for Oileán Chléire, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(h) To support and promote sustainable economic development on Oileán Chléire.</p> <p>(i) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged. Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>(j) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Oileán Chléire, where these are compatible with the objectives and policies of the Skibbereen Electoral Area Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(k) Much of Oileán Chléire is situated within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. Proposals for development of new houses under (a), (b), (c), (d) and (e) above shall not be located on habitats of conservation value within Roaring Water Bay and Islands Special Area of Conservation, will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Such development can only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>(l) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Other Considerations

Employment and Economic Development

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

12.4.9. In order to build on the unique cultural assets of the island it will be important to encourage the development and promotion of cultural tourism packages where tours and activities can be combined with language tuition. Similar packages based on developing the bird watching potential of the island based on the existing Birds Observatory need consideration.

12.4.10. The further development of land and water based leisure activities will be an important element of the future economic development of the island.

Objective No.	<u>Business</u>
B-01	Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site. Development as proposed in this objective should not be located within Special Area of Conservation and is likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
B-02	Encourage the provision of additional facilities required to develop in an appropriate manner the islands cultural and ornithological assets. Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation 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.

B-03	Promote the development of land and water based leisure activities. Projects initiated through this objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
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Community Facilities

12.4.11. There is a need to ensure that existing community facilities are retained and that new facilities are provided where possible. The Council will investigate in the possibility of providing permanent facilities for a social services centre, library and a public playground. Such a facility should be ideally located around the South or North Harbour.














Objective No.	<u>Community Facilities Objective</u>
C-01	Support provision of a suitable building/space to locate permanent facilities for an accessible social services centre, library services and playground in consultation with other agencies and representative organisations from the island community.

Infrastructure

12.4.12. It is vital for the islands future that port access facilities are properly maintained and improved. There is also a need to address the water supply issue especially during peak times in the summer. The provision of passing bays along the island road network would improve the efficiency of vehicular access around the island. The need to improve waste recycling facilities on the island needs consideration.

Objective No.	<u>Infrastructure Objectives</u>
U-01	Review finding of forthcoming study on Bull's Nose pier in relation to options for repair and liaise with other agencies on pier repair and improvements.
U-02	Upgrade the water supply network.
U-03	Investigate the feasibility of providing passing bays at appropriate locations on the islands road network.
U-04	Encourage the implementation of the Waste Management Plan for the island.
U-05	Implement small public realm improvement projects at the main development clusters.
U-06	Investigate the potential for the development of a deepwater slip at North Harbour.
U-07	Consider potential for a recycling facility comparable to that on Bere Island.
U-08	Continue to invest in harbour infrastructure both on the island and at mainland access points at Baltimore and Schull.



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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 | |

13 Sherkin Island

13.1 VISION AND CONTEXT

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

Strategic Context

13.1.1. Sherkin Island forms part of the Skibbereen Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

13.1.2. In the overall strategy of this Local Area Plan, Sherkin Island is designated as a **West Cork Island Community** in the Skibbereen Electoral Area. The strategic aims for **West Cork Island Communities** are to support their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.

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

Local Context

13.1.4. Sherkin Island, the ancestral home of the O’Driscoll clan, is one of the most accessible islands in the country as it is located only 10 minutes ferry journey from Baltimore. It is also one of an archipelago of islands comprising the inhabited islands of Oileán Chléire, Heir and Long and numerous un-inhabited islands at the head of Roaringwater Bay.

13.1.5. The island has a variety of landscapes, panoramic views of the Atlantic and some of the finest sandy beaches in the County. The flora and fauna of the island are unique and the fifteenth century Franciscan Abbey is a fine example of medieval monastic architecture. The island is frequently visited by day trippers using the ferry boat from Baltimore and Cunnamore, both of which have regular trips throughout the summer months to the pier on the eastern shoreline. However, the increase in development and tourist related activity must be balanced against the environmental sensitivity of the island.

13.1.6. Sherkin Island is approximately 512 hectares in extent and it has a resident population of 106 persons in 34 households.

13.1.7. The island has a temporary marina for yachts and pleasure craft, situated on the eastern coastline, north of the pier. Yacht and boat charters are available in the summer months. Activities based on the island include sailing, rib boat trips, sightseeing, island hopping, eco trips and boat charters.

13.1.8. The services and facilities on the island include a church, primary school, hotel, public house, summer takeaway/coffee shop and the community centre which includes the library and public toilets. The existence of a hotel and hostel on the island is an asset for Sherkin in terms of providing a choice of accommodation and providing other facilities. There are a number of guesthouses/B&Bs on the island and some self-catering accommodation.

13.2 PLANNING CONSIDERATIONS

Population and Housing

13.2.1. The key issue is the need to stabilise and increase the permanent population on the island. In terms of population trends, the overall population living on Sherkin Island has generally declined steadily in the period since 2002. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it.

13.2.2. There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is a particularly important issue.

13.2.3. The pattern of development on Sherkin is generally dispersed, however the island does have one cluster of housing called ‘The Lane’, which is located opposite the local authority social housing development in the centre of the Island.

Year	1996	2002	2006
Population	98	129	106

Table 13.1. Population Trends CSO for Sherkin Island

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

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

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

Employment and Economic Activity

13.2.7. In terms of economic activity, there is some beef farming and fishing activities are dominated by shrimp, lobster and oyster catching. The lack of suitable marine infrastructure creates additional costs. Uncontrolled intensification of the fishing effort, particularly regarding shrimps is considered the main threat. The location within a Natura 2000 site and consequent implications may mean that certain practices or activities may be restricted or stopped on environmental grounds going forward.

13.2.8. The island is also home to the Sherkin Island Marine Research Station, which is not open to the public. Other economic activities on the island include production of arts and crafts for sale on the mainland and island.

Community Facilities & Health

13.2.9. There is one primary school on the Island which caters for 13 students according to figures from the Department of Education for the academic year 2008-2009. Island primary schools are crucial services in terms of retaining young families on the Islands. Island children of secondary school age attend schools in the nearby mainland towns, including Skibbereen.

13.2.10. There is a church on the Island and library facilities are also available on Sherkin and on the pier in Baltimore. Community transport on Sherkin helps improve the accessibility of the community facilities

on these islands, by providing transport to Sunday masses for example.

13.2.11. The Level 8 Visual Arts Degree Honours Programme on Sherkin represents a unique example of successful outreach third level education. The course is accredited by the Dublin Institute of Technology (DIT) but is based on Sherkin Island. The course is a successful model for lifelong learning and access to education in rural areas. The course attracts high quality students, twenty of whom commenced the course in September 2010 with local applicants given priority. The course provides a welcome boost to the economy and vitality of Sherkin.

13.2.12. As well as providing a visual arts degree course, the island has also developed a strong arts and crafts sector and together these assets offer a different economic and educational angle for Sherkin. There is also a strong craft sector on nearby Heir and a combined arts festival could be successful.

13.2.13. In 2004 a Health Needs Assessment was undertaken by the HSE in collaboration with the island populations. This assessment consisted of an individual needs assessment and comparison with the mainland (undertaken by Public Health Nurse Service) and consultation with the community. The main conclusions of this assessment highlighted a need for clarification in terms of emergency protocols, levels of services available and barriers to accessing services especially with regard to older people, children / adolescents. A public health nurse visits the Islands based on need.

13.2.14. This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available on the island.

13.2.15. Small-scale public realm improvements to include the provision of picnic-areas and designated viewing points should be encouraged at appropriate locations.

Infrastructure and Access

13.2.16. There are two piers on the island. Space is limited at the working pier in particular. Pier management plans should improve the use of these piers. The main ferry departure point for Sherkin is from Baltimore; approximately a ten minute trip. Significant infrastructural improvements are required at Baltimore pier (i.e. designated ferry shelter) to improve services to the Island.

13.2.17. The road system which is approximately 9km in length comprises old narrow roads that need continual maintenance. Sherkin benefits from an on-island rural transport bus service, which meets every ferry.

13.2.18. There is limited footpath and public lighting provision on the island. Additional footpaths and public lighting are required to improve pedestrian safety.

13.2.19. Electricity is supplied from the mainland and telecommunication is also available. There is broadband availability within the Island.

Waste Water Treatment

13.2.20. There is no waste water treatment plant or assimilative capacity within the island. Waste water is treated on an individual basis by septic tanks or waste treatment plants. There are public toilets located within the community centre.

Water Supply

13.2.21. The island's water supply is from the mainland through a submarine pipeline from Lissheen and there are adequate mains pipes in the roads. Water supply is dependent on an upgrade of the Baltimore system to include the existing reservoir. Network and local improvements are also required.

Waste Management

13.2.22. There are recycling facilities on the island near the community centre on Sherkin Island, which is due for upgraded facilities. Dry recyclables are collected occasionally and other refuse is sent to mainland for landfill as a load is filled. A waste storage building is planned, which would reduce costs of transporting waste off the island.

Storm water and Flooding

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

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

Environment and Heritage

13.2.25. The island is located within the Roaringwater Bay and Islands candidate Special Area of Conservation (cSAC site code – 0101) and a proposed Natural Heritage Area (pNHA site code – 0101).

13.2.26. The whole island is within the Scenic landscape classification, as designated in the County Development Plan 2009. There are no designated scenic routes on the island.

13.2.27. As detailed in the Draft Landscape Strategy 2007, Sherkin Island is located in an area of the County where the landscape is deemed to be of Very High Value (scenic landscapes with highest

natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The Island is located within Landscape Type 4 – Rugged Ridge Peninsulas. These characteristics will assist in the visual impact assessment of any large scale development.

13.2.28. There are a number of attractive sandy beaches on the island, which are well signposted and offer good bathing, including Silver Strand, Cow Strand and Trá Bán. There are opportunities for sensitively designed public amenities and improved access to these beach areas.

13.2.29. The main sites of historical and cultural interest on Sherkin Island include the Old Friary just to the rear of the pier at the north of the Island and Sherkin Abbey and graveyard which is located to the east of the Island and has been substantially restored and renovated by the OPW over the last 20 years. The abbey has tourism potential as a visitor attraction.

13.2.30. There are two structures on the island entered on the Record of Protected Structures in the County Development Plan 2009 (RPS No. 00806 - Sherkin Island Abbey and RPS no. - 00808 Dunalong Castle).

13.2.31. The island has a wealth of opportunities for those interested in marine biology, birdlife and other flora and fauna. There are good views of other islands and the mainland from Sherkin, which make the island attractive to visitors including walkers. Sherkin enjoys some of the most attractive landscape of the islands on a micro-scale with scenic views opening up from limited points on the island as the roads wind around the islands bays and inlets. There are proposals in place for two looped walks around the island. Walking and bird watching tours are available.

Water Quality

13.2.32. In relation to water quality, wastewater discharges at present to Roaringwater Bay and Baltimore Harbour / Ilen Estuary which according to the South Western River Basin District (SWRBD) plan is a 'Designated Shellfish Area' and Natura 2000 site (SAC and SPA) and a protected area. According to the SWRBD Plan, the overall water quality status of the Ilen Estuary 'Transitional and Coastal Waters' is 'Good'. According to the SWRBD Plan, the overall status of the Roaringwater Bay 'Transitional and Coastal Waters' is 'Moderate'. The treatment of wastewater in Sherkin Island should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'Good' status by 2021.

13.3 PROBLEMS AND OPPORTUNITIES

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

13.3.2. The 2009 County Development Plan stated that although Island areas have experienced periods of population decline and relative isolation, the communities have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and managed to maintain their unique culture and identity.

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

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

13.3.5. The Island needs to build on its key heritage and cultural assets to realise the undoubted tourism potential while ensuring that development proposals comply with the need to protect the sensitive environmental characteristics of the island.

13.4 PLANNING PROPOSALS

Overall Development

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

13.4.2. The development of second homes except where existing dwellings are restored or extended will be restricted. Consideration of

small scale managed holiday home developments may be considered in or adjacent to existing housing clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.

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

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

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

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

General Objective

13.4.7. The general objectives for Sherkin Island are set out in the following tables:-

Objective No.	General Objectives
DB-01	<p>(a) Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal proper planning and sustainable development considerations. Preference will be given to refurbishment of existing buildings over Greenfield sites.</p> <p>(b) Second home and individual holiday homes development shall be restricted except where existing dwellings or redundant buildings are restored or extended.</p> <p>(c) Consideration of very small scale managed holiday home developments may be considered in or adjacent to existing development clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.</p> <p>(d) Development of clustered housing or employment uses should normally be located in or within a short walking distance of the Harbour.</p> <p>(e) Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.</p> <p>(f) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.</p> <p>(g) Improve services, facilities and attractions for residents and visitors and expand and develop enterprise and employment on the Island.</p> <p>(h) Support and promote sustainable economic development on Sherkin Island.</p> <p>(i) Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(j) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Roaringwater Bay and Island Special Area of Conservation.</p> <p>(k) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Roaring Water Bay and Islands Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(l) To encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to Sherkin Island, where these are compatible with the objectives and policies of the Skibbereen Electoral Area Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the designation of the site as a Special Area of Conservation.</p> <p>(m) Much of Sherkin Island is situated within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(n) Proposals for development of new houses under (a), (b), (c), (d) and (e) above should not be located on habitats of conservation value within the Roaring Water Bay and Islands Special Area of Conservation, will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. Such development can only proceed where it can be shown that they will not have significant negative impact on the SAC.</p> <p>(o) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Other Considerations

Employment and Economic Development

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

13.4.9. The further development of land and water based leisure activities will be an important element of the future economic development of the island. This local area plan will also support improvements to marine infrastructure on the Island.

Objective No.	<u>Business</u>
B-01	<p>Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site.</p> <p>Development as proposed in this objective should not be located within Special Area of Conservation and is likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p>
B-02	<p>Further develop the marine leisure sector, particularly sailing, boat tours, diving and kayaking.</p> <p>Projects or initiatives proposed to be located within or adjacent to the Special Area of Conservation will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p>

B-03	Promote the development of land and water based leisure activities. Projects initiated through this objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
B-04	Support the retention of hotel and tourism accommodation facilities on the island.
B-05	Improve marine infrastructure on the island as appropriate to reduce costs for those involved in fishing and aquaculture. Projects initiated through this objective within or adjacent to the Special Area of Conservation may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.
B-06	Further develop the arts as an economy on the island.

Community Facilities

13.4.10. There is a need to ensure that existing community facilities are retained and that new facilities are provided where possible. The Council will support the provision of a multi-purpose community facility at an appropriate location subject to site suitability.

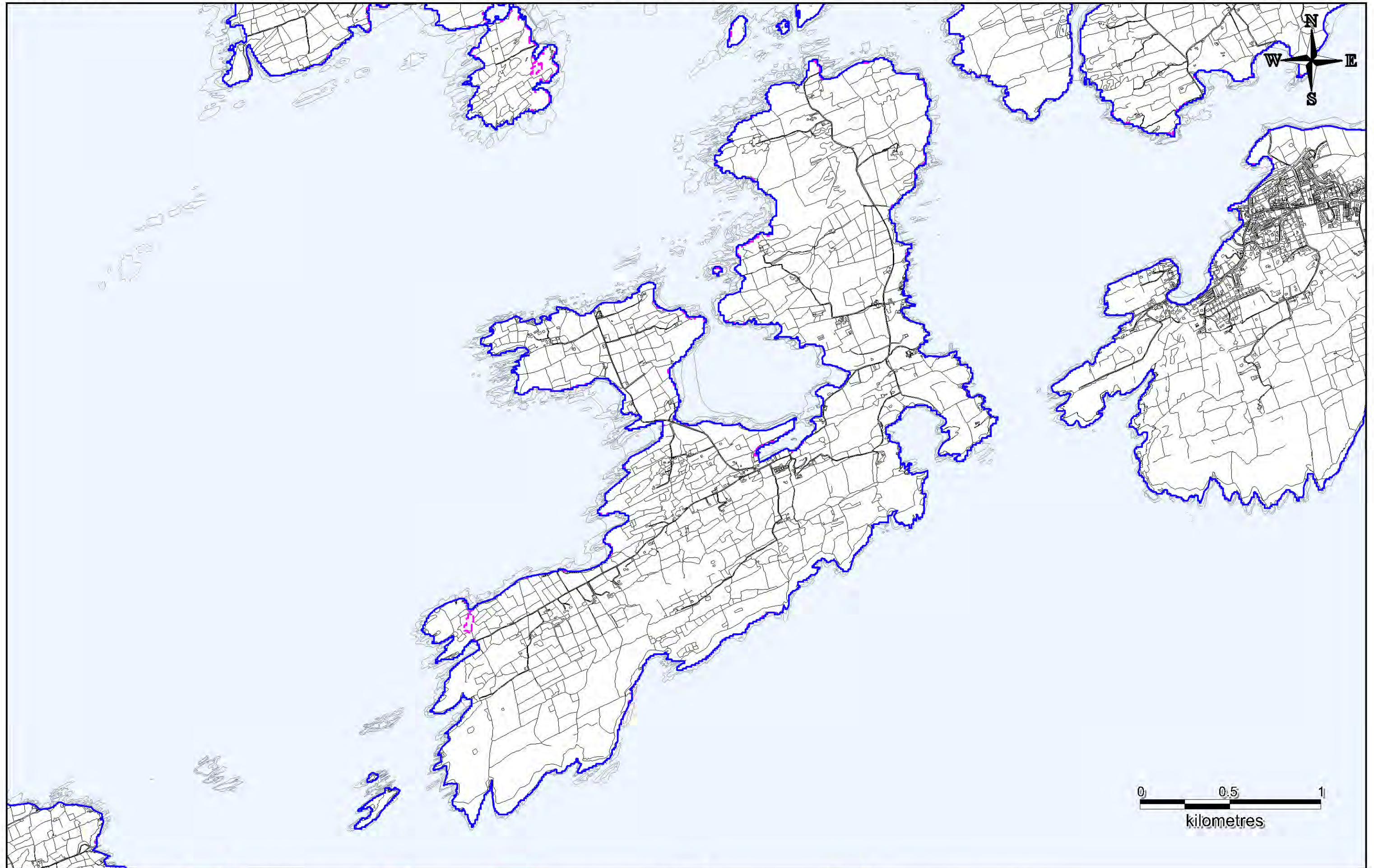
<i>Objective No.</i>	<u>Community Facilities Objective</u>
C-01	Support provision of a multi-purpose community, art, health, indoor sports, crèche centre.














Infrastructure

13.4.11. It is vital for the islands future that port access facilities are properly maintained and improved. There is also a need to improve water supply infrastructure on the Island. The need to improve waste recycling facilities on the island needs consideration.

<i>Objective No.</i>	<u>Infrastructure Objectives</u>
U-01	Upgrade and improve the water supply network.
U-02	Prepare pier management plans for island piers.
U-03	Implement small public realm improvement projects at the main development clusters.
U-04	Implement looped walking routes on the island. Development of walks could result in the removal of habitats and species for which the SAC is designated. Any proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walks may only proceed where it can be shown that they will not have significant negative impact on the SAC.
U-05	Investigate feasibility for all-weather marina with boat yard.
U-06	Improve Sherkin Bring Site, provide waste storage building and continue to investigate appropriate and innovative solutions to waste management on the island.

U-07	Provide public amenities near the beaches. Such development could result in the removal of habitats and species for which the SAC is designated. Any proposals will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. The development of the walks may only proceed where it can be shown that they will not have significant negative impact on the SAC.
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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 | |

VILLAGES

- Ardfield
- Ballynacarriga
- Ballinascarthy
- Ballingurteen
- Butlerstown
- Cappeen
- Castletownkenneigh
- Castletownshend
- Clogagh
- Drinagh
- Glandore
- Kilmichael
- Lissavard
- Rathbarry
- Reenascreena
- Ring
- Rossmore
- Shannonvale
- Teerelton

14 Ardfield

14.1 VISION AND CONTEXT

The vision for Ardfield is to promote sympathetic development in tandem with the provision of infrastructure and services together with preserving the unique character of the settlement.

Strategic Context

14.1.1. Ardfield is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Ardfield is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

14.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

14.1.3. Ardfield is an elevated residential village located about 5 km south of Clonakilty, on the coastal road (S74 scenic route) from Clonakilty. Ardfield has established itself as a prestigious residential address for the area and has developed around a triangle of roads with detached houses and bungalows at a relatively low density. The road junctions to the north and south are focal points of the village.

14.1.4. Recent low-density development of housing and other uses has occurred mainly along both sides of the roads of the triangle, leaving a vacant portion of land in the centre of the triangle, which has potential for additional development, effectively consolidating the village centre.

14.1.5. The surrounding lands are very popular for one-off housing due to their close proximity to the coastline, its picturesque setting and their proximity to the town of Clonakilty. There have been substantial

development along the existing road network and there is a need to provide controls on further such development of houses in the future.

14.2 PLANNING CONSIDERATIONS

Population and Housing

14.2.1. The table below shows that between 2001 and 2010 there were 23 dwelling units constructed within the boundary of the village. These results indicate that the majority of recent growth in the settlement took place prior to the adoption of the 2005 Local Area Plan for the settlement. There are outstanding permissions for 4 dwelling units on unzoned land within the settlement. Recent residential development in Ardfield has consisted of single dwellings on individual sites on the approach roads to the village.

Table 14.1 Houses in Ardfield 2001-2010			
	2001	2005	2010
Housing	28	46	51

Table 14.1. Number of Houses in Ardfield during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

14.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Ardfield including post-office and a public house. The co-op store is located outside the boundary of the village to the south.

Infrastructure and Community Facilities

14.2.3. Ardfield has a functional level of service and community facilities provision including a primary school, church, playing fields (GAA, tennis and an indoor sports hall). The primary school had an enrolment of 69 children in 2008-2009.

14.2.4. The public water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP 2010-2012.

14.2.5. There is no wastewater treatment infrastructure and there is poor percolation and assimilative capacity within the Ardfield area. Existing houses within the settlement are served by wastewater treatment systems / individual septic tanks.

14.2.6. There are footpaths, public lighting and car-parking within the settlement. However, additional footpaths, particularly between the Primary School and Church, traffic calming measures and junction

improvements are required in the village. There is a need for a passageway (footpath) from the south-east to the north-west part of the village to allow for safer movement of children to and from school.

14.2.7. There are no known flood hazards in this settlement.

14.2.8. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Environment and Heritage

14.2.9. Ardfield Catholic Chapel (RPS no. 00801), located within the village, is entered in the Record of Protected Structures.

14.2.10. An area of land to the east of Ardfield adjoining the coastline has been designated as scenic landscape in the Cork County Development Plan 2009 and it is an objective to preserve the visual and scenic amenities and natural beauty of the area. The scenic route from Ardfield to Clonakilty (S74) via Inchydoney to the north runs through the settlement.

14.2.11. Dirk Bay pNHA (no. 001498) is located approx 1.5km south-west of the settlement. Galley Head to Duneen Point SPA (no. 4190) is also located to the east of the village adjoining the coastline.

14.2.12. In relation to water quality, there are no watercourses in the vicinity of the settlement. The overall status of the Groundwater at this location is 'Good' and this should be protected. Galley Head to Duneen Point SPA, which is a protected area, is located to the east of the village adjoining the coastline. The overall status of the Clonakilty Harbour 'Transitional and Coastal Waters' is 'Moderate'. The treatment of wastewater in Ardfield should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'Good' status by 2021.

14.2.13. As detailed in the Draft Landscape Strategy 2007, Ardfield is located in an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), *very high sensitivity* (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of *National Importance*. The village is located within Landscape Type 3 – *Indented Estuarine Coast*.

14.3 PROBLEMS AND OPPORTUNITIES

14.3.1. During the life of this Plan, development in Ardfield will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

14.3.2. There is scope for development within the village; however, it is important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised.

14.3.3. The primary location for development is the area around the two major crossroads in the north and south of the village. There may also be an opportunity for the establishment of a commercial centre for the village (including appropriate shops and tourism uses) at the southern apex of the village by the redevelopment of the disused farm buildings and other surrounding land. In addition, an opportunity exists for the upgrading of the junction in the north of the village and to encourage provision of appropriate village centre development, which is important to the viability and vitality of the Ardfield. However, the absence of an adequate wastewater treatment system is a constraint to future development in the village.

14.4 PLANNING PROPOSALS

Overall Scale of Development.

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

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

14.4.3. Having regard to the village status of Ardfield, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

14.4.4. This plan envisages development of up to 25 additional dwellings in the village up to 2020 (this figure includes existing permitted developments), taking the housing stock to approximately 76 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 9 dwellings.

14.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure

and water supply improvements identified by the Council will be delivered.

14.4.6. Other appropriate village centre uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary subject to normal proper planning and sustainable development considerations.

14.4.7. There is pressure for one-off houses on the periphery of the village along the approach roads. Outside the development boundary, the land forms part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

14.4.8. The general zoning objective for Ardfield is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Ardfield it is an objective to encourage the development of up to 25 houses in the period 2010 – 2020 (including 4 permitted residential units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 9 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p>

Objective No.	General Objectives
DB-01	<p>(d) Development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</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>

Community, Educational and Institutional

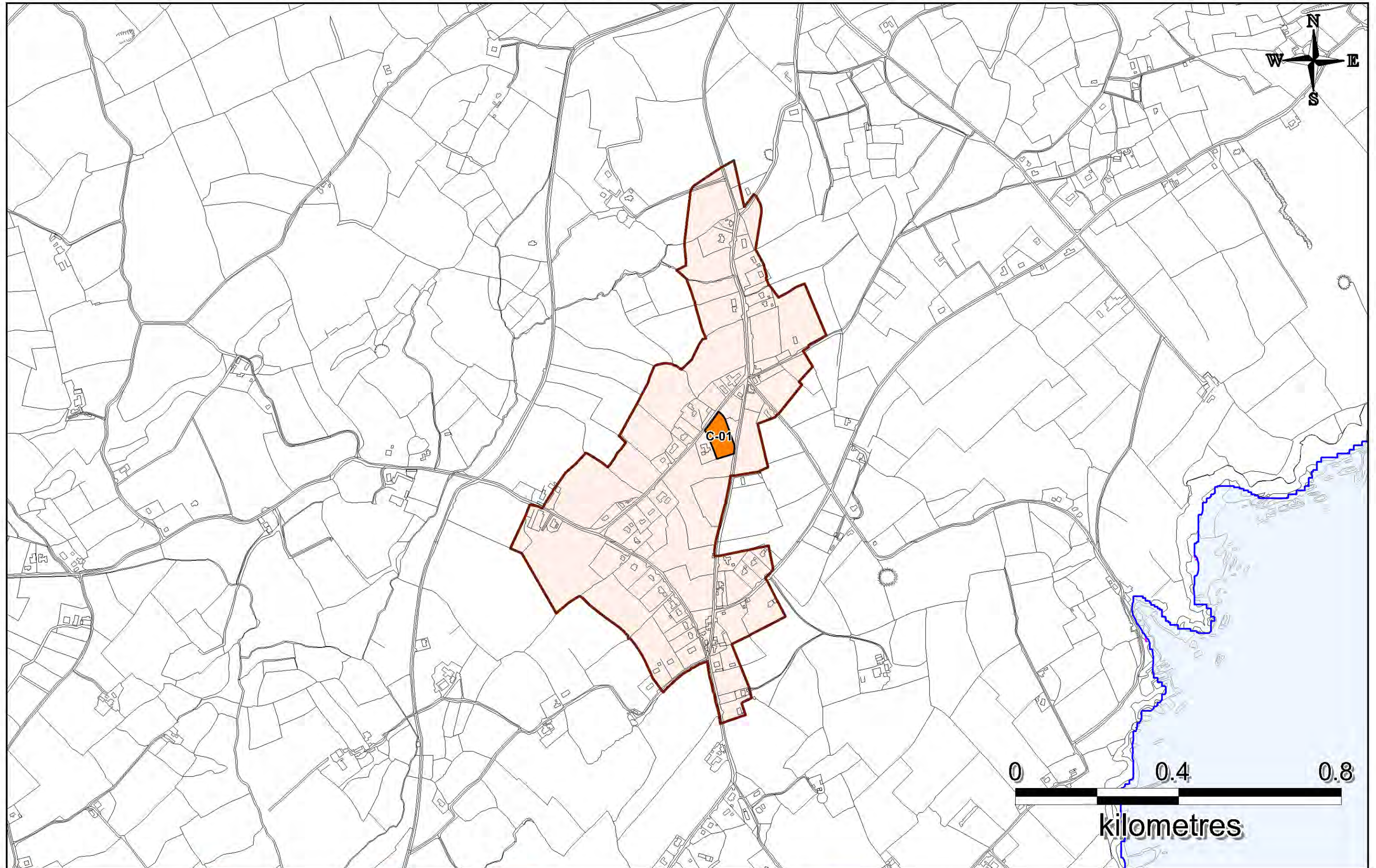
14.4.9. The specific educational, institutional and civic zoning objective for Ardfield is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
C-01	Proposed extension to national school. The land will be used for both additional school buildings and car-parking.	0.5

Infrastructure

14.4.10. There is an urgent need for the establishment of a new wastewater treatment system for the village in order to service future development.

14.4.11. The existing provision of open space, recreation and community facilities is adequate. There is a need for improvement to the approach roads; additional footpaths, particularly to and from the national school and improved traffic calming measures at the main road junctions, including zebra crossings are necessary.



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

15 Ballynacarriga

15.1 VISION AND CONTEXT

The vision for Ballynacarriga is to encourage sympathetic development within the village and restore a village core for local services together with preserving the unique historical character of the settlement.

Strategic Context

15.1.1. Ballynacarriga village is located between Ballineen / Enniskeane and Dunmanway within the Skibbereen Electoral Area. The village is located within the West Strategic Planning Area.

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

15.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

15.1.4. The village is located just off the main regional road (R637) from Ballineen to Skibbereen. This village owes its existence to Ballynacarriga Castle, which is a protected structure (RPS 688), and an important feature for the village. Ballynacarriga Lough is located close to the castle which has an amenity value and needs protection as a natural amenity area. An attractive picnic area and walk to the Lough has been developed as part of the village renewal scheme.

15.1.5. The main area of development is centred around the cross roads, where there is a derelict public house, some residential

development and the church located up on the hill. The primary school is located inside the western boundary of the settlement.

15.1.6. Besides the castle structure and surrounds, the main feature of the area is the elevated land overlooking the Lough. The road to the west of the cross has a number of bungalows along the road and similarly the road to the south has a number of bungalows overlooking the Lough.

15.1.7. Two recently completed new dwelling houses have been constructed within the development boundary to the south of the village. Around the cross, there is some land to the north east of the castle that could be used for expansion of the village, but the land to the west is hilly and the land to the south east is rocky and would be difficult to develop. The land to the north of the cross, containing the castle and its surrounds is protected.

15.2 PLANNING CONSIDERATIONS

Population and Housing

15.2.1. The table below shows that between 2001 and 2010 there was no increase in the number of dwelling units within the boundary of the village. There are outstanding permissions for 5 units within the settlement.

Table 15.1 Houses in Ballynacarriga 2001-2010			
	2001	2005	2010
Housing	9	10	9

Table 15.1. Number of Houses in Ballynacarriga during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

15.2.2. The primary school had a most recent enrolment of 43 children and planning permission has recently been granted for a substantial extension to the school building. The GAA grounds, a clubhouse / changing rooms and sports hall are located to the north of the village crossroads.

15.2.3. There is no public water supply in Ballynacarriga village. Water supply to the properties is through individual private wells; however, the village could be supplied by the Dunmanway Regional Water Supply Scheme Phase 3 in the longer term.

15.2.4. There is no public wastewater treatment infrastructure within Ballynacarriga. The properties in the village have their own means of wastewater treatment and disposal, comprising of septic tanks / individual wastewater treatment systems.

15.2.5. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

Environment and Heritage

15.2.7. Ballynacarriga Castle (RPS no. 00688), located within the village, is entered in the Record of Protected Structures. There are also several sites and monuments within the settlement which are of historical interest, in particular the area around the Castle to the west of the cross roads.

15.2.8. The Scenic Route between Ballineen and Dunmanway (S31 - with views of mature woodland, rolling hills & remote rural landscape) which has been designated in the Cork County Development Plan 2009 traverses the north of the village and it is an objective to preserve the character of views and prospects obtainable from these scenic routes.

15.2.9. In relation to water quality, there is a watercourse from Ballynacarriga Lough to the Bandon River which flows to the north of the village to Bandon. According to the South Western River Basin District (SWRBD) plan, the Bandon River is currently of 'moderate' river quality status. The Bandon River is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area' which is a protected area. The treatment of wastewater in Ballynacarriga should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

15.2.10. As detailed in the Draft Landscape Strategy 2007, Ballynacarriga is located in an area of the County where the landscape is deemed to be of *high value* (picturesque with scenic routes and natural and cultural heritage of county or national importance), *high sensitivity* (vulnerable landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development), and of *County Importance*. The village is located within Landscape Type 6a – *Broad Fertile Lowland Valley*.

15.3 PROBLEMS AND OPPORTUNITIES

15.3.1. During the life of this Plan, development in Ballynacarriga will focus mainly on restoring the village core as a provider of some local services along with some limited residential expansion on lands in close proximity to the village centre.

15.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

15.3.3. In order to provide an opportunity to encourage orderly development in the village in the future, any new development should be guided close to the village core, behind the Church to the GAA grounds or along the road to the school. It is important to protect the wooded ridge to the south of the main roads from development. Development on elevated lands should be avoided. There are also opportunities within the village including to improve local services including the re-development / refurbishment of the public house site.

15.4 PLANNING PROPOSALS

Overall Scale of Development

15.4.1. The development boundary for Ballynacarriga as defined in the 2005 Local Area Plan contained significant areas of unzoned land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 5 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

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

15.4.3. This plan envisages development of up to 11 additional dwellings (including permitted development) in the village up to 2020, taking the housing stock to approximately 20 units by 2020. Given the scale and development pattern of the village, it is considered that all residential development in Ballynacarriga should consist of single dwellings on individual sites with individual wastewater treatment facilities.

15.4.4. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

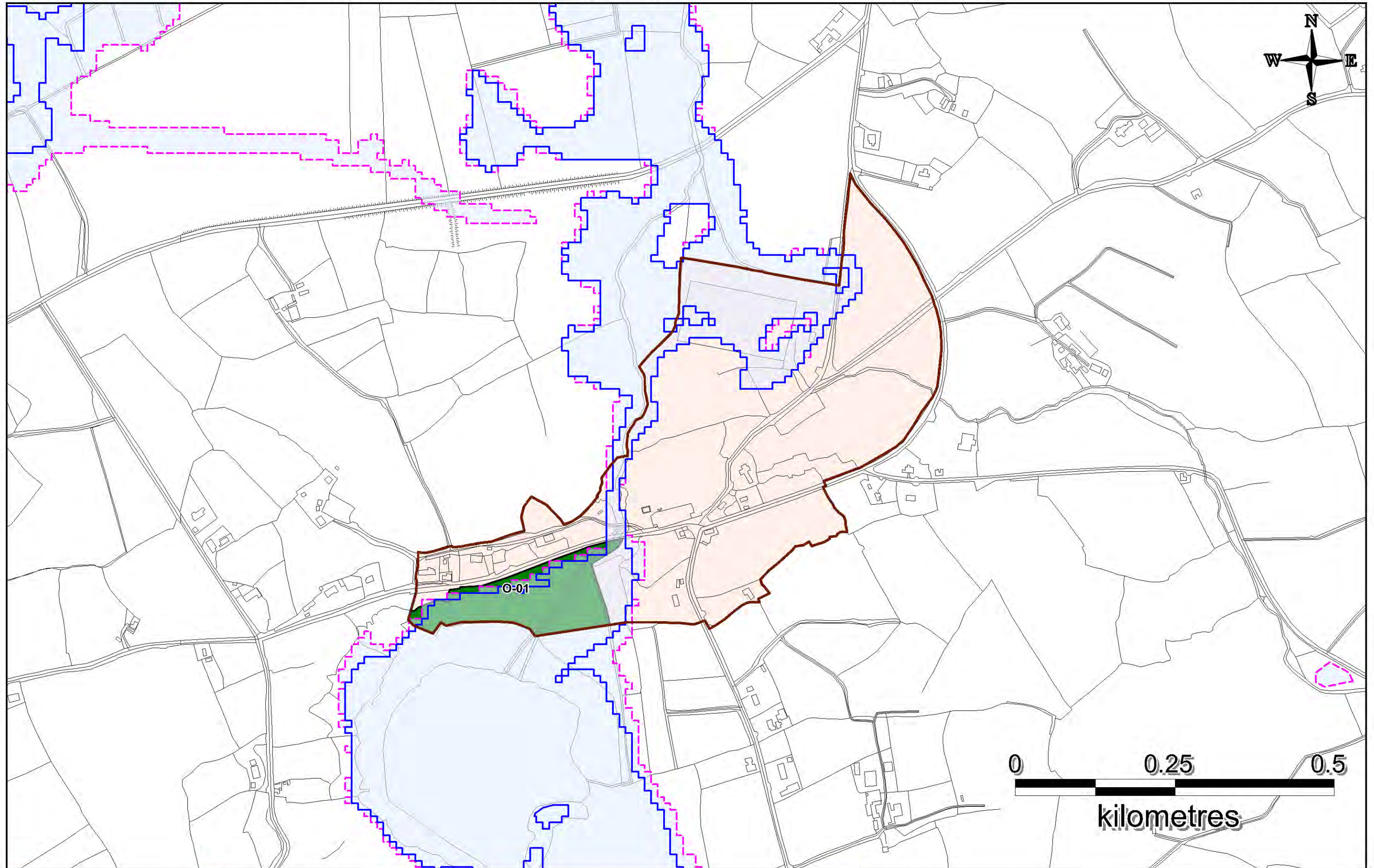
15.4.5. The general zoning objective for Ballynacarriga is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Ballynacarriga it is an objective to encourage the development of up to 11 dwellings (including 5 permitted units) in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) All residential development should consist of single dwellings on individual sites, supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) Encourage development on suitable sites close to the village core and along the road to the school and between the roads to the GAA fields and transport depot in the east, behind the church.</p> <p>(d) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Open Space

15.4.6. There is a need for the amenity areas surrounding the Castle and the Lough to be protected.

Objective No.	<u>Specific Zoning Objective</u>	Approx. Area (Ha)
O-01	<p>(a) It is an objective to preserve the amenity areas of the Castle demesne and the land surrounding the north of the Lough.</p> <p>(b) It is also important to protect the wooded ridge to the south of the main cross roads from development.</p> <p>(c) Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	2.4



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

16 Ballinascarthy

16.1 VISION AND CONTEXT

The vision for Ballinascarthy is to promote sympathetic development in tandem with the provision of services together with preserving the character of the settlement.

Strategic Context

16.1.1. Ballinascarthy village is located on the N71, approximately 5km north of Clonakilty within the Skibbereen Electoral Area. Ballinascarthy is also located within the West Strategic Planning Area.

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

16.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

16.1.4. Ballinascarthy has a close association with Henry Ford and the GAA grounds, public house and memorial in the village are named after him. The village is located on the N71, approximately 5km north of Clonakilty, connected to Clogagh and Timoleague to the east and Lyre and Rossmore to the west. Ballinascarthy was a railway station on the old West Cork railroad and much of the existing settlement is intact to the east of the N71, which unfortunately bisects the village.

16.1.5. The majority of the 1996 Development Plan zoning was on the western side of the N71, although there is considerable development on the eastern side of the main road (a co-operative store, a second hand store, a pub, petrol station, timber manufacturer

and a number of houses). There are also heavy vehicles parked in this village causing an eyesore and environmental problems.

16.1.6. The western part of the village contains the main residential component of old terrace houses, new terraces and new bungalows. It also has a pub, a shop, a vehicle sales and repair centre. Six new houses have been constructed along the road to Enniskeane.

16.2 PLANNING CONSIDERATIONS

Population and Housing

16.2.1. The table below shows that between 2001 and 2010 there were an additional 6 dwelling units constructed within the boundary of the village. In addition, there is a substantial number of dwellings permitted (outstanding permissions for 56 units) within the settlement.

Table 16.1 Houses in Ballinascarthy 2001-2010			
	2001	2005	2010
Housing	18	18	24

Table 16.1. Number of Houses in Ballinascarthy during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

16.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Ballinascarthy including a public house, petrol station and shop which are based in the village centre. The Co-op store is a source of employment and economic activity for the wider area. There is a car-sales business located to the south of the village.

Infrastructure and Community Facilities

16.2.3. The water supply to the village is from the Clonakilty Regional Water Supply Scheme and the wastewater treatment is through individual treatment plants.

16.2.4. There is no wastewater infrastructure scheme within the village and there should be no further development until a wastewater scheme is developed. The majority of the houses in the village have their own means of wastewater treatment and disposal.

16.2.5. The water is supplied to the village from a group water scheme which in turn is supplied from the Clonakilty Regional Water Supply Scheme. The water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2,

which is included in the WSIP 2010-2012. There is also a need to upgrade the network from Clonakilty to Ballinascarthy.

16.2.6. The village is located on the heavily trafficked N 71 and further traffic calming measures within the village are required.

16.2.7. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

16.2.9. There is an adequate level of community facilities in Ballinascarthy given its size and proximity to Clonakilty. The Community hall is located to the west of the village crossroads.

Environment and Heritage

16.2.10. There are no protected structures recorded within the settlement. There are also several sites and monuments within and in close proximity to the settlement which are of historical interest, including a corn mill, ring fort and souterrain.

16.2.11. Bateman's Lough pNHA (no. 001037) is located just outside the south-west boundary of the settlement.

16.2.12. In relation to water quality, the Owenkeagh River which is a tributary of the Argideen River, flows into Argideeen Estuary / Courtmacsherry Bay which according to the South Western River Basin District (SWRBD) plan is a Natura 2000 site (SAC and SPA) and designated bathing area and is a protected area. According to the South Western River Basin District (SWRBD) plan, the Owenkeagh River is currently of 'moderate' river quality status. Wastewater treatment facilities in Ballinascarthy will need to be provided as outlined in paragraph 16.2.4, which will contribute to the improvement of water quality to 'good' status by 2021.

16.2.13. As detailed in the Draft Landscape Strategy 2007, Ballinascarthy is located in an area of the County where the landscape is deemed to be of Medium *Value* (landscapes with positive characters and with local or county importance), *medium sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of *County Importance*. The village is located within Landscape Type 7a – *Rolling Patchwork Farmland*.

16.3 PROBLEMS AND OPPORTUNITIES

16.3.1. During the life of this Plan, development in Ballinascarthy will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

16.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

16.3.3. The current village is disjointed and needs consolidation. Vacant land exists in close proximity to the cross roads on both sides of the main road.

16.3.4. Improvements to public lighting and public footpaths are also desirable.

16.4 PLANNING PROPOSALS

Overall Scale of Development.

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

16.4.2. The development boundary for Ballinascarthy as defined in the 2005 Local Area Plan contained significant areas of unzoned land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 56 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for significant additional development.

16.4.3. Having regard to the village status of Ballinascarthy and its location on the N71 with public transports links, in proximity to the main settlements of Bandon and Clonakilty and serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

16.4.4. This plan envisages development of up to 60 additional dwellings in the village up to 2020 (this figure includes existing permitted development), taking the housing stock to approximately 84 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 10 dwellings.

16.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

16.4.6. Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary subject to normal proper planning and sustainable development considerations.

16.4.7. There is pressure for one-off houses on the periphery of the village along the approach roads. Outside the development boundary, the land form part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

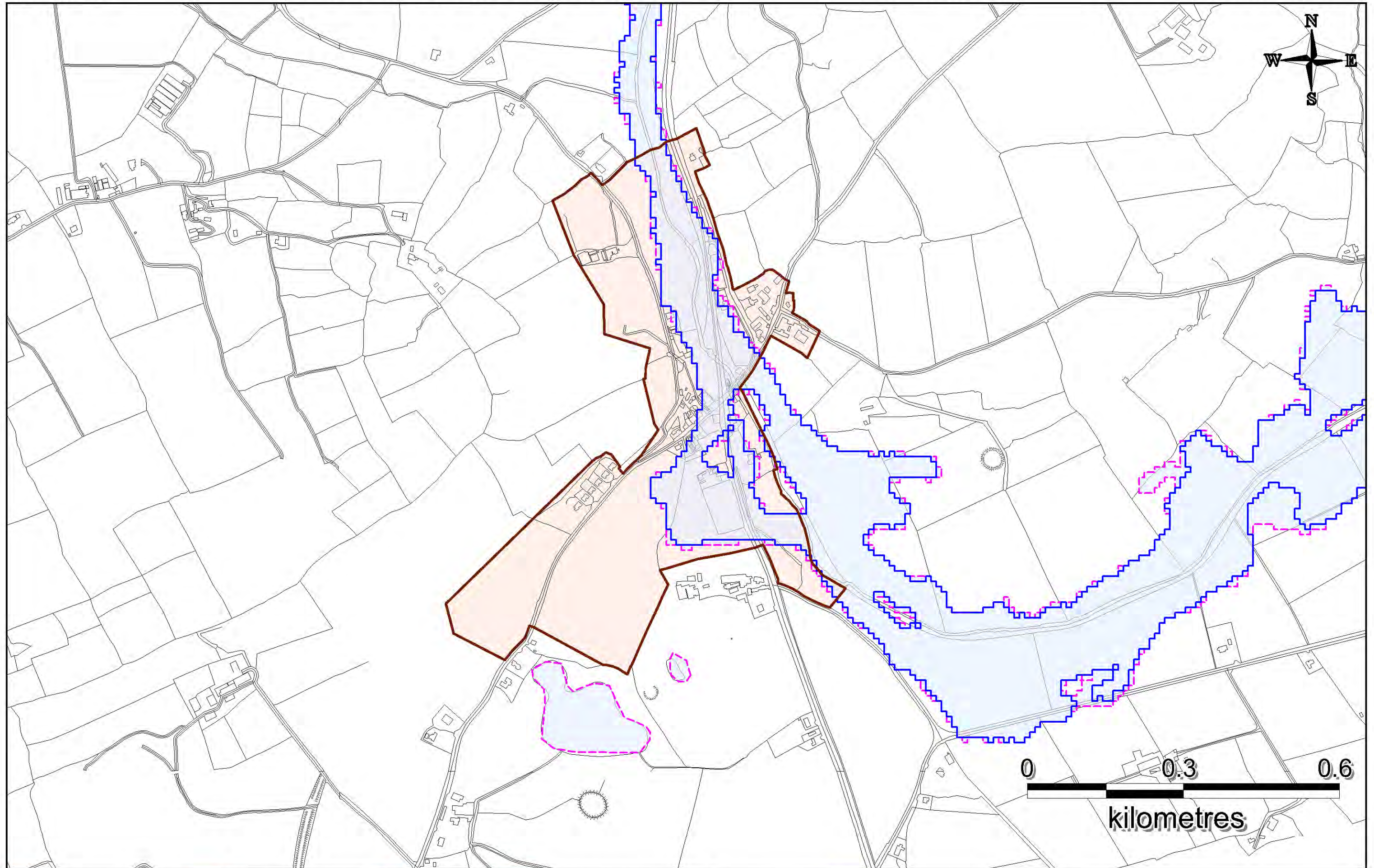
16.4.8. The general zoning objective for Ballinascarthy is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Ballinascarthy it is an objective to encourage the development of up to 60 houses in the period 2010 – 2020 (including 56 permitted units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 10 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply, unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p>

Objective No.	General Objectives
DB-01	<p>(d) Development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</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) 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>

Infrastructure, Open Space and Community Facilities

16.4.9. The existing infrastructure, open space and community facilities are considered to be adequate for the future development of the village.



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

17 Ballingurteen

17.1 VISION AND CONTEXT

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

Strategic Context

17.1.1. The village is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Ballingurteen is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

17.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

17.1.3. Ballingurteen is a small village, located on the main regional road (R599) between Dunmanway and Clonakilty, within the Skibbereen Electoral Area. The village is located not far from Rossmore village and has a fairly well established village core of a public house, Garda station and residential development.

17.2 PLANNING CONSIDERATIONS

Population and Housing

17.2.1. Table 17.1 below shows that between 2001 and 2010 there was an increase of approximately 33% in the number of dwelling units constructed within the boundary of the village. This residential growth in the village can be attributed to the construction of a terrace of

dwelling units on the northern side of the main street. There are outstanding permissions for 24 dwelling units within the boundary of the settlement.

Table 17.1 Houses in Ballingurteen 2001-2010			
	2001	2005	2010
Housing	12	17	16

Table 17.1. Number of Houses in Ballingurteen during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

17.2.2. The main non-farming economic activities in the village relate to the ready-mix depot on the eastern approach to the village. The main quarry operation is located approximately 1km to the south-east of the settlement.

Infrastructure and Community Facilities

17.2.3. There is no wastewater treatment scheme and there should be no development until a scheme is developed. There is a small public water supply with no capacity for expansion which is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2, which is included in the WSIP for completion in 2012.

17.2.4. The village is located on the main regional road between Dunmanway and Clonakilty and traffic calming measures are required.

17.2.5. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

17.2.7. Kilmeen Primary School is located approximately 2km south-east of the village. Ballingurteen has a basic level of services and there are no community / recreational facilities in the village. There may be a need to ensure that new development within the village is accompanied by the provision of appropriate community facilities. In particular, there may be a need for some playing fields and a community hall, although this may be covered by the community hall at Rossmore.

Environment and Heritage

17.2.8. In relation to water quality, there is a watercourse which flows through the village to Ballynacarriga Lough and the Bandon River to the north of the village. According to the South Western River Basin District (SWRBD) plan, the Bandon River is currently of 'moderate' river quality status. The Bandon River is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area' which is a protected area. Wastewater treatment facilities in Ballingurteen will need to be provided as outlined in paragraph 17.2.3, which will contribute to the improvement of water quality to 'good' status by 2021.

17.2.9. There are no buildings or other structures in the Record of Protected Structures within Ballingurteen.

17.2.10. There are no Natura 2000 sites including Nature Conservation Areas in or near to Ballingurteen.

17.2.11. As detailed in the Draft Landscape Strategy 2007, Ballingurteen is located in an area of the County where the landscape is deemed to be of *Medium Value* (landscapes with positive characters and with local or county importance), *medium sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of *County Importance*. The village is located within Landscape Type 7a – *Rolling Patchwork Farmland*.

17.3 PROBLEMS AND OPPORTUNITIES

17.3.1. During the life of this Plan, development in Ballinascarthy will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

17.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. As a cross roads on a major regional link road with operational economic activities, the village has potential for growth.

17.4 PLANNING PROPOSALS : BALLINGURTEEN

Overall Scale of Development

17.4.1. The development boundary for Ballingurteen as defined in the 2005 Local Area Plan contained significant areas of unzoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 24 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

17.4.2. Having regard to the village status of Ballingurteen and its location at the centre of the electoral area on a major regional link road, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

17.4.3. This plan envisages development of up to 30 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 46 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 5 dwellings.

17.4.4. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

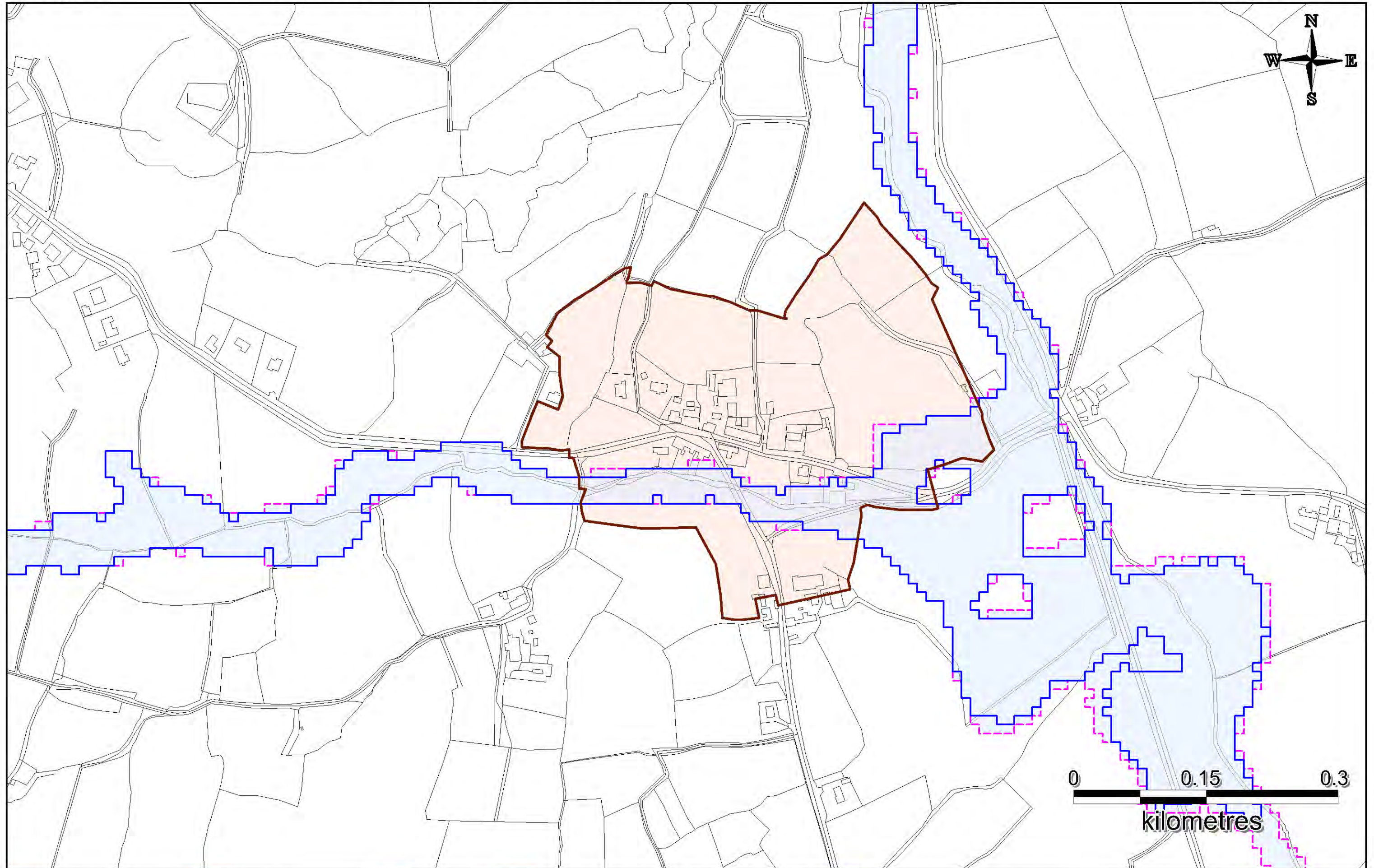
17.4.5. Outside the development boundary, the land form part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

17.4.6. The general zoning objective for Ballingurteen is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Ballingurteen it is an objective to encourage the development of up to 30 houses in the period 2010 – 2020 (including 24 permitted units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 5 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</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</p>

	<p>pedestrian access to these lands is retained.</p> <p>(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>
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| Settlement Boundary | Town Centre / Neighbourhood Centre | Industry | Special Policy Area | Utilities | Area Susceptible to Flooding: Zone A |
| Open Space / Sports Recreation / Amenity | Community / Utility | Business | Enterprise | Roads | Area Susceptible to Flooding: Zone B |
| | | | | Walkways | |

18 Butlerstown

18.1 VISION AND CONTEXT

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

Strategic Context

18.1.1. Butlerstown is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Butlerstown is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

18.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

18.1.3. Butlerstown village is located approximately 3.5km south of Courtmacsherry within the Skibbereen Electoral Area on the scenic route to Clonakilty. It is a central point for services in a largely rural area surrounded by agricultural production and tourism. As an old established village, there are a number of terraces of housing along the main street, which also contains the old school buildings (now a community hall) and a public house. The village is orientated east-west and there are a number of good views of the sea from the village. It is also important to consider the village in the context of the Barryroe Co-operative in Lislevane (approximately 1.5km to the north-west), which is a similar sized settlement with a creamery, large supermarket, shops and housing.

18.2 PLANNING CONSIDERATIONS

Population and Housing

18.2.1. Table 18.1 below shows that there has been very modest growth in Butlerstown between 2001 and 2010. It is estimated that there were 2 dwelling units constructed within the boundary of the village. There are outstanding permissions for 2 dwelling units within the boundary of the settlement.

Table 18.1 Houses in Butlerstown 2001-2010			
	2001	2005	2010
Housing	24	27	26

Table 18.1. Number of Houses in Butlerstown during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

18.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement and proximity to Barryroe / Lislevane, there is an adequate level of basic service provision in Butlerstown.

Infrastructure and Community Facilities

18.2.3. The water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP and due to be completed by 2012.

18.2.4. There are no wastewater infrastructure treatment facilities within Butlerstown and no assimilative capacity available. All houses within the village are served by wastewater treatment systems / individual septic tanks.

18.2.5. There are no known flood hazards in this settlement.

18.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

18.2.7. Butlerstown village has a basic level of service provision and community facilities, but must be viewed in the context of the nearby settlement of Lislevane / Barryroe which is a central point for service provision to the wider rural area. The community centre is located to the west of the village within the settlement boundary. Barryroe primary school is located approximately 1.5km north-west of the village and had an enrolment of 178 children in 2008-2009.

Environment and Heritage

18.2.8. The area is in a scenic landscape area, which extends to the coast and along a scenic route (S71) which passes through the village, as designated in the County Development Plan 2009.

18.2.9. Butlerstown House (RPS no. 01019) located to the north-west of Butlerstown is included in the Record of Protected Structures.

18.2.10. There are no Natura 2000 sites including Nature Conservation Areas in or near to Butlerstown.

18.2.11. As detailed in the Draft Landscape Strategy 2007, Butlerstown is located in an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), *very high sensitivity* (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of *National Importance*. The village is located within Landscape Type 3 – *Indented Estuarine Coast*.

18.2.12. In relation to water quality, there are no watercourses in the vicinity of the settlement. The overall status of the Groundwater at this location is 'Good' and this should be protected. Galley Head to Duneen Point SPA, which is a protected area, is located to the east of the village adjoining the coastline. The overall status of the Clonakilty Harbour 'Transitional and Coastal Waters' is 'moderate'. The treatment of wastewater in Butlerstown should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

18.3 PROBLEMS AND OPPORTUNITIES

18.3.1. During the life of this Plan, development in Butlerstown will focus mainly on consolidating the village core as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

18.3.2. This plan proposes to extend the development boundary of the village, to define the extent of the built up area and ensure that there is adequate land within the settlement to accommodate future population growth. Within the village there are some opportunities for infill type development. Any proposal for development should have specific regard to the scenic amenity designations.

18.4 PLANNING PROPOSALS

Overall Scale of Development.

18.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development. The future expansion

of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services. Any further development on the vacant lands immediately south of the main road will be discouraged in order to protect the views of the village.

18.4.2. The development boundary for Butlerstown as defined in the 2005 Local Area Plan contained areas of unzoned land, a portion of which remains undeveloped at the start of 2010. Planning permission exists for the construction of 2 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

18.4.3. Having regard to the village status of Butlerstown, it is considered reasonable to ensure good development opportunities continue to be available within the village. Although, the existing development boundary reflects the existing pattern of development, it provides a limited land supply for future growth. It is therefore considered reasonable to extend the boundary of the village, to ensure that there is adequate land within the settlement to accommodate future population growth.

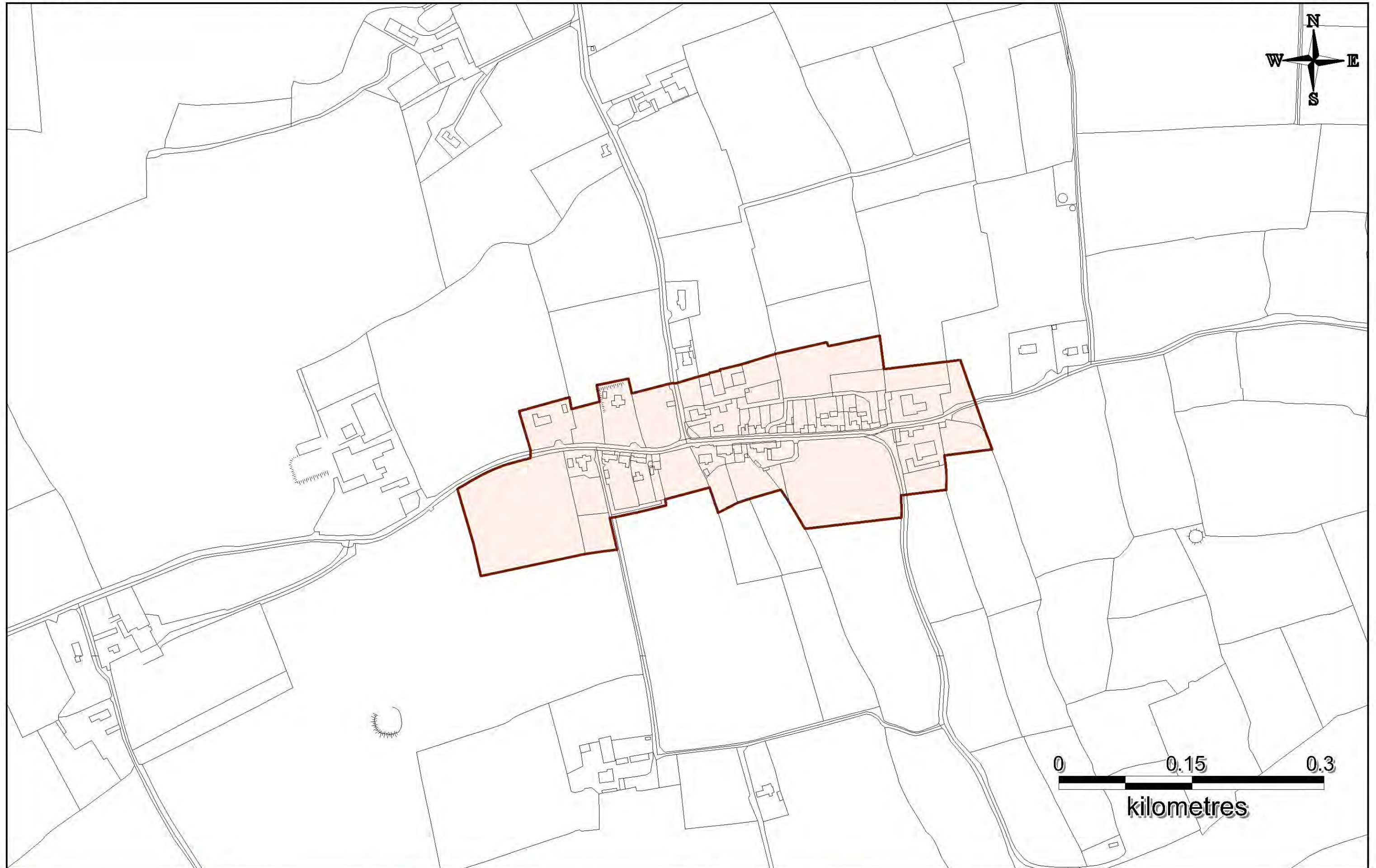
18.4.4. This plan envisages development of up to 15 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 41 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 5 dwellings.

18.4.5. There is pressure for one-off houses in the vicinity of the village. Outside the development boundary, the land form part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

18.4.6. The general zoning objective for Butlerstown is set out in the following table:-

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Butlerstown it is an objective to encourage the development of up to 15 houses (including 2 permitted units) in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 5 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Frontage development along the main street within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(e) Any further development on the vacant lands immediately south of the main road will be discouraged in order to protect the views of the village.</p> <p>(f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(g) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

19 Cappeen

19.1 VISION AND CONTEXT

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

Strategic Context

19.1.1. The settlement is located within the Skibbereen Electoral Area and within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Cappeen is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

19.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

19.1.3. Cappeen village is located on the main regional road from Crookstown to Bantry (R585) and is at the crossroads with minor roads to Teerelton to the north (5km) and Castletownkenneigh to the south (3km). The main non-farm economic activity is the animal foods distribution business next to the petrol station in the village. There is a small-scale local authority housing scheme and a pub and shop (with postal agency) all located on the northern side of the main road. The primary school is located to the south of the settlement.

19.2 PLANNING CONSIDERATIONS

Population and Housing

19.2.1. The table below shows that between 2001 and 2010 there was a growth in residential dwelling units (approximately 6 units) within the boundary of the village. There are outstanding permissions for 2 dwelling units within the boundary of the settlement. There has been some new residential development in the form of several dormer dwellings constructed on the approach to the village from the east.

Table 19.1 Houses in Cappeen 2001-2010			
	2001	2005	2010
Housing	5	6	11

Table 19.1. Number of Houses in Cappeen during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

19.2.2. The main economic activities of the village relate to agriculture and rural service provision. The former Agriculture Feed Mill which now serves as a grain distribution store is a source of employment and economic activity for the village and rural hinterland. There is an adequate level of service provision in Cappeen including a public house, shop, postal-agency and petrol station which are based in the village centre. In addition, there is a concrete manufacturing plant located to the rear of the Mill. There is also a car sales business located approximately 1km outside the boundary of the village to the east.

Infrastructure and Community Facilities

19.2.3. There is a small public water supply which has no spare capacity for expansion.

19.2.4. There is no secondary wastewater treatment within the village. All houses within the village are served by wastewater treatment systems / individual septic tanks. There is a septic tank serving the council housing scheme in the village.

19.2.5. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

19.2.6. Parts of Cappeen have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village and are illustrated on the settlement map (i.e. areas to the south of the village core). Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the

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

19.2.7. The primary school is located on the R588 regional route to the south of the village outside the development boundary and there is a need for the provision of a footpath from the village to the school. The primary school had a most recent enrolment of 74 children and planning permission was recently granted for an extension to the school building. There is an absence of any recreational facilities in the settlement.

Environment and Heritage

19.2.8. There are no buildings or other structures in the Record of Protected Structures within Cappeen.

19.2.9. There are no Natura 2000 sites including Nature Conservation Areas in or near to Cappeen.

19.2.10. As detailed in the Draft Landscape Strategy 2007, Cappeen is located in an area of the County where the landscape is deemed to be of low value (monotonous landscapes without particular scenic quality, local level of natural or cultural heritage), low sensitivity (are robust landscapes, which are tolerant to change and which have the ability to accommodate development pressure), and of Local Importance. The village is located within Landscape Type 10a – Fissured Fertile Middleground.

19.2.11. In relation to water quality, there is a watercourse which flows through the village to the Owenbawn stream which is a tributary of the River Blackwater and the Bandon River. According to the South Western River Basin District (SWRBD) plan, the Owenbawn stream is currently of 'moderate' river quality status. The Bandon River is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area' which is a protected area. The treatment of wastewater in Cappeen should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

19.3 PROBLEMS AND OPPORTUNITIES

19.3.1. During the life of this Plan, development in Cappeen will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre, in particular to the north of the main road.

19.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

19.4 PLANNING PROPOSALS

Overall Scale of Development.

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

19.4.2. The development boundary for Cappeen as defined in the 2005 Local Area Plan contained significant areas of unzoned land, a significant portion of which remains undeveloped at the start of 2010. Planning permission exists for the construction of 2 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

19.4.3. Having regard to the village status of Cappeen, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

19.4.4. This plan envisages development of up to 10 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 21 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 2 dwellings.

19.4.5. It should be noted however that this level of development is based on the assumption that the water supply improvements identified by the Council will be delivered.

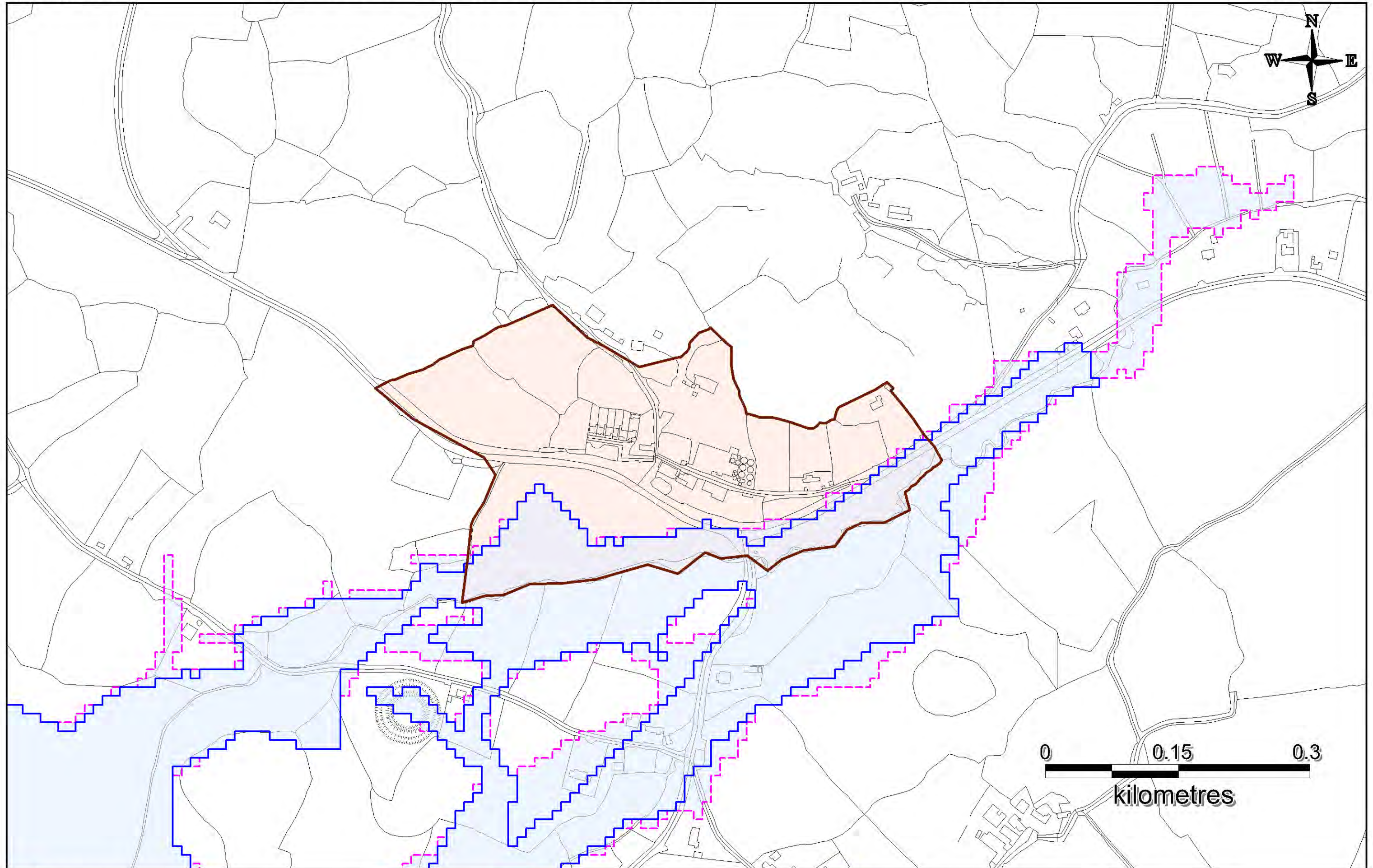
19.4.6. There is pressure for one-off houses on approach roads to the village. Outside the development boundary, the land form part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

19.4.7. The general zoning objective for Cappeen is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Cappeen it is an objective to promote development on the north side of the main regional road and encourage the development of up to 10 houses in the period 2010 – 2020 (including 2 permitted units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 2 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(e) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(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.</p> <p>(g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In</p>

	particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6
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| Settlement Boundary | Town Centre / Neighbourhood Centre | Industry | Special Policy Area | Utilities | Area Susceptible to Flooding: Zone A |
| Open Space / Sports Recreation / Amenity | Community / Utility | Business | Enterprise | Roads | Area Susceptible to Flooding: Zone B |
| | | | | Walkways | |

20 Castletownkenneigh

20.1 VISION AND CONTEXT

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

Strategic Context

20.1.1. Castletownkenneigh is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Castletownkenneigh is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

20.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

20.1.3. Castletownkenneigh village is located approx 4km north of Ballineen / Enniskeane just off the regional road (R588) to Cappeen, within the Skibbereen Electoral Area. Castletownkenneigh has a local service function for a largely rural agricultural hinterland and is in a prominent position with extensive views to the south.

20.1.4. The village comprises of St Joseph's Church, shop / post office, public house and some residential development in proximity to the village core.

20.2 PLANNING CONSIDERATIONS

Population and Housing

20.2.1. The table below shows that between 2001 and 2010 there were 4 dwelling units (approximately 36% growth) constructed within the boundary of the village. This growth within the settlement consisted of single dwelling units constructed on individual sites.

Table 20.1 Houses in Castletownkenneigh 2001-2010			
	2001	2005	2010
Housing	11	14	15

Table 20.1. Number of Houses in Castletownkenneigh during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

20.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the village and the proximity of Castletownkenneigh to the key village of Ballineen / Enniskeane, there is an adequate level of basic service provision in the settlement including a public house, shop and post-office which are based in the village centre.

Infrastructure and Community Facilities

20.2.3. There is no capacity in the public water supply. There is no public wastewater infrastructure within the settlement. All houses within the village are served by wastewater treatment systems / individual septic tanks.

20.2.4. The primary school has now closed and the building is now used for community purposes. The village also has a playing centre for table tennis located outside the boundary of the settlement which has countywide significance.

20.2.5. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

20.2.6. There are no known flood hazards in this settlement.

Environment and Heritage

20.2.7. There are no buildings or other structures in the Record of Protected Structures within Castletownkenneigh.

20.2.8. There are no Natura 2000 sites including Nature Conservation Areas in or near to Castletownkenneigh.

20.2.9. As detailed in the Draft Landscape Strategy 2007, Castletownkenneigh is located in an area of the County where the landscape is deemed to be of *low Value* (monotonous landscapes without particular scenic quality, local level of natural or cultural heritage), *low sensitivity* (are robust landscapes, which are tolerant to change and which have the ability to accommodate development pressure), and of *Local Importance*. The village is located within Landscape Type 10a – *Fissured Fertile Middleground*.

20.2.10. In relation to water quality, there are no watercourses in the vicinity of the settlement. The overall status of the Groundwater at this location is 'Good' and this should be protected.

20.3 PROBLEMS AND OPPORTUNITIES

20.3.1. During the life of this Plan, development in Castletownkenneigh will focus mainly on consolidating the village core as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

20.3.2. The development boundary for Castletownkenneigh defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. There are opportunities for streetscape improvements within the village and there is a need to address the excess of wrecked vehicles which are parked to the south of the village centre.

20.4 PLANNING PROPOSALS

Overall Scale of Development.

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

20.4.2. The development boundary for Castletownkenneigh as defined in the 2005 Local Area Plan contained significant areas of unzoned land relative to the built-up area, with capacity for further

development, a considerable portion of which remains undeveloped at the start of 2010.

20.4.3. Having regard to the village status of Castletownkenneigh, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

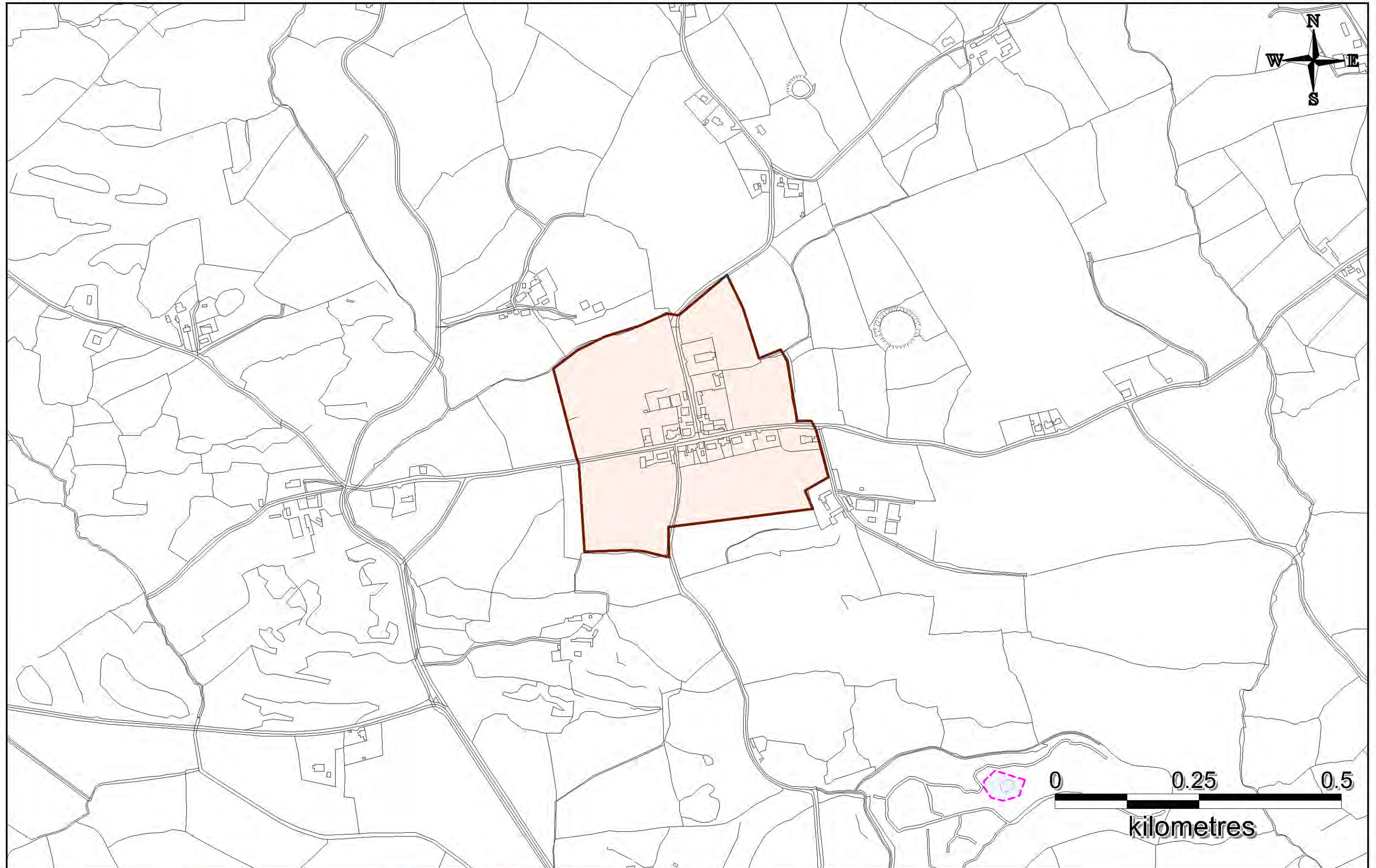
20.4.4. This plan envisages development of up to 5 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 20 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than individual dwellings.

20.4.5. There is pressure for one-off houses on some approach roads to the village. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

20.4.6. The general zoning objective for Castletownkenneigh is set out in the following table:-

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Castletownkenneigh it is an objective to encourage the development of up to 5 houses (including 1 permitted unit) in the period 2010 – 2020 in the form of individual dwellings. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(d) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

21 Castletownshend

21.1 VISION AND CONTEXT

The strategic aim for Castletownshend is to encourage the consolidation of this village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

Strategic Context

21.1.1. The village is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Castletownshend is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

21.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

21.1.3. Castletownshend is situated about 9km south east of Skibbereen on the R595 which leads to the Castlehaven Estuary, within the Skibbereen Electoral Area. The location of the settlement at the end of an access road off the regional road, results in no through traffic and the village is very quiet, although in the summer, it is a significant holiday destination.

21.1.4. This settlement is a picturesque village in a protected bay suitable for boating. The buildings in this village are old and are architecturally protected by its designation as an Architectural Conservation Area in the County Development Plan 2009. The harbour is mainly used by leisure craft for moorings but there is an element of fishing. Most of the settlement has very good tree coverage and this needs to be preserved in future.

21.1.5. The town centre is a long steep road full of period residences largely upgraded recently and a number presently undergoing renovation. Strict controls on any new development or façade alterations will be necessary to ensure the maintenance of the village's streetscape. The castle and church are major land marks and these buildings are just some of the structures in the village listed in the Record of Protected Structures.

21.2 PLANNING CONSIDERATIONS

Population and Housing

21.2.1. The 2006 Census recorded a population of 188 persons in Castletownshend, an increase of approximately 20% since the census of 2002. The table below shows that between 2001 and 2010 there was a significant increase in the number of dwelling units constructed within the boundary of the village.

Table 21.1 Houses in Castletownshend 2001-2010			
	2001	2005	2010
Housing	89	104	158

Table 21.1. Number of Houses in Castletownshend during the period 2001-2010 based on Geodirectory results.

21.2.2. The majority of new housing comprised of a substantial holiday home scheme to the north of the village centre and a low density housing scheme inside the northern boundary of the village.

Employment and Economic Activity

21.2.3. The main economic activities of the village relate to agriculture, marine activities and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Castletownshend including a petrol station, shop, public houses and restaurants which are based in the village centre.

Infrastructure and Community Facilities

21.2.4. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

21.2.5. Parts of Castletownshend have been identified as being at risk of flooding. The areas at risk follow the path of the coastline to the south and east of the village and are illustrated on the settlement map.

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

21.2.6. There is some capacity in the public water supply to the village. In relation to wastewater treatment, there is no capacity pending the provision of a wastewater treatment plant with a PE of 650, which is not included in the WSIP. 'The Lawns' housing development, has its own treatment works which have a large percolation area to the east of this development.

21.2.7. There is limited community facilities provision in the village.

Environment and Heritage

21.2.8. The village has an attractive streetscape, containing a number of fine individual buildings, which are included in the Architectural Conservation Area (ACA) for Castletownshend, designated in the 2009 County Development Plan. There are five buildings or other structures within the village entered in the Record of Protected Structures including Drishane House (RPS no. 00786), The Castle (RPS no. 00787), St Barahane's Church of Ireland Church (RPS no. 00788), Swift's Tower (RPS no. 00990) and the tower at the entrance to the Church of Ireland (RPS no. 00991).

21.2.9. The area is in a scenic landscape area, which extends to the coast and along a scenic route (S83), as designated in the County Development Plan 2009. In addition, Castletownshend Gate Lodge is designated as a proposed Natural Heritage Area (pNHA) – site code 000048 and there are two other designated sites (SAC – 001547 and pNHA 001547) located approximately 1km north-east of the village in wooded lands.

21.2.10. As detailed in the Draft Landscape Strategy 2007, Castletownshend is located in an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), *very high sensitivity* (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The village is located within Landscape Type 3 – *Indented Estuarine Coast*.

21.2.11. In relation to water quality, according to the South Western River Basin District (SWRBD) Plan, wastewater discharges at present to Castle Haven. The overall status of the Groundwater at this location is 'Good' and this should be protected. The wastewater treatment facilities in Castletownshend will need to be improved and upgraded as outlined in paragraph 21.2.6.

21.3 PROBLEMS AND OPPORTUNITIES

21.3.1. During the life of this Plan, development in Castletownshend will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre. It is important that any future development maintains the integrity of the surrounding landscape, particularly the areas that are designated scenic landscape.

21.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

21.3.3. There is scope for some development within Castletownshend; however, it is important that the village’s character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised. The primary location for development is the area north of the existing village core where the most recent residential development has occurred and the area of land within the western boundary of the village.

21.3.4. There are opportunities for the continued upgrading and renovation of the existing housing stock and for relatively small in-filling for new development within the village core which should be in keeping with the overall character of the village with particular regard to its status as an Architectural Conservation Area. The protection of any structures in the Record of Protected Structures, areas of scenic landscape and nature conservation will be most important.

21.3.5. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village’s infrastructure, including the need to provide a new wastewater treatment plant.

21.3.6. There is a need for permanent housing accommodation to be provided to support local services, given the large quantity of holiday home accommodation in Castletownshend.

21.4 PLANNING PROPOSALS: CASTLETOWNSHEND

Overall Scale of Development.

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

21.4.2. The development boundary for Castletownshend as defined in the 2005 Local Area Plan contained significant areas of zoned and

unzoned land, a significant portion of which remains undeveloped at the start of 2010.

21.4.3. Having regard to the village status of Castletownshend, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

21.4.4. This plan envisages development of up to 70 additional dwellings in the village up to 2020, taking the housing stock to approximately 228 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 15 dwellings.

21.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

21.4.6. Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary subject to normal proper planning and sustainable development considerations.

21.4.7. There is pressure for one-off houses on the periphery of the village along the approach roads, at least one of which is a designated scenic route (S83) in the County Development Plan 2009. In particular, ribbon development has taken place on the periphery of the town along the Tragumna road to the west and near Rineen at the head of the estuary. There is also pressure for development at Reen pier on the other side of the estuary. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009. The land along the coast is designated scenic landscape.

General Objective

21.4.8. The general zoning objective for Castletownshend is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Castletownshend it is an objective to encourage the development of up to 70 houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 15 units. Development on steeply sloping and elevated sites should be avoided and development should be sensitively designed to have due consideration to the topography and visual amenities of the area.</p> <p>(c) All development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</p> <p>(d) Any proposal for development within the village core will need to preserve and enhance the architectural character and natural landscape features of the area and should be of an appropriate scale, form and material finish. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(g) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p>

	<p>(h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>
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Infrastructure

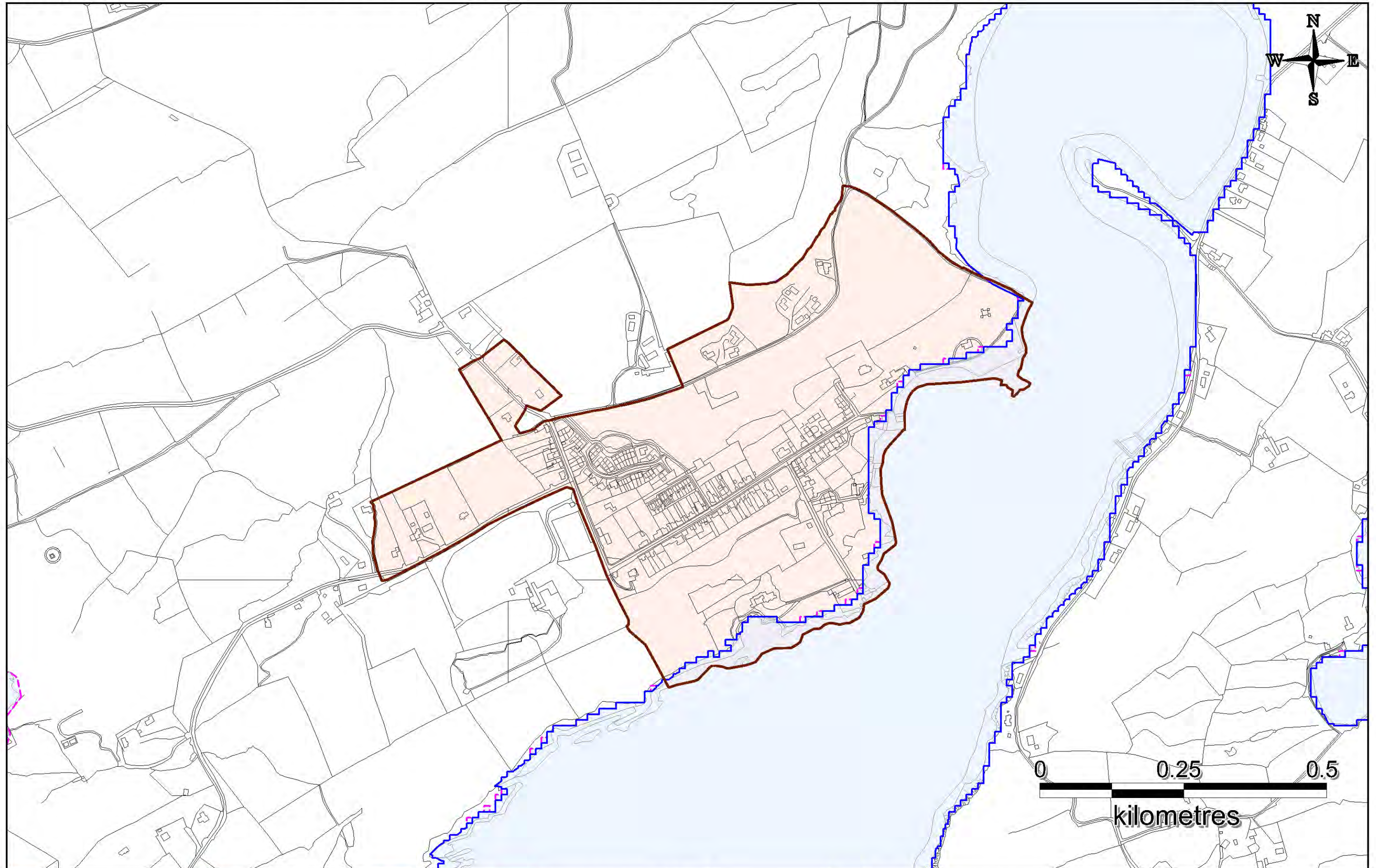
21.4.10. There is an urgent need to provide a wastewater treatment plant to cater for any future development in the village.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
U-01	Provision of wastewater treatment plant.	-

Open Space

21.4.9. There is a need for the existing trees and open space to be preserved along the coastline. The harbour and pier need further work done to improve access and safety. The existing community facilities are considered to be inadequate for the future development of the village. New residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development. There is an urgent need to provide a wastewater treatment plant in the village.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
O-01	Protect the existing trees along the coastline and in particular, around the Church and Castle and through the Mall to the coastguard station slip.	-



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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 Clogagh

22.1 VISION AND CONTEXT

The vision for Clogagh is to encourage development within the village and restore a village core for local services.

Strategic Context

22.1.1. The village is also located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Clogagh is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

22.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

22.1.3. Clogagh is located approximately 9km north-east of Clonakilty within the Skibbereen Electoral Area. Clogagh is a small village on the secondary road between Ballinascorthy and Timoleague. It has a primary school, a church, and a few houses, some of which have recently been constructed.

22.2 PLANNING CONSIDERATIONS

Population and Housing

22.2.1. Table 22.1 below shows that between 2005 and 2010, it is estimated there were approximately 6 dwelling units constructed within the boundary of the village. This growth consisted of single dwelling units constructed on individual sites to the west and south of the centre of the village.

Table 22.1 Houses in Clogagh 2001-2010			
	2001	2005	2010
Housing	5	4	10

Table 22.1. Number of Houses in Clogagh during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

22.2.2. There is no public water supply and wastewater treatment infrastructure within the village. All houses within the village are served by wastewater treatment systems / individual septic tanks.

22.2.3. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

22.2.4. The primary school is located within the boundary of the village adjoining the Church. The primary school had a most recent enrolment of 77 children. There is an absence of any recreational facilities in the settlement.

22.2.5. There are no known flood hazards in this settlement.

Environment and Heritage

22.2.6. There are no buildings or other structures in the Record of Protected Structures within Clogagh.

22.2.7. Courtmacsherry Estuary which is located approximately 2.3km to the south-east of Clogagh is designated as a candidate Special Area of Conservation (cSAC site code – 001230) and a proposed Natural Heritage Area (pNHA site code – 001230). Courtmacsherry Bay is also designated as a Special Protection Area (SPA site code 004219).

22.2.8. As detailed in the Draft Landscape Strategy 2007, Clogagh is located in an area of the County where the landscape is deemed to be of *Medium Value* (landscapes with positive characters and with local or county importance), *Medium Sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of *County Importance*. The village is located within Landscape Type 7a – *Rolling Patchwork Farmland*.

22.2.9. In relation to water quality, the Owenkeagh River to the south-west of Clogagh, which is a tributary of the Argideen River, flows into Argideen Estuary / Courtmacsherry Bay which according to the South Western River Basin District (SWRBD) plan is a Natura 2000 site (SAC and SPA) and designated bathing area and is a protected area. According to the South Western River Basin District (SWRBD)

plan, the Owenkeagh River is currently of ‘moderate’ river quality status. The treatment of wastewater in Clogagh should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to ‘good’ status by 2021.

22.3 PROBLEMS AND OPPORTUNITIES

22.3.1. During the life of this Plan, development in Clogagh will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

22.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

22.4 PLANNING PROPOSALS

Overall Scale of Development.

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

22.4.2. The development boundary for Clogagh as defined in the 2005 Local Area Plan contained significant areas of unzoned land, a considerable portion of which remains undeveloped at the start of 2010.

22.4.3. Having regard to the village status of Clogagh, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

22.4.4. This plan envisages development of up to 7 additional dwellings in the village up to 2020, taking the housing stock to approximately 17 units by 2020. Given the scale and development pattern of the village, it is considered that the development potential of Clogagh be limited to individual dwellings supported by individual wastewater treatment systems.

22.4.5. Other uses which are important to the viability and vitality of the village, including the provision of a shop should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the

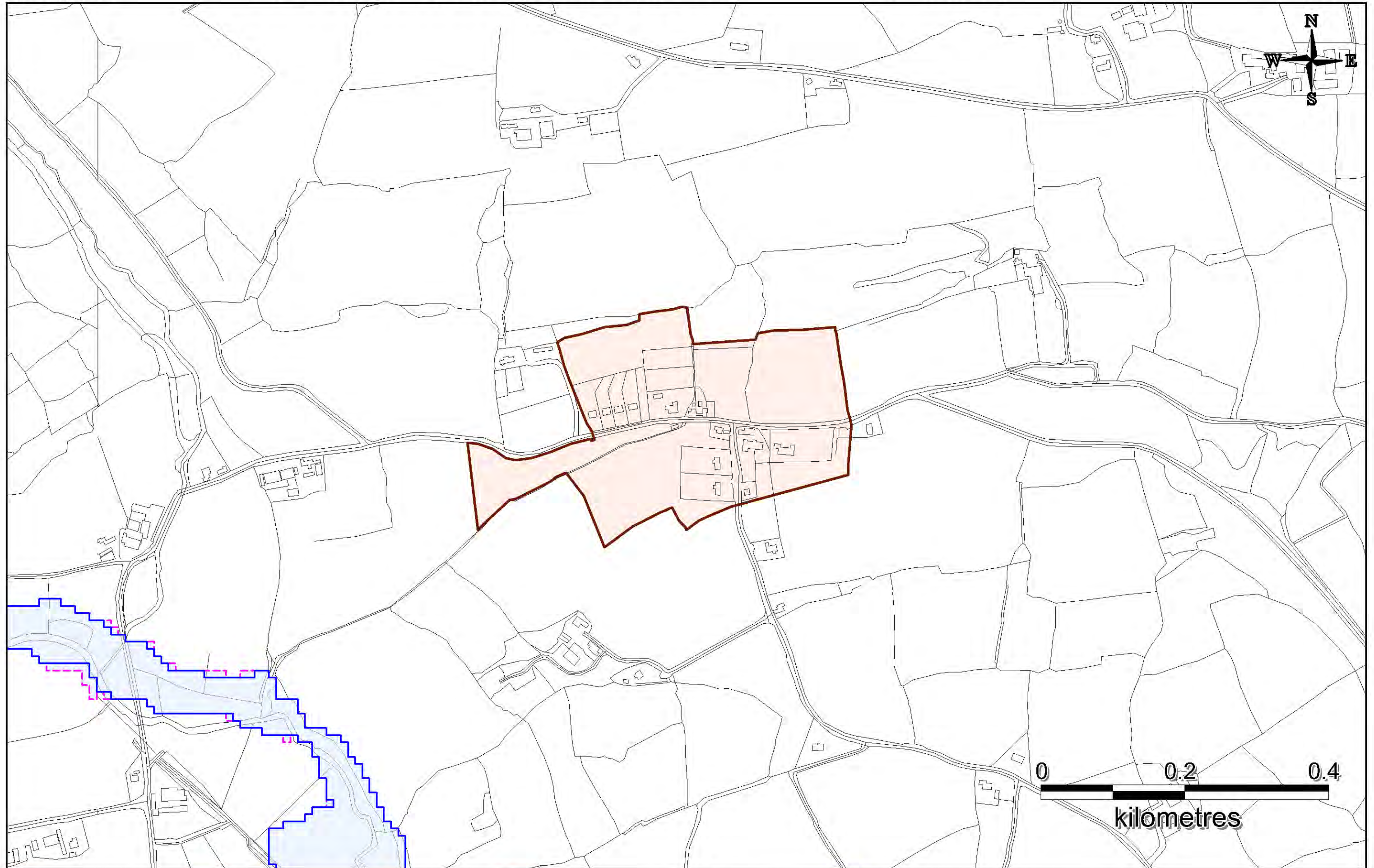
development boundary subject to normal proper planning and sustainable development considerations.

22.4.6. There is pressure for one-off houses in the vicinity of the settlement. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

22.4.7. The general zoning objective for Clogagh is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Clogagh it is an objective to encourage the development of up to 7 houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(d) Uses which are important to the viability and vitality of the village, including the provision of a small convenience shop, should be located in close proximity to the crossroads in the centre of the village. If any further employment opportunities arise during the lifetime of the plan, these should be accommodated within the development boundary subject to normal proper planning and sustainable development considerations.</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>



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

23 Drinagh

23.1 VISION AND CONTEXT

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

Strategic Context

23.1.1. The village is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Drinagh is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

23.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

23.1.3. Drinagh is located approximately 7km from Drimoleague and 14km from Skibbereen within the Skibbereen Electoral Area. Drinagh is a small village in the heartland of West Cork and reasonably accessible to the main towns of Skibbereen, Clonakilty and Dunmanway.

23.1.4. The village is a support settlement for the employment base of the Creamery and Drinagh Co-op, located on the western edge of the village. The village is very linear in configuration with the main commercial development on the eastern edge, being the primary school, post office, church, shops and the industrial development (Creamery and Co-op), Funeral Home and Garda Station on the western edge. Most of the land between the two development nodes has been developed for low density single houses along the northern roadside. There are prominent views to the south of the settlement.

23.1.5. The development of housing around the village has been concentrated along the approach roads (R637) and on other minor roads. The village is located in the Saivnose River valley and is surrounded by a number of large hills to the north-east and south-east.

23.2 PLANNING CONSIDERATIONS

Population and Housing

23.2.1. The 2006 Census recorded a population of 379 persons in Drinagh, an increase of approximately 7% since the census of 2002. Table 23.1 below shows that between 2001 and 2010 there was an increase of approximately 2% in the number of dwelling units constructed within the boundary of the village.

Table 23.1 Houses in Drinagh 2001-2010			
	2001	2005	2010
Housing	47	47	49

Table 23.1. Number of Houses in Drinagh during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

23.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Drinagh. The Co-op creamery / store is a source of employment and economic activity for the wider area.

Infrastructure and Community Facilities

23.2.3. The water supply to the village is from the Curragehallicky Lake and is considered to have some capacity for expansion in the future.

23.2.4. There is no public wastewater treatment infrastructure within the village. All houses within the village are served by wastewater treatment systems / individual septic tanks.

23.2.5. There are no known flood hazards in this settlement.

23.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

23.2.7. There is adequate community facilities and service provision within Drinagh. The village has a primary school which had an enrolment of 67 children in 2008-2009. Other recreational facilities in the village include soccer pitches and a tennis / basketball court.

23.2.8. There is a recycling / bring centre located within the village.

Environment and Heritage

23.2.9. There are no buildings or other structures in the Record of Protected Structures within Drinagh.

23.2.10. There are no Natura 2000 sites including Nature Conservation Areas in or near to Drinagh.

23.2.11. In relation to water quality, the Saivnose River which is a tributary of the Ilen River flows to the south of the village. According to the South Western River Basin District (SWRBD) plan, the Saivnose River is currently of 'good' river quality status. The treatment of wastewater in Drinagh should conform with the requirements outlined in DB-01, which will contribute to the protection of water quality to 'good' status by 2015.

23.2.12. As detailed in the Draft Landscape Strategy 2007, Drinagh is located in an area of the County where the landscape is deemed to be of low value (monotonous landscapes without particular scenic quality, local level of natural or cultural heritage), medium sensitivity (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development) and of local importance. The village is located within Landscape Type 9 – Broad Marginal Middleground and Lowland Basin.

23.3 PROBLEMS AND OPPORTUNITIES

23.3.1. During the life of this Plan, development in Drinagh will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

23.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

23.3.3. Improvements to public lighting, public footpaths and traffic calming measures are also desirable.

23.3.4. The area is considered to be particularly vulnerable to population decline and priority should be given to encouraging small-scale residential development in the village, as an alternative to one-off houses in the countryside and support should be given to the retention and expansion of existing services and facilities within the village.

23.4 PLANNING PROPOSALS: DRINAGH

Overall Scale of Development.

23.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion

to the pattern and grain of existing development. The future expansion of the village will proceed on the basis of a number of well integrated sites within the village, supported by the availability of employment opportunities in the locality and the continued provision of local services.

23.4.2. The development boundary for Drinagh as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, a significant portion of which remains undeveloped at the start of 2010.

23.4.3. Having regard to the village status of Drinagh, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

23.4.4. This plan envisages development of up to 20 additional dwellings in the village up to 2020, taking the housing stock to approximately 60 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 7 dwellings.

23.4.5. Other uses which are important to the viability and vitality of the village, including small-scale convenience facilities should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary subject to normal proper planning and sustainable development considerations.

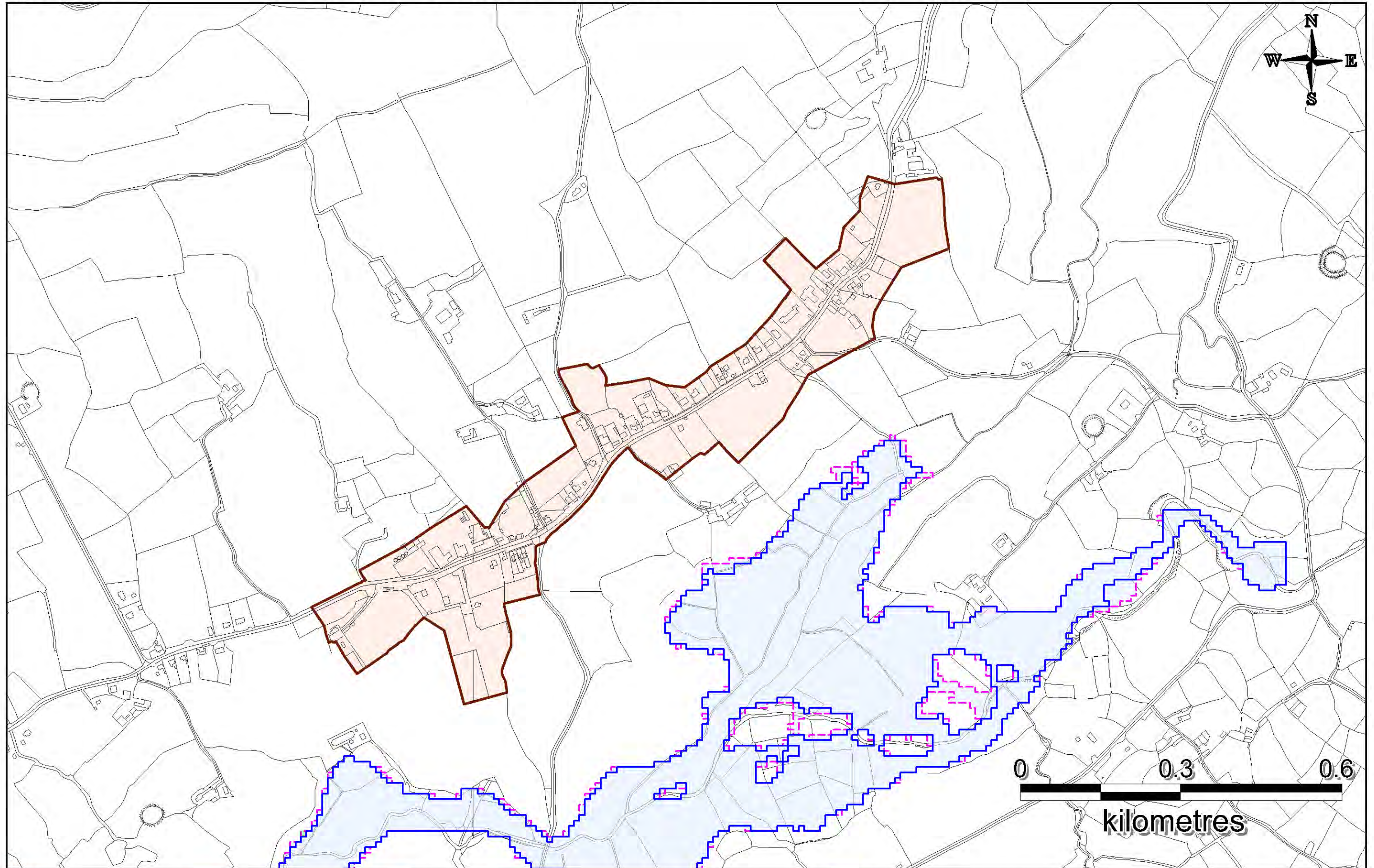
23.4.6. Outside the development boundary, the land form part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

23.4.7. The general zoning objective for Drinagh is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Drinagh it is an objective to encourage the development of up to 20 houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 7 units. Development on steeply sloping and elevated sites should be avoided and development should be sensitively designed to have due consideration to the topography and visual amenities of the area.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply, unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</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>



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

24 Glandore

24.1 VISION AND CONTEXT

The vision for Glandore is to encourage development which would be sympathetic with the existing settlement, to encourage the provision of additional community facilities, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and scenic landscape within and surrounding the settlement and its coastline.

Strategic Context

24.1.1. The village is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Glandore is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

24.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

24.1.3. Glandore is located in close proximity to Union Hall and Leap within the Skibbereen Electoral Area. This settlement is a prestigious up market residential area within a high quality environment on the northern coastline of Glandore Bay, nearly opposite to Union Hall and close to Leap on the N71 main access road between Clonakilty (7km) and Skibbereen (11km). The main function of the settlement has been as a holiday centre with prestigious housing areas, holiday homes and leisure activities (mainly yachting in a picturesque and sheltered harbour).

24.1.4. The settlement is dispersed with old established demesne type housing on the western approach road from Leap and the road

down along the coastline to the east of the village centre. Both roads are Scenic Routes (S81) and the entire area is covered by Scenic Landscape designation, as set out in the County Development Plan 2009.

24.2 PLANNING CONSIDERATIONS

Population and Housing

24.2.1. Table 24.1 below shows that between 2001 and 2010 there were 12 dwelling units (approximately 15% growth) constructed within the boundary of the village. There are outstanding permissions for 37 dwelling units within the settlement.

Table 24.1 Houses in Glandore 2001-2010			
	2001	2005	2010
Housing	81	83	93

Table 24.1. Number of Houses in Glandore during the period 2001-2010 based on Geodirectory results.

24.2.2. It is estimated that between 2005 and 2010, there were approximately 10 dwelling units constructed within the boundary of the village. The majority of recent residential development in Glandore were part of small-scale holiday home schemes developed to the east of the village and adjoining the Hotel complex.

Employment and Economic Activity

24.2.3. The main economic activities of the village relate to marine activities and rural service provision. Given the size and scale of the settlement and its proximity to Leap and Union Hall, there is an adequate level of basic service provision in Glandore including a hotel, two public houses and restaurants. However, there is scope for the provision of a small-scale convenience shop within the village.

Infrastructure and Community Facilities

24.2.4. There is limited water capacity pending the upgrade of the water treatment plant in Leap which supplies Glandore. The main reservoir is located near Glandore in an elevated position, and there are also topographical issues relating to water supply

within the village as elevated areas cannot be supplied. In addition, there are water quality issues within Glandore.

24.2.5. There are primary wastewater treatment facilities only within Leap in the form of a simple pumping station and septic tank that discharges into the bay from a position near the public open space and public toilets. There is a need to upgrade to secondary wastewater treatment facilities with a PE of 490.

24.2.6. Storm water drainage is generally acceptable and although the road network through the village is also generally acceptable, there is a poor access road to the western residential areas and there is a need for upgrading. Parking facilities are limited and incapable of meeting the high demands during the summer. There is a topographical constraint to any further development of additional roadways and parking areas.

24.2.7. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

24.2.9. There are limited community facilities within this settlement. The scenic coastline has a number of picnic areas and public toilets and the harbour has a slipway for the considerable boating activity in the summer months. There is a Church of Ireland located within the village.

24.2.10. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Glandore is designated as a Secondary Hub.

Environment and Heritage

24.2.11. There are six buildings or other structures within the village entered in the Record of Protected Structures including Glandore Castle (RPS no. 00784), Kilfinnan Castle (RPS no. 00785), West View House (RPS no. 01262), Stone Hall (RPS no. 01127), East View – 'The Rectory' (RPS no. 01274) and Glandore Church of Ireland (RPS no. 01248).

24.2.12. The area is in a scenic landscape area, which extends to the coast and along a scenic route (S81) which passes through

the village from Rosscarberry to Leap, as designated in the County Development Plan 2009.

24.2.13. There are no Natura 2000 sites including Nature Conservation Areas in or near to Glandore.

24.2.14. In relation to water quality, according to the South Western River Basin District (SWRBD) wastewater discharges at present to Glandore Harbour. The overall status of the Glandore Harbour ‘Transitional and Coastal Waters’ is ‘Moderate’. The wastewater treatment facilities in Glandore will need to be improved and upgraded as outlined in paragraph 24.2.5, which will contribute to the improvement of water quality to ‘Good’ status by 2021.

24.2.15. As detailed in the Draft Landscape Strategy 2007, Glandore is located in an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), *very high sensitivity* (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of *National Importance*. The village is located within Landscape Type 3 – *Indented Estuarine Coast*.

24.3 PROBLEMS AND OPPORTUNITIES

24.3.1. The development boundary for the village defines the extent of the built up area, whilst also allowing for some expansion for residential development. The topographical constraint on the town’s growth will determine the future growth patterns in the town. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds.

24.3.2. There is scope for development within the village; however, it is important that the village’s rural character, heritage and natural amenities are maintained, enhanced and not compromised. There are some infill development and refurbishment opportunities within the village core.

24.3.3. The land to the north and immediately west of the village is under pressure for development, in particular the land along the main access road to Leap and Glandore. It is important to protect this very scenic area at the head of Glandore bay.

24.3.4. Having regard to the large quantity of holiday home accommodation in Glandore, there is a need for permanent housing accommodation to be provided to support local services.

24.4 PLANNING PROPOSALS : GLANDORE

Overall Scale of Development.

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

24.4.2. The development boundary for Glandore as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, a significant portion of which remains undeveloped at the start of 2010. Planning permission exists for the construction of 37 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

24.4.3. Having regard to the village status of Glandore, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

24.4.4. This plan envisages development of up to 50 additional dwellings in the village up to 2020 (including existing permitted development), taking the housing stock to approximately 143 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

24.4.5. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

24.4.6. Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. If any further employment opportunities emerge during the lifetime of the plan, they should be accommodated within the development boundary subject to normal proper planning and sustainable development considerations.

24.4.7. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

24.4.8. The general zoning objective for Glandore is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Glandore it is an objective to encourage the development of up to 50 houses in the period 2010 – 2020 (including 37 permitted units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 12 units. Development on steeply sloping and elevated sites should be avoided and development should be sensitively designed to have due consideration to the topography and visual amenities of the area.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(g) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>(h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

Special Policy Area

24.4.9. There is a need for a Clubhouse for the sailing club and a small convenience outlet to support the clubhouse. A site for this exists along the loop road to Leap, 100 metres north-east of the harbour. This use would be best zoned as a mixed land use Special policy area.

24.4.10. The special policy area zoning objective for Glandore is set out in the following table:

Objective No.	<u>Special Policy Area</u>	Approx. Area (Ha)
X-01	Sailing Clubhouse and convenience retail outlet.	0.3

Business Land

24.4.11. There is no land zoned for business in Glandore as it is a tourist centre in a particularly spectacular scenic area.

Open Space, Recreation and Amenity

24.4.12. There is a need for existing woodland to be preserved on the hillside around Glandore to maintain the scenic beauty of the area. The specific open space, recreation and amenity zoning objective for Glandore is set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx. Area (Ha)
O-01	Protect woodland along the coastline to retain the scenic character of the area and in particular the area around the castle, church and Glandore House.	3.8

Community Facilities

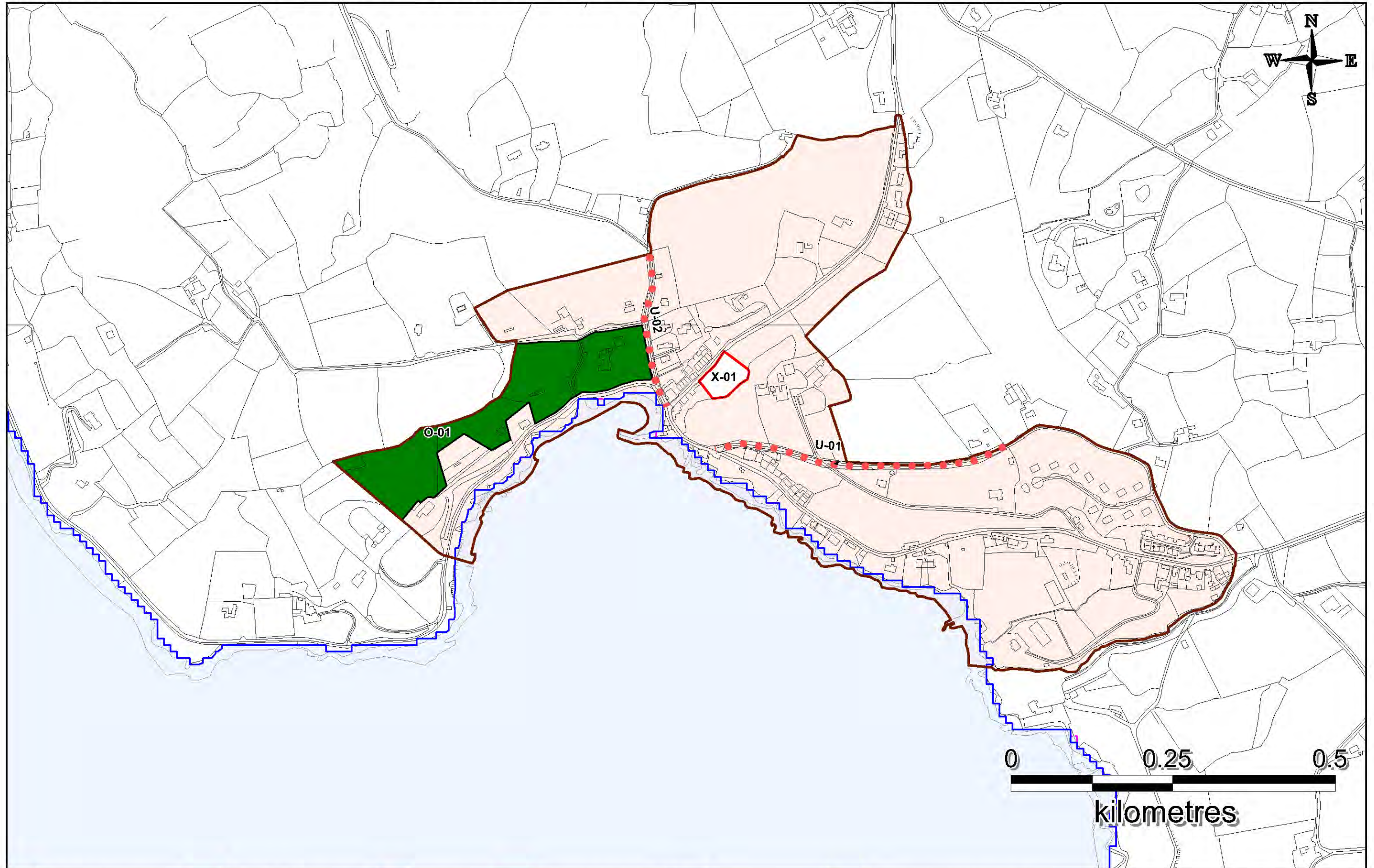
24.4.13. The existing community facilities are not considered to be adequate for the future development of the village. New residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.

Utilities and Infrastructure

24.4.14. There is a need to upgrade the roads to residential areas in the village.

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

Objective No.	<u>Specific Zoning Objective</u>	Approx. Area (Ha)
U-01	Upgrade the road to residential areas.	
U-02	Upgrade the road.	



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

25 Kilmichael

25.1 VISION AND CONTEXT

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

Strategic Context

25.1.1. Kilmichael is located in the most northerly part of the Skibbereen Electoral Area. The village is also located within the West Strategic Planning Area.

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

25.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

25.1.4. The village is located on a crossroads between the regional road (R587) from Macroom to Dunmanway and a secondary road from Teerelton, which is about 3km to the east of this village.

25.1.5. The village has a pub (including a shop / post office) and individual housing all on the western side of the main road. The recently extended primary school which was originally opened in 1840 and is one of the oldest in the Country, is located approximately 200 metres to the west of the village core and is well supported by the rural community. St Michael's church is located about 1km to the northeast of the village.

25.1.6. The village has a stream passing through it on the eastern side of the main road that feeds into the River Lee and it has a particularly attractive setting and vegetation that need preservation.

25.2 PLANNING CONSIDERATIONS

Population and Housing

25.2.1. The table below shows that between 2001 and 2010 there was modest growth in Kilmichael. It is estimated that was 1 dwelling unit constructed within the boundary of the village during this period.

Table 25.1 Houses in Kilmichael 2001-2010			
	2001	2005	2010
Housing	4	5	5

Table 25.1. Number of Houses in Kilmichael during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

25.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Kilmichael including a public house and shop which are based in the village centre.

Infrastructure and Community Facilities

25.2.3. The village is in need of a footpath to serve the school and the access road to the school needs to be improved. Traffic calming measures and footpaths improvements are required.

25.2.4. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

25.2.6. There is no water supply and public wastewater treatment infrastructure within the village. All houses within the village are served by wastewater treatment systems / individual septic tanks.

25.2.7. In terms of education, the primary school has been recently expanded to include new classrooms, a general purpose room and staff room. The primary school had a most recent enrolment of 71 children.

Environment and Heritage

25.2.8. There are no buildings or other structures in the Record of Protected Structures within Kilmichael.

25.2.9. There are no Natura 2000 sites including Nature Conservation Areas in or near to Kilmichael.

25.2.10. In relation to water quality, the Cooldorragha River which flows through the settlement is a tributary of the River Lee, which according to the South Western River Basin District (SWRBD) plan is a Natura 2000 site (The Gearagh - SAC and SPA) and is a protected area. According to the South Western River Basin District (SWRBD) plan, the Cooldorragha River is currently of 'good' river quality status. The treatment of wastewater in Kilmichael should conform with the requirements outlined in DB-01, which will contribute to the protection of water quality to 'good' status by 2015.

25.2.11. As detailed in the Draft Landscape Strategy 2007, Kilmichael is located in an area of the County where the landscape is deemed to be of high value (picturesque with scenic routes and natural and cultural heritage of county or national importance), high sensitivity (vulnerable landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development), and of County Importance. The village is located within Landscape Type 13a – Valleyed Marginal Middleground.

25.3 PROBLEMS AND OPPORTUNITIES

25.3.1. During the life of this Plan, development in Kilmichael will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

25.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

25.4 PLANNING PROPOSALS : KILMICHAEL

Overall Scale of Development.

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

25.4.2. The development boundary for Kilmichael as defined in the 2005 Local Area Plan contained significant areas of unzoned land relative to the size of the village, a significant portion of which remains undeveloped at the start of 2010.

25.4.3. Having regard to the village status of Kilmichael, it is considered reasonable to ensure good development opportunities continue to be available within the village to encourage its orderly development. The development boundary reflects the existing pattern of development within the limits of the traffic safety zones and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

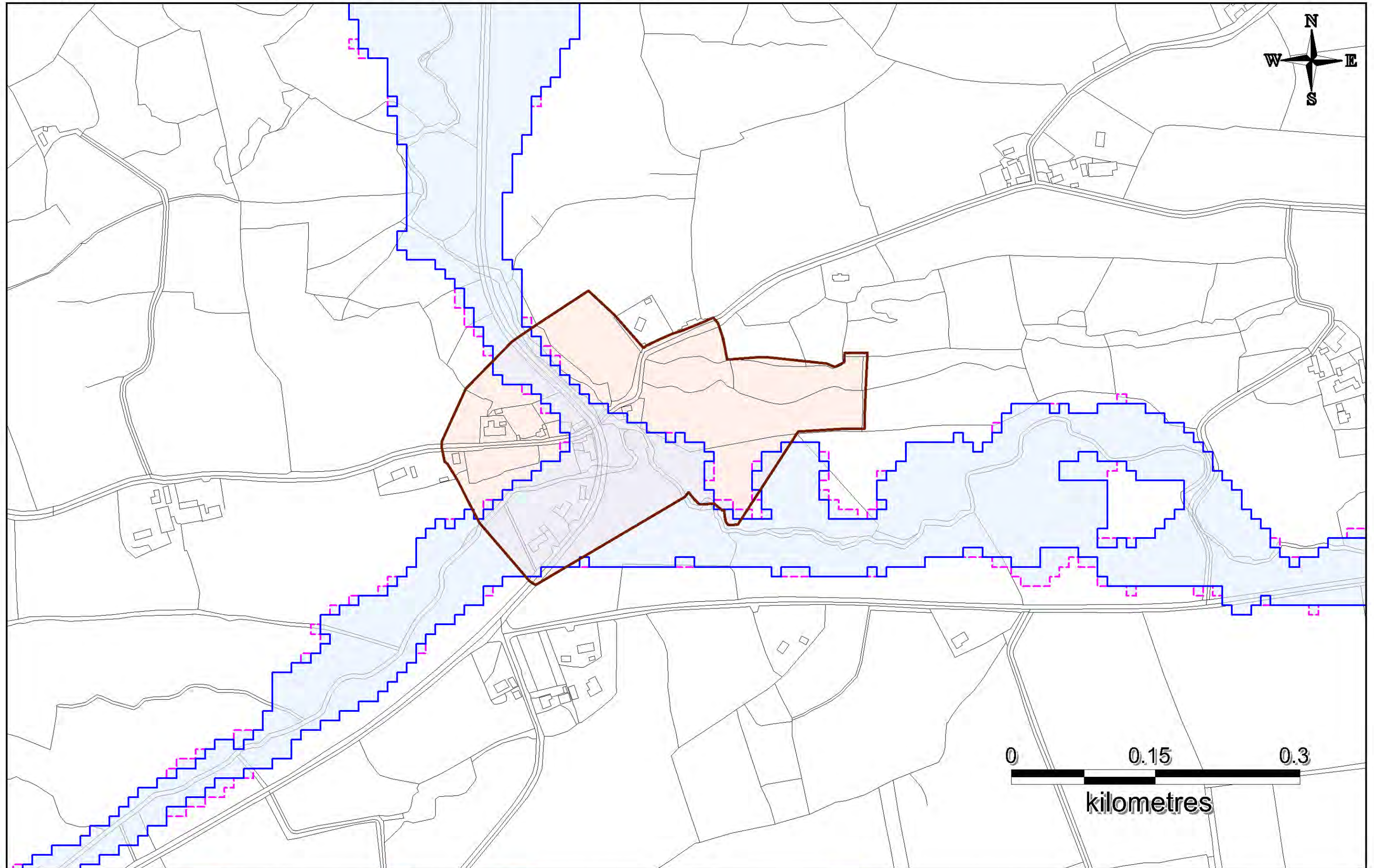
25.4.4. This plan envisages development of up to 3 additional dwellings in the village up to 2020, taking the housing stock to approximately 8 units by 2020. Given the scale and development pattern of the village, it is considered that the development potential of Kilmichael be limited to individual dwellings supported by individual wastewater treatment systems.

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

General Objective

25.4.6. The general zoning objective for Kilmichael is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Kilmichael it is an objective to encourage the development of up to 3 houses in the period 2010 – 2020. New residential development should be in the form of individual dwelling houses to be located on suitable sites close to the village centre.</p> <p>(b) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(e) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>



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

26 Lissavard

26.1 VISION AND CONTEXT

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

Strategic Context

26.1.1. The village is located within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Lissavard is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

26.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

26.1.3. Lissavard is located on the national road (N71) between Clonakilty and Skibbereen, approximately 3 km west of Clonakilty within the Skibbereen Electoral Area. The settlement is split by the national road, with the north side containing most of the commercial activity and the south side containing mostly the residential and educational components.

26.1.4. The village has a number of facilities ranging from a primary school, church, community hall, convenience shop, pub, petrol pumps, small scale industrial workshops, agri-sales distribution depot and permanent housing, predominantly in the form of low density detached dwellings.

26.2 PLANNING CONSIDERATIONS

Population and Housing

26.2.1. The table below shows that between 2001 and 2010 there was very modest growth in Lissavard. It is estimated that 1 dwelling unit was constructed within the boundary of the village during this period.

Table 26.1 Houses in Lissavard 2001-2010			
	2001	2005	2010
Housing	34	36	35

Table 26.1. Number of Houses in Lissavard during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

26.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Lissavard including a public house, and shop / petrol pumps / agricultural sales outlet which are based in the village centre on the N71.

26.2.3. The Lissavard Co-operative (distribution depot and agri-sales) is located approximately 1km to the west of the village centre and provides a lot of the employment opportunities for residents. There has been some recent Industrial / Enterprise development in close proximity to the co-op buildings. Permission has recently been granted for a substantial Enterprise Park in this area, which is suitable for the following business type uses (light industry or wholesale warehousing).

Infrastructure and Community Facilities

26.2.4. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

26.2.5. There are no known flood hazards within the development boundary of this settlement.

26.2.6. The water supply to the village is from the Clonakilty Group Water Scheme and is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2, which is included in the WSIP and due for completion in 2012. There are issues associated with water pressure on elevated lands.

26.2.7. There is no wastewater treatment plant and future development in the village is dependent on the provision of a scheme.

All houses within the village are served by wastewater treatment systems / individual septic tanks.

26.2.8. The settlement is located on the N71 and therefore traffic calming measures and footpath improvements are required.

26.2.9. In terms of education, the village has a primary school which had an enrolment of 69 children in 2008-2009. The community centre building is located to the north of the N71.

Environment and Heritage

26.2.10. There are no Natura 2000 sites including Nature Conservation Areas in or near to Lissavard.

26.2.11. In relation to water quality the Owennashingaun River which is currently of 'bad' river quality status flows to the west of Lissavard and continues to Ownahinchy Strand, which has designated bathing areas at the 'Warren' and 'Ownahincha' and is a protected area. The treatment of wastewater in Lissavard should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

26.2.12. There are no buildings or other structures in the Record of Protected Structures within Lissavard.

26.2.13. As detailed in the Draft Landscape Strategy 2007, Lissavard is located in an area of the County where the landscape is deemed to be of medium value (landscapes with positive characters and with local or county importance), medium sensitivity (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of County Importance. The village is located within Landscape Type 7a – Rolling Patchwork Farmland.

26.3 PROBLEMS AND OPPORTUNITIES

26.3.1. During the life of this Plan, development in Lissavard will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

26.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

26.3.3. There is limited development potential in the village with an opportunity for relatively small in-filling of new development in the south of the village. Development should be discouraged to the north until agreement is reached on the availability of funds to implement the road by-pass proposal.

26.3.4. The current village is divided into two parts by the national road and this has some disadvantages to future development because there is no access permitted off the main road as it passes through the

village. There is a proposal (carried forward from the 1996 Development Plan) for a by-pass to the north of the existing development. If this was built, it would liberate the land presently divided by the national road and consolidate the village.

26.3.5. Improvements to public lighting and public footpaths are also desirable.

26.4 PLANNING PROPOSALS : LISSAVARD

Overall Scale of Development.

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

26.4.2. The development boundary for Lissavard as defined in the 2005 Local Area Plan contained significant areas of unzoned land, a significant portion of which remains undeveloped at the start of 2010. Having regard to the village status of Lissavard, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

26.4.3. This plan envisages development of up to 15 additional dwellings in the village up to 2020, taking the housing stock to approximately 50 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 5 dwellings.

26.4.4. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

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

26.4.6. There is pressure for one-off houses on the periphery of the village along the national road to Clonakilty and nearby Rosscarberry, as well as the minor roads to the north (Rossmore) and south to

Ardfield. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

26.4.7. The general zoning objective for Lissavard is set out in the following table:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Lissavard it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 5 units. Development on steeply sloping and elevated sites should be avoided and development should be sensitively designed to have due consideration to the topography and visual amenities of the area.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) Development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p>

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	(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.

Special Policy Area

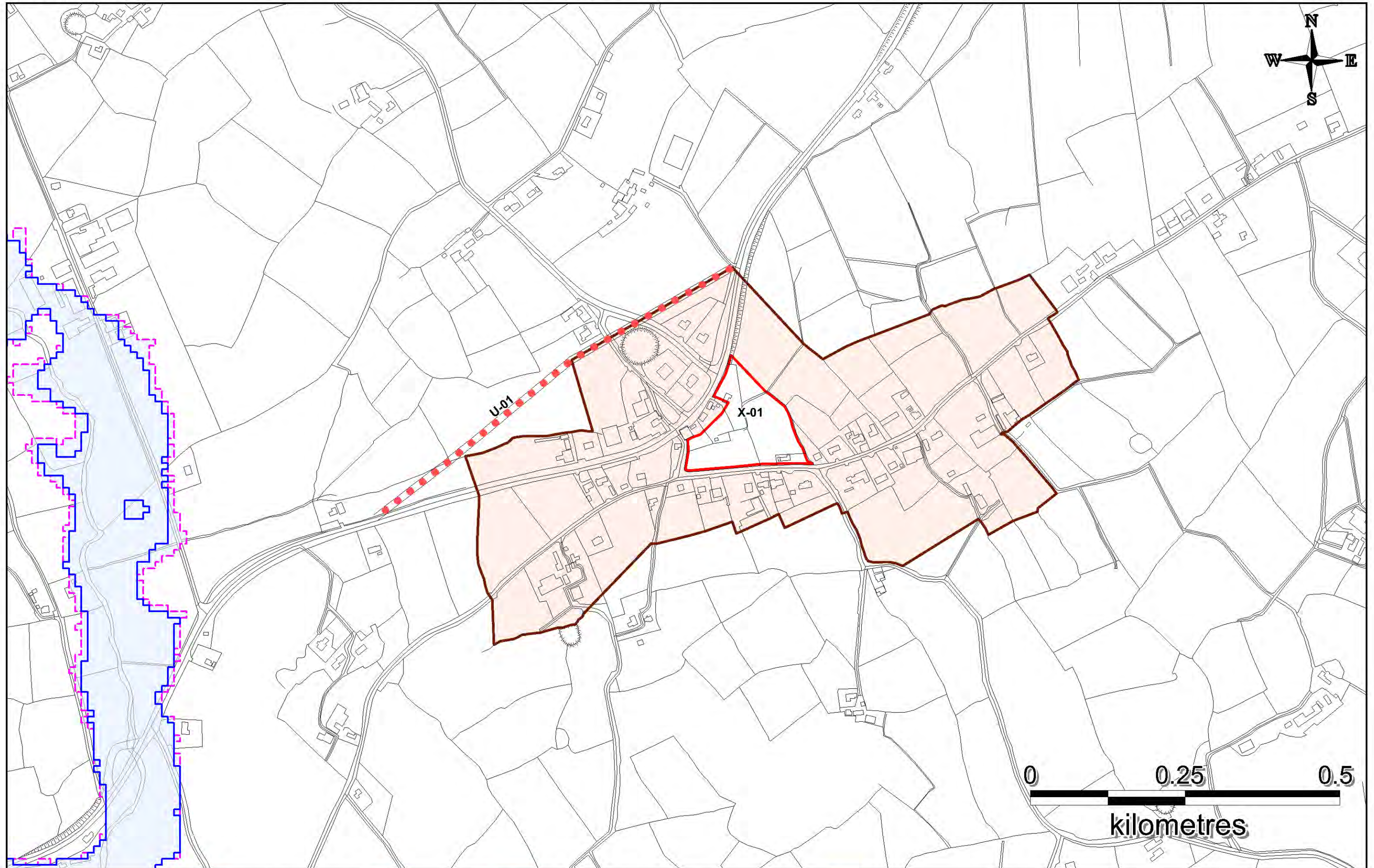
26.4.8. The special policy area objective for Lissavard is set out in the following table:

<i>Objective No.</i>	<u>Special Policy Area</u>	<i>Approx. Area (Ha)</i>
X-01	Mixture of residential, small scale convenience and community facilities with no road access off the N71.	1.9

Infrastructure, Open Space and Community Facilities

26.4.9. The existing infrastructure, open space and community facilities are considered to be adequate for the future development of the village. There is a long term proposal for a relief road to pass through the northern part of the village and a reservation of the approximate alignment is proposed.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
U-01	Proposed relief road to the north of the village centre (approximate alignment only).	-



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

27 Rathbarry

27.1 VISION AND CONTEXT

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

Strategic Context

27.1.1. The village is located within the Skibbereen Electoral Area and within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Rathbarry is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

27.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

27.1.3. Rathbarry is located on the regional road (R598), which is a loop road and scenic route off the national road N71 between Clonakilty and Skibbereen. The village of Rathbarry is the centre for the largely forested hinterland and is part of the Castlefreke Demesne, located about 500 metres to the south of the centre.

27.1.4. The village has a church, a convenience shop (with post office and tourist shop), a pub and permanent low density housing in a cluster around the crossroads. The village is particularly picturesque and there has been a lot of work in the maintenance of the village image by the local community, including the old sewing school which has been restored to its original state.

27.2 PLANNING CONSIDERATIONS

Population and Housing

27.2.1. The table below shows that between 2001 and 2010 there were 6 dwelling units constructed within the boundary of the village. There are outstanding permissions for 4 dwelling units within the settlement.

27.2.2. It is estimated that between 2005 and 2010, there were approximately 5 dwelling units constructed within the boundary of the village, comprising of single dwellings on individual sites.

Table 27.1 Houses in Rathbarry 2001-2010			
	2001	2005	2010
Housing	16	17	22

Table 27.1. Number of Houses in Rathbarry during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

27.2.3. The main economic activities of the village relate to tourism and service provision. The post-office, shop and museum are located in the centre of the village. In addition, Castle Freke located within the forest park is a major tourist attraction for the village.

Infrastructure and Community Facilities

27.2.4. There is no public wastewater treatment infrastructure within Rathbarry. The properties in the village have their own means of wastewater treatment and disposal, comprising of septic tanks / individual wastewater treatment systems.

27.2.5. The public water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP 2010-2012.

27.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

27.2.7. Parts of Rathbarry / Castlefreke have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and

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

27.2.8. The primary school is located on the Kilkeran road approximately 1.5km south-east of the village. The primary school had an enrolment of 29 children in 2008-2009.

27.2.9. There are numerous walks and amenity areas within the village.

Environment and Heritage

27.2.10. There are six buildings or other structures within the village entered in the Record of Protected Structures including Castlefreke Catholic Church (RPS no. 00800), Castlefreke Lodge no 1 (RPS no. 00795), Castlefreke Lodge no 2 (RPS no. 00797), Castle Freke (RPS no. 00794), Rathbarry Castle (RPS no. 00798), and Castlefreke Church of Ireland (RPS no. 00796).

27.2.11. The area is in a scenic landscape area, which extends to the coast and along a scenic route (S78) which passes to the south of the village through Ownahinchy, as designated in the County Development Plan 2009.

27.2.12. Kilkerran Lake and Castlefreke Dunes is designated as a Special Area of Conservation (SAC) – site code 1061 and proposed Natural Heritage Area (pNHA) – site code 1061. Galley Head to Duneen Point SPA (no. 4190) is also located to the south-east of the village adjoining the coastline. The waters surrounding Ownahinchy to the west of the village are Designated Bathing Waters.

27.2.13. In relation to water quality, according to the South Western River Basin District (SWRBD) Plan, the Donoure River which is currently of 'Moderate' river quality status flows through the settlement and continues to Kilkeran Lake and Long Strand 'Transitional and Coastal Area' which is a Natura 2000 site (SAC) and a protected area. The treatment of wastewater in Rathbarry should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'Good' status by 2021.

27.2.14. As detailed in the Draft Landscape Strategy 2007, Rathbarry is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The village is located within Landscape Type 3 – Indented Estuarine Coast.

27.3 PROBLEMS AND OPPORTUNITIES

27.3.1. During the life of this Plan, development in Rathbarry will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

27.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

27.3.3. The settlement of Rathbarry is characterised by its attractive landscape and woodland areas which should be protected.

27.4 PLANNING PROPOSALS : RATHBARRY

Overall Scale of Development.

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

27.4.2. New development should be guided to land that has the least environmental impact on the existing village. It is important that any proposed development would not detract from the unique character, appearance and scenic setting of the settlement of Rathbarry.

27.4.3. The development boundary for Rathbarry as defined in the 2005 Local Area Plan contained significant areas of unzoned land, a significant portion of which remains undeveloped at the start of 2010. Planning permission exists for the construction of 4 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

27.4.4. Having regard to the village status of Rathbarry, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

27.4.5. This plan envisages development of up to 10 additional dwellings in the village up to 2020 (including permitted residential development) in the form of individual houses, taking the housing stock to approximately 32 units by 2020.

27.4.6. There is pressure for one-off houses on approach roads to the village. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

27.4.7. The general zoning objective for Rathbarry is set out in the following table:-

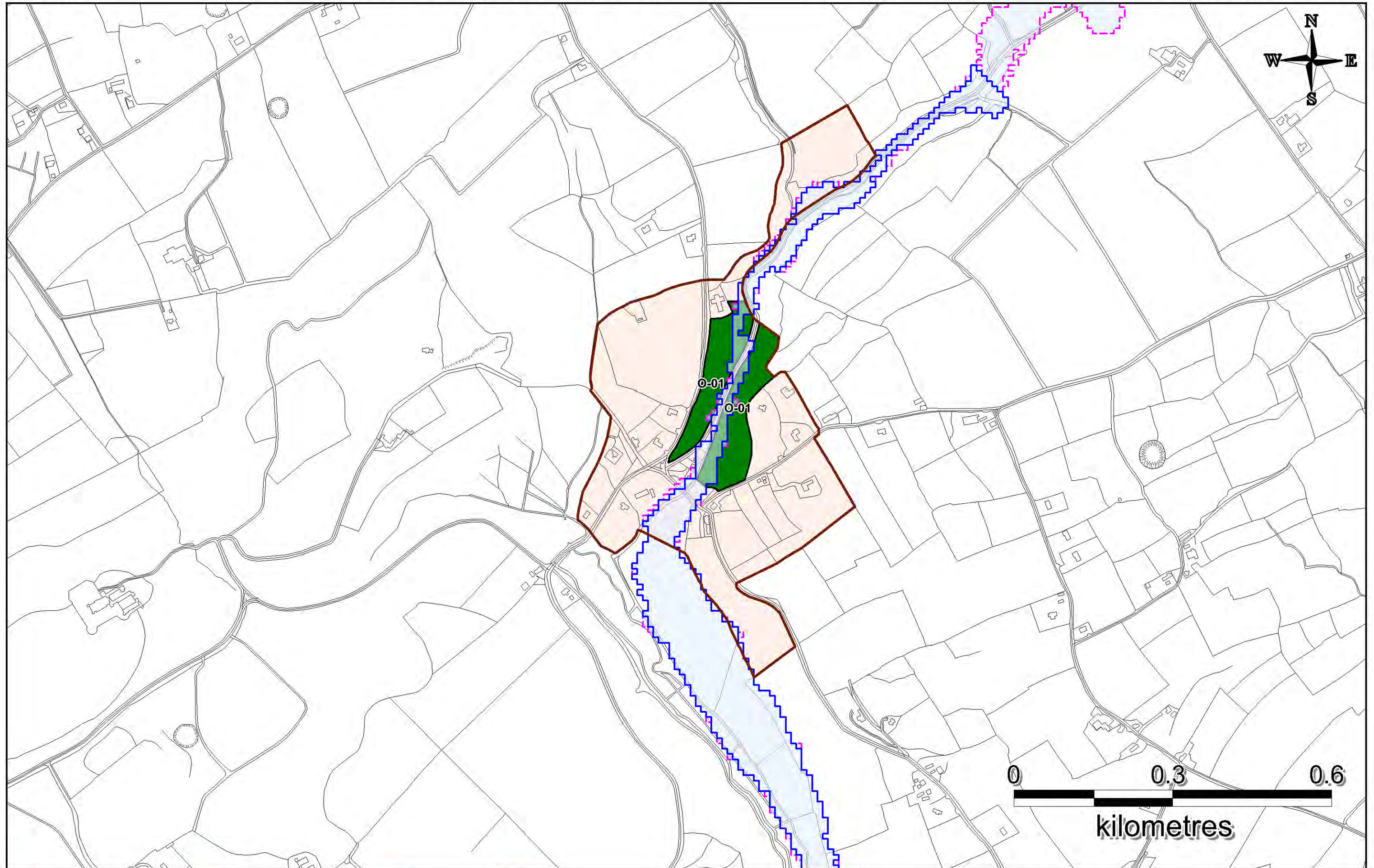
Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Rathbarry it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020 (including 4 permitted units), in the form of individual houses. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. Development should avoid steeply sloping sites and be sensitively designed to have due consideration to the topography, landscape features and visual amenities of the area. In particular, any development should have due consideration to scenic landscape and scenic route designations and the sensitive nature of this landscape.</p> <p>(c) All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Kilkeran Lake.</p>

Objective No.	<u>General Objectives</u>
DB-01	<p>(d) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>(f) Rathbarry is situated beside Kilkeran Lake and Castlefrecke Dunes Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p>

Open Space, Recreation and Amenity

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

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
O-01	<p>Protection of existing woodlands between the two roads and to the east of the river for recreational use and preservation of this scenic setting within Rathbarry.</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>	3.3



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

28 Reenascreena

28.1 VISION AND CONTEXT

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

Strategic Context

28.1.1. Reenascreena is located in the middle of the Skibbereen Electoral Area and within the West Strategic Planning Area.

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

28.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

28.1.4. This village is a crossroads for the secondary roads leading to Rosscarberry (5km) to the south; Dunmanway (12km) to the north, Clonakilty (10km) to the east and Drinagh (7km) to the west.

28.1.5. The village has a primary school, community hall, pub, co-operative store and some dwelling houses.

28.2 PLANNING CONSIDERATIONS

Population and Housing

28.2.1. The table below shows that between 2001 and 2010 there was no net dwelling unit growth within the boundary of the village. There are outstanding permissions for 2 dwelling units within the settlement.

Table 28.1 Houses in Reenascreena 2001-2010			
	2001	2005	2010
Housing	8	8	7

Table 28.1. Number of Houses in Reenascreena during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

28.2.2. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Reenascreena including a public house and shop which are based in the village centre. The Co-op store is a source of employment and economic activity for the wider area.

Infrastructure and Community Facilities

28.2.3. There is no public wastewater treatment infrastructure within Reenascreena. The properties in the village have their own means of wastewater treatment and disposal, comprising of septic tanks / individual wastewater treatment systems.

28.2.4. The public water supply is dependant on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP due to be completed in 2012. Network improvements are also required.

28.2.5. There are no known flood hazards in this settlement.

28.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

28.2.7. Reenascreena has a functional level of service and community facilities provision. The village has a primary school which has recently been extended and significantly modernised. The primary school had an enrolment of 49 children in 2008-2009. The community hall is located within the village core adjoining the local road to the south.

Environment and Heritage

28.2.8. There are no Natura 2000 sites including Nature Conservation Areas in or near to Reenascreena.

28.2.9. In relation to water quality, there is a watercourse which flows through the village to the Argideen River to the north. According to the South Western River Basin District (SWRBD) plan, the Argideen River is currently of 'good' river quality status and is used downstream for 'drinking water' abstraction and is a protected area. The treatment of wastewater in Reenascreena should conform with the requirements outlined in DB-01, which will contribute to the protection of water quality to 'good' status by 2015.

28.2.10. There are no buildings or other structures in the Record of Protected Structures within Reenascreena. However, there is an old chimney stack in the centre of the village, which may be suitable for inclusion on the Record of Protected Structures.

28.2.11. As detailed in the Draft Landscape Strategy 2007, Reenascreena is located in an area of the County where the landscape is deemed to be of medium value (landscapes with positive characters and with local or county importance), medium sensitivity (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of County Importance. The village is located within Landscape Type 7a – Rolling Patchwork Farmland.

28.3 PROBLEMS AND OPPORTUNITIES

28.3.1. During the life of this Plan, development in Reenascreena will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

28.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

28.3.3. In order to provide an opportunity to encourage orderly development in the village in the future, any new development should be guided to the south and west of the village because there is a river flowing through the northern part of the settlement and this somewhat constrains the future expansion of the settlement in that direction. Therefore, there should be a priority to develop the southern and western portions of the village, preferably as in-filling around existing buildings.

28.3.4. There are opportunities to create an amenity area in the centre of the village in the area around the stone chimney stack. Improvements to public lighting and public footpaths are also desirable.

28.4 PLANNING PROPOSALS

Overall Scale of Development

28.4.1. The development boundary for Reenascreena as defined in the 2005 Local Area Plan contained areas of unzoned land with capacity for further development, a significant portion of which remains undeveloped at the start of 2010.

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

28.4.3. This plan envisages development of up to 5 additional dwellings in the village up to 2020, taking the housing stock to approximately 12 units by 2020. Given the scale and development pattern of the village, it is considered that all residential development in Reenascreena should consist of single dwellings on individual sites with individual wastewater treatment facilities.

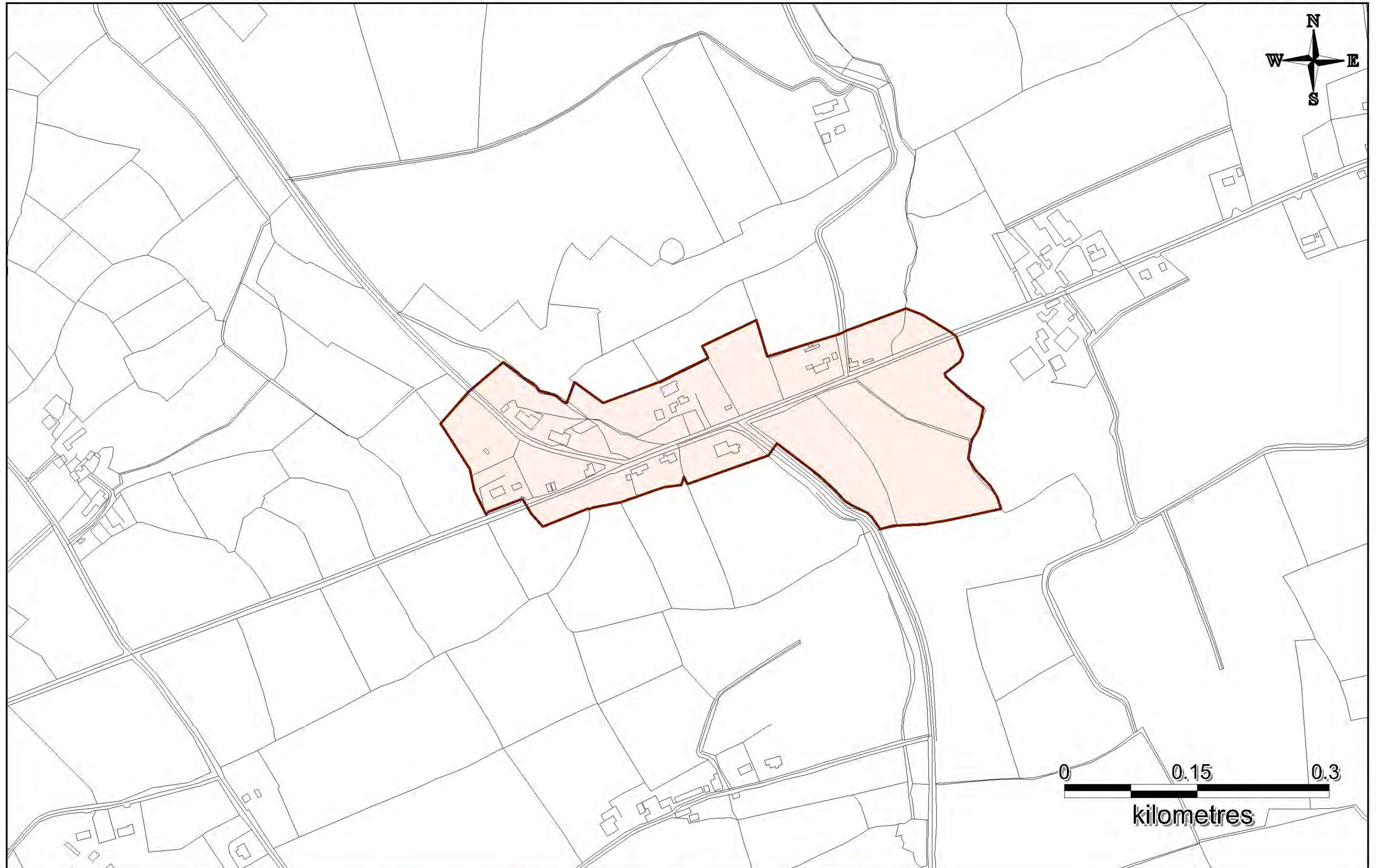
28.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Reenascreena and would not be over-dominant in views of the village when approaching the settlement.

28.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

28.4.6. The general zoning objective for Reenascreena is set out in the following table:-

<i>Objective No.</i>	General Objectives
DB-01	<p>(a) Within the development boundary of Reenascreena it is an objective to encourage the development of up to 5 dwellings in the period 2010 – 2020, in the form of individual houses. In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) Development should be compatible with existing development, and in particular, to be consistent with the vernacular architecture and scale of the village.</p> <p>(d) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

29 Ring

29.1 VISION AND CONTEXT

The vision for Ring is to promote sympathetic development in tandem with preserving the unique character of the settlement.

Strategic Context

29.1.1. The village of Ring is located within the Skibbereen Electoral Area and within the north and West Strategic Planning area.

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

29.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

29.1.4. The village of Ring is located approximately 2km east of Clonakilty. There are two parts to Ring village; north and south, approximately 1 km apart. The two settlement nodes are in a particularly scenic area overlooking the bay and Inchydoney Island. The settlement is located within the Greenbelt for Clonakilty Town.

29.2 PLANNING CONSIDERATIONS

Population and Housing

29.2.1. Table 29.1 below shows that between 2001 and 2010 there were 5 dwelling units constructed within the boundary of Ring village. It is estimated that between 2005 and 2010, there were approximately 4

dwelling units constructed within the boundary of the village. These dwellings were part of a small scale terraced to the north of the village. There are currently 3 residential units under construction within the settlement and 4 residential properties currently vacant.

Table 29.1 Houses in Ring 2001-2010			
	2001	2005	2010
Housing	14	15	19

Table 29.1. Number of Houses in Ring during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

29.2.2. The main economic activities of the village relate to agriculture, fishing and rural service provision. Given the size and scale of Ring and its relative proximity to Clonakilty town, there is an adequate level of basic service provision, including several public houses in the settlement.

29.2.3. The existing piers are very popular recreational zones for fishing and boating and there is also a proposal from the local 'Ring Rowing Club' to construct a floating pontoon. There are a number of houses in both villages that are used for short term holiday home use in the summer and it is a popular tourist destination being so close to Inchydoney beach and Clonakilty.

Infrastructure and Community Facilities

29.2.4. There is no public wastewater treatment infrastructure within Ring. The properties in the village have their own means of wastewater treatment and disposal, comprising of septic tanks / individual wastewater treatment systems.

29.2.5. The public water supply is dependant on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP due to be completed in 2012. Network improvements are also required.

29.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

29.2.7. Parts of Ring have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village to Clonakilty Harbour and are illustrated on the settlement map (i.e. areas to the south and east of the village). Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development

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

Environment and Heritage

29.2.8. The area is in a scenic landscape area, along the coast and along a scenic route (S72) which passes through the village, as designated in the County Development Plan 2009. In addition, Clonakilty Bay is designated as a Special Area of Conservation (SAC) – site code 0091, proposed Natural Heritage Area (pNHA) – site code 0091 and Special Protection Area (SPA) – site code 4081.

29.2.9. There are no buildings or other structures in the Record of Protected Structures within Ring.

29.2.10. As detailed in the Draft Landscape Strategy 2007, Ring is located in an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), *very high sensitivity* (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of *National Importance*. The village is located within Landscape Type 3 – *Indented Estuarine Coast*.

29.2.11. In relation to water quality, at present, the wastewater treatment plant discharges to Clonakilty Bay which is a Natura 2000 site (SAC and SPA) and designated bathing waters which is a protected area. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is also 'moderate'. The treatment of wastewater in Ring should conform with the requirements outlined in DB-01, which will contribute to the protection of water quality to 'good' status by 2015.

29.3 PROBLEMS AND OPPORTUNITIES

29.3.1. During the life of this Plan, development in Ring will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

29.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

29.3.3. The town of Clonakilty has had flooding problems in the past and some remedial work is being done to rectify the matter. The situation in Ring is similar and drainage issues need to be considered.

29.3.4. Improvements to public lighting and public footpaths are also desirable.

29.4 PLANNING PROPOSALS : RING

Overall Scale of Development.

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

29.4.2. The development boundary for Ring as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, a significant portion of which remains undeveloped at the start of 2010.

29.4.3. Having regard to the village status of Ring, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth over the lifetime of this plan. The development boundary has been revised to exclude areas adjoining the harbour within the Special Area of Conservation. Some changes have also been made to the development boundary to include existing properties.

29.4.4. This plan envisages development of up to 10 additional dwellings in the village up to 2020, taking the housing stock to approximately 29 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 4 dwellings.

29.4.5. It is important that any proposed development would not detract from the unique character, appearance and coastal setting of the settlement of Ring.

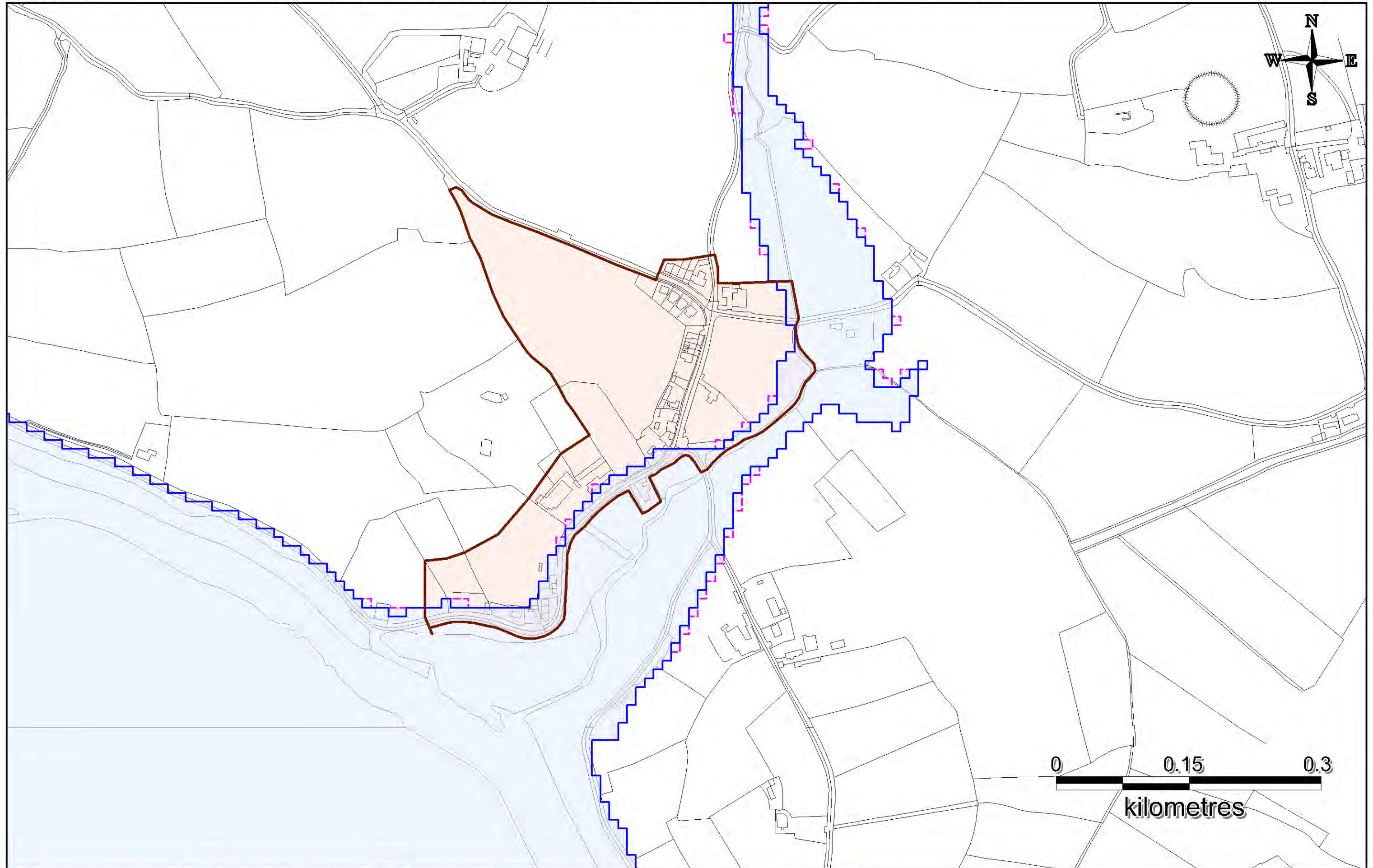
29.4.6. There is pressure for one-off houses on approach roads to the village and in the surrounding area. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

29.4.7. The general zoning objective for Ring is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Ring it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020. Provision may be made for the development of up to 3 of these 10 houses, for holiday home use, where a need has been identified, subject to normal proper planning and sustainable development considerations.</p> <p>(b) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(c) The number of houses in any particular individual scheme will not normally exceed the provision of up to 4 units.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. Development should avoid steeply sloping sites and be sensitively designed to have due consideration to the topography and visual amenities of the area. In particular, any development should have due consideration to scenic landscape and scenic route designations and the sensitive nature of this coastal landscape.</p> <p>(e) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality</p>

	<p>and on Clonakilty Bay Special Area of Conservation.</p> <p>(f) It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.</p> <p>(g) Ring is situated within and adjacent to Clonakilty Bay Special Area of Conservation and Special Protection Area. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>(h) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(i) 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>(j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>
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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 | |

30 Rossmore

30.1 VISION AND CONTEXT

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

Strategic Context

30.1.1. The village of Rossmore is located within the Skibbereen Electoral Area and within the West Strategic Planning Area.

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

30.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

30.1.4. The village of Rossmore is located approximately 9km north-west of Clonakilty. Rossmore is an old village centred around a large church and cemetery with a small village centre comprising of a public house, parish / community hall, local housing with the GAA grounds located outside the boundary. The settlement is located off the main road (regional route R599) to Clonakilty from Dunmanway, on a ridge with views to the north and south. The surrounding area is good farming land and the village is the natural centre for the rural community. Other village nuclei nearby include Ballingurteen to the west and Lyre to the east.

30.2 PLANNING CONSIDERATIONS

Population and Housing

30.2.1. The table below shows that between 2005 and 2010, there were approximately 10 dwelling units constructed within the boundary of the village. The majority of these dwellings were part of small scale local authority development which was constructed adjoining the Church and Graveyard.

Table 30.1 Houses in Rossmore 2001-2010			
	2001	2005	2010
Housing	9	9	19

Table 30.1. Number of Houses in Rossmore during the period 2001-2010 based on Geodirectory results.

Employment and Economic Activity

30.2.2. There is a basic level of service provision within the village. A significant development of the Co-operative creamery, primary school, petrol station and local housing exists about 1.5km from Rossmore on the main regional road between Clonakilty (7km) and Dunmanway (8km). Although not part of Rossmore village boundary, it plays an important function on the local social and economic activity in the wider rural hinterland. Any further development at the creamery could be detrimental to the expansion of Rossmore village and should therefore be discouraged.

Infrastructure and Community Facilities

30.2.3. There are good footpaths in the village which have recently been extended past the new housing development to the GAA pitch.

30.2.4. There is no public wastewater treatment infrastructure within Rossmore. The properties in the village have their own means of wastewater treatment and disposal, comprising of septic tanks / individual wastewater treatment systems.

30.2.5. There is a group water scheme which is dependent on augmentation and network expansion from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP due to be completed in 2012.

30.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

30.2.7. There are no known flood hazards in this settlement.

30.2.8. There are no shops within Rossmore and the post office in the village has closed. The village has a GAA playing field with a substantial clubhouse / sports hall to the north of the settlement outside the development boundary. Rossmore has a parish / community hall which is used for amateur theatre of countywide significance. Kilmeen Primary School is located approximately 1.5km south-west of Rossmore village.

Environment and Heritage

30.2.9. There are no buildings or other structures in the Record of Protected Structures within Rossmore.

30.2.10. There are no Natura 2000 sites including Nature Conservation Areas in or near to Rossmore.

30.2.11. In relation to water quality, there are no significant watercourses within the village. The Ihernagh River which is a tributary of the Argideen River flows to the west and south of the settlement. According to the South Western River Basin District (SWRBD) plan the Ihernagh River is currently of 'moderate' river quality status. The treatment of wastewater in Rossmore should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

30.2.12. As detailed in the Draft Landscape Strategy 2007, Rossmore is located in an area of the County where the landscape is deemed to be of medium value (landscapes with positive characters and with local or county importance), medium sensitivity (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of County Importance. The village is located within Landscape Type 7a – Rolling Patchwork Farmland.

30.3 PROBLEMS AND OPPORTUNITIES

30.3.1. During the life of this Plan, development in Rossmore will focus mainly on consolidating the village as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

30.3.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

30.3.3. It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

30.4 PLANNING PROPOSALS : ROSSMORE

Overall Scale of Development.

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

30.4.2. The development boundary for Rossmore as defined in the 2005 Local Area Plan contained significant areas of unzoned land, a significant portion of which remains undeveloped at the start of 2010. Planning permission exists for the construction of 1 dwelling unit, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

30.4.3. Having regard to the village status of Rossmore, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

30.4.4. This plan envisages development of up to 14 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 33 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 3 dwellings.

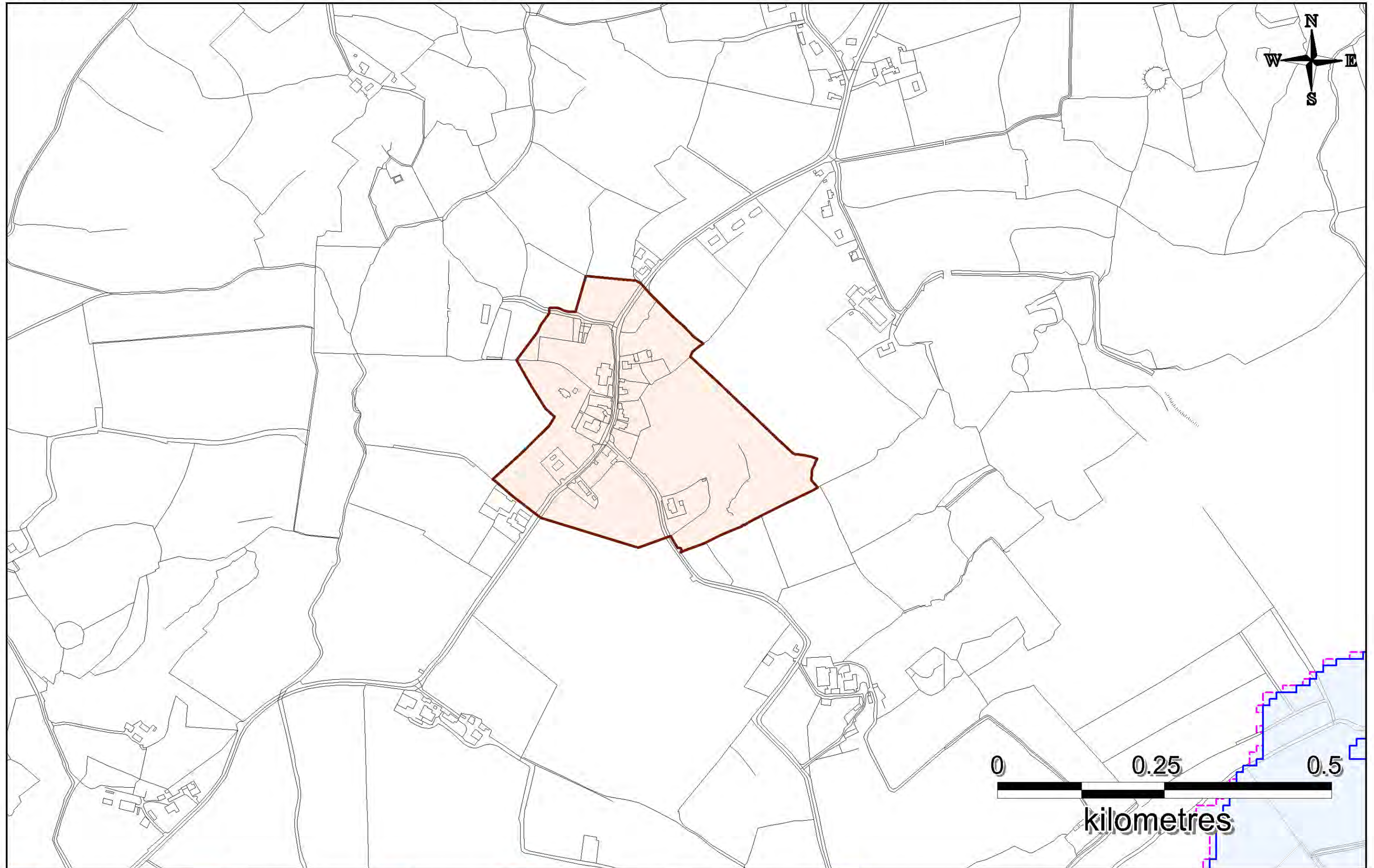
30.4.5. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Rossmore.

30.4.6. There is pressure for one-off houses on approach roads to the village. Outside the development boundary, the lands forms part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

30.4.7. The general zoning objective for Rossmore is set out in the following table:-

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Rossmore it is an objective to encourage the development of up to 14 houses in the period 2010 – 2020 (including 1 permitted unit). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 3 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(f) Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</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>



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

31 Shannonvale

31.1 VISION AND CONTEXT

The vision for Shannonvale is to encourage development within the village, to promote sympathetic development in tandem with the provision of employment opportunities in the Clonakilty Technology Park together with preserving the character of the settlement.

Strategic Context

31.1.1. The village is located within the Skibbereen Electoral Area and within the West Strategic Planning Area. In the overall strategy of this Local Area Plan, Shannonvale is designated as a **village** in the Skibbereen Electoral Area. The Cork County Development Plan 2009 recognises that villages will generally have a smaller range of services and employment opportunities than in key villages, often including a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport.

31.1.2. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

31.1.3. The village of Shannonvale is located just off the N71 within approximately 3km of Clonakilty. In the 1996 Development Plan, the village of Shannonvale was identified as a housing cluster on the outskirts of Clonakilty, suitable for the development of low density housing. It is located just off the N71 on a secondary road that joins the regional road (R588) north to Enniskeane. The village is strategically located within 1km of the Clonakilty Technology Park, on the main national road (N71).

31.1.4. There are two major terraced housing schemes provided; an older terrace of 10 units in the northern quadrant and a newer Council built terrace of 19 houses on the south western quadrant. The majority

of all other houses in the village are single bungalows (or two storey) along the road to Clonakilty.

31.1.5. The village has a pub at the cross roads, a machinery workshop to the north and the old mill which is now used as a chicken hatchery by Shannonvale Meats. There is also a storage yard for building materials to the south. On the periphery of the settlement are large-scale farming operations with substantial buildings.

31.2 PLANNING CONSIDERATIONS

Population and Housing

31.2.1. The table below shows that between 2001 and 2010 there were 45 dwelling units constructed within the boundary of the village. There are outstanding permissions for 21 units within the settlement.

Table 31.1 Houses in Shannonvale 2001-2010			
	2001	2005	2010
Housing	33	41	78

Table 31.1. Number of Houses in Shannonvale during the period 2001-2010 based on Geodirectory results.

31.2.2. It is estimated that between 2005 and 2010, there were approximately 37 dwelling units constructed within the boundary of the village. The majority of these dwellings were part of small scale residential schemes developed to the north of the village centre and to the south of the Argideen River. In addition, there has been some individual one-off housing development within the village.

Employment and Economic Activity

31.2.3. The successful Clonakilty Technology Park located to the south-east of the village is a major source of employment and economic activity for the wider Clonakilty area. The Technology park performs a key role in Clonakilty's function as an Integrated Employment Centre. However, there is a need to provide for further opportunities for a range of office based employment uses, in order to ensure that Clonakilty can function effectively as an Integrated Employment Centre in the west Cork region. The main economic activities of the village itself relate to agriculture and rural service provision.

Infrastructure and Community Facilities

31.2.4. The village does not have a public wastewater collection system or wastewater treatment plant. At present some effluent is pumped to Clonakilty but there is no capacity for further development pending the upgrading of Clonakilty wastewater treatment plant and the construction of a larger pumping station. The 'Shannonvale Sewerage Scheme' is included for planning stage in the WSIP to 2012. Shannonvale is also located upstream of the Clonakilty Regional Water Supply Scheme and there is a high risk attached to future development here.

31.2.5. The water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2, which is included in the WSIP 2010-2012. There is also a need to upgrade the network from Ballinascarthy to Shannonvale.

31.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

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

31.2.8. Some open space and playing fields are available along the river and there is a rugby field and clubhouse near the Technology Park along the N71. There is no church or other community services. There are childcare facilities within the settlement.

Environment and Heritage

31.2.9. There are no buildings or other structures in the Record of Protected Structures within Shannonvale.

31.2.10. Gallanes Lough pNHA (no. 001052) is located approx 1km south of the settlement.

31.2.11. In relation to water quality, according to the South Western River Basin District (SWRBD) plan, the Argideen River which flows through the settlement is currently of 'moderate' river quality status and is used downstream for 'drinking water' abstraction and is a protected area. The existing wastewater treatment facilities in Shannonvale will need to be upgraded as outlined in paragraph 31.2.4, which will contribute to the improvement of water quality to good status by 2021.

31.2.12. As detailed in the Draft Landscape Strategy 2007, Shannonvale is located in an area of the County where the landscape is deemed to be of *medium value* (landscapes with positive characters and with local or county importance), *medium sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of *County Importance*. The village is located within Landscape Type 7a – *Rolling Patchwork Farmland*.

31.3 PROBLEMS AND OPPORTUNITIES

31.3.1. During the life of this Plan, development in Shannonvale will focus mainly on the expansion of the successful Technology Park to provide increased employment opportunities, consolidating the village core as a provider of local services along with some residential expansion on lands in close proximity to the village centre.

31.3.2. The development boundary for Shannonvale defines the extent of the built up area, whilst also allowing for some expansion for residential development.

31.3.3. It is important that residential development is complimented by improvements to community facilities. There is a need for additional traffic calming measures, improved access roads, footpaths and public lighting and an extension of the wastewater treatment system to connect all houses in the village. In addition, there is a need for the upgrading of the back road from Shannonvale to Ballinascorthy.

31.3.4. The Argideen River, which flows through the settlement, is also the head waters of the Clonakilty water supply and the treatment works is located 1 - 2km from Shannonvale. It is necessary to protect the river basin by zoning the land for open space.

31.4 PLANNING PROPOSALS : SHANNONVALE

Overall Scale of Development

31.4.1. The development boundary for Shannonvale as defined in the 2005 Local Area Plan contained significant areas of unzoned and zoned land relative to the built-up area, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 21 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

31.4.2. Having regard to the village status of Shannonvale and its important employment function, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and it is therefore considered reasonable to retain it as

defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

31.4.3. This plan envisages development of up to 40 additional dwellings in the village up to 2020 (including 21 permitted residential dwellings), taking the housing stock to approximately 120 units by 2020. Having regard to the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 12 dwellings.

31.4.4. It should be noted however that this level of development is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

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

31.4.6. There is pressure for one-off houses on approach roads to the village and in the surrounding area. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

31.4.7. The general zoning objective for Shannonvale is set out in the following table:-

Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Shannonvale, it is an objective to encourage the development of up to 40 houses in the period 2010 – 2020 (including 21 permitted units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of up to 12 units. Development on steeply sloping and elevated sites should be avoided and development should be sensitively designed to have due consideration to the topography and visual amenities of the area.</p> <p>(c) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>(d) Any new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.</p> <p>(e) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>(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. All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Special Policy Areas

31.4.8. The special policy areas zoning objective for Shannonvale is set out in the following table:

Objective No.	<u>Special Policy Area</u>	Approx Area (Ha)
X-01	Proposed brownfield development (preservation of the Old Mill and tourism, shop and community use). Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.1

Enterprise

31.4.9. The specific enterprise zoning objective for Shannonvale is set out in the following table:

Objective No.	<u>Enterprise Zoning Objective</u>	Approx Area (Ha)
E-01	Technology Park expansion to accommodate Enterprise uses incorporating high quality building design and including comprehensive landscaping proposals for site boundaries. Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.	11.5

Open Space and Agriculture

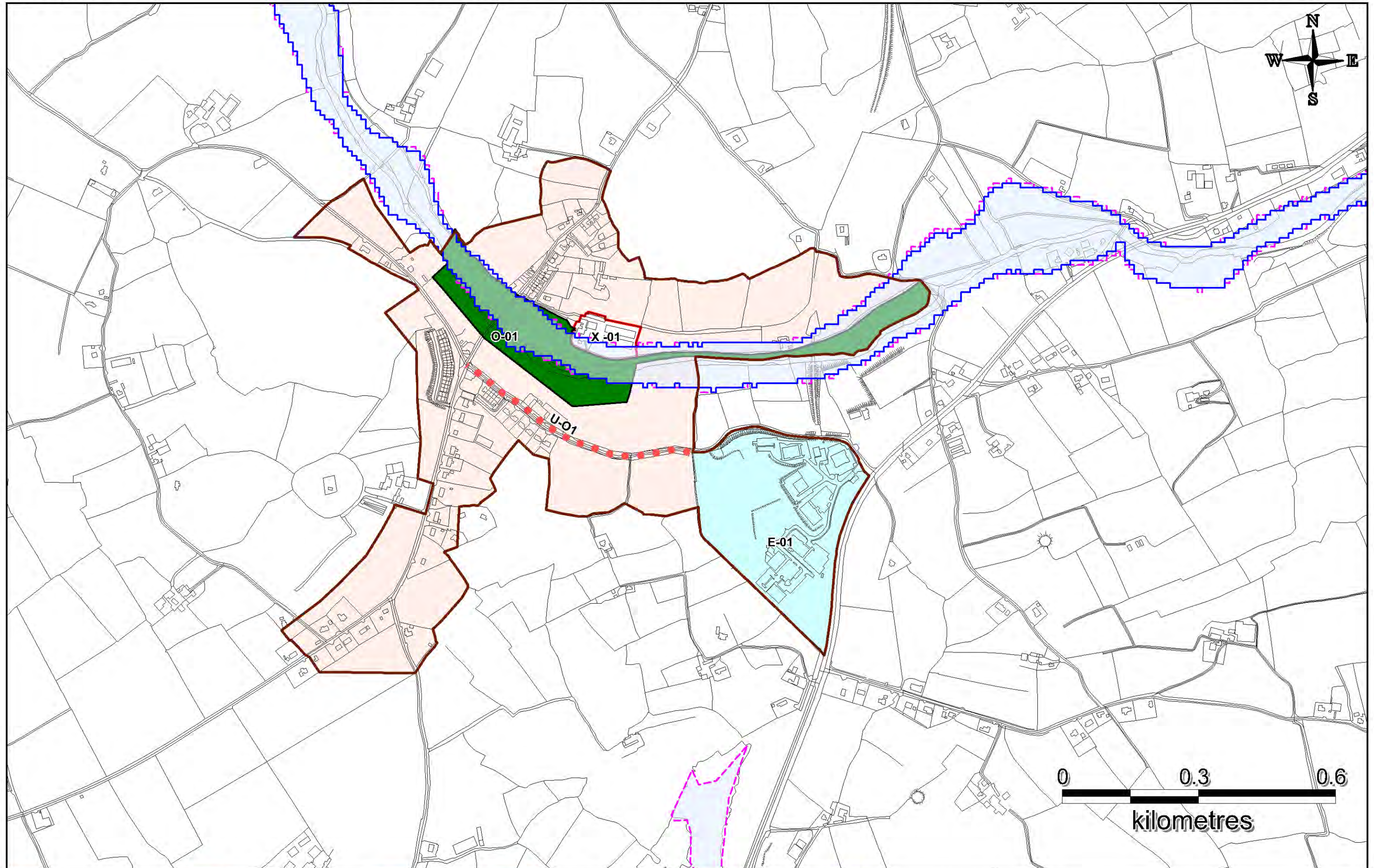
31.4.10. The specific open space and agriculture zoning objectives for Shannonvale are set out in the following table:

Objective No.	<u>Open Space Zoning Objective</u>	Approx Area (Ha)
O-01	Protect the existing river and provide open space and recreational 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.	7.7

Utilities and Infrastructure

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

Objective No.	<u>Specific Zoning Objective</u>	Approx. Area (ha)
U-01	Improve access between the village and technology park.	-



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

32 Teerelton

32.1 VISION AND CONTEXT

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

Strategic Context

32.1.1. The village of Teerelton is located in the most northerly part of the Skibbereen Electoral Area and within the West Strategic Planning Area.

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

32.1.3. The Cork County Development Plan 2009 outlines the strategic aims for a village which are to encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport. It is also an objective of the Cork County Development Plan 2009, to make provision within development boundaries, for new development at a scale, layout and design that reflects the character of each village.

Local Context

32.1.4. The village is located at an elevated location on a minor road approximately 8km to the south of Macroom town. This elevated settlement has developed at the junction of five roads between the villages of Cappeen to the south, Kilmurry to the east, Macroom to the north and Kilmichael to the west.

32.1.5. The main service centre in the village consists of the pub (including a post office and shop) which is located opposite the Co-op Super Store. The primary school (dating back to 1887) is located about 500 metres to the south of the crossroads. An industrial building and Garda Station (located outside the village boundary) are located along the road to Kilmichael to the west.

32.1.6. The crossroads is the site of an historical Battle of Deshure and there is a plaque and rest area commemorating the Battle. There are good views to the north and west from this point.

32.2 PLANNING CONSIDERATIONS

Population and Housing

32.2.1. Table 32.1 below shows that between 2005 and 2010 there were an increase of 14 dwelling units constructed within the boundary of the village. These figures illustrate that Teerelton has experienced significant growth since the adoption of the 2005 Local Area Plan.

Table 32.1 Houses in Teerelton 2001-2010			
	2001	2005	2010
Housing	4	4	18

Table 32.1. Number of Houses in Teerelton during the period 2001-2010 based on Geodirectory results.

32.2.2. The majority of new housing constructed within the village is located on a partially completed housing scheme which adjoins the centre of the settlement. The land to the north-east of the village crossroads is undeveloped.

Employment and Economic Activity

32.2.3. The main economic activities of the village relate to agriculture and rural service provision. Given the size and scale of the settlement, there is an adequate level of basic service provision in Teerelton including a public house, shop and post-office which are based in the village centre. The Co-op Superstore is a source of employment and economic activity for the rural hinterland. There is an industrial building on the Kilmichael road to the west of the crossroads.

Infrastructure and Community Facilities

32.2.4. There is no public waste water treatment infrastructure within Teerelton and no assimilative capacity. The properties in the village have their own means of wastewater treatment and disposal, comprising of septic tanks / individual wastewater treatment systems. There is no public water supply in the village.

32.2.5. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

32.2.6. Parts of Teerelton have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how

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

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

32.2.8. Improvements to public lighting and public footpaths are also desirable.

32.2.9. Teerelton has a basic level of services and community facilities. The village has a primary school which has been recently expanded to include a new car-park. The primary school had an enrolment of 74 children in 2008-2009. The village also has a Garda Station which is located outside the boundary of the settlement. There is an absence of recreational facilities in the village.

Environment and Heritage

32.2.10. There are no buildings or other structures in the Record of Protected Structures within Teerelton.

32.2.11. There are no Natura 2000 sites including Nature Conservation Areas in or near to Teerelton.

32.2.12. There is one designated scenic route, the S36 to the east of the village with views of the valleys and mountainous rugged landscape.

32.2.13. As detailed in the Draft Landscape Strategy 2007, Teerelton is located in an area of the County where the landscape is deemed to be of low value (monotonous landscapes without particular scenic quality, local level of natural or cultural heritage), low sensitivity (are robust landscapes, which are tolerant to change and which have the ability to accommodate development pressure), and of Local Importance. The village is located within Landscape Type 10a – Fissured Fertile Middleground.

32.2.14. In relation to water quality, there is a watercourse which flows through the village which is a minor tributary of the River Lee which according to the South Western River Basin District (SWRBD) plan is a Natura 2000 site (The Gearagh - SAC and SPA) and is a protected area. According to the South Western River Basin District (SWRBD) plan, the River Lee is currently of 'good' river quality status. The treatment of wastewater in Teerelton should conform with the

requirements outlined in DB-01, which will contribute to the protection of water quality to 'good' status by 2015.

32.3 PROBLEMS AND OPPORTUNITIES

32.3.1. During the life of this Plan, development in Teerelton will focus mainly on consolidating the village core as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

32.3.2. The development boundary for Teerelton defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. There is a need to discourage development on the north western portion of the cross roads due to the low lying terrain and historic battle site. In particular, the priority should be to secure the completion of the residential housing development located to the south-east of the village core.

32.3.3. It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting, public footpaths and traffic calming measures are also desirable.

32.4 PLANNING PROPOSALS : TEERELTON

Overall Scale of Development.

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

32.4.2. The development boundary for Teerelton as defined in the 2005 Local Area Plan contained significant areas of unzoned land, a significant portion of which remains undeveloped at the start of 2010. Planning permission exists for the construction of 3 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.

32.4.3. Having regard to the village status of Teerelton, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary reflects the existing pattern of development and provides adequate land for future growth. It is therefore considered reasonable to retain it as defined in 2005, although it is clear that not all the land within the boundary will be required for development over the lifetime of this plan.

32.4.4. This plan envisages development of up to 16 additional dwellings in the village up to 2020 (including permitted residential development), taking the housing stock to approximately 34 units by 2020. Given the scale and development pattern of the village, it is considered that any individual scheme for new housing development should not be larger than 3 dwellings.

32.4.5. The primary location for development is the area to the south-east of the existing village core where the most recent residential development has occurred.

32.4.6. There is pressure for one-off houses on approach roads to the village. Outside the development boundary, the land form part of the open countryside and is subject to the policies and objectives of the Cork County Development Plan 2009.

General Objective

32.4.7. The general zoning objective for Teerelton is set out in the following table:-

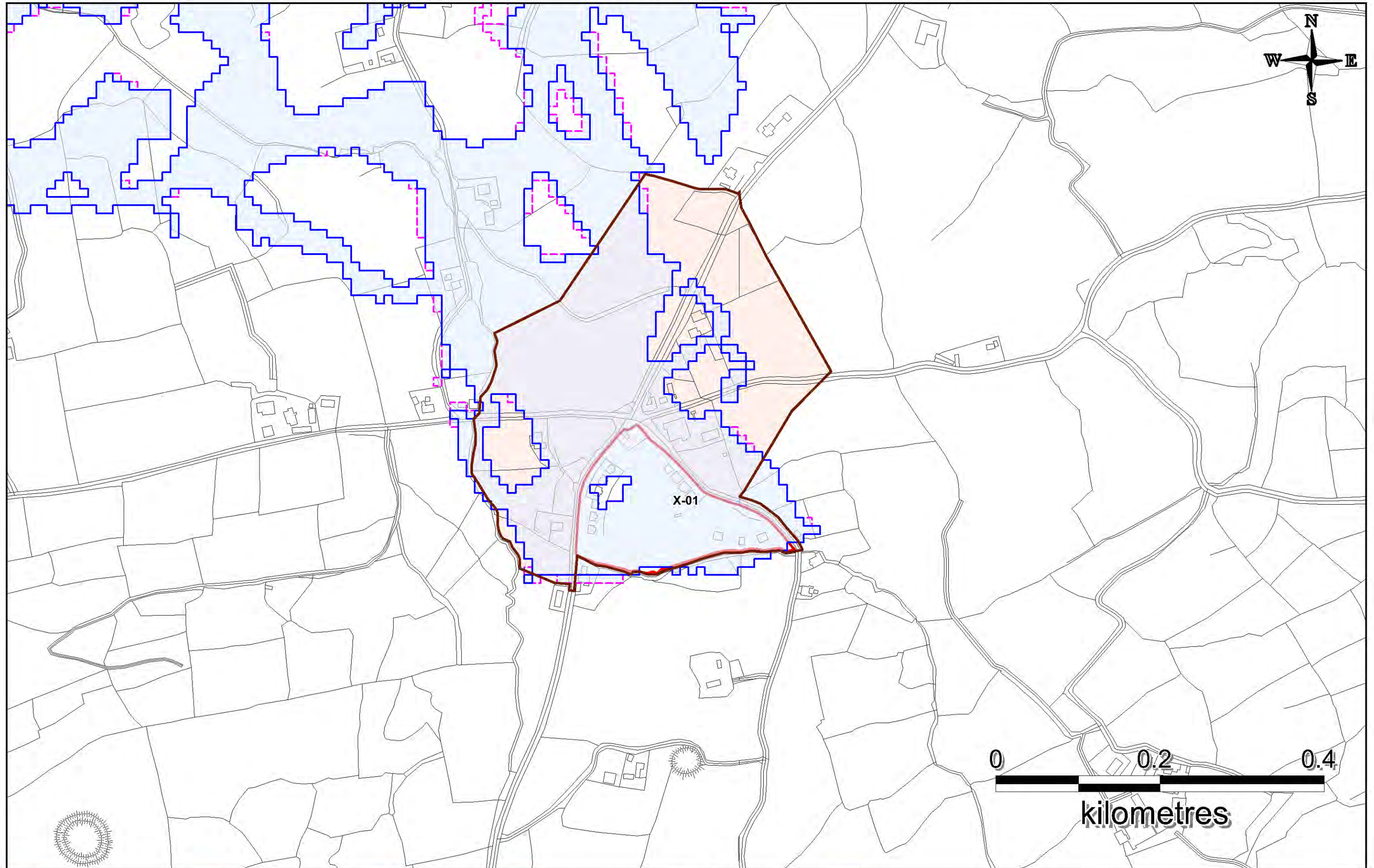
Objective No.	General Objectives
DB-01	<p>(a) Within the development boundary of Teerelton it is an objective to encourage the development of up to 16 houses in the period 2010 – 2020 (including 3 permitted units). In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale, character and be consistent with the vernacular architecture of the existing village and will not normally exceed the provision of up to 3 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(e) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>(f) Business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</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>

Objective No.	<u>General Objectives</u>
DB-01	(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.

Special Policy Area

32.4.8. There is a need to encourage the completion of the residential scheme which is located on a prominent site in close proximity to the village core. The special zoning objective for this site is set out in the following table:

Objective No.	<u>Special Policy Area</u>
X-01	<p>Secure the completion of residential development scheme.</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>



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

Caheragh

Connonagh

Drombeg

Johnstown

Lislevane

Lyre

Rathmore

Togher

Tooms

33 Caheragh

33.1 VISION AND CONTEXT

The vision for Caheragh is to encourage development within the village nucleus and to recognise its function as a clustered rural settlement which provides local services.

Strategic Context

33.1.1. Caheragh is located within the West Strategic Planning Area and within the Skibbereen Electoral Area. In the overall strategy of this Local Area Plan, Caheragh is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

33.1.2. The lands that surround the villages are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

33.1.3. Caheragh village nucleus is located approximately 9km north of Skibbereen. Caheragh is located on the R594 road midway (9km) between Bantry and Skibbereen. The settlement is very close to Drimoleague (less than 3km) and is also close to the regional road (R586) to Bantry from Drimoleague and Dunmanway.

33.1.4. The village consists of a series of three distinct nodes on the R586. The northern node comprises of some residential development, community building and the cemetery. The central node includes a small amenity area, small shop, public house and petrol station with a parking area. There are two churches, a community building, primary school and a recently completed childcare facility located on the southern portion of the settlement.

33.2 PLANNING CONSIDERATIONS

Population and Housing

33.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Caheragh grew from 10 houses in 2001 to 25 houses in 2010.

33.2.2. The following table gives a summary of the houses in Caheragh during the 2001 – 2010 period. It is clear that the village has experienced significant growth over the last 10 years, particularly in the northern node of the village where a residential scheme was completed. Currently there are 2 units with permission which are not yet constructed.

Table 33.1 Houses in Caheragh 2001-2010			
	2001	2005	2010
Housing	10	11	25

Table 33.1. Number of Houses in Caheragh during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

33.2.3. Caheragh functions as a local service centre and community facilities within the settlement include a primary school, two churches community building and a community childcare facility.

33.2.4. In terms of education, Caheragh National School is a mixed school with an enrolment of 80 children in the 2008-2009 academic year. At present there is no requirement for further accommodation to cater for incoming pupils.

33.2.5. There is no wastewater treatment infrastructure in the settlement and there is limited public water supply pending the construction of the Skibbereen Regional Water Supply Scheme (Phase 4) which is included in the WSIP 2010-2012. All houses within the village are served by wastewater treatment systems / individual septic tanks.

33.2.6. There are no known flood hazards in this settlement.

33.2.7. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

33.2.8. There are some areas of Caheragh served with public lighting and there are limited footpaths within the village.

Environment and Heritage

33.2.9. There are no Natura 2000 sites including Nature Conservation Areas in or near to Caheragh.

33.2.10. In relation to water quality, the Ahaneaclea Stream which is a minor tributary of the Ilen River flows to the east of the village. According to the South Western River Basin District (SWRBD) plan, the Ilen River is currently of 'good' river quality status. The treatment of wastewater in Caheragh should conform with the requirements outlined in DB-01, which will contribute to the protection of water quality to 'good' status by 2015.

33.2.11. There are no buildings or other structures in the Record of Protected Structures within Caheragh. However, there is a clock tower built in 1822 at the entrance to the cemetery, which may be a possible candidate for inclusion on the Record of Protected Structures.

33.2.12. As detailed in the Draft Landscape Strategy 2007, the 'character type' for the area around Caheragh is Type 9 - *Broad Marginal Middleground and Lowland Basin*. The landscape value in this area is deemed to be low and the landscape sensitivity is also *medium*. The landscape importance is at a *local level*. This landscape is characterised by a broad shallow basin serving the River Ilen and its tributaries enclosed by rugged ridges and rocky outcrops.

33.3 PROBLEMS AND OPPORTUNITIES

33.3.1. During the life of this Plan, development in Caheragh will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion on low lying lands, in close proximity to the village centre.

33.3.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. There has been a Village Design Statement prepared for Caheragh which indicates that the land to the west should be protected because it is a flood plain of the river that runs through the area. The eastern side of the settlement to the north of the Catholic Church is more favourable for development as it is on higher ground.

33.3.3. It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting, public footpaths and traffic calming measures are also required.

33.4 SPECIFIC ZONING OBJECTIVES: CAHERAGH

Overall Scale of Development

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

33.4.2. There was no development boundary for Caheragh in the 2005 Local Area Plan. This plan proposes a development boundary for

Caheragh which defines the extent of the built up area where new development may be located.

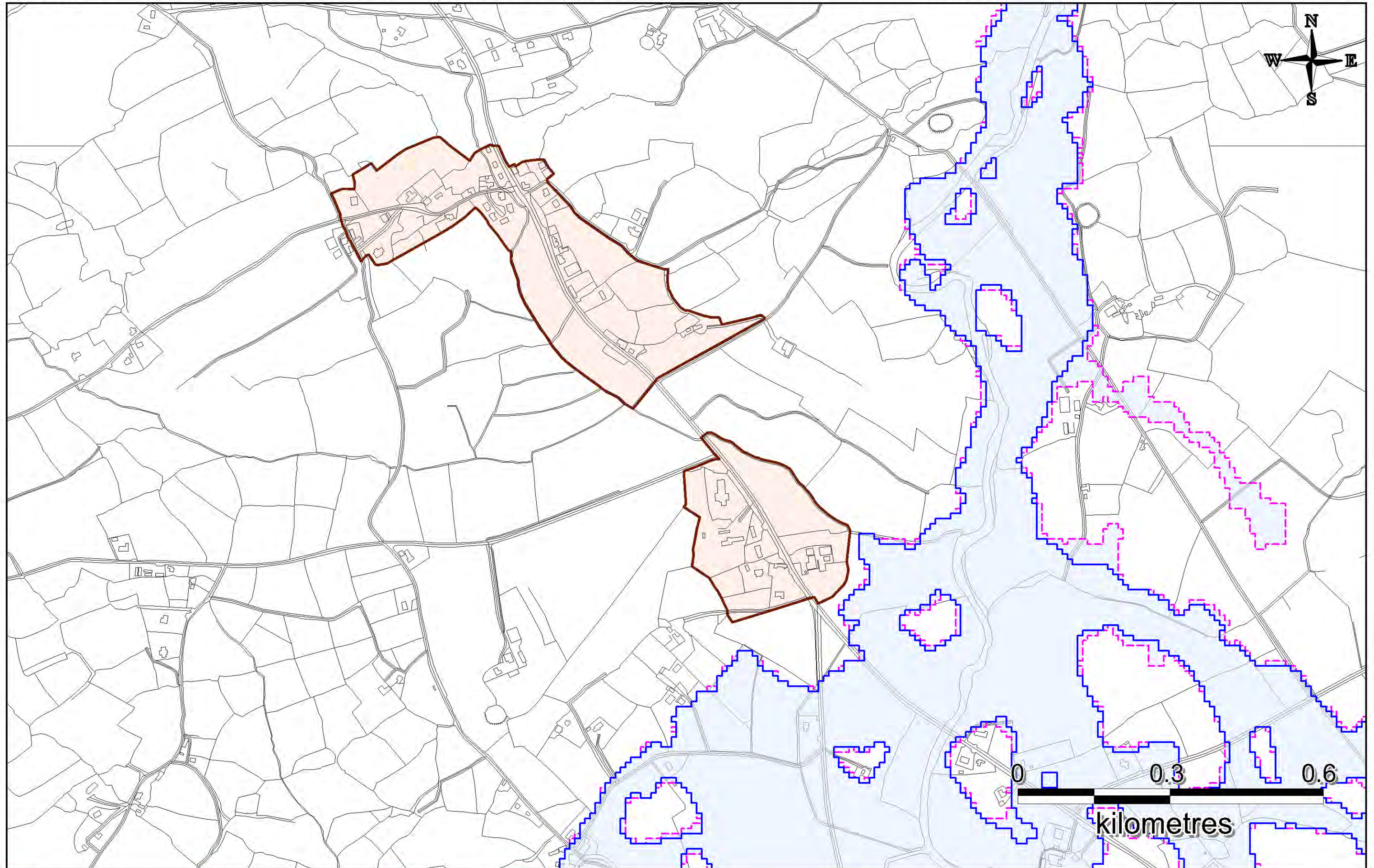
33.4.3. This plan envisages development of up to 15 additional dwellings (including permitted development) in the village up to 2020, taking the housing stock to approximately 40 units by 2020. Given the scale and development pattern of the village it is considered that any individual scheme for new housing development should not be larger than 4 dwellings.

33.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Caheragh.

33.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

33.4.6. The general objective for Caheragh is set out in the following table:

<i>Objective No.</i>	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Caheragh it is an objective to encourage the development of up to 15 houses (including 2 permitted units) in the period 2010 – 2020. New development should be focused near the church and school in the southern node. Development in the central node should be focused on the area of land to the east of the main road. Development along the western side of the main road should be discouraged because of the possible threat of flooding from the flood plain.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village nucleus and will not normally exceed the provision of up to 4 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(e) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

34 Connonagh

34.1 VISION AND CONTEXT

The vision for Connonagh is to maintain its attractive rural setting, while allowing for some small scale individual dwellings in accordance with the policies of the County Development Plan.

Strategic Context

34.1.1. Connonagh is located within the West Strategic Planning Area and within the Skibbereen Electoral Area. In the overall strategy of this Local Area Plan, Connonagh is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

34.1.2. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

34.1.3. Connonagh village nucleus is located on the national road (N71) between Rosscarberry and Leap approximately 13km east of Skibbereen. The settlement is situated at a crossroads with the secondary road to Reenascreena and on to Drinagh. The settlement which is located in a river valley (Roury) surrounded by woodland, is very picturesque with a concentration of housing on the north side of the main road. A forest walk has been developed on the south-western side of the settlement and there is a public parking area off the N71.

34.2 PLANNING CONSIDERATIONS

Population and Housing

34.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Connonagh grew from 9 houses in 2001 to 11 houses in 2010. There have been some individual houses developed to the north of the village.

34.2.2. The following table gives a summary of the houses in Connonagh during the period, 2001 – 2010. It is clear that growth in the village has remained relatively low over the last 10 years.

Table 34.1 Houses in Connonagh 2001-2010			
	2001	2005	2010
Housing	9	9	11

Table 34.1. Number of Houses in Connonagh during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

34.2.3. Connonagh functions as a basic service centre for the wider area and the village depends on both Leap and Rosscarberry for retail, social and community facilities. There are two public houses within the settlement.

34.2.4. There is a forest recreation area located outside the boundary of the settlement to the west.

34.2.5. There is no wastewater treatment infrastructure and there is limited capacity in the public water supply. All houses within the village are served by individual wastewater treatment systems / septic tanks.

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

Employment and Economy

34.2.7. There is employment and local economic activity in the village including a pre-cast concrete garden products business, an oven-stove antiques sales outlet and a car garage. The old co-op building has also been re-developed as a renewable energy sales outlet.

Environment and Heritage

34.2.8. There are no Natura 2000 sites including Nature Conservation Areas in or near to Connonagh.

34.2.9. In relation to water quality, the Roury River flows through the village. According to the South Western River Basin District (SWRBD)

plan, the River is currently of 'moderate' river quality status. The treatment of wastewater in Connonagh should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

34.2.10. As detailed in the Draft Landscape Strategy 2007, Connonagh is located in an area of the County where the landscape is deemed to be of *medium value* (landscapes with positive characters and with local or county importance), *medium sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of *County Importance*. The settlement is located within Landscape Type 7a – *Rolling Patchwork Farmland*.

34.2.11. There are no buildings or other structures in the Record of Protected Structures within Connonagh.

34.3 PROBLEMS AND OPPORTUNITIES

34.3.1. During the life of this Plan, development in Connonagh will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion on the northern side of the main road, in close proximity to the village centre.

34.3.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. Development on lands to the south of the main road should be avoided, which should be retained for forestry and other agricultural uses. Any new development with a proposed access from the main N71 should not be permitted, unless it is demonstrated that the proposal does not constitute a traffic hazard.

34.3.3. It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

34.3.4. There may be scope for the development of an amenity area adjoining the bridge and river to the south of the main road, subject to traffic safety. Traffic calming measures are also required within the settlement.

34.4 SPECIFIC ZONING OBJECTIVES: CONNONAGH

Overall Scale of Development

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

34.4.2. There was no development boundary for Connonagh in the 2005 Local Area Plan. This plan proposes a development boundary for

Connonagh which defines the extent of the built up area where new development may be located.

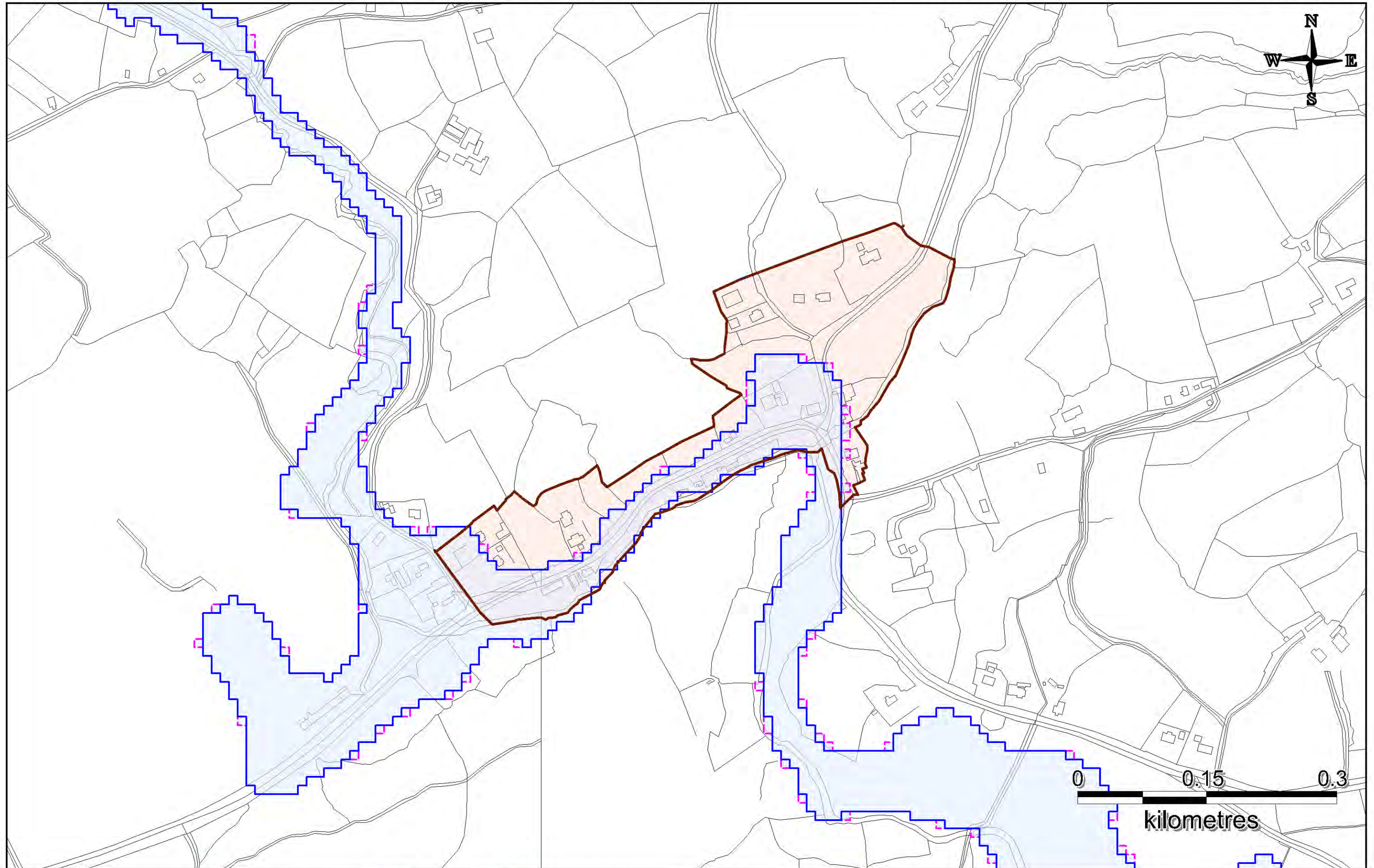
34.4.3. This plan envisages development of up to 3 additional dwellings in the village up to 2020, taking the housing stock to approximately 14 units by 2020. Given the scale and development pattern of the village, it is considered that the development potential of Connonagh be limited to individual dwellings supported by individual wastewater treatment systems.

34.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Connonagh and would not be over-dominant in views of the village when approaching the settlement from the east and west.

34.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

34.4.6. The general objective for Connonagh is set out in the following table:

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Connonagh it is an objective to encourage the development of up to 3 houses in the period 2010 – 2020. New residential development should be in the form of individual dwelling houses to be located on suitable sites to the north of the main road close to the settlement centre, leaving the southern portion in forestry and other agricultural use.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) Development proposing a new access to the N71 should not be permitted, unless it can be demonstrated that the proposal does not constitute a traffic hazard.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(e) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>



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

35 Drombeg

35.1 VISION AND CONTEXT

The vision for Drombeg is to maintain its setting, while allowing for some small scale individual dwellings in accordance with the policies of the County Development Plan.

Strategic Context

35.1.1. Drombeg is located within the West Strategic Planning Area and within the Skibbereen Electoral Area. In the overall strategy of this Local Area Plan, Drombeg is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

35.1.2. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

35.1.3. Drombeg village nucleus is located approximately 1km east of Glandore village. Drombeg is located along the regional road, R597, between Glandore and Rosscarberry. The settlement has good road links to adjoining towns. The small settlement consists of a cluster of houses, which are centred around the school and church. The Regional Route R597 and the two county roads south of it serving the Drombeg area are designated scenic routes (S80 and S81).

35.2 PLANNING CONSIDERATIONS

Population and Housing

35.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Drombeg grew from 7 houses in 2001 to 8 houses in 2010. The following table gives a summary of the houses in Drombeg during the period, 2001 – 2010. It is clear that growth in the village has remained low over the last 10 years.

Table 35.1 Houses in Drombeg 2001-2010			
	2001	2005	2010
Housing	7	8	8

Table 35.1. Number of Houses in Drombeg during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

35.2.2. Drombeg functions as a local service centre and community facilities within the settlement include a primary school and church. The burial ground adjoins the church. There is adequate land provided within the development boundary to the north should any need arise for the future extension of the burial ground.

35.2.3. There is no public water supply and wastewater treatment is by means of individual systems.

35.2.4. There are no known flood hazards in this settlement.

35.2.5. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Environment and Heritage

35.2.6. There are no Natura 2000 sites including Nature Conservation Areas in or near to Drombeg. There are two scenic routes (S80 and S81) within and in close proximity to Drombeg, including the regional road which passes through the settlement from Rosscarberry to Leap. Part of the settlement is also within the scenic landscape designation.

35.2.7. In relation to water quality, there are no watercourses in the vicinity of the settlement. The overall status of the Groundwater at this location is 'Good' and this should be protected.

35.2.8. As detailed in the Draft Landscape Strategy 2007, Drombeg is located in an area of the County where the landscape is deemed to be of *Medium Value* (landscapes with positive characters and with local or county importance), *Medium Sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of *County Importance*. The settlement is located within Landscape Type 7a – *Rolling Patchwork Farmland*.

35.2.9. The Drombeg Stone Circle, which is listed for protection, is located to the south of the R597.

35.3 PROBLEMS AND OPPORTUNITIES

35.3.1. During the life of this Plan, development in Drombeg will focus mainly on consolidating the village nucleus as a provider of local services

along with some limited residential expansion on suitable sites to the north the village centre.

35.3.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. Development on elevated lands is to be avoided. Development on lands outside of the development boundary should be resisted, particularly on the R597 Regional Road which is a designated scenic route.

35.4 SPECIFIC ZONING OBJECTIVES: DROMBEG

Overall Scale of Development

35.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development.

35.4.2. There was no development boundary for Drombeg in the 2005 Local Area Plan. This plan proposes a development boundary for Drombeg which defines the extent of the built up area where new development may be located.

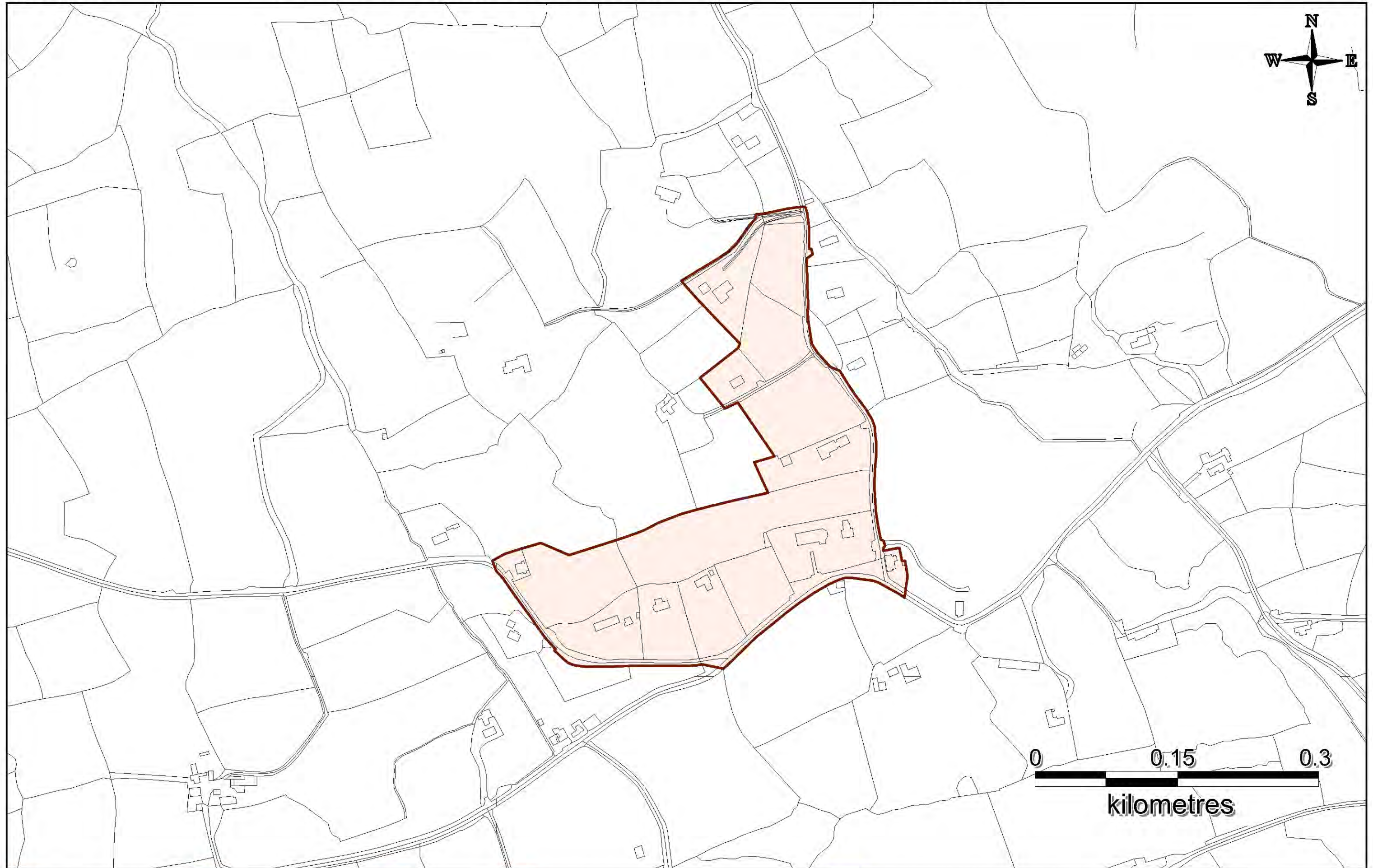
35.4.3. This plan envisages development of up to 4 additional dwellings in the village up to 2020, taking the housing stock to approximately 12 units by 2020. Given the scale and development pattern of the village, it is considered that the development potential of Drombeg be limited to individual dwellings supported by individual wastewater treatment systems.

35.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Drombeg and have due regard to any scenic landscape and scenic route designations and the sensitive nature of this coastal landscape.

35.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

35.4.6. The general objective for Drombeg is set out in the following table:

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Drombeg it is an objective to encourage the development of up to 4 houses in the period 2010 – 2020 in the form of individual dwelling houses to be located on suitable sites to the north of the primary school.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply, unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. Development should avoid steeply sloping sites and be sensitively designed to have due consideration to the topography and visual amenities of the area. In particular, any development should have due consideration to scenic landscape and scenic route designations and the sensitive nature of this coastal landscape.</p> <p>(d) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

36 Johnstown

36.1 VISION AND CONTEXT

The vision for Johnstown is to encourage development within the village nucleus and restore a village core for local services.

Strategic Context

36.1.1. Johnstown village nucleus is located approximately 10km north of Dunmanway. Johnstown is located within the West Strategic Planning Area and within the Skibbereen Electoral Area.

36.1.2. In the overall strategy of this Local Area Plan, Johnstown is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

36.1.3. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

36.1.4. Johnstown village nucleus is an elevated settlement located to the west of the regional road (R587) between Kilmichael (approx 4km) and Shanlaragh (approx 3km).

36.2 Planning considerations

Population and Housing

36.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that the number of houses in Johnstown has increased from 13 to 15 during the period, 2001-2010. The following table gives a summary of the houses in Johnstown during the period, 2001 – 2010. There has been some new residential development in the form of individual detached houses built between the church and the public house.

Table 36.1 Houses in Johnstown 2001-2010			
	2001	2005	2010
Housing	13	15	15

Table 36.1. Number of Houses in Johnstown during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

36.2.2. Johnstown functions as a local service centre for the rural hinterland and community facilities within the settlement include the Church and the Primary School which is located outside the development boundary to the west. There is also a public house located at the crossroads of the village.

36.2.3. There is no wastewater treatment infrastructure and there is no spare capacity in the public water supply. All houses within the village are served by individual wastewater treatment systems / septic tanks.

36.2.4. There are no known flood hazards in this settlement.

36.2.5. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Environment and Heritage

36.2.6. There are no Natura 2000 sites including Nature Conservation Areas in or near to Johnstown.

36.2.7. In relation to water quality, there are no watercourses within the settlement. The Cummernamart River to the west of the settlement is part of the Bandon / Caha SAC freshwater pearl mussel catchment area and is a protected area. The overall status of the Groundwater at this location is 'Good' and this should be protected.

36.2.8. As detailed in the Draft Landscape Strategy 2007, the 'character type' for the area around Johnstown is Ridged and Peaked Upland. The landscape value in this area is deemed to be *high* and the landscape sensitivity is also *high*. The landscape importance is at a *county level*. This landscape type has been glaciated and comprises a fairly rugged and rolling mountainous topography at a relatively high elevation.

36.2.9. There are no buildings or other structures in the Record of Protected Structures within Johnstown.

36.3 PROBLEMS AND OPPORTUNITIES

36.3.1. During the life of this Plan, development in Johnstown will focus mainly on consolidating the village nucleus as a provider of local

services along with some limited residential expansion on lands, in close proximity to the village centre.

36.3.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

36.3.3. It is important that residential development is complemented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

36.4 SPECIFIC ZONING OBJECTIVES: JOHNSTOWN

Overall Scale of Development

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

36.4.2. There was no development boundary for Johnstown in the 2005 Local Area Plan. This plan proposes a development boundary for Johnstown which defines the extent of the built up area where new development may be located.

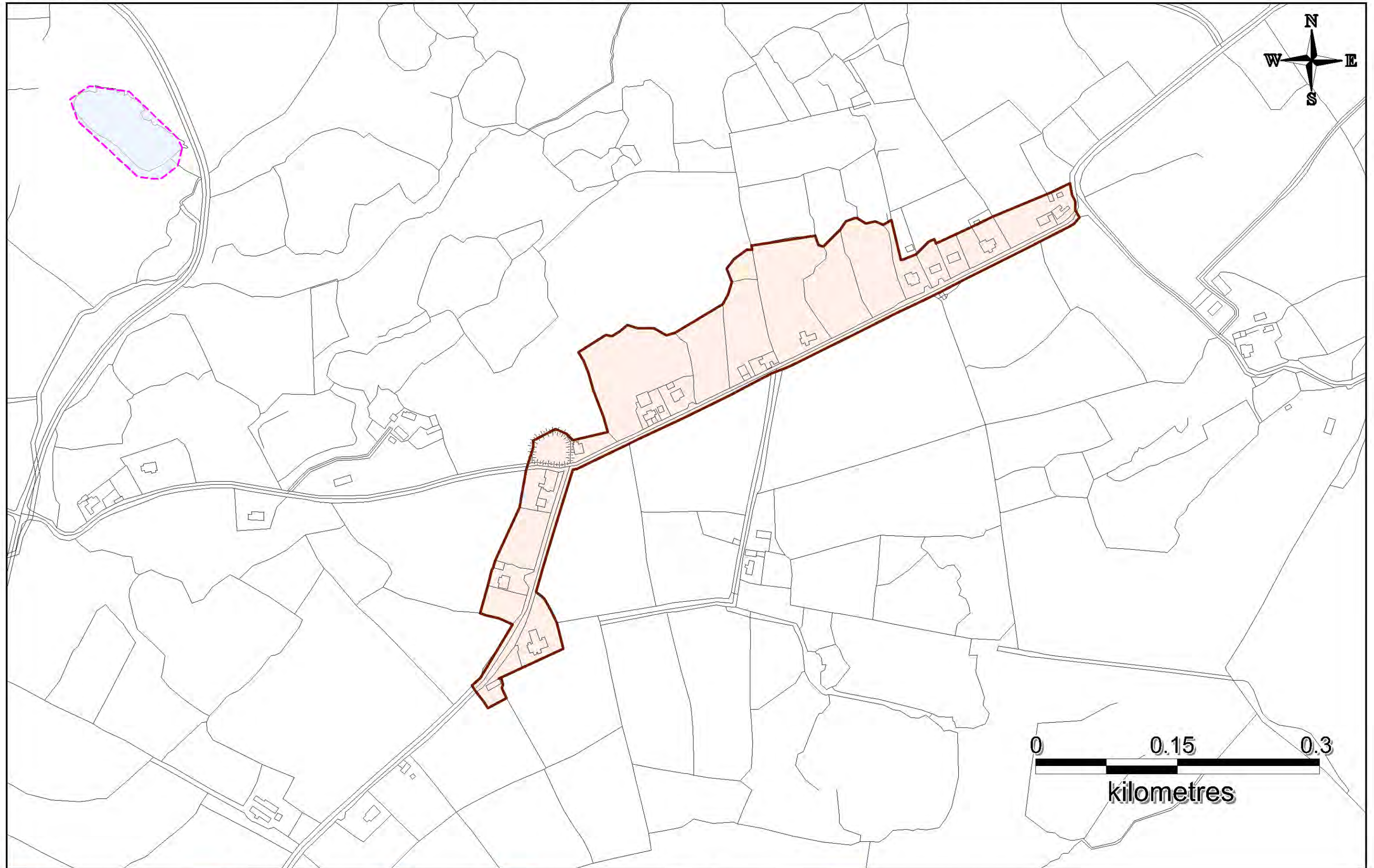
36.4.3. This plan envisages development of up to 5 additional dwellings in the village nucleus up to 2020, taking the housing stock to approximately 20 units by 2020. Given the scale and development pattern of the village, it is considered that the development potential of Johnstown be limited to individual dwellings supported by individual wastewater treatment systems.

36.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Johnstown.

36.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

36.4.6. The general objective for Johnstown is set out in the following table:

<i>Objective No.</i>	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Johnstown it is an objective to encourage the development of up to 5 houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p> <p>(d) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

37 Lislevane

37.1 VISION AND CONTEXT

The vision for Lislevane is to encourage development within the village nucleus and to protect the main approaches to the village from ribbon development.

Strategic Context

37.1.1. Lislevane village nucleus is located approximately 3.5km south of Timoleague and south-west of Courtmacsherry on the main road between Courtmacsherry and Clonakilty. The village is located within the West Strategic Planning Area and within the Skibbereen Electoral Area.

37.1.2. In the overall strategy of this Local Area Plan, Lislevane is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflects the character of the village.

37.1.3. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

37.1.4. Although the village is very close to the other village of Butlerstown (1.5km), it is a central point for services in the largely rural area surrounded by agricultural production and tourism. As an old established village, there is existing housing along the main street, a public house, post office and petrol station.

37.1.5. The village is the residential part of the major Barryroe Co-operative creamery and shopping centre which is located approximately 0.4km east of the centre of Lislevane. The village is also close to the Tirnanean crossroads which has the primary school, church and a number of clusters of houses. The school is the main school for the catchment area outside of Timoleague.

37.2 PLANNING CONSIDERATIONS

Population and Housing

37.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Lislevane grew from 9 houses in 2001 to 11 houses in 2010.

37.2.2. The following table gives a summary of the houses in Lislevane during the period, 2001 – 2010. It is clear that growth in the village has remained low over the last 10 years.

Table 37.1 Houses in Lislevane 2001-2010			
	2001	2005	2010
Housing	9	10	11

Table 37.1. Number of Houses in Lislevane during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

37.2.3. Lislevane functions as a local service centre. The village include a petrol station, public house and post office. The village cemetery is located to the west of the crossroads in Lislevane.

37.2.4. The community facilities for Lislevane are located approximately 0.6km south-east of the settlement in Tirnanean crossroads where the primary school and Church are located.

37.2.5. There is no wastewater treatment infrastructure within Lislevane. All houses within the village are served by individual wastewater treatment systems / septic tanks. The water supply is limited pending augmentation from the proposed Dunmanway Regional Water Supply Scheme.

37.2.6. There are no known flood hazards in this settlement.

37.2.7. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

37.2.8. The village is served with public lighting and footpaths.

Employment and Economy

37.2.9. The main employment centre and economic activity for the village is located approximately 0.4km east of Lislevane concentrated around the Barryroe Co-operative creamery and shopping centre. Barryroe plays the part of providing employment and some of the retail services for the majority of all the residents in the wider area.

Environment and Heritage

37.2.10. Seven Heads and Dunworly Bay proposed Natural Heritage Area (pNHA site code – 001077) is located to the south-west of the settlement.

37.2.11. In relation to water quality, there is a watercourse which flows from the east to the south of the settlement to Dunworly Bay. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is also 'moderate'. The treatment of wastewater in Lislevane should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

37.2.12. There are no buildings or other structures in the Record of Protected Structures within Lislevane.

37.2.13. As detailed in the Draft Landscape Strategy 2007, Lislevane is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The settlement is located within Landscape Type 3 – Indented Estuarine Coast.

37.3 PROBLEMS AND OPPORTUNITIES

37.3.1. During the life of this Plan, development in Lislevane will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

37.3.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

37.3.3. It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting, public footpaths and traffic calming measures are also desirable.

37.4 SPECIFIC ZONING OBJECTIVES: LISLEVANE

Overall Scale of Development

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

opportunities in the locality and the continued provision of local services.

37.4.2. There was no development boundary for Lislevane in the 2005 Local Area Plan. This plan proposes a development boundary for Lislevane which defines the extent of the built up area where new development may be located.

37.4.3. This plan envisages development of up to 5 additional dwellings in the village up to 2020, taking the housing stock to approximately 16 units by 2020. Given the scale and development pattern of the village it is considered that the development potential of Lislevane be limited to individual dwellings supported by individual wastewater treatment systems.

37.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Lislevane.

37.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

37.4.6. The general objective for Lislevane is set out in the following table:

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Lislevane it is an objective to encourage the development of up to 5 houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply, unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(d) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

38 Lyre

38.1 VISION AND CONTEXT

The vision for Lyre is to maintain its rural setting, while allowing for some small scale individual dwellings in accordance with the policies of the County Development Plan.

Strategic Context

38.1.1. Lyre is located within the West Strategic Planning Area and within the Skibbereen Electoral Area.

38.1.2. In the overall strategy of this Local Area Plan, Lyre is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing. It is important that new development is provided at a scale, layout and design that reflect the character of the village.

38.1.3. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

38.1.4. Lyre is an established village nucleus located on the (R568) between Clonakilty and Enniskeane. Lyre is located in relatively close proximity to Rossmore village (approximately 4km).

38.2 PLANNING CONSIDERATIONS

Population and Housing

38.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Lyre grew from 4 houses in 2001 to 10 houses in 2010.

38.2.2. The following table gives a summary of the houses in Lyre during the period, 2001 – 2010. It is clear that growth in the village has remained relatively low over the last 10 years. Some development has taken place in the form of detached dwellings on individual sites adjoining the soccer pitch. There are 4 units with permission within Lyre which are not yet constructed.

Table 38.1 Houses in Lyre 2001-2010			
	2001	2005	2010
Housing	4	6	10

Table 38.1. Number of Houses in Lyre during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

38.2.3. The village enjoys some community facilities in the form of a public house alongside the R568 and a soccer pitch to the north of the cross-roads. Knockskagh National School is located approximately 1km south of the settlement.

38.2.4. There is no capacity in the water supply and wastewater treatment is by means of individual systems.

38.2.5. There are no known flood hazards in this settlement.

38.2.6. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

38.2.7. There are some areas of Lyre served with public lighting and there are limited footpaths within the village.

Environment and Heritage

38.2.8. There are no Natura 2000 sites including Nature Conservation Areas in or near to Lyre.

38.2.9. In relation to water quality, there are a number of watercourses in the vicinity of the settlement which are minor tributaries of the Argideen River. According to the South Western River Basin District (SWRBD) plan, the Argideen River is currently of 'moderate' river quality status and is used downstream for 'drinking water' abstraction and is a protected area. The treatment of wastewater in Lyre should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

38.2.10. As detailed in the Draft Landscape Strategy 2007, Lyre is located in an area of the County where the landscape is deemed to be of *medium value* (landscapes with positive characters and with local or county importance), *medium sensitivity* (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development), and of *County Importance*. The settlement is located within Landscape Type 7a – *Rolling Patchwork Farmland*.

38.2.11. There are no buildings or other structures in the Record of Protected Structures within Lyre.

38.3 PROBLEMS AND OPPORTUNITIES

38.3.1. During the life of this Plan, development in Lyre will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion.

38.3.2. The development boundary for the village nucleus defines the extent of the built up area, where new development may be considered. Ribbon development on the approach to the settlement should be avoided.

38.3.3. It is important that any residential development is complimented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

38.4 SPECIFIC ZONING OBJECTIVES: LYRE

Overall Scale of Development

38.4.1. Over the lifetime of this Plan, it is an aim to ensure that the scale of new residential development in the village will be in proportion to the pattern and grain of existing development.

38.4.2. There was no development boundary for Lyre in the 2005 Local Area Plan. This plan proposes a development boundary for Lyre which defines the extent of the built up area where new development may be located.

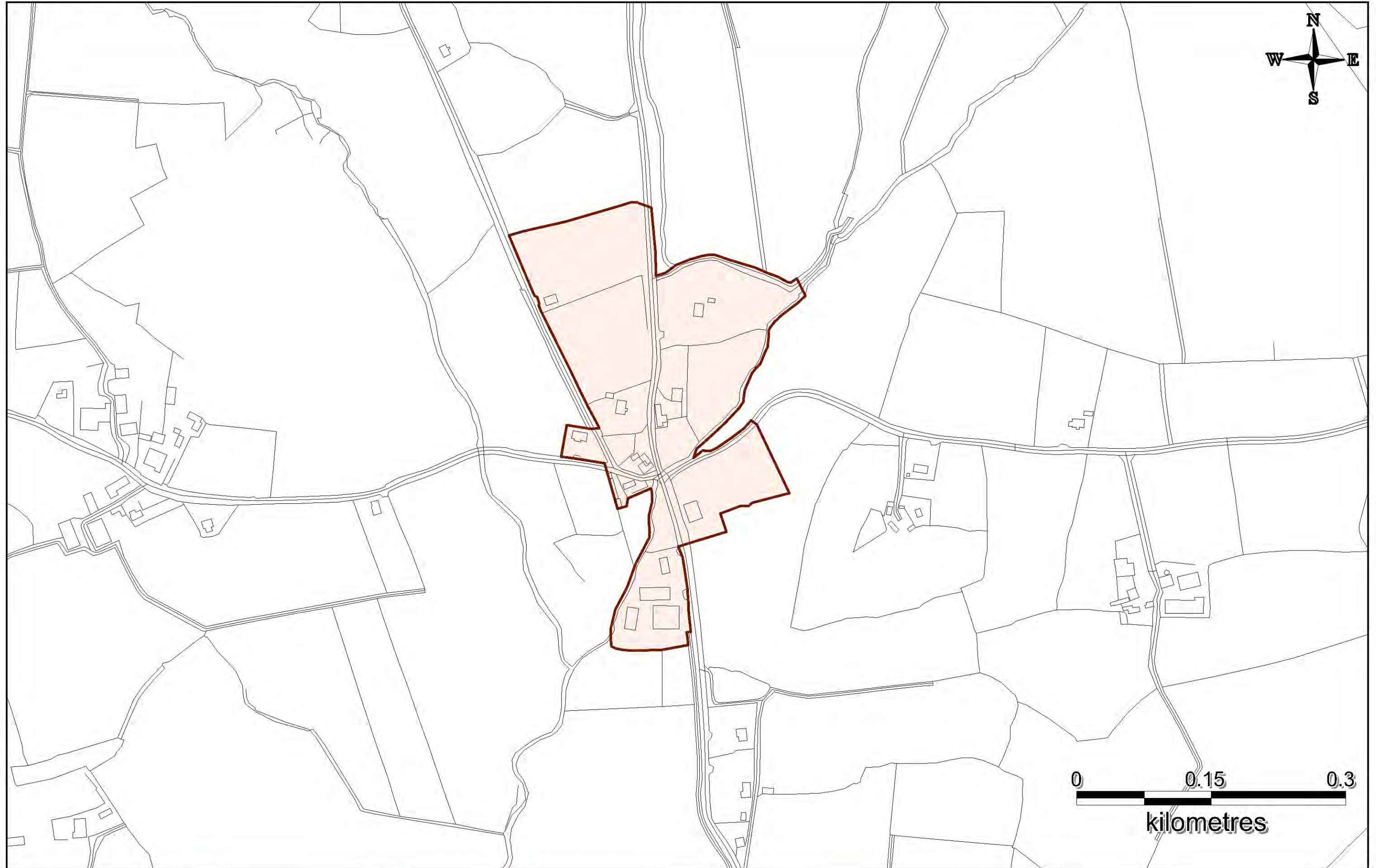
38.4.3. This plan envisages development of up to 8 additional dwellings (including permitted development) in the village up to 2020, taking the housing stock to approximately 18 units by 2020. Given the scale and development pattern of the village it is considered that the development potential of Lyre be limited to individual dwellings supported by individual wastewater treatment systems.

38.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Lyre.

38.4.5. Outside the development boundary, the lands forms part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

38.4.6. The general objective for Lyre is set out in the following table:

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Lyre it is an objective to encourage the development of up to 8 houses (including 4 permitted units) in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply, unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.</p> <p>(d) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

39 Rathmore

39.1 VISION AND CONTEXT

The vision for Rathmore is to recognise its function as a settlement which provides important local services and community facilities.

Strategic Context

39.1.1. Rathmore village nucleus is located approximately 8km south-east of Skibbereen. The village is located within the West Strategic Planning Area and within the Skibbereen Electoral Area.

39.1.2. In the overall strategy of this Local Area Plan, Rathmore is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing and to recognise the function of Rathmore as a settlement which provides important local services. It is important that new development is provided at a scale, layout and design that reflect the character of the village.

39.1.3. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

39.1.4. Rathmore is located approximately 2-3km from Baltimore just off the main regional road (R595) to Skibbereen. The village which contains some important community facilities for the wider hinterland is located next to the causeway to Ringarogy Island.

39.2 PLANNING CONSIDERATIONS

Population and Housing

39.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Rathmore grew from 7 houses in 2001 to 12 houses in 2010.

39.2.2. The following table gives a summary of the houses in Rathmore during the period, 2001 – 2010. It is clear that growth in the village has remained relatively low over the last 10 years.

Table 39.1. Houses in Rathmore 2001-2010			
	2001	2005	2010
Housing	7	9	12

Table 39.1. Number of Houses in Rathmore during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

39.2.3. Rathmore functions as a local service centre for the rural hinterland including Baltimore and community facilities within the settlement include the primary school, Catholic Church and a public house.

39.2.4. In terms of education, Rathmore National School is a mixed school with an enrolment of 118 children in the 2008-2009 academic year. At present there is no requirement for further accommodation to cater for incoming pupils.

39.2.5. The public water supply serving Rathmore is limited pending the completion of the Leap / Baltimore water supply scheme (Phase 1), which is included in the WSIP 2010-2012.

39.2.6. There is no wastewater treatment infrastructure within Rathmore. All houses within the village are served by individual waste water treatment systems / septic tanks.

39.2.7. There are no known flood hazards in this settlement.

39.2.8. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

Employment and Economy

39.2.9. The settlement and wider area provides both local employment and economic produce in local industries such as clothing and seafood.

Environment and Heritage

39.2.10. Baltimore Harbour, including Roaringwater Bay & Islands to the west of the village is designated as a candidate Special Area of Conservation (cSAC site code – 0101) and a proposed Natural Heritage Area (pNHA site code – 0101). Sheep’s Head to Toe Head to

the south of Baltimore is also designated as a Special Protection Area (SPA site code 4156).

39.2.11. In relation to water quality there are no watercourses within the settlement. According to the South Western River Basin District (SWRBD) plan, Baltimore Harbour / Ilen Estuary is a ‘Designated Shellfish Area’ and Natura 2000 site (SAC and SPA) and a protected area. According to the SWRBD Plan, the overall water quality status of the Ilen Estuary ‘Transitional and Coastal Waters’ is ‘Good’. The treatment of wastewater in Rathmore should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to ‘Good’ status by 2021.

39.2.12. There is an area of designated scenic landscape to the west of the village. There are also three designated scenic routes, the S88, the S87 and the S86, which are in close proximity to the village.

39.2.13. As detailed in the Draft Landscape Strategy 2007, Rathmore is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The settlement is located within Landscape Type 4 – Rugged Ridge Peninsulas.

39.2.14. There are no buildings or other structures in the Record of Protected Structures within Rathmore.

39.3 PROBLEMS AND OPPORTUNITIES

39.3.1. During the life of this Plan, development in Rathmore will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion on low lying lands, in close proximity to the village centre.

39.3.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. Development on elevated lands is to be avoided. Development on lands outside of the development boundary should be resisted, particularly to the west due to the steeply sloping nature of the land, which adjoins the designated scenic route.

39.3.3. It is important that residential development is complemented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

39.4 SPECIFIC ZONING OBJECTIVES: RATHMORE

Overall Scale of Development

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

39.4.2. There was no development boundary for Rathmore in the 2005 Local Area Plan. This plan proposes a development boundary for Rathmore which defines the extent of the built up area where new development may be located.

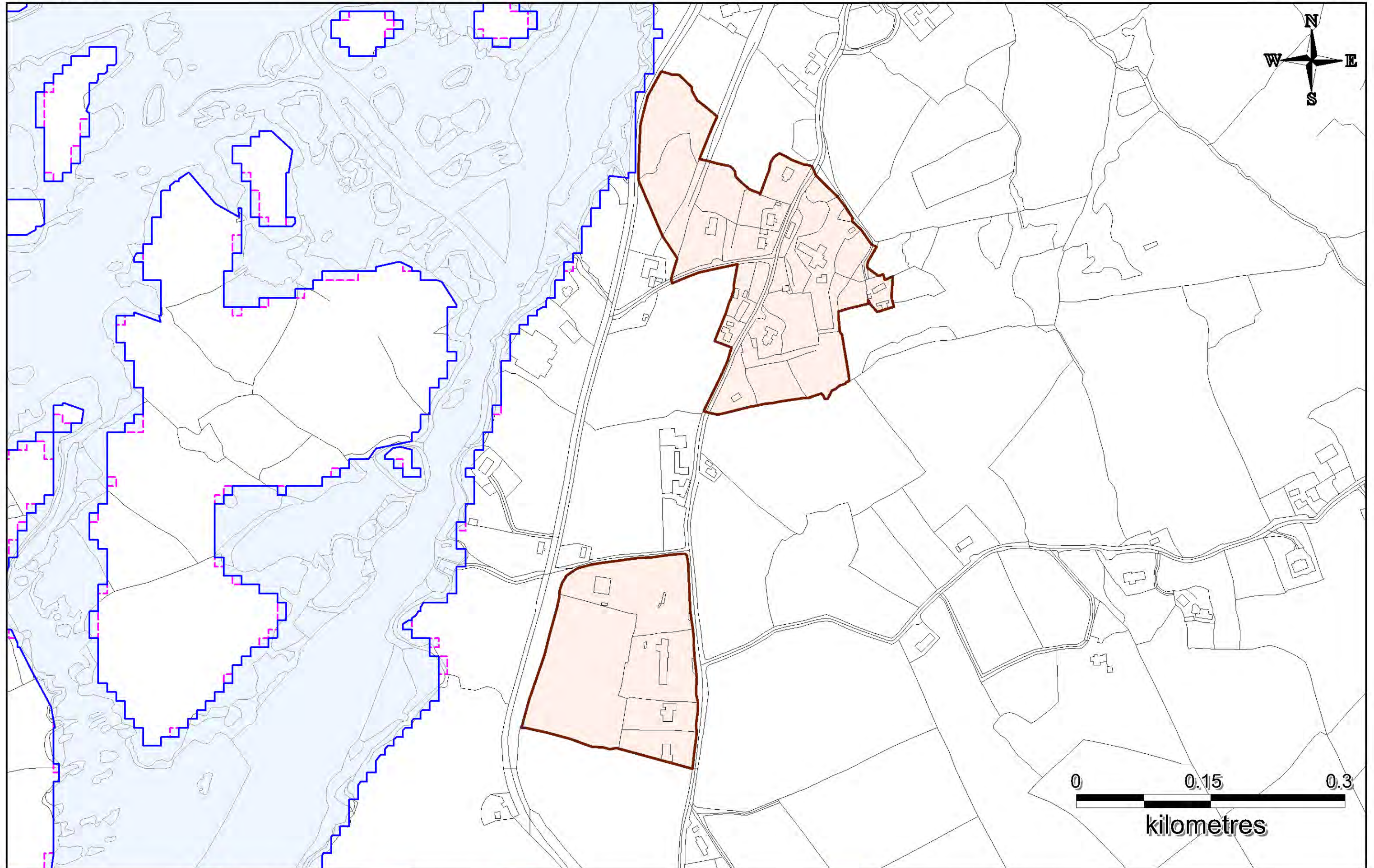
39.4.3. This plan envisages development of up to 5 additional dwellings in the village up to 2020, taking the housing stock to approximately 17 units by 2020. Given the scale and development pattern of the village it is considered that the development potential of Rathmore be limited to individual dwellings supported by individual wastewater treatment systems.














39.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Rathmore and have due regard to any scenic landscape and scenic route designations.

39.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

39.4.6. The general objective for Rathmore is set out in the following table:

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Rathmore it is an objective to encourage the development of up to 5 houses in the period 2010 – 2020, in the form of individual dwelling houses close to the settlement centre.</p> <p>(b) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>(c) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. In particular, any development should have due consideration to scenic landscape and scenic route designations and the sensitive nature of this coastal landscape. Development on steeply sloping and elevated sites should be avoided.</p> <p>(d) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

40 Togher

40.1 VISION AND CONTEXT

The vision for Togher is to encourage development within the village nucleus and restore a village core for local services.

Strategic Context

40.1.1. Togher village nucleus is located approximately 6km north of Dunmanway. The village is located within the West Strategic Planning Area and within the Skibbereen Electoral Area.

40.1.2. In the overall strategy of this Local Area Plan, Togher is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion generally through low-density individual housing, in tandem with the provision of services. It is important that new development is provided at a scale, layout and design that reflect the character of the village.

40.1.3. The lands that surround the village are predominantly in agricultural use, where it is an objective of the Cork County Development Plan 2009 to recognise the value of agriculture to the economic development of the County and continue to protect agricultural farmland against inappropriate land-uses.

Local Context

40.1.4. Togher is located to the north of Dunmanway near the regional road (R585) to Bantry from Cappeen.

40.2 PLANNING CONSIDERATIONS

Population and Housing

40.2.1. Estimates from An Post Geodirectory Data measuring postal addresses and occupied houses indicate that Togher grew from 2 houses in 2001 to 17 houses in 2010.

40.2.2. The following table gives a summary of the houses in Togher during the period, 2001 – 2010. It is clear that Togher experienced a significant level of growth over the last 10 years.

Table 40.1 Houses in Togher 2001-2010			
	2001	2005	2010
Housing	2	9	17

Table 40.1. Number of Houses in Togher during the period 2001-2010 based on Geodirectory results.

Infrastructure and Community Facilities

40.2.3. Togher functions as a local service centre for the wider rural hinterland and community facilities within the settlement include a primary school and a Church. In recent years the village has witnessed some considerable growth, in the form of a small scale residential scheme opposite the primary school and a cluster of 10 individual detached dwellings to the west of the church.

40.2.4. In terms of education, Togher National School is a mixed school with an enrolment of 52 children in the 2008-2009 academic year. At present there is a requirement for further accommodation to cater for incoming pupils.

40.2.5. The increase in population, which the settlement has experienced in recent years, has put extra demands on the village's infrastructure and community facilities.

40.2.6. There is no public water supply and wastewater treatment is by means of individual systems.

40.2.7. There are no known flood hazards in this settlement.

40.2.8. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

40.2.9. There are some areas of Togher served with public lighting and there is limited footpath provision within the existing residential development schemes.

Environment and Heritage

40.2.10. The Bandon River to the east of Togher is designated as a candidate Special Area of Conservation (cSAC site code – 2171). To the west of the settlement, the R585 Regional Road to Kealkill via the Cousane Gap to Derragh Bridge is designated as a scenic route (S29).

40.2.11. As detailed in the Draft Landscape Strategy 2007, the 'character type' for the area around Togher is Rolling Marginal Middleground. The landscape value in this area is deemed to be medium and the landscape sensitivity is also medium. The landscape importance is at a local level. This is a Middleground landscape comprising rolling topography with rugged rocky ridges and knolls of old red sandstone spread across shallow river basins formed by low hills.

40.2.12. Togher Castle (RPS no 00607) which is located to the south-west of the settlement is included in the Record of Protected Structures.

Water Quality

40.2.13. In relation to water quality, there are no watercourses within the settlement. According to the SWRBD Plan, the overall water quality status of the Bandon River is 'High' which is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area', which is a protected area. The treatment of wastewater in Togher should conform with the requirements outlined in DB-01, which will contribute to the protection of water quality to 'Good' status by 2015.

40.3 PROBLEMS AND OPPORTUNITIES

40.3.1. Togher's rural setting, ease of access to Dunmanway and the R585 has made it an attractive location for development in recent years.

40.3.2. During the life of this Plan, development in Togher will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion on lands in close proximity to the village centre.

40.3.3. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development.

40.3.4. It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

40.4 SPECIFIC ZONING OBJECTIVES: TOGHER

Overall Scale of Development

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

40.4.2. There was no development boundary for Togher in the 2005 Local Area Plan. This plan proposes a development boundary for Togher which defines the extent of the built up area where new development may be located.

40.4.3. This plan envisages development of up to 10 additional dwellings in the village up to 2020, taking the housing stock to approximately 27 units by 2020. Given the scale and development

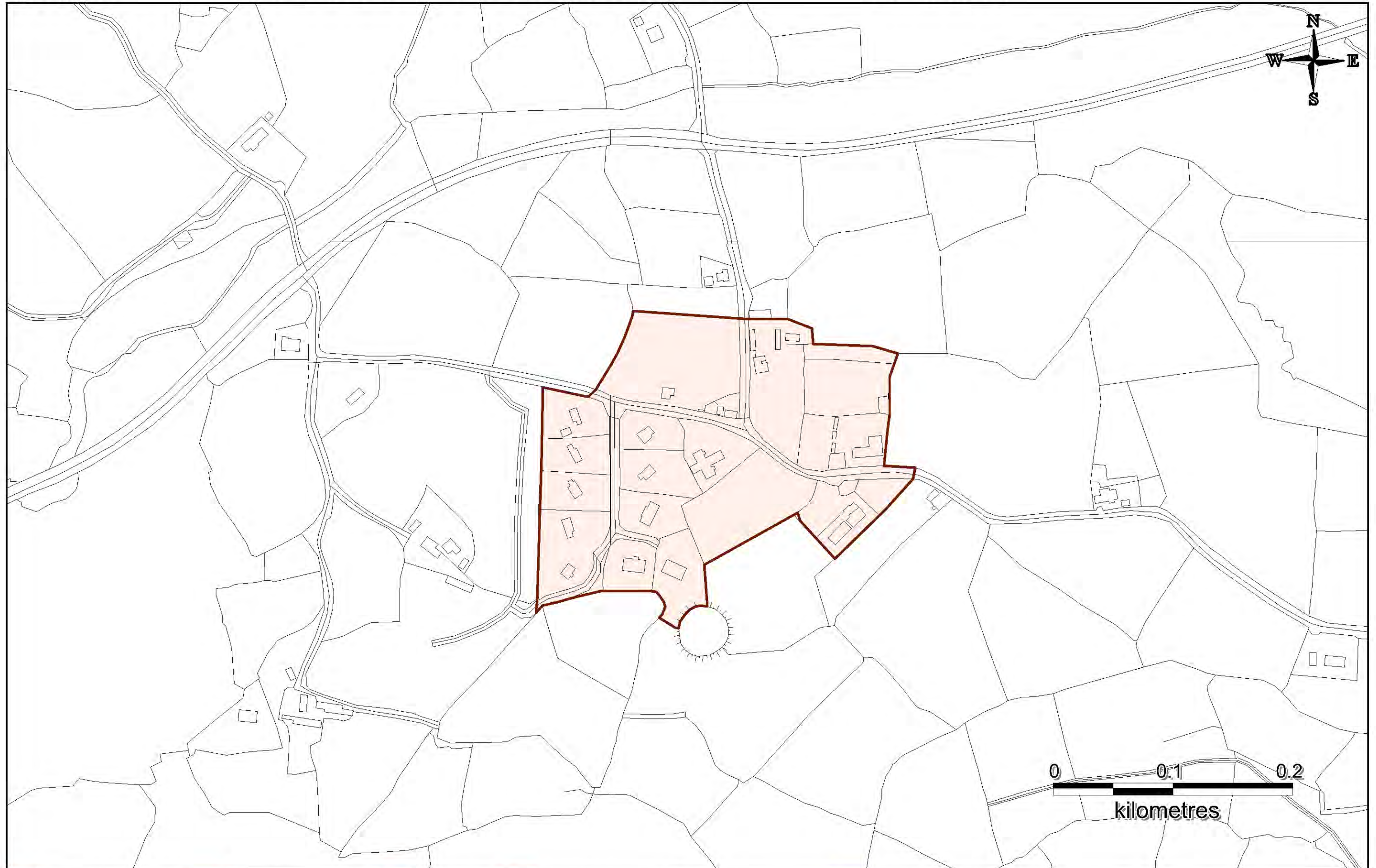
pattern of the village it is considered that any individual scheme for new housing development should not be larger than 3 dwellings.

40.4.4. It is important that any proposed development would not detract from the character, appearance and setting of the settlement of Togher.

40.4.5. Outside the development boundary, the lands form part of the open countryside and are subject to the policies and objectives of the Cork County Development Plan 2009.

40.4.6. The general objective for Togher is set out in the following table:

<i>Objective No.</i>	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Togher it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village nucleus and will not normally exceed the provision of up to 3 units.</p> <p>(c) All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and impacts on the Bandon River Special Protection Area. Treatment systems must be of a standard to prevent any increase in Phosphates into the adjoining stream which could have an impact on Freshwater Pearl Mussel in the River Bandon.</p> <p>(d) It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.</p> <p>(e) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>



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

41 Tooms

41.1 SETTLEMENT IN CONTEXT

41.1.1. Tooms is a small village nucleus that is a well established crossroads in the extreme north of the electoral area. The settlement crosses the boundary of the Macroom Electoral Area and it is in close proximity to Macroom Town. The settlement planning proposals and map are contained in the Macroom Electoral Area Local Area Plan.

OTHER LOCATIONS

Ballinglanna

Darkwood

Darrara Rural Model Village

Inchydoney

Lisbealad

Ownahinchy

Poundlick

Tragumna

42 Ballinglanna

42.1 VISION AND CONTEXT

The vision for Ballinglanna is to allow for small-scale expansion which would be sympathetic with the existing settlement and to protect the unique natural heritage, ecology and scenic landscape within and surrounding the settlement and its coastline.

Strategic Context

42.1.1. Ballinglanna forms part of the Skibbereen Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

42.1.2. In the overall strategy of this Local Area Plan, Ballinglanna is designated as an ‘Other Location’. The County Development Plan 2009 states that it is an objective of the local area plans to recognise ‘other locations’, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

Local Context

42.1.3. Ballinglanna tourist resort is located approximately 5km from Clonakilty and Timoleague on the coastline in Ballinglanna Cove. There has been a number of tourism developments within the settlement including, both organised holiday cottages and individual houses used for holiday cottages. A small number of houses are occupied by local residents. The county roads that provide access to the resort have particularly scenic views.

42.2 PLANNING CONSIDERATIONS

Infrastructure and Community Facilities

42.2.1. There are no community facilities in the settlement. There is limited public lighting and no public footpaths within the settlement. A small beach and slipway exist off a minor road.

42.2.2. There is no public wastewater infrastructure serving the area. There is a private wastewater treatment plant within the settlement that requires upgrading.

42.2.3. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

42.2.4. The water supply is dependent on the proposed Dunmanway Regional Water Supply Scheme and network improvements are also required.

Environment and Heritage

42.2.5. The West Cork Scenic Drive passes through the resort and is part of the scenic route designation (S72) and the surrounding lands to the east of the resort are very attractive and protected as scenic landscape in the County Development Plan 2009.

42.2.6. As detailed in the Draft Landscape Strategy 2007, Ballinglanna is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of National Importance. The settlement is located within Landscape Type 3 – Indented Estuarine Coast.

42.2.7. In relation to water quality, according to the SWRBD Plan, the overall status of the Clonakilty Bay ‘Transitional and Coastal Waters’ is ‘moderate’. The treatment of wastewater in Ballinglanna should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to ‘good’ status by 2021.

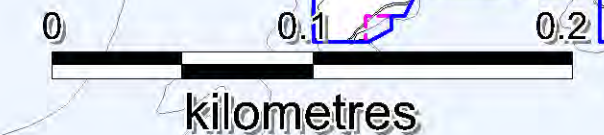
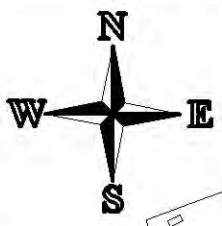
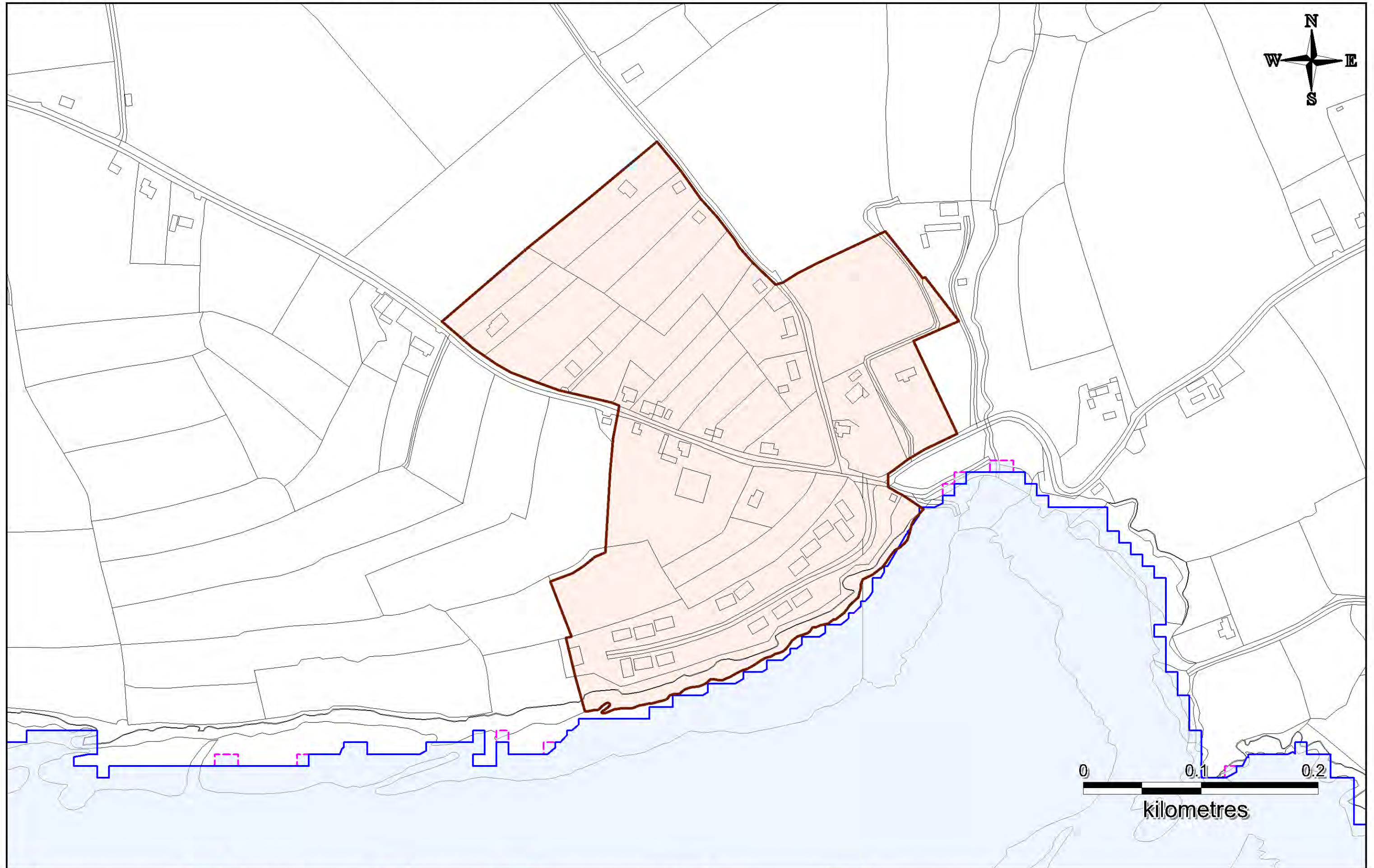
42.3 PLANNING PROPOSALS

42.3.1. In this Local Area Plan, a development boundary has been established for Ballinglanna which defines the existing extent of the built up area and makes provision for limited expansion of this resort. Any development within the development boundary should be appropriately sited and designed and have due consideration to the sensitive nature of this coastal landscape.

42.3.2. It is important that the landscape and environmental setting of the settlement is adequately protected and any new development within Ballinglanna will not significantly interfere or detract from the environmentally sensitive coastal areas.

42.3.3. The general zoning objective for Ballinglanna is set out in the following table:

Objective No.	<u>General Zoning Objective</u>
DB-01	<p>(a) Within the development boundary of Ballinglanna, it is an objective to encourage some small-scale growth in the form of individual dwellings close to the settlement centre which should be compatible with existing development, connected to the existing water supply and providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. 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. All new development should be appropriately sited and designed and have due consideration to the sensitive nature of the coastal landscape.</p> <p>(b) It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.</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 | |

43 Darkwood

43.1 VISION AND CONTEXT

The vision for Darkwood is to encourage some small scale individual dwellings within the development boundary.

Strategic Context

43.1.1. Darkwood forms part of the Skibbereen Electoral Area which is covered by the West Strategic Planning Area.

43.1.2. In the overall strategy of this Local Area Plan, Darkwood is designated as an ‘Other Location’. The County Development Plan 2009 states that it is an objective of the local area plans to recognise ‘other locations’, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

Local Context

43.1.3. Darkwood is located around a crossroads on a secondary link road (which is a designated scenic route) to the Bantry road (R585). Purely residential, a development limit was plotted in the 1996 Development Plan that spanned the crossroads in an east-west direction.

43.1.4. The settlement pattern consists of a small scale housing cluster near to a rural crossroads on a secondary link road to the Bantry road (R585). There is no clearly identifiable settlement pattern due to the scattered nature of the one-off dwellings in this locality.

43.1.5. Darkwood was given a development boundary in the 1996 Development Plan that spanned the crossroads in an east-west direction. The line of detached housing that has been built has maximised the views to the north. The sites on the eastern side are not as well positioned as those on the western side.

43.2 PLANNING CONSIDERATIONS

Infrastructure and Community Facilities

43.2.1. There are no community facilities in the settlement other than a Montessori facility located outside the eastern boundary of the settlement, in close proximity to the telecommunication mast.

43.2.2. There is no public wastewater infrastructure serving the area. All houses within this settlement are served by wastewater treatment systems / individual septic tanks.

43.2.3. The water supply is dependent on the completion of the Dunmanway regional water supply scheme (Phase 1) which is contained in the WSIP 2010-2012.

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

Environment and Heritage

43.2.5. As detailed in the Draft Landscape Strategy 2007, Darkwood is located in an area of the County where the landscape is deemed to be of *high value* (picturesque with scenic routes and natural and cultural heritage of county or national importance), *high sensitivity* (vulnerable landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development), and of *County Importance*. The settlement is located within Landscape Type 6a – *Broad Fertile Lowland Valley*.

43.2.6. Darkwood lies on the S30 scenic route between Dunmanway and Bantry.

43.2.7. Darkwood has a gently rolling landscape, densely wooded in places. The topography and vegetation has absorbed development without significant injury to amenity or wider rural character.

Water Quality

43.2.8. In relation to water quality, there is a watercourse which flows through the settlement to the Dirty River which according to the SWRBD plan is of ‘good’ river quality status and flows through Dunmanway town to the Bandon River which is of ‘moderate’ water quality status. According to the SWRBD Plan, the Bandon River is a ‘Drinking Water Protected Area’, ‘Nutrient Sensitive Area’ and ‘Designated Freshwater Pearl Mussel Area’, which is a protected area. The treatment of wastewater in Darkwood should conform with the requirements outlined in DB-01, which will contribute to the protection of water quality to ‘good’ status by 2015.

43.3 PLANNING PROPOSALS

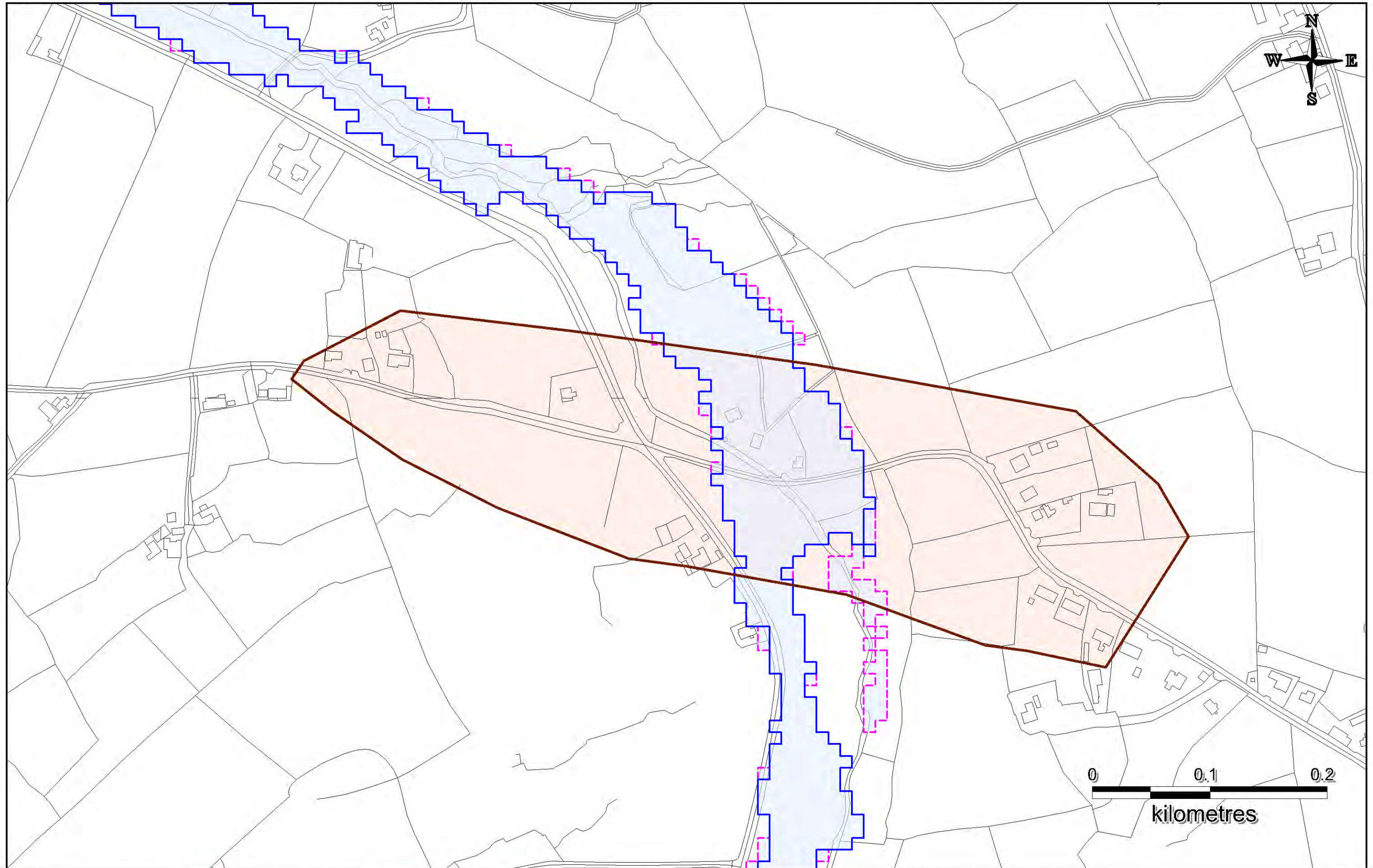
43.3.1. Darkwood is located within the green belt of the town of Dunmanway. A development boundary has been identified for the settlement and it is considered that lands within the limit may be suitable for appropriately sited and designed single dwellings that will not detract from existing residential character and amenity, or the rural character of the locality.

43.3.2. The provision of some public lighting and footpaths are desirable.

General Objective

43.3.3. The general zoning objective for Darkwood is set out in the following table:

Objective No.	<u>General Zoning Objective</u>
DB-01	Within the development boundary of Darkwood, it is an objective to encourage some small-scale growth in the form of individual dwellings which should be compatible with existing development, connected to the existing water supply, providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
DB-02	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.



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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 | |

44 Darrara Rural Model Village

44.1 VISION AND CONTEXT

The vision for Darrara Model Village is to encourage the development of the village in accordance with an approved Masterplan.

Strategic Context

44.1.1. Darrara is located within the Skibbereen Electoral Area which is covered by the West Strategic Planning Area. In the overall strategy of this local area plan, Darrara is designated as an 'Other Location'. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 'other locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

44.1.2. Darrara Rural Model Village is a project initiated by the Government's Affordable Accommodation Initiative and is located on lands that have been gifted by the State near Darrara Agricultural College, approximately 5km west of Clonakilty. This land is now owned by the Cork County Council and the housing project will be implemented by the local authority. The development of a contemporary rural village here will attempt to achieve best practice in all aspects of sustainability, settlement planning, design, housing management, infrastructure provision and integrated planning. The main aim of the project is to deliver affordable rural accommodation that will be within the reach of those who find themselves priced out of the current housing market.

Local Context

44.1.3. The planning area comprises 14 hectares of land adjacent to the Sacred Heart parish church and cemetery at Darrara crossroads and immediately south of the Lios na gCon ring fort, which receives over 6000 visitors annually. The agricultural college, staff accommodation and offices of Teagasc are located to the west of the site, while there is a national school 1.5km south of the site and a local co-operative shop to the west of the site. The nearest small settlement is Ring on Clonakilty Bay, some 2km south of the site.

44.2 PLANNING CONSIDERATIONS

44.2.1. The site chosen for the Darrara Rural Model Village is located adjoining the Clonakilty Greenbelt in the Skibbereen Electoral Area Local Area Plan. The Clonakilty Greenbelt contained in the Local Area Plan was amended in May 2006 to exclude the site of the Darrara model village. This adopted amendment also designated Darrara model village as an 'Other Location'. The western boundary of the village site is on the eastern boundary of the green belt, which forms the edge of the visual envelope of Clonakilty and is at the end of the scenic landscape designation.

44.2.2. The Cork County Development Plan 2009 identifies a network of settlements that, will not only be the focus of investment and construction outside of the main city of Cork, but will also sustain rural communities and provide focal points for development in the face of unrelenting pressure to grant one-off housing along ribbons of main roads and in the countryside. The important planning consideration is to what extent this new village will undermine the viability of other surrounding villages and village nuclei.



Fig. 44.1 Indicative concept plan prepared by Colin Buchanan and Partners

44.2.3. It is important to note that the establishment of Darrara Model village is a one off, deliberate intervention in the housing market to secure the development of affordable accommodation and should not be seen as

anything else. However, it is important to make sure that the model village does find a place within the network of settlements around Clonakilty.

44.2.4. Being located adjoining the green belt, it will be important to ensure that the model village does not expand beyond its prescribed village development boundary. The eastern boundary needs protection against expansion and the other boundaries fall into the Clonakilty Green Belt and will be protected by these policies.

44.2.5. It will be important to ensure that the village has a high quality living environment, supported with a wide range of social and economic facilities in the form of childcare, sports and recreation, some social housing (in line with Part V of the Act) and adequate public infrastructure in the form of roads, sewers and water supplies.

44.2.6. The village should have a range of housing types to suit all types of families and consequently provide for a mix of densities and tenure to suit this range.

Water Quality

44.2.7. In relation to water quality, the watercourses in the vicinity of the settlement flow south to the Curraghgrane River which according to the SWRBD Plan is of ‘moderate’ status. This watercourse continues to Clonakilty Bay which is a Natura 2000 site (SAC and SPA) and designated bathing waters and a protected area. According to the SWRBD Plan, the overall status of these ‘Transitional and Coastal Waters’ is also ‘moderate’. The treatment of wastewater in Darrara should conform with the requirements outlined in X-01, which will contribute to the improvement and protection of water quality to ‘good’ status by 2021.

Flooding

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

44.3 PLANNING PROPOSALS

Proposed Growth

44.3.1. If the rural village was to be developed to its full planned potential, it would create an additional 100 houses giving an anticipated population of 300 additional persons in the area (based on an average of 3 persons per home).

Overall Zoning Approach

44.3.2. The zoning provisions of the plan should reflect a general intention to develop a rural model village in a sustainable way.

44.3.3. The topographical constraint on the proposed village has shaped the development zones, in that the southern portions of land are the more suitable for housing development while the higher more exposed land can be preserved for all the non-housing uses such as open space, parkland and playing fields. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the surrounding lands and rural landscape.

44.3.4. There is a need for the preservation of the Ring fort Lois gCon as a local tourism feature. Equally, the development boundary needs to be drawn around the site so as to define the limit to the expansion of the village. It is important to preserve the open character of the green belt around Clonakilty and ensure that development does not grow beyond its defined boundaries.

44.3.5. The consultant’s evaluation of different types of settlement resulted in a need for a small village of about 100 houses. It was felt that this size of settlement would satisfy the planning, economy and landscape criteria of the area.

44.3.6. There is a strong challenge to make the village attractive to live for young people through the creation of a balanced community, a high quality living environment, including a range of facilities of affordable housing (including some social housing) and other relevant community facilities such as childcare, sports and recreation, transportation options (including public transport access) and roads/walkways.

Special Policy Area

44.3.7. The specific zoning objectives for Darrara Rural Model Village are set out in the following table and as shown on the Darrara Settlement Map:-

Objective No.	Special Policy Area	Approx. Area (Ha)
X-01	(a) These lands are recognised as an opportunity site for the development of a well planned and designed rural model village. The major components of the model village will be: <ul style="list-style-type: none"> The construction of a range of house types from rural low density to terrace medium density development, with an appropriate mix of tenure. A network of roads that provide efficient movement of 	9.6

Objective No.	Special Policy Area	Approx. Area (Ha)
	<p>persons from the main roads to the houses (including the widening of the crossroads and improving the junction).</p> <ul style="list-style-type: none"> A local shop for the provision of convenience goods. A local pub providing the recreational services. A site for the development of a crèche or small primary school. <p>(b) Development of the site shall be in accordance with an approved master plan of the rural model village.</p> <p>(c) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(d) 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 / Agriculture

44.3.8. The provision of adequate open space is required in the proposed rural model village.

44.3.12. A new network of local roads and walkways needs to be provided in the village, in order to provide safe and easy accessibility to all activities.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
O-01	<p>Provision of adequate open space reservation for the protection of Lios na gCon and its immediate surrounds, the provision of the village park; and the provision of playing fields for 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>	5.5

Community Facilities

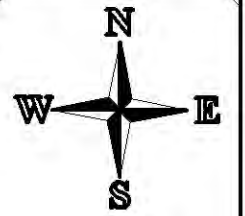
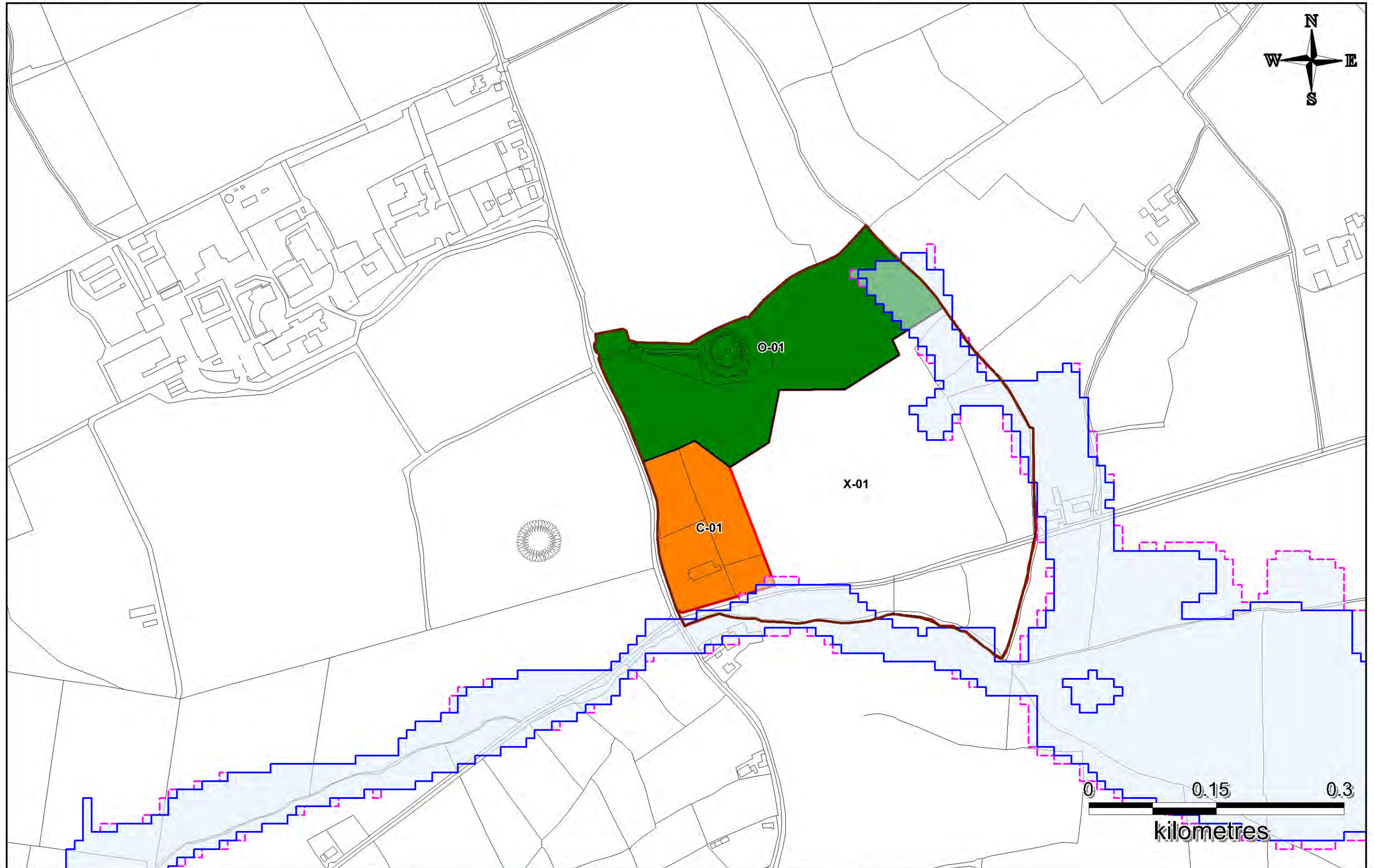
44.3.9. The existing cemetery and church will need an area for expansion.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
C-01	Retention of the existing church and two cemeteries and a proposed extension to the cemetery, a new formal garden and protection of the views and setting of the church from the north and east.	1.8

Utilities and Infrastructure

44.3.10. Any development of this site is limited pending the construction of a wastewater treatment plant.

44.3.11. The water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in WSIP 2010-2012.



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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 | |

45 Inchydoney

45.1 VISION AND CONTEXT

The vision for Inchydoney is to promote sympathetic development having regard to the tourism function of the existing settlement, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and scenic landscape within and surrounding the settlement and its coastline.

Strategic Context

45.1.1. Inchydoney is located in the Skibbereen Electoral Area which is covered by the West Strategic Planning Area. This coastal settlement has an important tourism function.

45.1.2. In the overall strategy of this Local Area Plan, Inchydoney is designated as an 'Other Location'. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 'other locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

Local Context

45.1.3. Inchydoney Island is located about 3km south of Clonakilty and it has some of the prime blue flag beaches of the county. It is a popular destination for day trippers and also has a range of facilities for holiday makers (holiday homes and a high class hotel and apartments). The beaches (east and west) and accommodation are located on the southern (seaward) portion of the island.

45.1.4. Although the island is connected to the mainland by a series of two causeways, it is surrounded by water and this area has been designated as a Special Area of Conservation (SAC), Special Protection Area (SPA) and proposed Natural Heritage Area (pNHA). This will have an important impact on the development of the island and will be a consideration in any planning and development matter.

45.1.5. A lot of the existing development is made up of random beach cottages built into the hillside overlooking the beach on the western side. Some have been upgraded to substantial houses. The hotel, spa and apartments have been constructed on the headland peninsula between the two beaches, the western side used for swimming and the eastern side used for surfing.

45.2 PLANNING CONSIDERATIONS

Population and Housing

45.2.1. There has been some recent residential development in the form of a holiday home development on the western approach to the settlement. The majority of the housing that has been built in the area is for holiday homes and not permanent occupancy.

Infrastructure and Community Facilities

45.2.2. There is no spare wastewater capacity at present pending the upgrade of the Clonakilty wastewater treatment plant.

45.2.3. The water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP 2010-2012.

45.2.4. There is need for additional parking at the beach front for seasonal visitors and footpath and public lighting improvements are also required. There are public toilets within the settlement.

45.2.5. The existing road access is a narrow road split into a one way system for part of its length, as a traffic management scheme. Provision was made for an alternative roadway to the north in previous development plans. To date, the southern portion of this roadway has been partially completed, joining the X-02 lands in the middle of the island with the X-03 lands to the north-west.

Economy and Employment

45.2.6. Economic and employment activity in the settlement is centred around the Inchydoney Hotel, Leisure Centre & Spa, which has an important tourism function for the wider area. There are also a number of recreational activities in the settlement (i.e. West Cork Surf School) which provide employment.

Environment and Heritage

45.2.7. Clonakilty Bay is designated as a Special Area of Conservation (SAC) – site code 0091, proposed Natural Heritage Area (pNHA) – site code 0091 and Special Protection Area (SPA) – site code 4081. This local area plan acknowledges the need to protect and promote the habitat and species diversity found on the Island.

45.2.8. The eastern portion of Inchydoney Island adjoining the coastline has been designated as scenic landscape in the Cork County Development Plan 2009 and it is an objective to preserve the visual and scenic amenities and natural beauty of the area. The scenic route from Ardfield to Clonakilty (S74) runs to the west of the settlement.

45.2.9. As detailed in the Draft Landscape Strategy 2007, Inchydoney is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra

vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of national importance. The settlement is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of future development proposals.

45.2.10. The Ancient Church of the Parish of Inchydoney Island and Stone Monument, (commemorating a battle in 1261) located on the western part of the Island are both of historical and archaeological interest and should be protected. In addition, the following building(s) structures and items: the Old Cottage next to Beamish's Lagoon; The old stonewall which runs along the coastal road from the Second Causeway to Muckcross Strand and the Water fountain (adjacent to the public toilets) should be afforded protection.

45.2.11. In relation to water quality, at present, the wastewater treatment discharges to Clonakilty Bay which is a Natura 2000 site (SAC and SPA) and designated bathing waters which is a protected area. According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is also 'moderate'. The existing wastewater treatment facilities will need to be improved and upgraded as outlined in paragraph 45.2.2, which will contribute to the improvement of water quality to 'good' status by 2021.

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

45.3 PROBLEMS AND OPPORTUNITIES

45.3.1. It is important that the landscape and environmental setting of the settlement is adequately protected and any new development within this settlement will not significantly interfere or detract from this environmentally sensitive coastal area. The whole coastal strip needs an improvement in appearance and layout of community space (parking, walkways etc).

45.3.2. This local area plan will discourage development on all visually vulnerable areas and ridge tops, with the exception of carefully sited infill developments, which help to consolidate the existing piecemeal and random development pattern. In particular, it will be necessary to prohibit development on excessively steep slopes over 40 degrees.

45.3.3. It is important to encourage well-designed developments, which respect landscape elements / topography and which help consolidate the existing fragmented pattern and form of development.

45.3.4. There is a need to maintain coastal areas and headlands free from development and discourage future development (other than agricultural related) on all lands east of Virgin Mary Point.

45.3.5. There is a need to encourage social and tenure mixing and in particular maintain a balance between the provision of holiday/tourist accommodation and year round living accommodation. In this regard, the County Council will continue to monitor the extent and proportion of holiday accommodation provided on the Island so as to ensure it is balanced with long term and year round residences.

45.3.6. The upgrade of the wastewater treatment plant in Clonakilty is essential to treat wastewater from Inchydoney, having regard to Inchydoney status as a designated bathing area and Clonakilty Bays designation as an SAC, SPA and pNHA.

45.3.7. There is a need to control and direct at specific locations, activities likely to cause or exacerbate coastal erosion, such as pony/horse riding or excessive pedestrian activity and examine initiatives to manage the coastal environment, such as the protection and fencing of dunes, the provision of walkways using railway sleepers or other appropriate materials, and/or 'rotation of access'.

45.3.8. There is a need to monitor the impact of coastal erosion, storm damage and coastal flooding along the coastal lands and in the vicinity of the public roadway system. In addition, there is a need to control and monitor access to dunes and coastal areas, so as to minimise erosion in these areas and maintain biological diversity and productivity of coastal ecosystems.

45.4 PLANNING PROPOSALS

45.4.1. The environment in Inchydoney is particularly sensitive to development and there is a need to control the areas for new development. In this Local Area Plan, a new development boundary has been established for Inchydoney which defines the existing extent of the built up area and makes provision for future development having regard to the tourist function of the settlement. The sand dunes along the coastline and to the east of the hotel are preserved as a natural amenity area.

General Objective

45.4.2. The general objectives for Inchydoney are set out in the following tables:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Inchydoney, it is an objective to encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration.</p> <p>(b) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(c) It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.</p> <p>(d) Retain and incorporate key landscape features, such as significant hedgerows, tree groups, wetlands, and stonewalls, into open space and landscape plans of new developments.</p> <p>(e) Examine the provision of a coastal walk from Muckross Strand to the eastern part of the Island, so as to reduce erosion, using railway sleepers or other suitable material, having regard to the fragility of the dune system and its associated ecosystems.</p> <p>(f) Consider Tree Preservation Orders where appropriate.</p>

Objective No.	<u>General Objective</u>
DB-01	<p>(g) Ensure that no building or development (including caravans and temporary dwellings) occurs below 3m O.D. or within 50 metres from the HWM (High Water Mark) or along 'soft shorelines'. This policy should be amended to 20 metres from the HWM in the case of the proposed Special Policy Area (X-03). Any further development between coastal roads and the sea should be restricted.</p> <p>(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>(i) Introduce traffic management measures on the Island, to discourage car circulation and facilitate pedestrian movement, cycling and public transport initiatives.</p> <p>(j) Adopt car parking management standards, which reduce roadside (on-street) car parking in favour of off-road car parking. Restrict car parking on or along the edge of the dune system adjacent to Inchydoney Strand.</p> <p>(k) Reserve lands for roadside improvement by means of acquisition and development management.</p> <p>(l) Provide Traffic Lay-Byes at regular intervals along the Road from Second Causeway to the Pumping Station, capable of accommodating bus and/or coaches. (Note this objective means that housing/development access along this stretch is not appropriate).</p> <p>(m) Develop and support public rights of way.</p> <p>(n) Support improvements to road junctions where required.</p> <p>(o) Control access and the number of junctions onto public roads on the Island in the interests of safety, the free flow of traffic, the need to avoid reduction in capacity and maintain level of service.</p>

Community Facilities

45.4.3. It is a policy of Cork County Council to support the actions of the local community in maintaining the environmental quality of the Island and require developers to make contributions, where appropriate, towards the cost to the local authority of providing adequate and suitably developed facilities.

45.4.4. The specific community facilities zoning objective for Inchydoney is set out in the following table:

Objective No.	<u>Community Facilities</u>
C-01	Improve and upgrade the existing public toilets.

Utilities and Infrastructure

45.4.5. It is a policy of the Local Authority to ensure that all existing and future developments are satisfactorily completed and served with an adequate public lighting system.

45.4.6. It is an objective of the Local Authority to implement the following:

Objective No.	<u>Specific Zoning Objective</u>
U-01	Indicative route for proposed access road to serve X-02.
U-02	Completion of Access Road from X-02 to X-03. The road is proposed to be sited adjacent to Special Area of Conservation and 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 significant negative impact on the SAC.
U-03	Investigate the placement of existing above ground transformers at ground level, with suitable landscaping and screening and consult with relevant service providers regarding the necessity to reduce the proliferation of service poles ('polescape') and overhead wiring ('wirescape') on the Island.

Open Space, Sports, Recreation and Amenity

45.4.7. The specific open space, sports, recreation and amenity zoning objective for Inchydoney is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	<p>Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity and the natural wetland characteristics of Beamish's Lagoon. This zone is within the Special Area of Conservation and Special Protection Area and is 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>	8.1

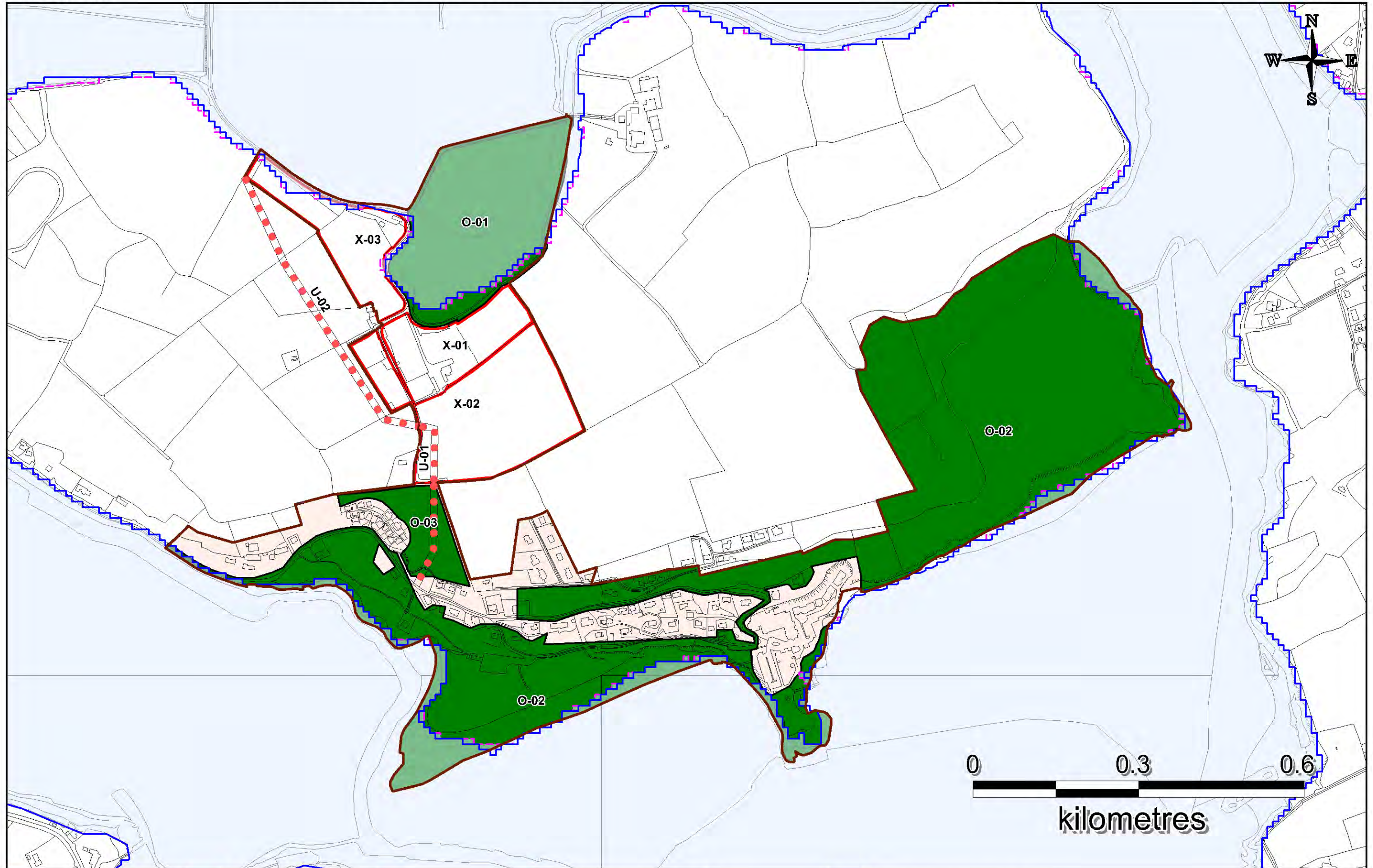
Objective No.	Specific Objective	Approx Area (Ha)
O-02	<p>Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity along the coastline, in particular the dunes and elevated land which defines the scenic and visual quality of the Island.</p> <p>Most of this zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development. Development proposals in other parts of this zone 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 adjacent SAC.</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>	38.4
O-03	Open space associated with the holiday homes complex to the west of site / agricultural use to include provision for the U-01 proposed access road serving lands to the north in a sustainable manner.	1.7

Special Policy Areas

45.4.8. The specific special policy area zoning objectives for Inchydoney are set out in the following table:

Objective No.	Special Policy Area	Approx Area (Ha)
X-01	This site contains Inchydoney House (Villa Maria) and its surroundings, which shall be considered for inclusion in the Record of Protected Structures (RPS).	2.8
X-02	Low density residential development with a maximum ridge height of 6.3 metres only below the 95 metre contour. The ridge and high areas may be used as associated open space and should be planted with a minimum width of 20 metres of deciduous trees. The land shall be subject of a detailed site appraisal and development brief. A minimum of 50% of the dwelling units shall be used as permanent year round dwellings. The remainder of dwellings may be used as second homes but shall not be used for short-term letting without a prior grant of permission.	6.1

Objective No.	Special Policy Area	Approx Area (Ha)
X-03	<p>Low density residential development. Road access should be off the proposed access road and not the road along the seafront.</p> <p>This zone is adjacent to Special Area of Conservation and 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 significant negative impact on the SAC and are likely to require the maintenance of a buffer zone in order to prevent disturbance to species.</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



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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 | |

46 Lisbealad

46.1 VISION AND CONTEXT

The vision for Lisbealad is to encourage some small scale individual dwellings within proximity to the centre of the settlement.

Strategic Context

46.1.1. Lisbealad is located within the Skibbereen Electoral Area which is covered by the West Strategic Planning Area.

46.1.2. In the overall strategy of this local area plan, Lisbealad is designated as an 'Other Location'. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 'other locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

Local Context

46.1.3. The settlement which is also called Clubhouse Crossroads is located at a strategic point along the regional road (R599), about 5 km from Dunmanway and 20 km from Clonakilty. The crossroads is an important junction with the other regional road (R637) that links Ballineen / Enniskeane to Drinagh. Other small settlements nearby are Ballingurteen to the south and Ballynacarriga to the east. Existing development comprises a pub and some industrial (storage) buildings at the crossroads and some agro-industrial buildings at Clubhouse Bridge.

46.2 PLANNING CONSIDERATIONS

Population and Housing

46.2.1. The general area is made up of scattered single dwellings, with a concentration of more recent development around the crossroads at the centre of this location. New residential development in Lisbealad includes 4 detached dwellings constructed to the west of the crossroads. There is planning permission for a further 9 residential dwellings on a large site to the north-east of the crossroads.

Infrastructure and Community Facilities

46.2.2. There are no community facilities in the settlement.

46.2.3. There is no public wastewater infrastructure serving the area. All houses within this settlement are served by wastewater treatment systems / individual septic tanks.

46.2.4. The water supply is dependent on the proposed Dunmanway Regional Water Supply Scheme (Phase 3).

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

Environment and Heritage

46.2.6. As detailed in the Draft Landscape Strategy 2007, Lisbealad is located in an area of the County where the landscape is deemed to be of high value (picturesque with scenic routes and natural and cultural heritage of county or national importance), high sensitivity (vulnerable landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development), and of County Importance. The majority of the settlement is located within Landscape Type 6a – Broad Fertile Lowland Valley. The southern part of Lisbealad is located within Landscape Type 7a – Rolling Patchwork Farmland.

46.2.7. The settlement of Lisbealad and its surrounding lands are generally low-lying and flat with dense vegetation cover in parts. The lands rise gently to the east of the settlement.

Water Quality

46.2.8. In relation to water quality, the Bealanscartane River which flows through the settlement is currently of 'poor' water quality status according to the SWRDB Plan. The river flows to the Banoon River which is a tributary of the Bandon River. According to the South Western River Basin District (SWRBD) plan, the Bandon River is currently of 'moderate' river quality status. The Bandon River is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area' which is a protected area. The treatment of wastewater in Lisbealad should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'good' status by 2021.

46.3 PLANNING PROPOSALS

46.3.1. The northern boundary of Lisbealad adjoins the green belt for the town of Dunmanway. This settlement had a housing cluster development boundary in the 1996 Development Plan. The area covered by the boundary of the housing cluster was considerable, extending through the crossroads to the south to the fork in the road to Ballingurteen (some 1km) and extending beyond the fork in the road to Ballynacarriga to the east. It was never intended that this housing cluster would be a development area to be fully developed, but rather an area where low-density detached housing could be built.

46.3.2. Lisbealad has the capacity to accommodate further growth based on site specific issues. Clearly there is potential for development of a nucleus around the crossroads, but this must be balanced with the need to preserve the rural character of the wider area, as well as protecting existing open space in this locality.

46.3.3. This plan proposes a development boundary for Lisbealad which defines the extent of the built up area where new development including individual housing may be located and also focuses on the priority of development around the crossroads.

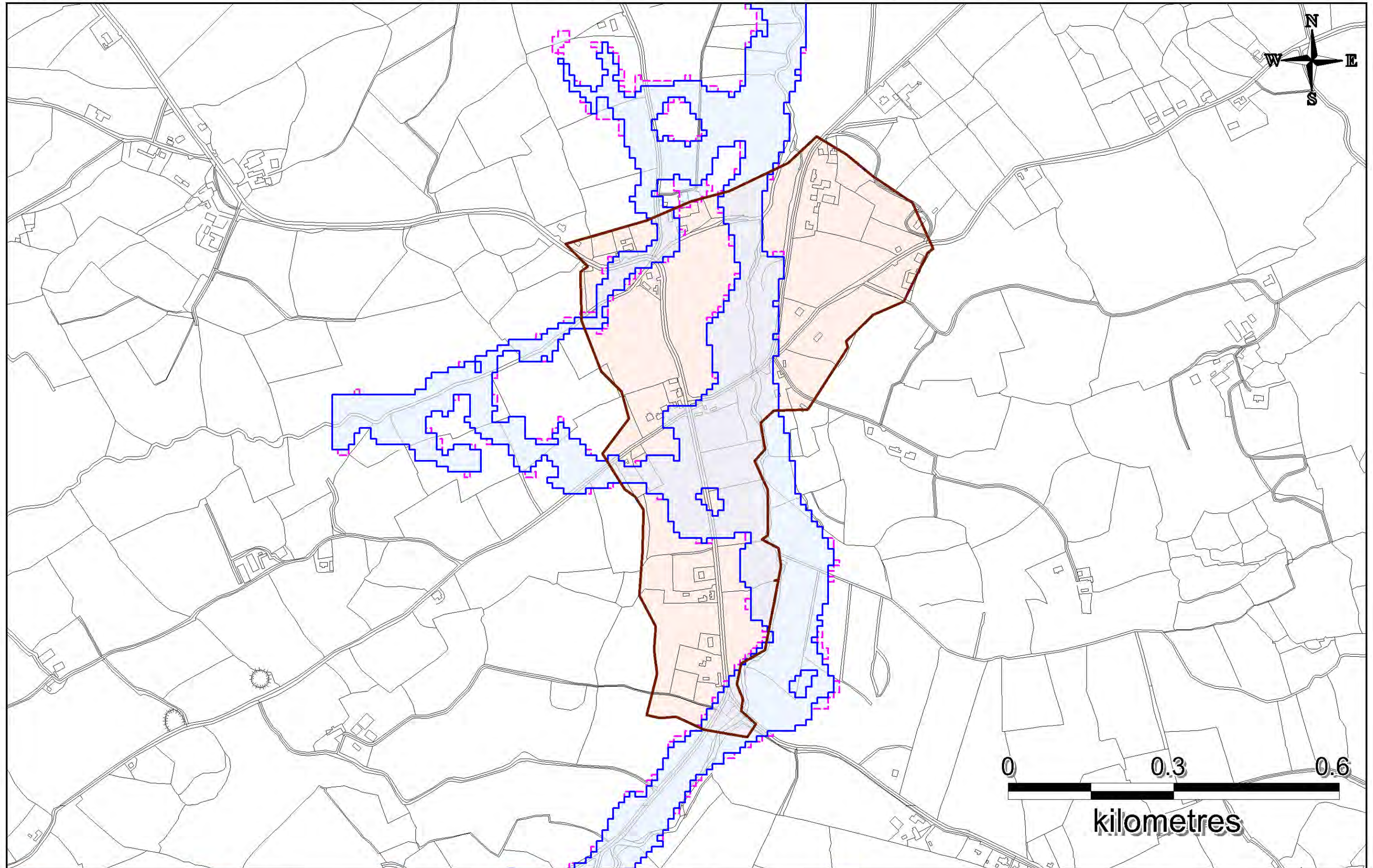
46.3.4. New residential dwellings should be appropriately sited and designed so not to detract from existing residential character and amenity, or the rural character of the locality. Development that would lead to ribboning along road frontages should be avoided.

46.3.5. The provision of some public lighting and footpaths in conjunction with any future development is desirable.

General Objective

46.3.6. The general objectives for Lisbealad are set out in the following tables:-

<i>Objective No.</i>	<u>General Zoning Objective</u>
DB-01	Within the development boundary of Lisbealad, it is an objective to encourage some small-scale growth in the form of individual dwellings which should be compatible with existing development, connected to the existing water supply, providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. 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. The priority area for development is around the crossroads.
DB-02	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.



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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 | |

47 Ownahinchy

47.1 VISION AND CONTEXT

The vision for Ownahinchy is to promote sympathetic development having regard to the tourism function of the existing settlement, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and scenic landscape within and surrounding the settlement and its coastline.

Strategic Context

47.1.1. Ownahinchy is located within the Skibbereen Electoral Area which is covered by the West Strategic Planning Area. This coastal settlement has an important tourism function.

47.1.2. In the overall strategy of this Local Area Plan, Ownahinchy is designated as an 'Other Location'. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 'other locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

Local Context

47.1.3. Ownahinchy is a noted seaside resort between Rosscarberry and Rathbarry and is in the centre of a number of blue flag beaches including Ownahinchy and Warren. The settlement is located approximately 1km from Rosscarberry village and as a result is dependent on it for most of its services.

47.1.4. There are a number of holiday home complexes that provide a range of accommodation (apartments, caravans and bungalows) along the beach front. There is a former hotel located in the centre of the holiday complexes and a disused hotel complex on the eastern boundary of Ownahinchy. The peninsula between the beach in Ownahinchy and the beach at Rosscarberry (Warren) has a number of single storey detached bungalows with prominent views of the sea and Galley head.

47.2 PLANNING CONSIDERATIONS

Population and Housing

47.2.1. There has been some recent residential development in a number of housing schemes to the west of the village. There are a number of holiday home schemes within the settlement and there is an existing mobile home park located to the east of the village, which has land for expansion. The majority of the housing that has been built in the area is for holiday homes and not permanent occupancy.

Infrastructure and Community Facilities

47.2.2. There are no community facilities in the settlement.

47.2.3. There is limited capacity to treat wastewater pending upgrade to secondary treatment for a PE of 4,200. The Rosscarberry / Ownahinchy Sewerage Scheme is included in the WSIP 2010-2012 (planning stage).

47.2.4. The water supply is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme Phase 2 which is included in the WSIP 2010-2012 and network improvements are also required.

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

47.2.6. There is need for additional parking at the beach front for seasonal visitors and footpath improvements are also required.

Environment and Heritage

47.2.7. There are a number of buildings or other structures to the east of the settlement entered in the Record of Protected Structures including Castlefreke Catholic Church (RPS no. 00800), Castlefreke Lodge no 1 (RPS no. 00795), Castlefreke Lodge no 2 (RPS no. 00797), Castle Freke (RPS no. 00794), Rathbarry Castle (RPS no. 00798), and Castlefreke Church of Ireland (RPS no. 00796).

47.2.8. Rosscarberry Estuary to the west of the settlement is designated as a proposed Natural Heritage Area (pNHA site code – 1075). Kilkieran Lake and Castlefreke Dunes located to the east of the

settlement is designated as a pNHA and SAC (site code – 1061). The waters surrounding Ownahinchy are also Designated Bathing Waters.

47.2.9. In relation to water quality, according to the South Western River Basin District (SWRBD) Plan, wastewater discharges at present to Rosscarberry Bay, which is a designated bathing area at the 'Warren' and 'Ownahincha' and a protected area. The wastewater treatment facilities in Rosscarberry / Ownahinchy will need to be improved and upgraded as outlined in paragraph 47.2.3.

47.2.10. There is a scenic route (S78) which passes through the settlement. The surrounding lands to the west and east of the resort are very attractive and protected as scenic landscape in the County Development Plan 2009.

47.2.11. As detailed in the Draft Landscape Strategy 2007, Ownahinchy is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of national importance. The settlement is located within Landscape Type 3 – Indented Estuarine Coast. These characteristics will assist in the visual impact assessment of future development proposals.

47.3 PROBLEMS AND OPPORTUNITIES

47.3.1. The settlement, despite the intrinsic natural beauty of the surrounding landscape, suffers from a poor image due to its lack of a functioning core and associated community facilities, a fragmented and elongated strip, a mismatch of development designs and heights and underdeveloped tourist facilities and services.

47.3.2. There is scope in Ownahinchy for the development of a different type of tourism product, one which capitalises on the intrinsic landscape character and natural amenities of the area and is of a small to medium scale allowing it to compliment rather than compete with other tourism locations. In this regard, there is potential for Ownahinchy to become a destination for activity based tourism where a dedicated centre could be developed, which focuses on marketing and developing outdoor activities such as walking, surfing, cycling etc.

47.3.3. The option for the sensitive re-development of both former hotel sites (X-02 and X-03) to incorporate high quality building design has been retained. There are a number of areas offering potential for re-development that would help the resort to improve its environmental image and realise its development potential. This local area plan acknowledges the importance of these areas, which have been designated as Special Policy Areas and specific objectives have been tailored to encourage the future development of these sites to a high quality.

47.3.4. The settlement is located in a particularly scenic landscape and all new development should be assessed regarding their impact on the scenic amenities of the area by reference to its coastal location adjoining a scenic route. It is important that the landscape and environmental setting of the settlement is adequately protected and any new development within this settlement will not significantly interfere or detract from this environmentally sensitive coastal area. The whole coastal strip needs an improvement in appearance and layout of community space (parking, walkways etc).

47.3.5. Ownahinchy is also a designated bathing area. The beach and settlement area are along the coast road on the flat land between the two peninsulas. Being flat, the land has a periodic drainage problem with high tides and frequent erosion of the sand dunes. A drainage pond has been constructed to the north of the settlement. The dunes have been used for housing along the coastal road to the seaward side in the eastern part of the settlement. These residences can cause erosion of the dunes and no new development should be permitted on the beach front / dunes. There is also a need for continual measures to control the drainage problems and encourage improved coastal management.

47.3.6. Inland of the holiday resort are a number of clusters of detached dwellings on the foothills of the ridge. These dwellings are for both local permanent residents and summer holiday homes. Although these are located within the scenic and coastal area, there is a lot of development pressure for dwellings to be located in surrounding land with views of the sea and close to the holiday resort. In order to address the lack of development which has taken place to date, this local area plan proposes a more open and flexible approach to make provision for other types of development, including permanent residential at selected sites.

47.3.7. There is limited capacity to treat wastewater within the settlement, which will need to be addressed in order to accommodate future development within Ownahinchy.

47.4 PLANNING PROPOSALS

47.4.1. In this Local Area Plan, a development boundary has been established for Ownahinchy which defines the existing extent of the built up area and makes provision for future development having regard to the tourist function of the settlement.

General Objective

47.4.2. The general objectives for Ownahinchy are set out in the following tables:-

Objective No.	<u>General Objectives</u>
DB-01	<p>(a) Within the development boundary of Ownahinchy, it is an objective to ensure new development is of high quality design, of an appropriate scale and form and sympathetic to the carrying capacity of the settlement. The materials used should be in keeping with the rural coastal locale and colour schemes should complement the natural beauty of the area. The resort is located in a particularly scenic landscape area and all new development should have specific regard to the visual impact of any proposal.</p> <p>(b) It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.</p> <p>(c) Any new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.</p> <p>(d) Roadside development within the settlement shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>(e) It is an objective to protect the environmentally sensitive coastal strip of the entire settlement from inappropriate development.</p> <p>(f) It is an objective to identify suitable traffic calming measures for the main road (R598) in Ownahinchy.</p> <p>(g) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</p> <p>(h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>

Special Policy Areas

47.4.3. The specific special policy area zoning objectives for Ownahinchy are set out in the following table:

Objective No.	<u>Special Policy Area</u>	Approx Area (Ha)
X-01	<p>Opportunity site for the re-development of the former caravan park to provide permanent residential housing of an appropriate scale and form, to a high quality design standard in tandem with the provision of community facilities. The Planning Authority will in consultation with the landowners, prepare a detailed planning design brief for these lands.</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>	3.5
X-02	<p>Opportunity site for the sensitive re-development of the former hotel complex site (relating to the brownfield portion of the site only) with special consideration needed to ensure that any use proposed is sympathetic to the tourism function of the settlement and that any development will integrate into the visual and scenic landscape environment along the coastline and to a high quality design standard.</p> <p>The remaining lands to the north of the former hotel complex should remain open and free from any development, to allow for protection of the views of Castlefreke which is a protected structure. The Planning Authority will in consultation with the landowners, prepare a detailed planning design brief for these lands.</p>	3.7

<i>Objective No.</i>	<u>Special Policy Area</u>	<i>Approx Area (Ha)</i>
X-03	<p>Opportunity area including former hotel complex and apartments to be re-developed to a high quality design standard with an emphasis on the development of an integrated tourism product including the provision of tourism accommodation and services.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	2.1
X-04	<p>Extension to Caravan Park and / or provision for managed holiday home accommodation and other tourist facilities to include comprehensive landscaping proposals.</p>	3.7

Open Space, Sports, Recreation and Amenity

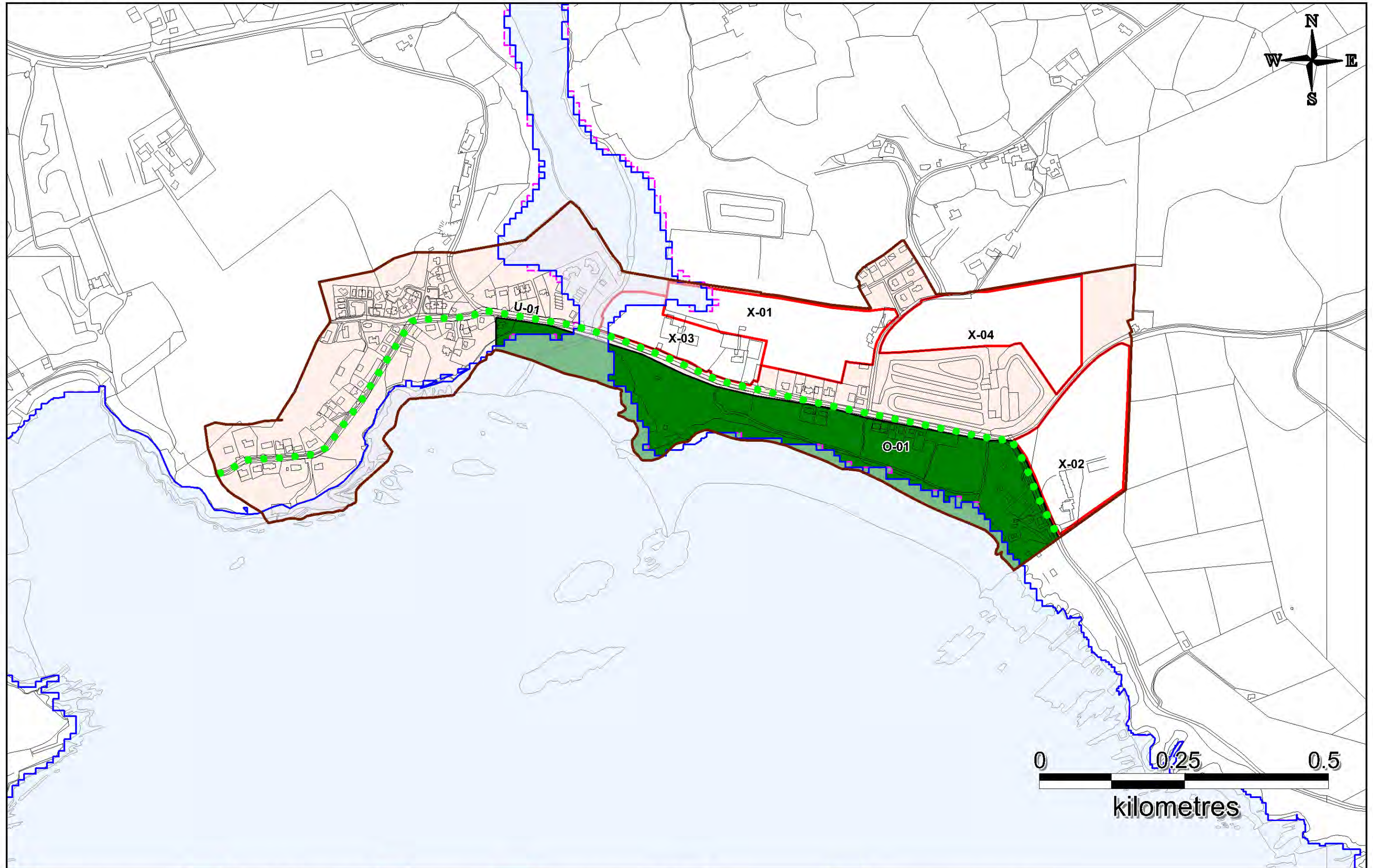
47.4.4. The specific open space, sports, recreation and amenity zoning objective for Ownahinchy is set out in the following table:














<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
O-01	<p>Open space reservation for the existing beach and dune system including coastal erosion management, protection of the beach front and dunes against any new development, improve the coastal strip and the control of litter.</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>	10.3

Utilities and Infrastructure

47.4.5. The existing infrastructure, open space and community facilities need to be upgraded to allow for better access to the public toilets and parking facilities, in accordance with a comprehensive action plan by the Council for these rehabilitation works.

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx. Area (Ha)</i>
U-01	<p>Provision of adequate car parking and public toilets for peak day trippers to the western end of the settlement.</p>	-
U-02	<p>Upgrade and extend the pedestrian walkway on the R598 and the 'cliff walk' through the settlement to include the provision of public lighting where appropriate.</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 | |

48 Poundlick

48.1 VISION AND CONTEXT

The vision for Poundlick is to encourage some small scale individual dwellings within the development boundary.

Strategic Context

48.1.1. Poundlick is located within the Skibbereen Electoral Area which is covered by the West Strategic Planning Area.

48.1.2. In the overall strategy of this Local Area Plan, Poundlick is designated as an 'Other Location'. The County Development Plan 2009 states that it is an objective of the local area plans to recognise 'other locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

Local Context

48.1.3. Poundlick is located approximately 2km south of Skibbereen Town. This settlement comprises a housing cluster around a crossroads on a secondary link road to the holiday resort of Tragumna. The land was given a development boundary in the 1996 County Development Plan that only took in the land to the west of the crossroads. The line of housing that has been built has maximised the views to the north, overlooking Skibbereen.

48.1.4. The settlement is essentially a small cluster of individual detached dwellings. The sites that have been developed are mainly located on the northern side of the access road, taking advantage of the good scenic views. There is land available for further development.

48.2 PLANNING CONSIDERATIONS

Infrastructure and Community Facilities

48.2.1. There are no community facilities in the settlement.

48.2.2. There is no public wastewater infrastructure serving the area. All houses within the settlement are served by wastewater treatment systems / individual septic tanks.

48.2.3. The water supply is via the public mains and there is sufficient capacity at present.

Economy and Employment

48.2.4. There is an engineering business which supplies farm and garden machinery located to the west of the settlement.

Environment and Heritage

48.2.5. As detailed in the Draft Landscape Strategy 2007, Poundlick is located in an area of the County where the landscape is deemed to be of low value (monotonous landscapes without particular scenic quality, local level of natural or cultural heritage), medium sensitivity (landscapes can accommodate development pressure, but with limitations in the scale and magnitude of the development) and of local Importance. The settlement is located within Landscape Type 9 – Broad Marginal Middleground and Lowland Basin.

48.2.6. Poundlick is an elevated location with bands of mature vegetation in places.

48.2.7. There are no known flood hazards in this settlement. All new developments should deal with surface water in accordance with Sustainable Urban Drainage Systems (SUDS).

48.2.8. In relation to water quality, there is a watercourse which flows through the settlement northwards to Skibbereen to the Ilen Estuary. According to the SWRBD Plan, the overall water quality status of the Ilen Estuary 'Transitional and Coastal Waters' is 'Good'. The treatment of wastewater in Poundlick should conform with the requirements outlined in DB-01, which will contribute to the improvement of water quality to 'Good' status by 2021.

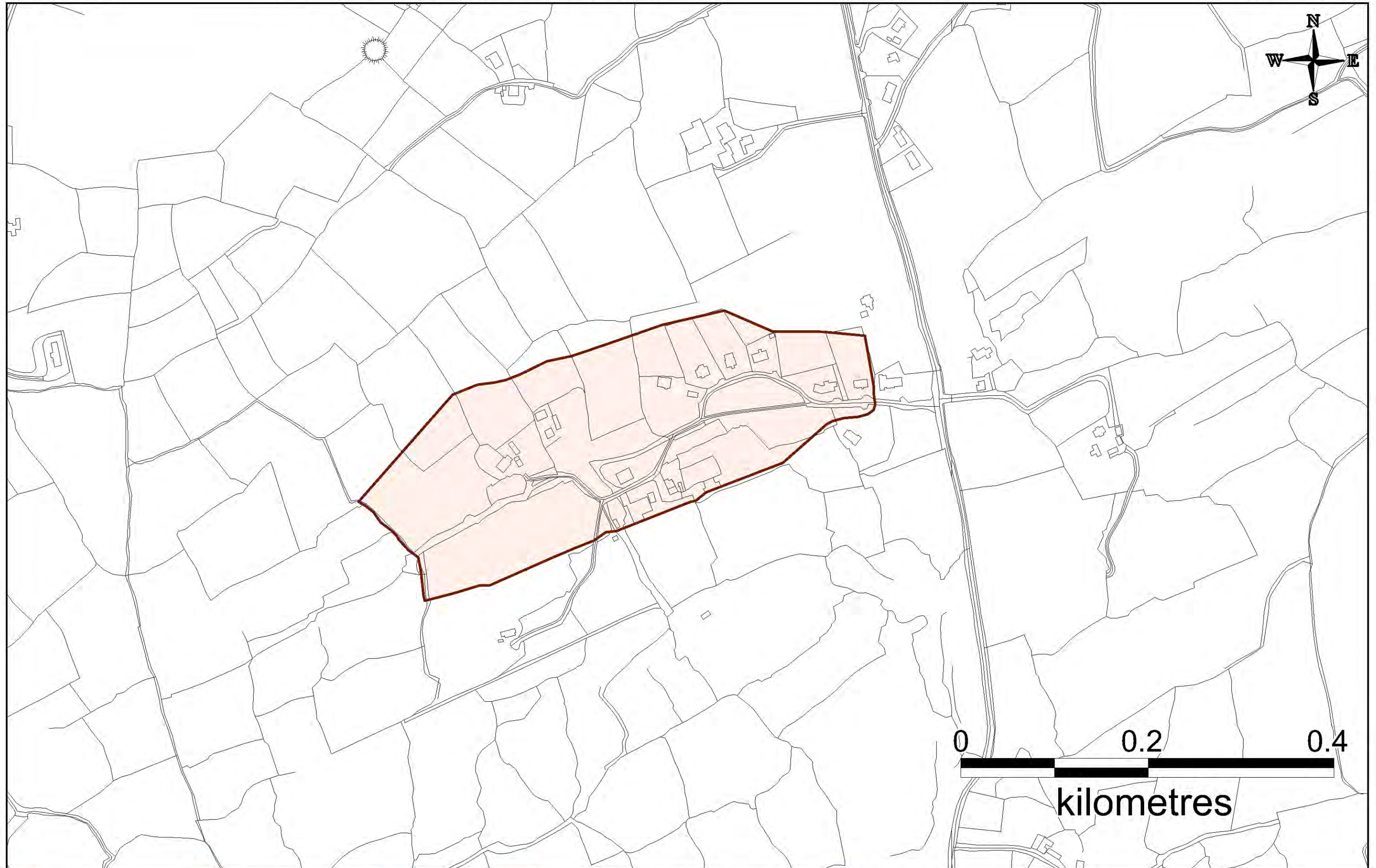
48.3 PLANNING PROPOSALS

48.3.1. The settlement of Poundlick is located within the green belt of the town of Skibbereen. Poundlick has the capacity to absorb development and single rural dwellings within the development boundary. New development must be compatible with that existing and should not detract from existing residential character and amenity, or the rural character of the locality.

General Objective

48.3.2. The general zoning objective for Poundlick is set out in the following table:

Objective No.	<u>General Zoning Objective</u>
DB-01	Within the development boundary of Poundlick, it is an objective to encourage some small-scale growth in the form of individual dwellings which should be compatible with existing development, connected to the existing water supply, providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. 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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| 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 | |

49 Tragumna

49.1 VISION AND CONTEXT

The vision for Tragumna is to allow for small-scale expansion which would be sympathetic with the existing settlement, to encourage the provision of additional community facilities, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and scenic landscape within and surrounding the settlement and its coastline.

Strategic Context

49.1.1. Tragumna forms part of the Skibbereen Electoral Area which is covered by the West Strategic Planning Area and has an important tourism function.

49.1.2. In the overall strategy of this Local Area Plan, Tragumna is designated as an Other Location. The County Development Plan 2009 states that it is an objective of the local area plans to recognise other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses, including residential.

Local Context

49.1.3. Tragumna is a small coastal resort 6km south of Skibbereen. It has a small but popular beach and there is a holiday accommodation complex near to a pub, all of which are extensively used in the summer and for day trips.

49.2 PLANNING CONSIDERATIONS

Population and Housing

49.2.1. There has been some recent residential development in the village including the lands zoned for residential development in the 2005 Local Area Plan. There are a number of holiday home schemes in the settlement. There is an existing mobile home park located to the north-east of the village, which has land for expansion. The majority of the housing that has been built in the area is for holiday homes and not permanent occupancy.

Infrastructure and Community Facilities

49.2.2. There are no community facilities in the settlement. There is a bring site / recycling centre located within the settlement. There are also public toilets within Tragumna adjoining the car-park.

49.2.3. There is no public wastewater infrastructure serving the area. All houses within the settlement are served by wastewater treatment systems / individual septic tanks.

49.2.4. The water supply is via group water scheme and there is sufficient capacity at present.

Economy and Employment

49.2.5. There is a small knitwear factory located outside the boundary of the settlement to the north of Tragumna.

Environment and Heritage

49.2.6. Lough Hyne Nature Reserve and Environs adjoining the village is designated as a candidate Special Area of Conservation (cSAC site code – 0097) and a proposed Natural Heritage Area (pNHA site code – 0097). Sheep's Head to Toe Head to the west and south of Tragumna is also designated as a Special Protection Area (SPA site code 4156). Tragumna is a designated bathing area.

49.2.7. There is a scenic route (S85) along the secondary road passing through the resort and the surrounding lands near the resort are very attractive and protected as scenic landscape in the County Development Plan 2009.

49.2.8. As detailed in the Draft Landscape Strategy 2007, Tragumna is located in an area of the County where the landscape is deemed to be of very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance), very high sensitivity (landscapes are extra vulnerable – for example seascapes area – likely to be fragile and susceptible to change), and of national importance. The settlement is located within Landscape Type 3 – Indented Estuarine Coast.

49.2.9. In relation to water quality, at present wastewater treatment discharges to Tragumna Bay which is a Natura 2000 site (SAC and SPA) and designated bathing waters, which is a protected area. The treatment of wastewater in Tragumna should conform with the requirements outlined in DB-01.

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

by the Minister of the Environment, Heritage and Local Government in 2009.

49.3 PROBLEMS AND OPPORTUNITIES

49.3.1. Tragumna's attractive coastal setting makes it a popular destination for holidays and day trips. During the life of this plan, development within the development boundary will focus mainly on consolidating the settlement's centre of Tragumna. There may also be opportunities to provide additional community / tourist facilities within the settlement, where these needs have been identified subject to normal proper planning and sustainable considerations.

49.3.2. There are no public wastewater infrastructure facilities within the settlement, which will need to be addressed in order to accommodate future development within Tragumna.

49.3.3. It is important that the landscape and environmental setting of the settlement is adequately protected and that any new development within this settlement will not significantly interfere or detract from the environmentally sensitive coastal areas.

49.3.4. In general, the Council will support the development of tourism facilities in Tragumna. In particular, consideration will be given to the expansion of the existing caravan park. There may be some scope for the appropriate expansion of the caravan park, outside of the development boundary but contiguous to the existing X-01 site, subject to the submission of a detailed visual impact assessment and normal proper planning and sustainable development considerations.

49.4 PLANNING PROPOSALS

49.4.1. In this Local Area Plan, a development boundary has been established for Tragumna which defines the existing extent of the built up area and makes provision for limited residential expansion and an extension to the caravan park in keeping with the tourist function of the settlement.

Special Policy Area

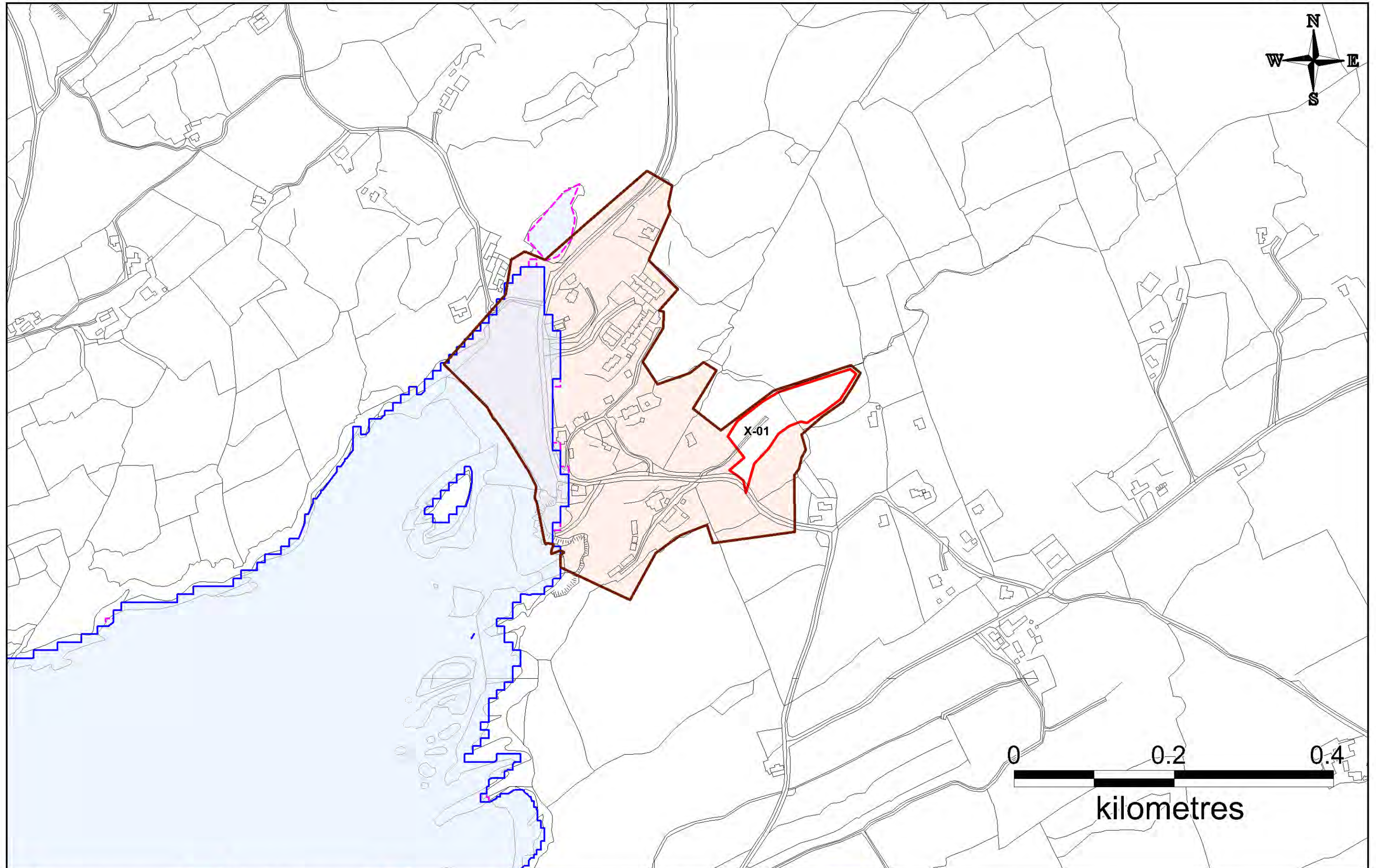
49.4.2. The special policy objective for Tragumna is set out in the following table:

<i>Objective No.</i>	Special Policy Area	<i>Approx. Area (Ha)</i>
X-01	Extension to caravan park.	0.8

General Objective

49.4.3. The general zoning objective for Tragumna is set out in the following table:

<i>Objective No.</i>	General Zoning Objective
DB-01	Within the development boundary of Tragumna, it is an objective to encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a particularly scenic landscape area and all new development should take this into consideration. All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on Lough Hyne Special Area of Conservation.
DB-02	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.
DB-03	It is an objective to protect and enhance the attractive coastal setting and landscape character of the settlement.



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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 | |



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