

KANTURK ELECTORAL AREA  
LOCAL AREA PLAN  
**2011**



**1**

Volume 1

**Main Policy Material**

Cork County Council  
**Planning Policy Unit**





# Kanturk Electoral Area Local Area Plan

## SCHEDULE

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



# Kanturk Electoral Area Local Area Plan August 2011

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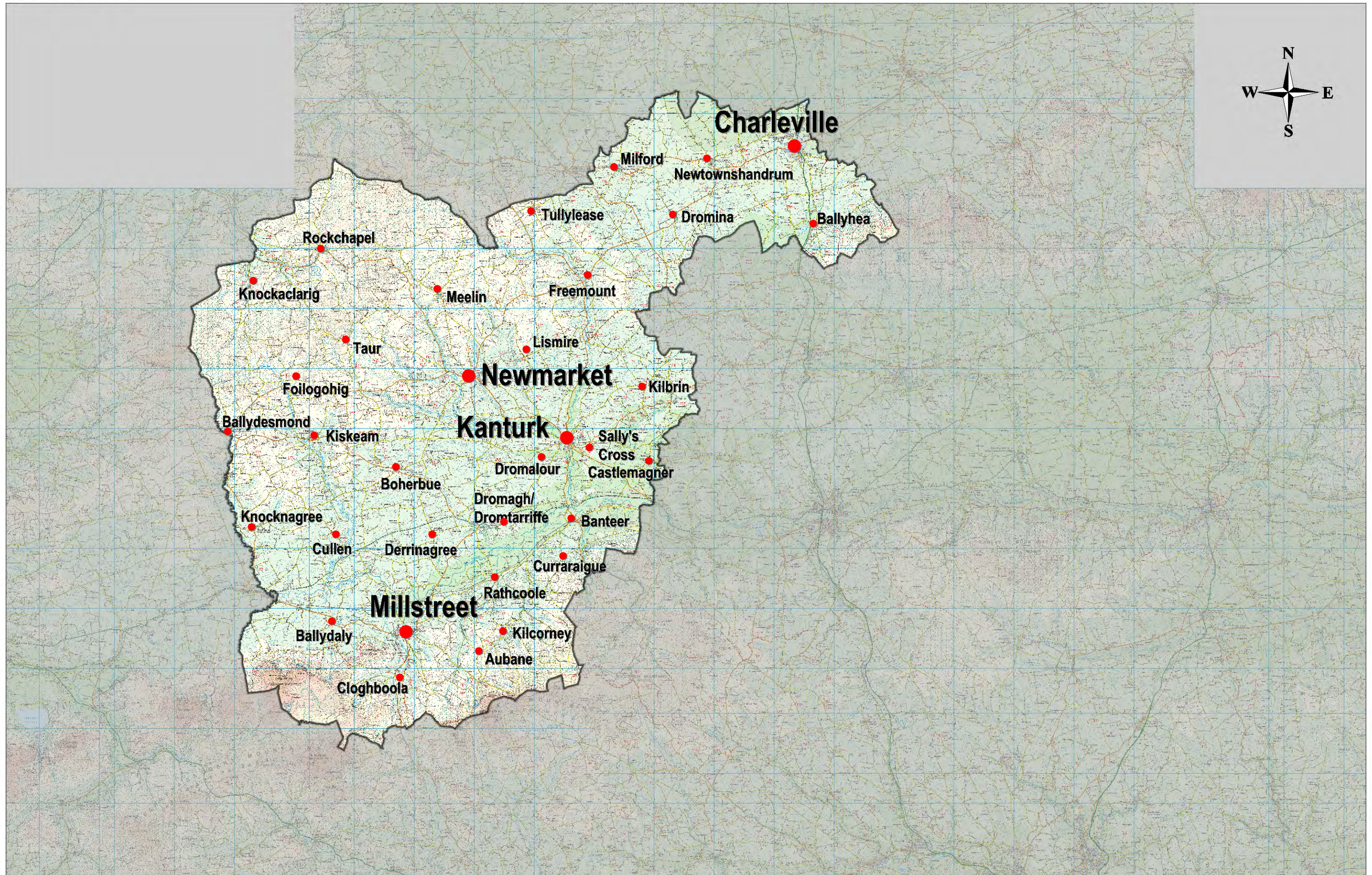
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# Kanturk Electoral Area Local Area Plan 2011



Kanturk Electoral Area





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

### 1.1 Introduction

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

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

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of the review of the plan can be deferred for up to a maximum of 10 years from the date on which the plan was originally made.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

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

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

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

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

### 1.2 The Form and Content of the Plan

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

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

**1.2.2.** Volume 2 includes three sections, these are:

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

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

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

### 1.3 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 Kanturk 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 45 submissions from the public during the consultation period on the Kanturk Electoral Area Draft Local Area Plan, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plans. Following this, the proposed amendments, 811 in total across all Electoral Areas, were published for consultation between 21st April & 18th May 2011.

1.4.5. There were a total of 19 submissions received during the public consultation period on the proposed amendments to the Draft Kanturk Electoral Area Local Area Plan. Following this, a Managers Report was published on the 15<sup>th</sup> of June on the issues raised by the submissions on the proposed amendments.

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

#### 1.5 Overall Approach

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

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

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

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

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

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

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

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

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

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

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

#### Settlement Network

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

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

- **4** Main Settlements comprising Charleville, Kanturk, Millstreet and Newmarket.
- **7** Key Villages comprising Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree, Milford and Newtownshandrum.
- **14** Villages comprising Ballydaly, Ballyhea, Castlemagner, Cullen, Derrinagree, Freemount, Kilbrin, Kilcorney, Kiskeam, Lismire, Meelin, Rathcoole, Rockchapel, Tullylease
- **6** Village Nuclei comprising Aubane, Curraraigne, Cloghboola, Dromagh/Dromtarriffe, Knockaclarig, Taur
- **2** Other Locations comprising Dromalour and Sally's Cross

**1.5.11.** The main settlements include the main towns and in some areas, strategic employment areas. They are the main centres of both population and employment and benefit from the highest levels of existing infrastructure and services. Their hinterland or catchment often extends over a significant area including many smaller settlements within it. The services and infrastructure necessary to support future population growth can often be provided more efficiently in the main towns than in the smaller settlements.

#### Main Towns

**1.5.12.** The most significant material asset of this electoral area is its main towns. They represent the product of many decades of investment in buildings (including houses, businesses, commercial buildings etc.), hospitals and other health facilities, schools, social and community facilities and wealth of supporting infrastructure. Across the County as whole, the 2006 census recorded that over 46% of the population lived in the main towns. In addition, many people who live in villages, smaller settlements or rural areas rely on the main towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).

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

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

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

- Confirm the role of the town centre as the preferred location for future retail development; and
- Protect the setting of the town from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

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

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

#### Key Villages, Villages & Smaller Settlements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 1.6 Land Use & Zoning – A Revised Approach

### 'De-Zoning'

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

**1.6.2.** Whilst many of the underlying demographic indicators suggest that in the medium/long term the demand for new housing may well return because of factors such as the trend towards smaller average household sizes, there have been concerns that the overall supply of 'zoned' land may well exceed what is likely to be required. In some

locations maintaining the supply of land at these high levels may place impossible burdens on the public finances with regard to the costs of servicing etc.

**1.6.3.** In this plan the approach has been:

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

**1.6.4.** Where the supply of zoned land from the previous plan still significantly exceeded the likely future requirement the possibility of using the land for another purpose consistent with the plan or phasing, or sequencing development so that excessive demands for servicing infrastructure are avoided has been examined in order to keep any de-zoning to a minimum.

### Transitional Issues Affecting Development

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

**1.6.6.** The objectives in this plan indicating the 'number of new dwellings likely to be built in the village during the lifetime of the new plan' is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid 'cap' on the 'stock' of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a small number of relatively large planning permissions, for a scale of

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.

**1.7 Infrastructure and Community Facilities**

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

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

**1.7.3.** The proposals in this plan provide for the balanced development of the electoral area in line with the strategy set out in the County Development Plan 2009. However, in the current economic climate, it is necessary to ‘tailor’ development more closely

to the current or likely future overall capacity of particular settlements so that the lack of critical infrastructure does not result in unacceptable consequences for the environment, communities or the public finances.

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

## 1.8 Flood Risks

### Overall Approach

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

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

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

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

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

- Avoid development in areas at risk of flooding; and

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

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

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

- 'Floodmaps.ie' – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. 'Flood point' information is available on this site and has been noted.
- '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 Local Area Plan, then, generally, the zoning has been discontinued in this plan.

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

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

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

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

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

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

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

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

The first stage in the assessment process will include:

- An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.
- A review of all available flood related information, including the flood zone maps and historical flood records (from [www.floodmaps.ie](http://www.floodmaps.ie), and through wider internet / newspaper / library search/local knowledge of flooding in the area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
  - further study;
  - revision of proposals to avoid area shown at risk of flooding; or

- continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).

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

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

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

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

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

Development in Flood Risk Areas	
	<p>considerations, permission may be granted for the development.</p>
FD 1-6	<p>Where the site specific flood risk assessment required under FD 1-4 shows that there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>• The development is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).</li> <li>• The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: <ul style="list-style-type: none"> <li>○ Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</li> <li>○ Comprises significant previously developed and/or under-utilised lands;</li> <li>○ Is within or adjoining the core of an established or designated urban settlement;</li> <li>○ Will be essential in achieving compact and sustainable urban growth; and</li> </ul> </li> </ul> <p>There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>

### 1.9 Green Belts Around Towns

#### Background

1.9.1. The County Development Plan 2009 sets out the policy context for Green Belts as established by the National Spatial Strategy for Ireland and the Regional Planning Guidelines and

outlines the planning principles of a Green Belt as including some or all of the following: -

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

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

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

#### Housing in Rural Locations

1.9.4. Following on from the tradition established in successive County Development Plans policies in relation to rural housing are tailored to reflect the varied demands, pressures and circumstances that exist in each of the four strategic planning areas of the County and the provisions of the Cork Area Strategic Plan and North and West Cork Strategic Plan. Central to these policies is the key objective of sustaining rural communities and accommodating rural housing needs within rural areas where this is possible in accordance with the principles of proper planning and sustainable development. Provision is made to sustain communities by allowing people to build in their local area on suitable sites. This is expressly stated in



objective RCI 9-3 of the County Development Plan. It is also an objective of the County Development Plan to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of 7 years in a particular area.

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

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

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

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

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

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

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

**1.9.10.** However, in some areas as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. The Local Area Plans have identified and provided guidance on these areas designated under Zoning

Objective GB 1-2. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low density suburbs or satellite settlements.

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

Green Belts Around the Ring and County towns	
<b>GB 1-1</b>	<p>Green Belts Around the Ring and County towns</p> <p>(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.</p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(e) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective RCI 9-3 of the Cork County Development Plan 2009.</p>

Green Belts Around the Ring and County towns	
<b>GB 1-2</b>	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <p>(a) The character of the area as a whole will remain predominantly rural and open;</p> <p>(b) Proposals will not cause linear roadside frontage development (ribbon development); and</p> <p>(c) The proposal is consistent with the proper planning and sustainable development of the area.</p>

**The Charleville Green Belt**

**1.9.12.** The development boundary of Charleville includes provision for a total of 22.6 hectares for use for low density housing. Furthermore there are two smaller settlements (Ballyhea and Newtownshandrum), which are located within close proximity to the Green Belt, and offer additional potential for both individual houses and small scale residential schemes.

**1.9.13.** Given Charleville's location abutting the county boundary with Limerick, the green belt boundary has been tightly drawn in an easterly direction. In addition the location of the eastern railway line also acts as a development constraint. Since the 2005 Local Area Plan the inner boundary of the Green Belt has been altered to reflect amended and new town zonings.

**1.9.14.** An important and attractive characteristic of the town of Charleville is the complex topography and landscape character of its setting. The prominent ridges to the west in conjunction with the lower more localised ridges to the south of the town, which are relatively free from development, provide an attractive rural setting to the town and are therefore not considered suitable for development.

**1.9.15.** To the north and south, the principle approach road into the town is the National Primary Route - N20. This area is deemed unsuitable for development, as it would have a negative impact on the visual setting of the town. The proposed bypass route to the immediate west of the town also restricts further development.

**1.9.16.** To the north of the town, the topography is less elevated and the ground level quite flat. This area forms part of the setting of the town when approaching from the Limerick border and is thus considered unsuitable for development.

**1.9.17.** An area of land has been identified on the western fringes of the town, abutting the development boundary. It is situated within a

narrow valley between two ridges, where there is an established proliferation of one off dwellings. This sheltered area is less visually prominent in terms of the general setting of the town and whilst this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (44ha) will be subject to Objective GB 1-2 of this LAP.

#### ***The Kanturk Green Belt***

**1.9.18.** The development boundary of Kanturk provides for 17.2 hectares for use for low density housing. The established residential area of Sally's Cross is located within the Green Belt and offers additional low density housing potential within its development boundary.

**1.9.19.** An important and attractive characteristic of the town of Kanturk is the complex topography and landscape character of its setting. The prominent ridges, which enclose the town to the north east, north and north-west are relatively free from development and provide an attractive rural setting to the town and are therefore not considered suitable for development. The green belt boundary has been tightly drawn around the town in order to protect this setting. The inner boundary of the Green Belt has been altered to reflect amended and new town zonings. The area of Sally's Cross has also been amended and this is reflected accordingly.

**1.9.20.** To the south of the town, the area surrounding Kanturk Castle is designated as a Scenic Landscape in the Cork County Development Plan 2009. There are two further parcels of land designated as Scenic Landscapes to the north of the town. Development in these areas would be considered to have a negative impact on the visual setting of the town.

**1.9.21.** Kanturk's hinterland comprises of several valleys, formed by the River Allow and its tributaries. The floodplains associated with these rivers also act as constraints as these are not suitable for development.

**1.9.22.** The Green Belt has been tightly drawn out the Newmarket Road, in an attempt to discourage further development along the approach road into this settlement and to maintain strategic gaps with these two settlements.

**1.9.23.** Three areas of land have been identified with an established proliferation of one off dwellings. These areas are less visually prominent in terms of the general setting of the town and whilst the areas should remain generally open and rural in character their capacity to accommodate some individual housing in a rural setting is recognised. These areas of land will be subject to Objective GB1-2 of this LAP.

**1.9.24.** The first lies to the south west of the town (35.3 ha), within one of these river valleys, while the other two areas lie to the west (3.64 ha) and north (4ha) of the town.

#### ***The Millstreet Green Belt***

**1.9.25.** The development boundary of Millstreet includes provision for a total of 3.4 hectares for use for low density housing. There is one smaller settlement (Ballydaly) and one village nucleus (Cloghboola) which are located within or in close proximity to the Green Belt, and offer additional potential for both individual houses and small scale residential schemes. Since the 2005 Local Area Plan the inner boundary of the Green Belt has been altered to reflect amended and new town zonings.

**1.9.26.** Millstreet's landscape setting and complex topography are particularly important. In particular the attractive prominent ridges surrounding the town to the south, east and west are therefore not considered suitable for development.

**1.9.27.** Drishane House and grounds to the north east of the town are designated as an Architectural Conservation Area and therefore act as constraints to further development in this direction. Furthermore there are also two Scenic Landscape areas abutting the development boundary to the east and south west of the town which are not considered suitable for development.

**1.9.28.** The scenic Blackwater River Valley lies to the north of the town and it is considered that any development in this direction would detract from the visual setting of the area.

**1.9.29.** However, north of the town, the topography is less elevated and is considered more suited to development. An area of land has been identified in this region where there is an established proliferation of one off dwellings. There is a footpath and public lighting connecting this part of the town with the railway station. This area is less visually prominent than the equivalent areas to the south, east, southwest and northwest and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognized. This area of land (40.85 ha) will be subject to Objective GB 1-2 of this LAP. A number of other areas of land have been identified as being subject to Objective GB1-2 of this LAP – three to the north (5ha, 2.5ha and 5ha) respectively and two to the east of town (11.9ha and 3.3ha) respectively.

#### ***The Newmarket Green Belt***

**1.9.30.** The development boundary of Newmarket includes provision for a total of 11.1 hectares for use for low density housing. The village of Lismire, located proximate to the Green Belt, offers additional potential for both individual houses and small scale residential schemes.

**1.9.31.** An important and attractive characteristic of the town of Newmarket is its complex topography and landscape character of its setting. With the most prominent ridges to the north west of the town the topography then slopes downwards gently in a south-easterly direction along the Dalua river valley towards Kanturk. This landscape provides an attractive rural setting to Newmarket and is therefore not considered suitable for further development. The green belt boundary has been tightly drawn around the town in order to protect this setting.

**1.9.32.** To the west of the town, the road towards Blueford Cross Roads is designated as a Scenic Route in the Cork County Development Plan 2009. This area is deemed unsuitable for development, as it would have a negative visual impact on this approach road into the town.

**1.9.33.** The Green Belt boundary has been tightly drawn out the Kanturk road in an attempt to discourage further development along the approach road into this settlement and to maintain strategic gaps with these two settlements.

**1.9.34.** To north of the town, an area of land, adjacent to the development boundary has been identified where there are some established one off dwellings. This area is less visually prominent with regard to the general setting of the town and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised. Any future development should be accessed off the minor road, with no access from the Regional Road R578. This area of land (29ha) will be subject to Objective GB1-2 of this LAP.

### ***1.10 Strategic Environmental Assessment and Habitats Directive Assessment***

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

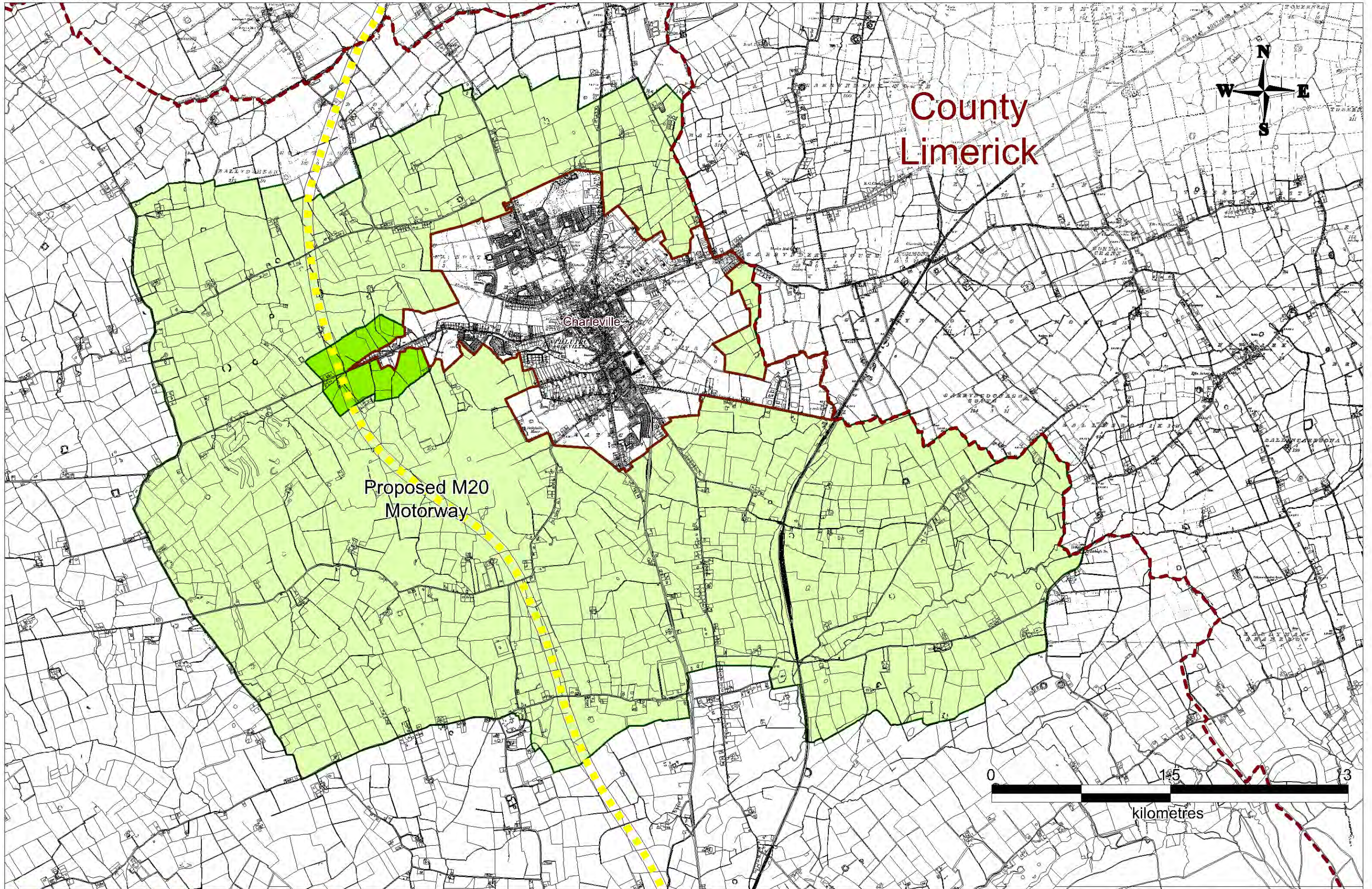
**1.10.2.** The European Community issued the Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

**1.10.3.** The SEA Directive was transposed into Irish Law under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and became operational on 21 July 2004. Under these Regulations it is required that a Strategic Environmental Assessment (SEA) be carried out for Local Area Plans for areas with a population of 10,000 persons or more. An Environmental Report has been prepared and is contained in Volume 2 of this plan. The report considers the likely significant impacts on

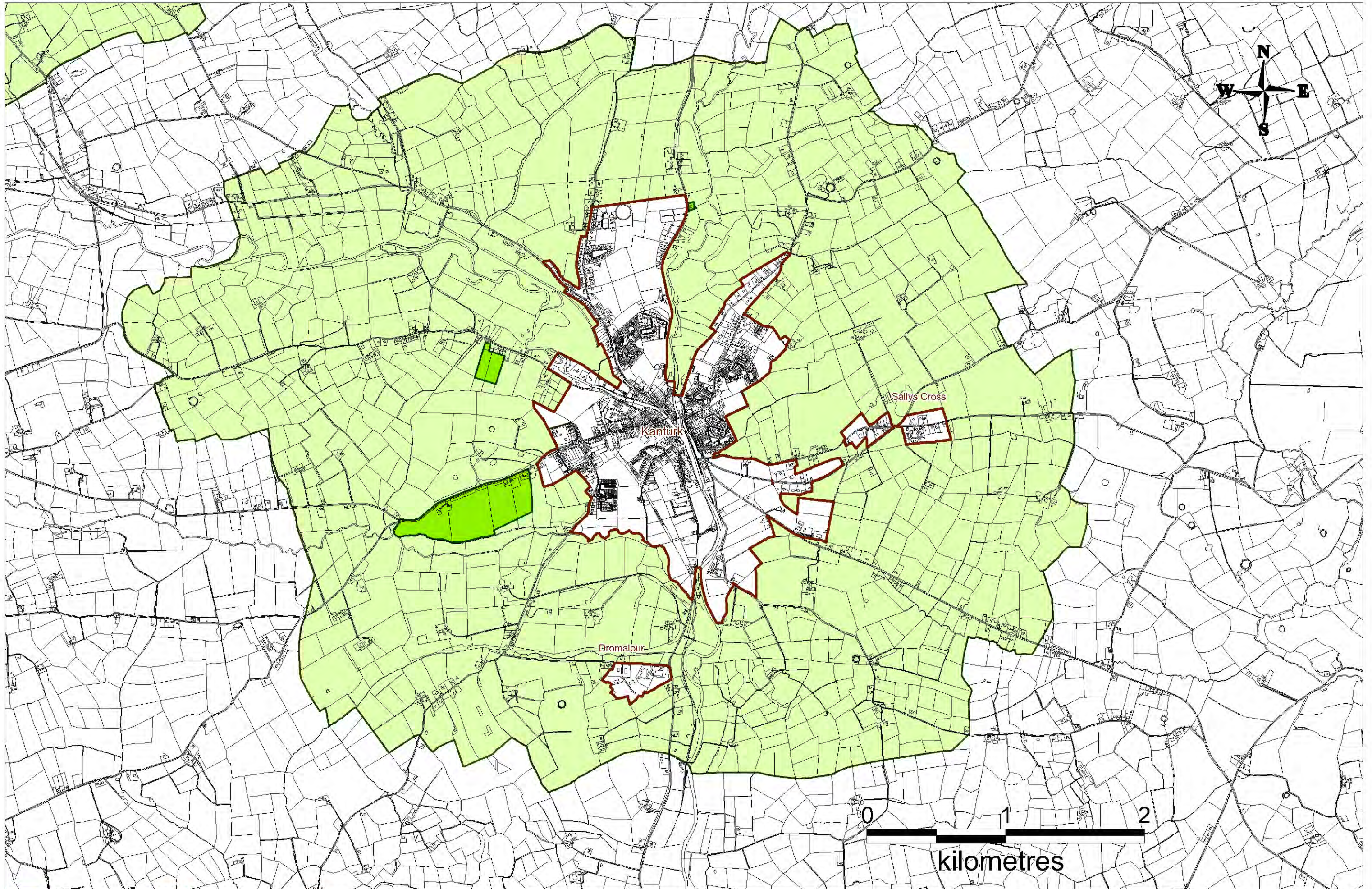
the environment as a result of implementing the Local Area Plan. The plan was assessed against the environmental objectives set out in the Environment Report. Where a likely significant effect was identified mitigation measures were proposed, where possible. The most significant issue which came out of SEA is the need to tie all development objectives for all settlements to the availability of appropriate waste water treatment facilities.

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

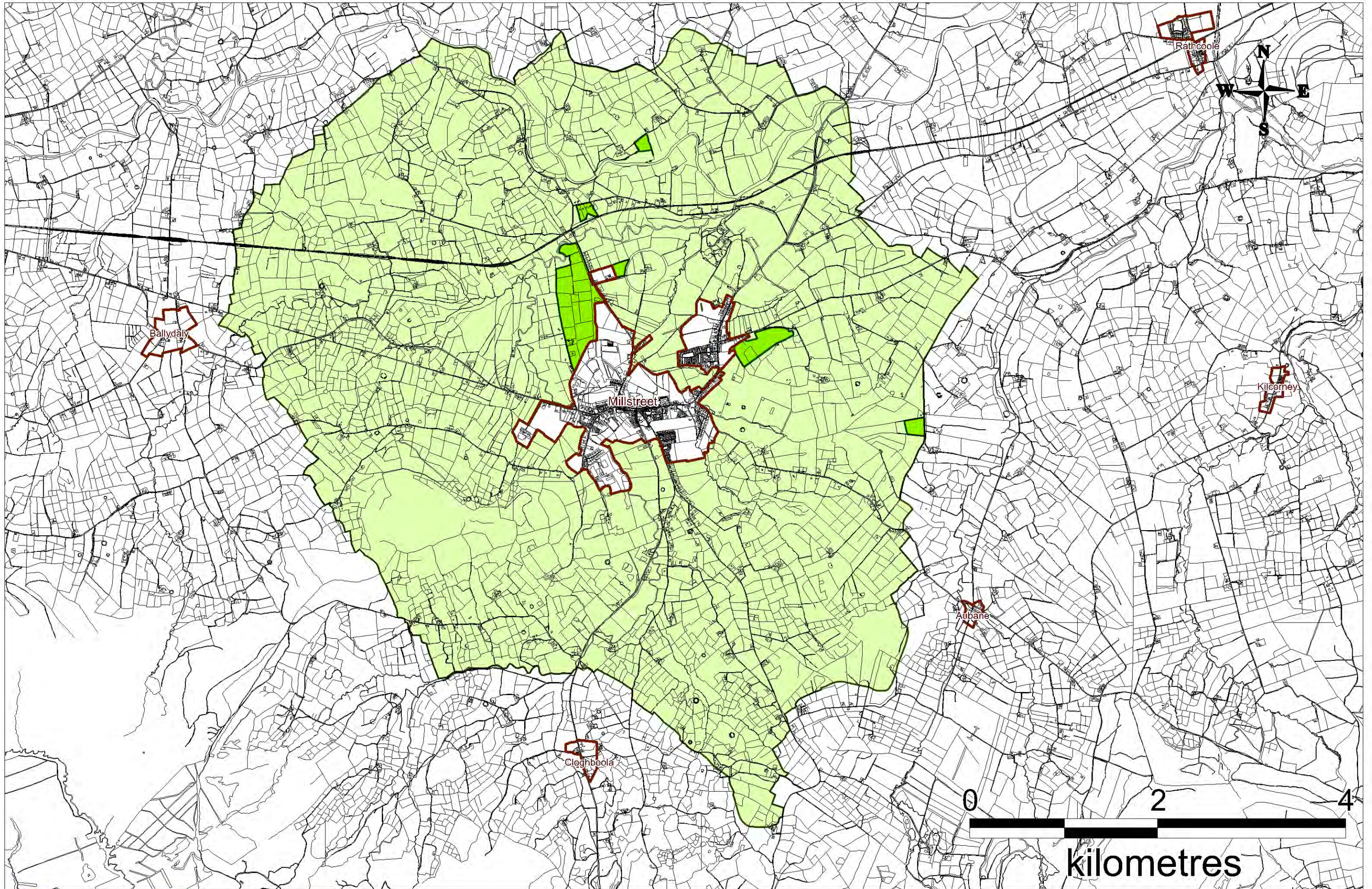
**1.10.5.** The final Natura Impact Report for the Kanturk Electoral Area Local Area Plan, 2011-2017 summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the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

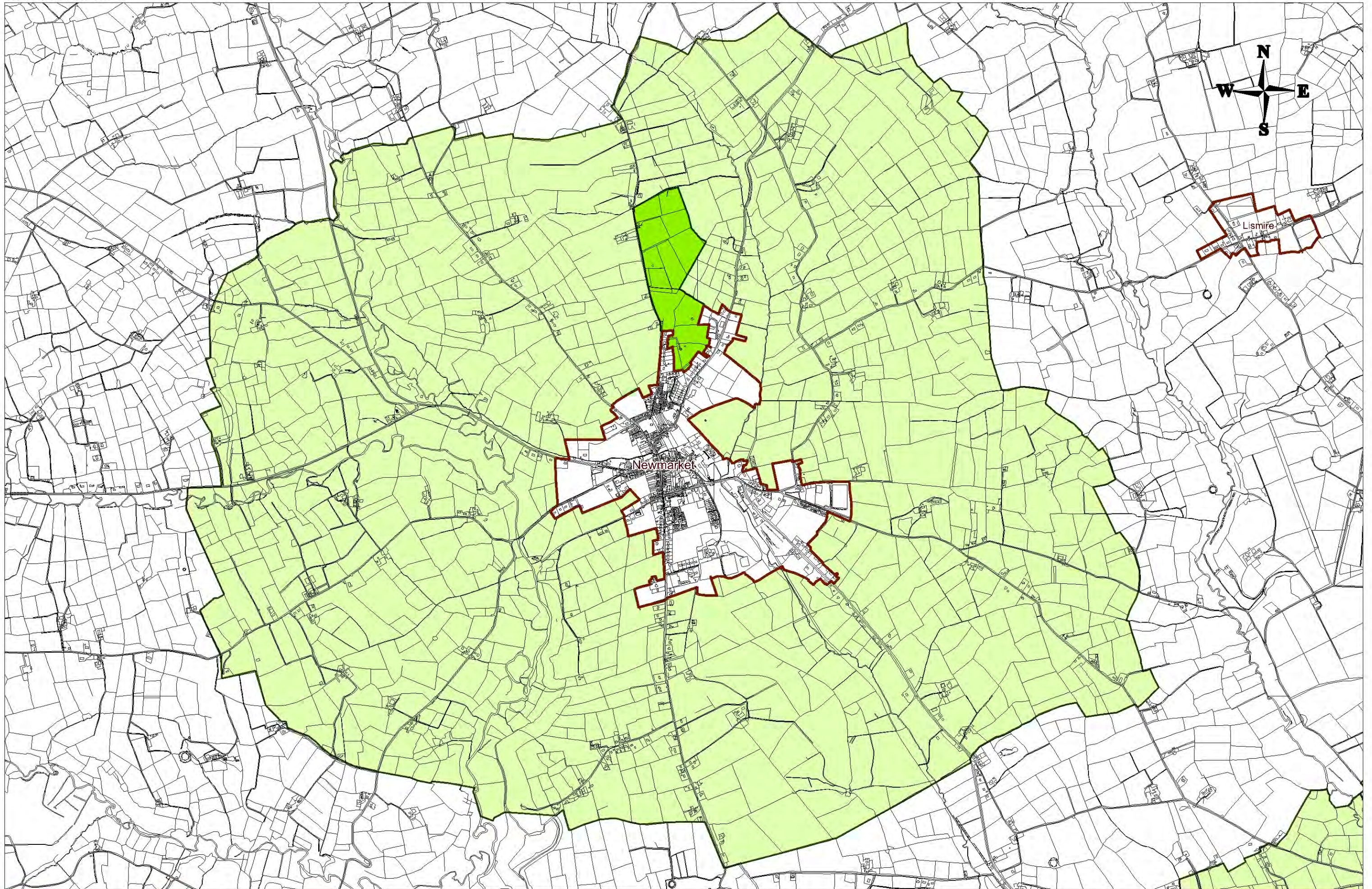


## Green Belt Map



kilometres

### Green Belt Map



## Green Belt Map





## Section 2 Local Area Strategy

### 2.1. Introduction

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

#### Strategy

2.2.1. The Kanturk Electoral Area lies within an area designated as the North Strategic Planning Area in the County Development Plan 2009 and as the “Northern Area” in the context of the 2010 Regional Planning Guidelines. The Electoral Area also forms part of the study area of the North and West Strategic Study (2002). These policy documents, particularly the latter, have raised concerns about declining socio-economic indicators including falling populations and agricultural employment as well as relative underperformance of settlements in terms of attracting population and economic activity.

2.2.2. Recent years have seen a partial reversal of these trends with increased growth occurring in the Main Settlements. However the County Development Plan notes that this has been counterbalanced by village populations remaining static or declining notably coupled with high demand for one off rural housing. This latter trend is particularly associated with high levels of unsustainable commuting. General levels of economic activity have grown somewhat but still remain relatively low in the context of other main economic areas in the county.

2.2.3. In response a rebalancing of the population structure is proposed that encourages growth in the towns whilst retaining a healthy growth rate in villages and rural areas. Such a concentration would help create a critical mass of population that would in turn allow further economic and social development on a self sustaining basis. This reinforces the goals of the County Development Plan which aim to rebalance the spatial distribution of population more in line with the proposals of the North and West Cork Strategic Plan without jeopardising the modest and fragile growth trend that has established

itself in this area since 2002. Such an approach is also supported by the Regional Planning Guidelines 2010.

2.2.4. In 2006, the Government announced the Atlantic Gateways Initiative, augmenting the National Spatial Strategy and aiming to focus infrastructure, population and employment growth in a strategic corridor linking the ‘Gateway’ cities and ‘Hub’ towns from Waterford to Galway, including Cork, Limerick and Mallow. The long-term aim is that through the development of enhanced transportation infrastructure and a cooperative strategy between the gateway cities, this corridor will be able to develop a critical mass of population that, in future, will enable it to compete effectively with Greater Dublin for economic investment. Within the Kanturk Electoral Area, the town of Charleville is located along this strategic corridor and the key infrastructure of the proposed M20.

#### Population and Housing

2.2.5. In the period 2002-2006, the population of the Electoral Area as a whole grew from 25,084 to 26,099, an increase of 4%. This rate of growth was relatively modest compared to growth across the county as a whole of 11.4% and strong growth in the other northern electoral areas – 12 % in the Mallow Electoral Area and 14% in the Fermoy Electoral Area.

2.2.6. Charleville, as the largest town, experienced significant positive population growth from 2,685 to 2,984 persons or 11%. In the same period Kanturk grew by 16% and Millstreet by 9%, while Newmarket’s population declined by 10%.

2.2.7. Population decline was also a feature in the period to 2006 within the key village level of the settlement hierarchy. Of the seven key villages only Dromina experienced any significant population growth. In particular Boherbue, Ballydesmond and Milford experienced a continuation of a trend of population decline. Decline amongst the key villages was balanced by growth in some of the smaller villages and in the rural area where the overall population grew from 18,404 to 18,850, equivalent to 4% within the same period.

Settlement Hierarchy Kanturk Electoral Area	Population		
	2002	2006	% Change
<b>Main Settlement</b>			
Charleville	2685	2984	11%
Kanturk	1651	1915	16%
Millstreet	1289	1401	9%
Newmarket	1055	949	-10%
<b>Villages and Rural</b>	18404	18850	2%
<b>Total Population</b>	<b>25084</b>	<b>26099</b>	<b>4%</b>

2.2.8. The targets for population growth as set out in the County Development Plan 2009 indicate that Charleville will continue as the

largest settlement in the electoral area growing to 4,925 persons in 2020, a 65% increase from 2006. Growth in Kanturk, Millstreet and Newmarket will be more moderate, with population targets of 2,400 (25%), 1,756 (25%) and 1,189 (25%) respectively. The remaining growth for all the villages and rural areas amounts to 1,605 persons (8.5%), bringing the overall target growth to 4,626 (18%). The 2020 target population for the electoral area as a whole is 30,725 persons.

Settlement Hierarchy Kanturk Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Charleville	2984	1941	4925
Kanturk	1915	485	2400
Millstreet	1401	355	1756
Newmarket	949	240	1189
Villages and Rural	18850	1605	20455
<b>Total Population</b>	<b>26,099</b>	<b>4,626</b>	<b>30,725</b>

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

Settlement Hierarchy Kanturk Electoral Area	Households		
	2006	Growth 2006-2020	2020 Target
Charleville	1054	1024	2078
Kanturk	677	336	1013
Millstreet	495	246	741
Newmarket	335	167	502
Villages and Rural	6639	2074	8713
<b>Total Households</b>	<b>9200</b>	<b>3847</b>	<b>13047</b>
<b>New Dwellings Required</b>		<b>5001</b>	

<sup>1</sup> Sourced from County Development Plan 2009, as amended by changes to Electoral Area Boundaries 2009.

<sup>2</sup> Sourced from County Development Plan 2009, as amended by changes to Electoral Area Boundaries 2009

**2.2.10.** Population growth of 4,626 persons, together with household formation arising amongst the existing population will give rise to an additional 3,847 new households within the electoral area. As indicated in the table it was envisaged that these new households would be relatively equally distributed amongst the towns and the villages / rural areas. In order to allow for a proportion of vacancies and frictional losses in the market, a conversion rate of 1.3 was used which gives an overall requirement for an additional 5,001 new houses to be provided within the electoral area in the period 2006 – 2020 (Table 3).

**2.2.11.** Of the 5,001 new houses required in the electoral area in the period 2006-2020, 1,694 units, or 34% of the target, have already been built or are under construction by the start of 2010, leaving a balance of 3,307 to be provided in the period to 2020. In addition there are outstanding planning permissions for the construction of a further 1,712 units.

Table 4: Housing Delivery / Commitments 2006-2010

Settlement Name	Already Built <sup>3</sup> 2006-2010	Under Construction & Vacant	Outstanding planning permissions
Main Settlements			
Charleville	395	87	675
Kanturk	369	99	119
Millstreet	158	5	76
Newmarket	32	1	220
Key Villages	174	76	425
Villages and Other Settlements	222	76	197
<b>Total</b>	<b>1350</b>	<b>344</b>	<b>1,712</b>

**2.2.12.** Table 5 provides an overview of the overall scale of development envisaged in each settlement over the lifetime of this plan, in order to accommodate the population growth target for the electoral area as a whole. At the outset of the preparation of this plan when the Outline Strategy documents were published, the intention was to provide for an additional 2,696 dwellings within the villages and rural areas, in accordance with the household distribution outlined in Table 3 above. 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 large numbers of dwellings and this plan therefore makes provision for significantly less development within the villages. To compensate, increased provision has been made for additional growth in the towns, where the extra housing can be more readily assimilated.

<sup>3</sup> *Already built 2006-2010:* this is the Geodirectory count for 2010 minus the Geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10

Table 5: Summary of Kanturk Electoral Area Settlements					
Settlement Name	Settlement Type	No. of existing dwellings 2010	Growth in d/units 2000-2010	Out/st planning permission 2010	Target growth 2010-2020
Charleville	Main Town	1693	943	675	1250
Kanturk	Main Town	1207	815	119	600
Millstreet	Main Town	685	248	76	270
Newmarket	Main Town	485	103	220	270
<b>Total Main Settlements</b>				<b>1,090</b>	<b>2390</b>
Ballydesmond	Key Village	109	34	53	53
Banteer	Key Village	162	60	205	200
Boherbue	Key Village	223	46	37	150
Dromina	Key Village	111	30	77	30
Knocknagree	Key Village	88	8	0	30
Milford	Key Village	130	48	17	30
Newtown	Key Village	139	74	36	125
<b>Total Key Villages</b>				<b>425</b>	<b>618</b>
Ballydaly	Village	15	2	24	5
Ballyhea	Village	53	22	0	30
Castlemagner	Village	113	101	26	30
Cullen	Village	48	10	21	25
Derrinagree	Village	19	5	0	5
Freemount	Village	87	51	14	20
Kilbrin	Village	79	37	10	20
Kilcorney	Village	23	16	0	10
Kiskeam	Village	42	1	24	24
Lismire	Village	33	18	25	30
Meelin	Village	36	6	41	20
Rathcoole	Village	80	55	0	15
Rockchapel	Village	42	14	10	15
Tullylease	Village	31	4	0	10
Aubane	Village Nucleus	-	-	0	5
Curraraigue	Village Nucleus	-	-	0	5
Cloghboola	Village Nucleus	-	-	0	5
Dromagh/ Dromtarriffe	Village Nucleus	-	-	0	5
Knockaclarig	Village Nucleus	-	-	0	5
Taur	Village Nucleus	-	-	0	5
Dromalour	Other Loc.				-
Sally's Cross	Other Loc.	29	13	2	10
<b>Total Villages &amp; Village Nuclei</b>				<b>197</b>	<b>299</b>
<b>Total Villages</b>				<b>622</b>	<b>917</b>
<b>Kanturk Electoral Area Total Units</b>				<b>3,307</b>	

**2.2.13.** In determining the overall scale of development for each settlement consideration has been given to the strategic need to

strengthen the growth of the main towns, reverse the declining trend in the key villages and moderate the rate of growth in the smaller villages so that future development is more in line with their existing character and grain and the availability of services and infrastructure.

**2.2.14.** A key challenge for this plan is to encourage attractive, sensitive and well planned development across the network of settlements so as to offer a greater choice for location of housing. 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 more sustainable choice of location and also as an alternative to one off rural housing in the countryside.

**2.2.15.** In most cases the overall scale of development envisaged exceeds the number of outstanding planning permissions. Where the opposite is the case, as in Dromina, Meelin and Ballydaly, it is acknowledged that the opportunity to implement these permissions remains. However, as they come up for renewal they will need to be reassessed in light of the provisions outlined in the Planning and Development Amendment Act 2010. It is also acknowledged that some of these permissions will not be implemented for practical reasons. Some of these developments are located outside of the optimum areas for growth and/or comprise development forms at locations for which there may be little market demand in the future. In addition some of the developments are located on lands which the Flood Risk Assessment has shown to be susceptible to flooding and are therefore unlikely to be built.

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

### Employment and Economic Activity

**2.2.17.** The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Kanturk Electoral Area is envisaged to increase by up to 1,550. About 25% of these new jobs (including jobs in the leisure & tourism sector) are likely to be in rural locations rather than the main urban areas.

**2.2.18.** It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce the need for longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages where appropriate.

**2.2.19.** The main employers in the electoral area are the Kerry Group processing plant in Charleville, Munster Joinery near Ballydesmond, Newmarket Co-op and the several steel fabrication industries and haulage companies in Millstreet. There are also numerous other small and medium sized enterprises throughout the settlement hierarchy.

**2.2.20.** Charleville is designated as a district employment centre with a proposed increase in employment estimated in the region of 600 jobs. Kanturk, Millstreet and Newmarket are also district employment centres with a proposed increase in employment in the region of about 450, 250 and 250 jobs respectively.

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

Employment Land Supply in Main towns		
2011 Local Area Plan		
	Business	Industry
Charleville	62.9	27.9
Kanturk	45	-
Millstreet	21	3.3
Newmarket	11	-
<b>Total</b>	<b>139.9</b>	<b>31.2</b>

**Retail**

**2.2.22.** In relation to retail provision for all four Main Settlements, the plan confirms the role of the town centre as the primary location for retail development. Provision has been made for the expansion of the town centre areas in each of the main settlements. Greater emphasis has also been given to improvements to the public realm and examples of initiatives are included in the plan where relevant.

**Tourism**

**2.2.23.** Tourism contributes to the Electoral Area's economy particularly through hill walking and fishing in particular. Nevertheless the area's strong historic background may also be leveraged further in terms of attractive tourist destinations. Similarly the further development of outdoor pursuits is also an option as is the development of key infrastructure such as the Green Glens Arena. There is also potential for riverside walks in some locations.

**Community Facilities**

**2.2.24.** In cases where a particular community facility is either forthcoming or is required every effort has been made to identify this requirement in each of the settlements. In terms of primary schools, where a new school or an extension to a school has been identified as a requirement, provision has also been made for this. In addition,

where a site contiguous to a school is undeveloped, a longer term reservation site may also be identified.

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

Education Provision in the Kanturk Electoral Area	
	School Requirement
Charleville	The need for expanded and new school facilities has been taken into consideration
Kanturk	An area for a new school has been identified.
Millstreet	Expansion areas for existing schools
Newmarket	Expansion areas for existing schools
Boherbue	Expansion areas for existing schools.
Dromina	Expansion areas for existing schools.
Ballyhea	Expansion areas for existing schools.
Kiskeam	Expansion areas for existing schools.

**Infrastructure**

**2.2.26.** 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 population growth can best benefit from existing infrastructure and facilities. Investment should also be prioritised in the key villages as these offer a rural housing choice to a wider catchment and generally have schools and other services. Particular infrastructural improvements will include the rolling out of water conservation measures across the Electoral Area. Specific measures would include repairs to pipe work and should allow the water supply capacity to be extended further.

**2.2.27.** Objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan 2009 as varied 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

**2.2.28.** Specifically within the Kanturk Electoral Area, future development should comply with the following objective.

Objective No.	Water & Waste Water Infrastructure Objective
LAS-1	The County Development Plan 2009, in objectives INF 5-6, INF 5-7 and INF 5-8, sets 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. 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

Objective No.	Water & Waste Water Infrastructure Objective
	<p>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 Blackwater River Special Area of Conservation. This must be provided and be operational in advance of the commencement of any discharges from all residential and other development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for all residential and other developments within this area. Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an Appropriate Assessment.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development provided for in the Local Area Plan must be compliant with this plan.</p>

**2.2.29.** In Charleville there is significant capacity in the existing Waste Water Treatment Plant, although the limited dilution capacity of the Glen River is a significant issue. This will need to be addressed over time as development increases. This particular river forms part of the Maigne Water Management Unit. An upgrade of the water supply system is required if land to the south of the town is to be developed. Water conservation measures need to be undertaken to improve the drinking water supply.

**2.2.30.** In Kanturk a recently completed treatment plant is available and should have adequate capacity to meet intended development. However monitoring will be necessary so as to ensure that discharges do not prejudice the integrity of the Blackwater SAC to which the plant discharges. This particular river is host to the Freshwater Pearl Mussel amongst other species. In terms of water supply it is likely that a new source will have to be secured over the medium to longer term.

**2.2.31.** In Millstreet the treatment plant is at capacity and is scheduled for upgrading/replacement most likely post 2012. In the intervening period care will need to be taken so as to ensure that discharges do not damage the integrity of the adjoining Blackwater SAC. This situation is likely to impact on the development capacity of the town in the short term. Adequate water supply should be available for the town subject to some capacity upgrades.

**2.2.32.** In Newmarket the Waste Water Treatment Plant has limited spare capacity and is scheduled for an upgrade prior to 2012. This plant discharges to the Blackwater SAC where water quality is an issue especially given its salmonide habitat. Additional water supply capacity will also be required over time.

**2.2.33.** Amongst the key village network only moderate existing capacity is available with Boherbue and Dromina in particular being at the design limits of their sewage treatment services. An upgrade has recently been completed at Knocknagree and upgrade proposals are being considered for Banteer, Boherbue, Dromina and Newtownshandrum.

**2.2.34.** Some capacity remains amongst the village network particularly in Cullen, Freemount, Kilbrin, Kilcorney, Rockchapel and Tullylease. Ballyhea, Castlemagner and Meelin are scheduled for examination of upgrade requirements. Ballydaly and Derrinagree have no treatment facilities serving their populations.

**2.2.35.** The M20 is the main road improvement scheduled for the Electoral Area over the coming years. This should greatly decrease travel times between Charleville and Limerick and Cork. While this new road represents a significant investment from which the Electoral Area can benefit, it also creates the potential to rely on longer distance commuting for employment. The challenge for this plan is to create conditions so as to use the new road to attract investment in new employment so that the future population of the area need not be reliant on unsustainable long distance commuting for employment.

**2.2.36.** Public Transport via bus is mainly focussed on the main towns with particular reference to Charleville given its location on the Cork-Limerick route. Other towns are also served albeit less frequently. Recent bus route closures have reduced the service to the key villages and village network. However the Duhallow Area Rural Transport initiative still provides a valuable service to the widely dispersed village network in the area. Regular Rail transport is available from Charleville, Banteer and Millstreet and this is expected to continue at present rates. The consolidation of the existing settlement pattern is considered as vital so as to address the high levels of car dependency present in the Electoral Area. Such trends are unsustainable in the longer term and if they are allowed to continue, congestions and emissions will increase and competitiveness will decline. It is important that provision is made for good walking and cycling facilities within all of the settlements.

Objective No.	<u>M20 Motorway</u>
LAS-2	It is an objective of this Plan to protect the route of the proposed M20 Cork - Limerick Motorway, as illustrated on the maps in this Plan.

### Environment and Heritage

**2.2.37.** 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.

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

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

**2.2.40.** 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 is shown on the Heritage and Scenic Amenity Maps in Volume 3 in that Plan. As part of the ongoing maintenance of water quality along the Blackwater River and tributaries as well as ensuring the ecological integrity of its SAC's it is proposed to carry out an Appropriate Assessment centred on the discharges arising from the municipal waste water treatment systems located along this River. The information yielded from this study will inform the licensing and certification process required by the EPA.

**2.2.41.** 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 SPA's is shown on the Heritage and Scenic Amenity Maps in Volume 3 of the County Development Plan 2009.

**2.2.42.** The following table gives a list of the designated sites in the Kanturk Electoral Area.

Designated Sites in the Kanturk Electoral Area		
Code	Description	Natura 2000 Site
pSPA 4161	Mullaghanish-Musheramore	Yes
cSAC 2165	Lower River Shannon	Yes
cSAC 2170	River Blackwater	Yes
NHA 2449	Mount Eagle Bogs	No
pNHA 1036	Banteer Ponds	No
pNHA 1072	Priory Wood	No

**2.2.43.** 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.

**2.2.44.** In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2009 the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork. Some of the areas included in the Kanturk Electoral Area are; warm springs at Newmarket and Meelin, a Karst spring at Tubrid Millstreet, fluvial straths and Quaternary outwash deltas along the Blackwater, quaternary fossil pingos near Millstreet, fluvial meanders along the Owentaraglin River near Millstreet and Kanturk Coalfield near Dromagh.

**2.2.45.** 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.

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

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

<i>Objective No.</i>	<b><u>Environmental Objectives</u></b>
LAS-3	This plan and individual projects based on the plans proposals will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.
LAS-4	It is an objective to provide protection to all proposed and designated natural heritage sites and species within this planning area in accordance with Env 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
LAS-5	It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with ENV 1-9, 1-10, 1-11 and 1-12 of the County Development Plan 2009.



## Section 3 Settlements and Other Locations

### **MAIN SETTLEMENTS**

Charleville  
Kanturk  
Millstreet  
Newmarket

### **KEY VILLAGES**

Ballydesmond  
Banteer  
Boherbue  
Dromina  
Knocknagree  
Milford  
Newtownshandrum

### **VILLAGES**

Ballydaly  
Ballyhea  
Castlemagner  
Cullen  
Derrinagree  
Freemount  
Kilbrin  
Kilcorney  
Kiskeam  
Lismire  
Meelin  
Rathcoole  
Rockchapel  
Tullylease

### **VILLAGE NUCLEI**

Aubane  
Cloghboola  
Curraraigue  
Dromagh/Dromtariffe  
Knockaclarig  
Taur

### **OTHER LOCATIONS**

Dromalour  
Sally's Cross





**MAIN SETTLEMENTS**

Charleville

Kanturk

Millstreet

Newmarket



# 1 Charleville

## 1.1 VISION AND CONTEXT

**This Local Area Plan aims to encourage the expansion and diversification of the employment and service base of Charleville given its position on the “Atlantic Corridor” and to underpin future population growth. It is also important that the M20 motorway bypass is completed so as to relieve the town of through traffic and provide scope for environmental improvements within the town centre.**

### Strategic Context

**1.1.1.** Charleville is one of six towns located within the North Strategic Planning Area and the largest town within the Kanturk Electoral Area. As set out in the County Development Plan 2009, the objective for Charleville is to promote its potential as an important node on the Atlantic Corridor between the “Gateway cities” of Cork and Limerick whilst providing employment, commercial and industrial services for its surrounding rural hinterland. In this context the County Development Plan makes provision for significant population growth within the town.

**1.1.2.** In particular the Government’s Atlantic Gateways initiative aims to both augment the National Spatial Strategy and co-ordinate and focus development and infrastructure provision in a corridor that links the ‘Gateway’ cities of Galway, Limerick, Cork and Waterford. Together with the ‘Hub’ towns it is intended to develop a critical-mass of population capable of competing with the Greater Dublin Region for future investment and thus delivering an appropriate country wide balance in the delivery of jobs, services and opportunities. Charleville is located along the Cork – Limerick section of this economic corridor and stands to benefit from the development of the M20 motorway. This presents a notable development opportunity for the town.

**1.1.3.** With regard to Charleville’s hinterland, the town is located on the northern fringes of the County in an area that has been historically associated with declining socio-economic indicators and consequently falling populations. To address these concerns the North and West Cork Strategic Plan (2002) has developed a 20 year strategy that outlines and addresses key structural, socio economic and infrastructural issues. In particular the plan seeks to rebalance the population structure of the region by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of

the area. Nevertheless, in recent years, the pace of population growth in many of the rural areas within the North Strategic Planning Area has exceeded the growth of the towns and a key challenge for this Local Area Plan is to rebalance growth appropriately across the network of settlements.

### Local Context

**1.1.4.** Charleville is located close to the northern boundary of the county and is set in a generally low-lying and gently undulating landscape. The town’s bustling Main Street and well preserved buildings form an historical core that anchors both its residential areas to the south and west and its social and community activities to the east. Charleville’s excellent road access also accommodates much of its industrial and commercial strength most notably along the Limerick, Kilmallock, and Station Roads. In particular the town has a long tradition of food processing and this sector remains a significant employer.

**1.1.5.** In recent years Charleville has also consolidated its role as an important local and regional centre through its growing retail and industrial activities. The new town centre shopping centre and hotel are of particular note. Charleville has also benefited from substantial new housing development which has attracted population to the area. This growth in housing is evident from Table 2 which indicates that unit numbers have more than doubled since the start of 2001.

## 1.2 PLANNING CONSIDERATIONS

### Population

**1.2.1.** The 2006 census recorded a population of 2,984 persons for the town. This represents an increase of 11% on the 2002 population. The 2020 population target for Charleville is 4,925 and this represents an increase of 1,941 persons or 65%. The corresponding growth in households is detailed in Table 1 below and the number of households is expected to grow by almost 100% between 2006 and 2020.

Charleville	2002	2006	Growth	2020 Target
<b>Population</b>	2,685	2,984	1,941	4,925
<b>Households</b>	901	1,054	1,024	2,078

### Housing

**1.2.2.** The growth in housing in the town over the past decade is evident from Table 2 below. This indicates that unit numbers have more

than doubled since the start of 2001. This pattern is likely to reflect both a rise in population and declining household formation sizes.

	Dwellings 2001	Dwellings 2005	Dwellings 2010
Charleville	750	1199	1693

Source: Geodirectory 2001-2010

**1.2.3.** New estates have been developed to the south, west and north-west of the town and these include a mix of house types. It is considered that the overall range of housing provision is good although it is also considered that some of these developments are on an overly large scale and there is an inadequate mix of house types in some of the older estates. Current issues include the semi completed nature of some more recently constructed estates and the significant level of vacancy (units which have never been occupied) again amongst more recent developments. Vacancy comprises approximately 3.5% of the total housing stock and should be absorbed once the housing market stabilises.

**1.2.4.** A population growth of 1,942 persons is expected to give rise to the need to accommodate an additional 1,331 houses in the town in the period between 2006 and 2020. However 482 units have already been constructed in the period 2006-2010 (including units which are vacant and under construction), leaving a balance of 849 units to be provided by 2020. There are outstanding planning permissions for approximately 675 units which have yet to be constructed. See Table 3 below.

New House Construction target 2006-2020	Already built (including vacant and under construction) 2006-2010	Additional new Development Required	Outstanding Planning Permissions
1,331	482	849	675

Source: Housing land Availability Study 2010.

**1.2.5.** The Local Area Plan 2005 included significant areas of land for residential use in Charleville and a large amount of this remain undeveloped. Recent surveys indicate that these lands have capacity to accommodate an additional 550 units.

**1.2.6.** In addition to zoned residential lands, the 2005 plan identified approximately 60 hectares of additional lands around the periphery of the town. These were zoned as Open Space, Sports, Recreation and Amenity with some potential for limited / small scale residential development.

#### **Employment & Economic Activity**

**1.2.7.** Charleville is the main centre for employment within the electoral area and has a strong base in food processing along with numerous small and medium sized industrial enterprises and a strong retail and services sector. The town's strong educational / training sector is also a significant employer. Industrial activity is concentrated to the east of the town centre along the Kilmallock road, Station Road and at the Ballysallagh Industrial Estate to the south east. In addition to meeting the employment and service needs of the town itself, Charleville serves a wide rural hinterland that stretches into County Limerick. However analysis of travel to work patterns from the 2008 census indicates that only 38% of the town's residents work within the immediate local area, with the remainder travelling further for work purposes. Pressure for long distance commuting may increase once the M20 is complete and growth in employment is essential to reduce this need for commuting and to underpin future population growth. The County Development Plan has identified a need for an additional 600 jobs in Charleville by 2020.

**1.2.8.** Previous development plans have made provision for a strong supply of industrial / business land within the town. However only 3ha of this has been developed since 2003 and approximately 79 ha remain undeveloped. This includes a "stand alone" site comprising 32 ha along the Kilmallock road (on which a permitted business park remains undeveloped) and an extensive area of land extending to Station road to the south. A key priority for this plan is to improve access from this land bank to the proposed M20 junction to the south of the town and to broaden the range of industrial / business uses that may locate there, so as to optimise the town's ability to attract investment and capture the full potential of its location within the Atlantic Corridor. In particular the delivery of the M20 motorway may create the opportunity for the town to develop a key role in the logistics and distribution sector based on its location mid way between the Cork and Limerick Gateways. There is also potential for a rail/freight connection in the future.

#### **Retail & Town Centre**

**1.2.9.** Charleville has a large and vibrant town centre offering an estimated 4,850m<sup>2</sup> of convenience floor space and 3,400m<sup>2</sup> of comparison goods floor space. A new shopping area has recently been developed in the core of the town which includes an anchor supermarket and several other retail units with a large multi storey car park. This centre benefits from great connectivity with the main street although a significant number of the retail units are currently vacant. The main street itself includes a second large supermarket and a wide range of comparison shops, restaurants, financial services and civic uses. A discount retail supermarket is located to the north east of the town on the

N20. The Cork Strategic Retail Study identifies scope for expansion of the town's retail base within the town centre itself in the context of planned population growth and its role as a local service centre with a wide catchment area. Higher floor space demand is likely to reduce the previously mentioned vacancy rates as well as leading to refurbishment of older retail premises.

#### **Community Facilities**

##### **Education**

**1.2.10.** Charleville currently has three second level schools (Christian Brothers, St Mary's and Mannix College) and four National Schools including one recently constructed near Bakers Road. Other prominent educational / training facilities include the St Josephs Foundation also on Bakers Road. The Department of Education have identified the need for an additional primary school in the town based on the expected levels of population growth.

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

**1.2.11.** Charleville is well provided for in terms of recreational facilities and currently accommodates a GAA ground, Rugby and Soccer Pitches, basketball court, tennis court, golf course and pitch and putt club. The nearby Charleville Show Grounds also provide a large open area for mainly agricultural events. The town park is also a vital resource and currently accommodates a playground. Cultural activities are catered for through the town library and theatre as well as the recent addition of a local radio station. The Plaza in front of the town library is also available for events.

**1.2.12.** A growth in population is likely to increase demands for such facilities and in particular it is considered that an all weather pitch and smaller playgrounds located throughout the residential areas of the town would be welcome. The town park also has some scope for further diversification including both playgrounds and gardens. Other facilities that may be required include a cultural area for exhibitions/events that may require considerable space. A large centrally located multi use community building may be the best option in this regard.

##### **Other Services**

**1.2.13.** Charleville is also served by both a Garda Station and Fire Station and has access to several smaller medical and social services. Future population growth will likely require the expansion of some of these important facilities and the addition of a Primary Care Centre would be of particular relevance. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre. However in this regard the Council will consider proposals for such a facility within the town centre or on the B-05 site on equal merit if such a proposal is accompanied by substantial supporting documentation.

#### **Infrastructure**

##### **Roads**

**1.2.14.** The N20 Cork – Limerick route passes through Charleville town centre and whilst it provides direct access to Cork and Limerick it also gives rise to substantial congestion. The proposed M20 motorway should run to the west of the town with a junction to the south. Its completion will greatly ease this existing congestion, improve the amenities of the town and reduce travel times from the town to both Limerick and Cork city. Charleville is also served by several regional roads which provide access to the main villages in its hinterland.

##### **Public Transport**

**1.2.15.** Direct access to Dublin and Cork is available through the rail line running to the east of the town which currently offers ten trains a day to Dublin and 11 to Cork ranging from early morning to late evening. Regular Bus Eireann and City Link services are also available to and from the town.

##### **Pedestrian/Cycling Facilities**

**1.2.16.** Pedestrian access around Charleville is generally good however demand exists for improved facilities within the town for pedestrians and the mobility impaired. Particular issues include accessibility improvements to footpaths and junction crossings. Improved facilities for cyclists are also required and a reduction in traffic congestion may enable specific routes to be designed. Of particular note is the Charleville Traffic Study which made numerous recommendations including improved junction areas, pedestrian crossings and footpath improvements, better lane delineation and enforcement of parking regulations.

##### **Water Supply**

**1.2.17.** The water supply scheme has adequate source capacity to serve the development envisaged. Any large industrial development may require upgrading of pumps. Water Conservation measures including the replacement of water mains and implementation of leak detection measures will also lead to an improved supply.

##### **Waste Water Services**

**1.2.18.** The waste water treatment plan serving Charleville provides secondary treatment, has enough capacity to cater for the level of development envisaged and discharges to the Glen River where the dilution available is limited. In particular the ecological quality of the Glen is quite poor and this watercourse forms part of the wider Maigne River Water Management Unit. It is considered that future improvements should ideally include tertiary treatment or relocation of outfalls. The Water Services Investment Programme identifies the need to undertake a Remedial Works Study to assess the extent of remedial works required to the plant in light of the lack of assimilative capacity in the receiving waters. No timeline is available for the completion of this study. The large areas to be zoned for industry may require the upgrading of the treatment

plant depending on the nature of the uses occurring.

#### **Storm Water**

**1.2.19.** The sewers are combined sewers and are at capacity in some areas at times of heavy rainfall. Separation of storm and foul sewers is required in parts of the town.

#### **Flooding**

**1.2.20.** Charleville has been identified as being at risk of flooding. The areas at risk follow the path of the Glen River through the town and are illustrated on the settlement map. Parts of the built up area are affected including lands to the east of Bakers Road. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

#### **Broadband**

**1.2.21.** The town has access to high speed broadband through a Metropolitan Area Network. This in turn connects into the broadband network which runs alongside the Cork-Dublin railway. However full access to this vital utility is dependent on establishing strong commercial and domestic demand.

#### **Waste Management**

**1.2.22.** Charleville has access to basic recycling facilities and a Civic Amenity Site is present in nearby Kilmallock.

#### **Environment and Heritage**

##### **Landscape**

**1.2.23.** Charleville is located within a Landscape Character Type described as "*Fertile Plain with Moor land Ridge*" as detailed in the Cork County Draft Landscape Strategy 2008. The landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality, areas with conservation interests and of national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *county importance*. In particular the town is located on a broad and undulating plain containing high quality agricultural land and which is crossed by several small rivers that drain to the River Mague to the north or the Awbeg to the south. These characteristics will assist in the visual impact assessment undertaken in assessing large scale development proposals.

#### **Built Heritage and Protected Structures**

**1.2.24.** Charleville's architectural heritage is reflected in the 58 buildings or other structures entered in the Record of Protected

Structures. Particular examples include Murray's Clothes shop along Main Street and the church at the junction with the N20. It is considered that the continued retail primacy of this area is vital in terms of ensuring the ongoing use and maintenance of these key historic structures. The general area around the town is also host to numerous archaeological sites. These include the ruined church located in the town cemetery.

#### **Natural Heritage**

**1.2.25.** There are no natural heritage sites within the town or its environs. The nearest sites are the Ballyhoura Mountains candidate Special Area of Conservation to the south east and the Blackwater River candidate Special Area of Conservation to the south. This plan has been prepared to avoid adverse impacts on these designated sites and a Habitats Directive Assessment has also been undertaken. All future development needs to avoid adverse impacts on these sites.

#### **Water Quality**

**1.2.26.** The Glen River flows through Charleville and the current water quality issues are summarised in the following table. Particular issues include limited dilution capacity in the context of discharges from the treatment plant and other industrial and agricultural activity. See Table 4 below.

Water Management Unit	Mague
Waterbody Code	24-119
Protected Area	-
River Status (July 09)	Poor
Risk Assessment (River Body)	Poor Dilution capacity.
Objective	Good (2021)
Q value	Q2-Q3

### **1.3 PROBLEMS AND OPPORTUNITIES**

**1.3.1.** Charleville has experienced significant growth in its residential and retail sectors in recent years but expansion of the industrial and business sector has lagged behind. The completion of the M20 may lead to an increase in longer distance commuting for employment unless clear steps are taken to improve and diversify the employment base of the town. The key priority for the future is to diversify and expand the

industrial, business and service employment sectors within the town. A strong supply of industrial/ business land has been inherited from the 2005 plan and this plan intends to facilitate improved access to the new motorway junction to the south of the town. In this context a particular opportunity exists to attract logistics based economic activity.

**1.3.2.** As Charleville's population and economic base expands it is considered that demand for additional housing will arise and planning permissions are already in place to facilitate a significant amount of development and additional zoned lands are also available. It is important that new residential development enhances the overall environment of the town and supports the development of an attractive and sustainable community. To this end it is important to avoid overly large residential developments and to ensure each development is well located, designed to the highest standards and achieves good connectivity with the rest of the town particularly for cyclists and pedestrians.

**1.3.3.** There is strong demand for one off rural dwellings throughout the hinterland of the town. In order to provide a more sustainable and attractive alternative to this form of development it is considered that provision needs to be made for high quality, low density serviced site developments in Charleville.

**1.3.4.** Some of the villages of the electoral area have infrastructural constraints and it is important that Charleville has the capacity to absorb additional growth in the event that these deficiencies hinder growth in the village network.

**1.3.5.** New retail development within the town centre has expanded the amount of modern retail space available and enhanced choice. Charleville serves a very wide retail catchment area and it is important to safeguard this spending in the future by ensuring that there is scope for further growth as the population of the town grows. There are some redevelopment opportunities within the heart of the town and scope exists to extend the area zoned for town centre uses and accommodate improved retail facilities, office proposals and new and enhanced civic spaces.

**1.3.6.** Charleville's potential growth will likely give rise to demands for additional retail warehousing and a suitable location (B-05) has been chosen that maximises accessibility to the town centre whilst bearing in mind access to the M20 and other main roads serving the area.

**1.3.7.** The completion of the M20 motorway will offer opportunities to implement the recommendations of the Charleville Traffic Study and provide environmental improvements along the Main Street in particular.

### **1.4 PLANNING PROPOSALS**

**1.4.1.** This plan anticipates Charleville's population may grow to 4,925 persons by 2020. In order to cater for the housing needs of this additional population the plan makes provision for the accommodation of

an additional 1,250 houses within the town by 2020. This figure includes the 849 units identified as being required in Table 3 plus an allowance for additional development that cannot be accommodated within the village network due to infrastructural constraints.

#### Charleville Green Belt

**1.4.2.** Outside the development boundary, the land forms part of the Green belt around Charleville. This plan defines the extent of the Greenbelt around Charleville – see Section one of this plan for more detail.

#### Development Boundary Objectives

**1.4.3.** The following general objectives apply to all development within the development boundary of Charleville.

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to secure the sustainable growth of the town's population to 4,925 persons by 2020.
DB02	Having regard to the infrastructural constraints facing the villages, this plan makes provision for some additional growth to take place within Charleville over the life time of this plan.
DB-03	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, which helps secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.
DB-04	It is an objective that all new development be located within the development boundary of the town as established by this plan. This boundary defines the extent to which Charleville may grow during the lifetime of the plan.
DB-05	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
DB-06	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

Objective No.	Development Boundary Objectives
	disposal.
DB-07	All development should contribute to improved pedestrian and cyclist connectivity throughout the town and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
DB-08	It is an objective of this plan to secure the implementation of the appropriate and sustainable recommendations of the Charleville Traffic study in a sustainable manner.

#### Residential Areas

**1.4.4.** A number of issues have been considered in identifying lands for residential development in this plan. Significant residential zonings have been inherited from the 2005 plan and there are outstanding planning permissions on some of these lands. Some of the villages of the electoral area have infrastructural constraints and it is important that Charleville has the capacity to absorb additional growth in the event that these deficiencies hinder growth in the village network. In addition, the town needs to be able to offer an attractive alternative to one-off rural housing and lands need to be zoned to facilitate serviced site / self build type development. In order to meet the growth targets for the town, and make provision for the accommodation of some of the growth originally targeted at the villages and rural areas, this plan has made provision for the accommodation of an additional 1,250 houses and accordingly 75.2 ha of land have been reserved for residential use.

**1.4.5.** The main priorities for the town are to ensure that residential estates are brought to a satisfactory level of completion, especially where construction has ceased, but the development is incomplete. Thereafter, new residential areas should be consolidated close to the centre of town. Lands have been zoned for medium density residential development to the north and west of the town and there is a small area of land zoned to the south.

**1.4.6.** Lands for low density housing to the far west of the town have been inherited and retained from the 2005 plan although these are very removed from the town. Additional lands for low density development have been provided to the south west by rezoning lands and also extending the development boundary. Lands for very low density residential development have been provided to the northwest of the town centre.

**1.4.7.** The residential zoning objectives for Charleville are as follows:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes and appropriate access points along the southern boundary.  Development on the site will need to optimise its design and layout in the context of the elevated nature of the site, different access points and the need to achieve connectivity with adjacent developments and the town core.	15.4
R-02	Medium density residential development to include a mix of house types and sizes. Layout and design of development will need to have regard to the road reservation affecting the site.	4.3
R-03	Medium density residential development to include a mix of house types and sizes. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis.	9.8
R-04	Medium density residential development to include a mix of house types and sizes and a comprehensive landscaping treatment of northern and western site boundaries. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.	10.0
R-05	Medium density residential development to include a mix of house types and sizes and including access to the south and connectivity to the north.	8.0
R-06	Low density individual sites.	1.9
R-07	Low and very low density residential development comprising serviced sites subject to the provision of a through road to serve the lands to the north west in the long	16.1

Objective No.	Specific Objective	Approx Area (Ha)
	term. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis. Layout should provide for a range of generous site sizes and an informal layout with strong landscaping.	
R-08	Medium density residential development to include a mix of house types and sizes. Landscaping should be provided so as to screen the development from the N20. Access shall be through the existing Brindle Hill estate.	1.5
R-09	Very low density residential development comprising serviced sites and including a comprehensive landscaping proposal.	4.6
R-10	Nursing Home and ancillary assisted living housing. This housing shall be low density and single storey only. Pedestrian access shall be provided along Station Road where possible.	1.7

**Industry**

**1.4.8.** Charleville’s established industrial area is located primarily to the north east and south east of the town centre. Some of the lands previously zoned for stand alone industry in the 2005 plan have been rezoned for business and industrial use in this plan and are also affected by a road reservation. This new route is intended to connect the Kilmallock road with Station Road and onwards to the new junction with the M20 to the south of the town.

**1.4.9.** The industrial zoning objectives for Charleville is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development.  The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.	27.9

**Business**

**1.4.10.** The Ballysallagh industrial estate and some adjoining lands to the south east of the town retain capacity for development and have been zoned for business use in this plan so as to facilitate a range of uses in line with the objective outlined below.

**1.4.11.** The business zoning objectives for Charleville are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
B-01	Small to medium scale business uses.	1.5
B-02	Business Estate development.	22.2
B-03	Business Estate development.	9.9
B-04	Business Estate development.  Pedestrian links should be provided to Bakers Road. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.  The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO003-005, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment.	20.0
B-05	Business Uses excluding industrial uses, warehousing and distribution. This site is considered particularly appropriate for retail warehousing. A single ‘discount food store’ not exceeding 1500m <sup>2</sup> may also be accommodated. This site may also have a role to play in the provision of a Primary Healthcare Centre.	6.8

Objective No.	Specific Objective	Approx Area (Ha)
	Layout of the site should make provision for access road. Individual access points onto this access road should be avoided in favour of a shared entrance.  Any substantial development will require the satisfactory completion of a Traffic and Transport Assessment.	
B-06	To provide for light industrial uses. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals in these lands shall be accompanied by a detailed flood risk assessment that complies with chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.	2.5

**Town Centre / Neighbourhood Centre**

**1.4.12.** The main focus for retail and commercial activity in Charleville is the existing town centre area and the town centre / neighbourhood centre zoning objectives for Charleville are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Town centre uses.  The Flood Risk Assessment has identified parts of the centre are at risk of flooding. Any development proposals in this area will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.	13.3

**Long Term Opportunity Site**

**1.4.13.** A long term opportunity site for the expansion of convenience retail has been identified to the north of the town centre in accordance with the following objective: .

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Long Term Opportunity site for the expansion of convenience retail facilities in the form of a supermarket subject to high quality design and layout, particularly with regard to addressing the streetscape and the provision of parking and satisfactory proposals to deal with traffic and access, including the submission of a Traffic and Transport Assessment. The need for the development of these lands shall be linked to a significant increase in population of the town and its hinterland (reflected in the development of additional housing) and to the commencement of the phase of the M20 Motorway that includes the Charleville bypass.	1.4

**Community and Utilities**

**1.4.14.** It is considered that Charleville will require additional school facilities to cater for an increase in population. Several new roads are also required to facilitate improvements to traffic flow, cater for the additional traffic volumes associated with new development and to ensure access to lands for future development. The community/utilities objectives for Charleville are set out in the following table.

Objective No.	Community / Utilities General Objective	Approx Area (Ha)
C-01	To provide for the expansion of education facilities and ancillary uses.	2.66
U-01	Local Access / relief road.	-
U-02	Local Access road.	-
U-03	Pedestrian walk through town park to town centre.	-
U-04	Local Access/relief road connecting the Kilmallock road to Station Road and on to the M20 to provide improved access to the proposed M20 junction. Route shown is	-

Objective No.	Community / Utilities General Objective	Approx Area (Ha)
	indicative.	
U-05	Local Access Road	-

**Open Space & Agriculture**

**1.4.15.** The town is reasonably well provided for by means of the Soccer Club, GAA facilities, the Pitch and Putt Course, the Golf Course and the attractive town park close to the town centre. A site has been identified for an all weather pitch.

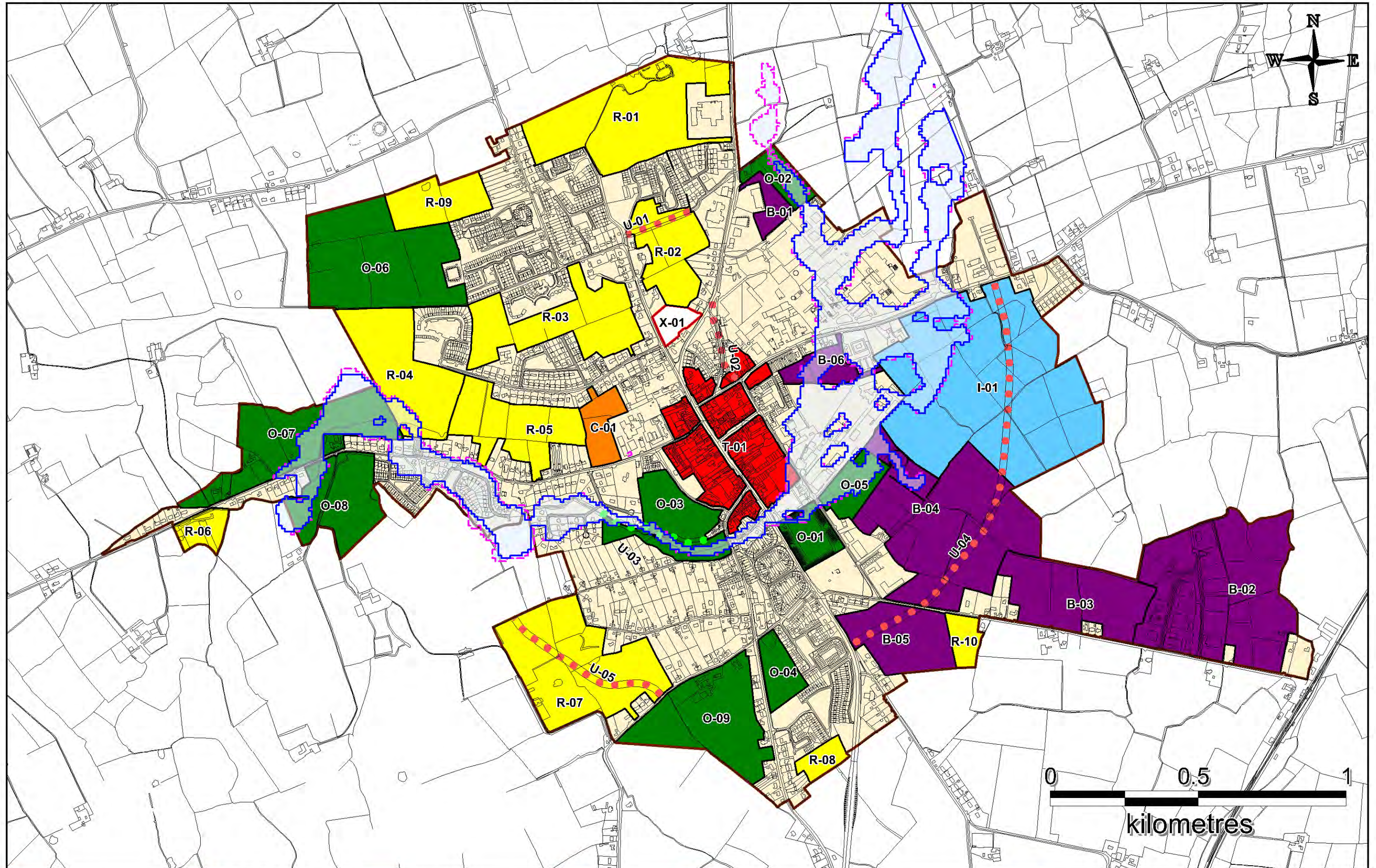
**1.4.16.** A number of areas were designated as primarily open space with limited development potential on foot of the 2005 Local Area Plan. However there has been little uptake of these zonings under these terms. Some of these areas have been transferred to residential / recreational use and the remainder have reverted to Agriculture as they are not need to serve the development needs of the town over the lifetime of this plan.

**1.4.17.** The specific objectives for open space and agriculture for Charleville are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	GAA Pitch. 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.	2.82
O-02	Soccer Pitch. 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.	2.29
O-03	Town Park and Pitch and Putt Course. Provision for ornamental gardens and improved or expanded playgrounds. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a	6.76

Objective No.	Specific Objective	Approx Area (Ha)
	flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	
O-04	Sports Pitch	2.46
O-05	GAA Sports and Pitch 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.	4.94
O-06	Agriculture.	15.65
O-07	Agriculture.	12.41
O-08	Agriculture.	7.4
O-09	Agriculture.	10.9





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 Kanturk

### 2.1 VISION AND CONTEXT

This Local Area Plan aims to continue Kanturk’s role as an important local centre whilst establishing strong links with Millstreet and Newmarket so as to form a strategic growth and development focus for North West Cork. Priorities include the expansion of the employment and service base of the town, regeneration of brownfield sites and completion of the southern river crossing to ease traffic congestion.

#### Strategic Context

**2.1.1.** Kanturk is one of six towns located within the North Strategic Planning Area and the second largest town within the Kanturk Electoral Area. The objective for Kanturk as set out in the County Development Plan 2009, is to strengthen the role of the town as an important centre of population, district employment centre and services centre, serving a wide rural hinterland. The County Development Plan 2009 makes provision for significant population growth within the town.

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

#### Local Context

**2.1.3.** Kanturk is sited along the Allow and Dalua river valleys close to where these tributaries flow into the Blackwater. To the south of the town, the Brogeen River also forms an attractive, broad floodplain. The town

exhibits its long history through many fine examples of traditional Irish town architecture and structures of particular historic importance including Kanturk Bridge and the fine terrace of housing along Egmont Place.

**2.1.4.** In social and economic terms the town centre is the main concentration for its commercial services with agri-industrial uses being carried out at the Creamery and livestock Mart. The main residential areas are concentrated to the east, west and north and accommodate a mix of housing types both new and well established. The town’s main industrial areas lie to the south and are concentrated along the Banteer road as well as at the Dromalour industrial estate and at a small industrial estate along the Mallow road. The southern margins of the town are also home to a growing commercial sector.

**2.1.5.** In recent years the town has consolidated its role as an important residential and service centre. Housing development has been particularly strong. In general the town’s economic performance has been good with the construction of a new supermarket, retail warehouse and industrial units at nearby Dromalour as well as some redevelopment of existing commercial properties. However the closure of Keating’s Bakery highlights the need to maintain and renew the town’s economic base.

### 2.2 PLANNING CONSIDERATIONS

#### Population

**2.2.1.** The 2006 census recorded a population of 1,915 persons, an increase of 16% over the 2002 population. The population target for Kanturk to 2020 is 2,400, representing an increase of 25% over the population recorded in 2006. The corresponding growth in households is detailed in Table 1 below and the number of households in the town is expected to grow by approximately 50% by 2020.

Kanturk	2002	2006	2020 Target	Growth
<b>Population</b>	1,615	1,915	2400	485
<b>Households</b>	554	677	1,013	336

#### Housing

**2.2.2.** The growth in housing in the town is evident from Table 2 below which indicates that unit numbers have more than trebled since the start of 2001. This is likely to reflect both a rise in population and declining household sizes.

	Dwellings 2001	Dwellings 2005	Dwellings 2010
<b>Kanturk</b>	392	746	1,207

Source: Geodirectory 2001-2010

**2.2.3.** New housing development is well distributed to the north, north east and south west of the town and has greatly expanded the housing choice available in Kanturk. However there is a notable amount of housing vacancy present in some of the more recent developments. Vacancy comprises approximately 8% of the total housing stock and, realistically, it will be some time before this oversupply is absorbed.

**2.2.4.** Population growth of 485 persons is expected to give rise to the need to accommodate an additional 437 houses in the town from 2006-2020. In the period between 2006 and 2010, 468 units were constructed, effectively meeting this target. If the additional dwellings for which planning permission has been granted are constructed the target will be exceeded. See Table 3 below. However, given Kanturk’s position as a main town within the electoral area this is not a major concern having regard to the need to allow for some flexibility and the desirability of strengthening the population base of the town. The key challenge will be to deliver corresponding employment so that an over reliance on long distance commuting for work is avoided.

New House Construction target 2006-2020	Already built (including vacant and under construction) 2006-2010	Additional new Development Required	Outstanding Planning Permissions
437	468	-	119

**2.2.5.** The Local Area Plan 2005, and the amendments adopted in 2007, included significant areas of land for residential use in Kanturk and a very substantial amount of this remains undeveloped. Survey work undertaken during this review indicates that these undeveloped lands have capacity to accommodate an additional 1,700 houses.

**2.2.6.** In addition to the lands zoned for residential use the 2005 Plan identified approximately 49 ha of additional land on the periphery of the town which was zoned as Open Space, Sports, Recreation and Amenity with some potential for limited / small scale residential development.

**2.2.7.** This level of supply was excessive and the supply of residentially zoned land in Kanturk has therefore been reduced in this Plan. However,

many of the villages of the electoral area require further infrastructural investment in order to accommodate growth, and in the event that this investment does not take place, the town will need to be in a position to accommodate additional growth and offer a sustainable alternative to individual rural dwellings. In this context, sufficient lands have been retained within the development boundary of the town to ensure flexibility in the overall supply of land for residential use in Kanturk.

#### **Employment & Economic Activity**

**2.2.8.** Kanturk serves as an important service centre in the context of its inhabitants and its immediate rural area with particular reference to the N72 corridor. It is identified as a District Employment Centre in the County Development Plan 2009. The town has a strong employment base with a mix of retail, service and industrial activity. Retail uses are concentrated in the town core with a notable industrial activity along the Banteer road. The continued presence of the livestock mart and the creamery in the centre of the town also makes it an important focus of agricultural activity. Despite this a large proportion of Kanturk's inhabitants also commute elsewhere for work. Growth in employment is essential to reduce the need for commuting and to underpin future population growth. The County Development Plan has identified a need for an additional 450 jobs by 2020.

**2.2.9.** The town has had a relatively modest amount of land zoned for industrial purposes in recent years and the take up of this has been exceptionally low, possibly due to the availability of lands at Dromalour where there is a concentration of industrial activity. Dromalour is located approximately 1km to the south of the town and is designated as an "Other Location" in this plan. A key priority of this plan is to ensure that future employment development takes place within the town itself in order to maximise its benefit across all sectors. In addition the current trend of commuting to other areas for work can only be addressed through the provision of local employment. In order to achieve this additional lands are needed for industrial / business use and the Southern River Crossing needs to be completed in order to improve traffic flow through the town.

#### **Retail & Town Centre**

**2.2.10.** Kanturk currently has approximately 1,895m<sup>2</sup> of comparison goods floor space and 1,170m<sup>2</sup> of convenience goods floor space available. However there has been little recent development save for incremental additions and little take up of the existing town centre zonings. Nevertheless the town centre is still quite vibrant and a wide range of retail and service activities are present including a supermarket, numerous smaller shops, financial services and restaurants. A discount retail supermarket and DIY store are also located on the Banteer road. The Cork Strategic Retail Study has identified a need for additional retail development in the town to ensure that Kanturk can continue to cater for the needs of the catchment area and to avoid leakage to other parts of the county. Significant lands have been zoned for town centre uses to cater for such development but it is important that these lands are developed in a cohesive rather than fragmented way and that traffic

issues are addressed to ensure development is easily accessible.

#### **Community Facilities**

##### **Education**

**2.2.11.** Kanturk currently has two Secondary Schools and two National Schools. It is considered that future population growth will require the construction of a single large National School.

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

**2.2.12.** Kanturk is quite well provided for in terms of recreational facilities and currently accommodates a GAA ground, Golf Course and Soccer Pitch with a Rugby ground in the rural area near the town. Other activities are catered for by a Tennis club and Basketball court. Permission also exists for a cycling track to the south of the town. The town park is also very centrally located and is very attractive given its riverside location. A community walk also exists alongside the eastern bank of the Allow. Cultural activities are catered for through the town library. The Edel Quinn Hall accommodates a variety of indoor sports, dancing and musical events. However it would greatly benefit from additional parking facilities in its immediate vicinity.

**2.2.13.** Population growth is likely to increase demands for such facilities and in particular it is considered that an all weather pitch and smaller local playgrounds to serve residential areas of the town would be welcome. The provision of a hotel and leisure centre would also be welcomed.

##### **Other Services**

**2.2.14.** Kanturk is served by a Garda Station, library and hospital. A new Fire Station is planned to the west of the town centre and a site for this is detailed on the zoning map. As the population grows some of these facilities may require expansion and the provision of a Primary Care Centre may be required. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre. However it may also be possible to locate same on or near the site of the existing hospital.

##### **Infrastructure**

###### *Roads*

**2.2.15.** Kanturk has access to the wider region through the N72 national route which leads directly to Mallow and Killarney. Direct road access to Cork City is also possible via the Regional Road network. Traffic congestion is currently an issue at peak times at certain junctions but the proposed Southern River Crossing should address this issue.

##### *Public Transport*

**2.2.16.** Both Bus Eireann and the Duhallow Area Rural Transport initiative provide regular public transport access throughout the day and there is a railway station at nearby Banteer which is served by the Tralee / Mallow /Cork /Dublin route.

##### *Pedestrian/Cycling Facilities*

**2.2.17.** Pedestrian access around the town is generally good although some improvements could be made if traffic congestion eases, particularly at the bridges. Improved facilities for cyclists are also required.

##### *Water Supply*

**2.2.18.** Drinking Water is abstracted from a spring source, as part of a supply scheme that also serves the town of Newmarket, and there is little spare capacity at times of peak demand. However water conservation measures are likely to improve this situation in the short to medium term.

##### *Waste Water Services*

**2.2.19.** The wastewater treatment plant was upgraded a number of years ago and has adequate capacity for a notable amount of future development.

##### **Storm Water**

**2.2.20.** Surface water generally drains to the local river network.

##### *Flooding*

**2.2.21.** Kanturk has been identified as being at risk of flooding and has been prone to numerous such events over past decades. The areas at risk follow the path of the Allow, Dalua and Brogeen Rivers through the town and its hinterlands and are illustrated on the settlement map. Parts of the built up area are also affected including a portion of the town centre, lands alongside the river path and particularly the flood plain to the south of the town. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding notwithstanding the presence of flood defences. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

##### *Broadband*

**2.2.22.** Fixed line broadband is available throughout the town centre as part of the Metropolitan Area Network initiative.

##### *Waste Management*

**2.2.23.** A new Civic Amenity site has just opened for materials.

## Environment and Heritage

### Landscape

**2.2.24.** Kanturk is located in an area broadly characterised as “Broad Marginal Middleground Valley” as detailed in the Draft Landscape Strategy 2008. In this context it is considered that the landscape has a picturesque quality and is deemed to be of high value when coupled with a natural and cultural heritage of countywide or national importance. The landscape is also considered to be of high sensitivity given that it has a limited ability to accommodate certain types of changes or significant development. The town setting is along a valley drained by the Allow and Dalua River. In turn it is bordered by small hills and upland areas to the north with lower lying lands to the south that are bisected by the Brogeen and Blackwater Rivers. The agricultural quality of surrounding lands is generally good and largely consists of medium sized fields that are punctuated by mixed hedgerows. These characteristics will assist in the visual impact assessment undertaken in assessing large scale development proposals.

### Built Heritage

**2.2.25.** The majority of the town centre has been designated an Architectural Conservation Area given the prevalence of traditionally designed buildings. Throughout the town as a whole, there are also 32 buildings or other structures entered in the Record of Protected Structures. Kanturk Bridge is one of the most attractive features of the town and still bears the inscription by the 14th century poet, Godfradh Fionn O’ Dalaigh. Kanturk castle to the south of the town is also an important feature and its setting should be protected. Kanturk is surrounded by numerous archaeological features.

### Natural Heritage

**2.2.26.** The Allow, Dalua and Brogeen rivers are considered as part of the Blackwater Valley Special Area of Conservation. These rivers flow into the Blackwater which is an important habitat for numerous protected species including the Freshwater Pearl Mussel. This plan has been prepared to avoid adverse impacts on these designated sites and a Habitats Directive Assessments has also been undertaken. All future development needs to avoid adverse impacts on these sites.

### Water Quality

**2.2.27.** The following table provides a summary of the water quality information for river waters surrounding the town. In general water quality is considered to be Moderate to Good and it is intended to raise this to Good overall by 2021. While Kanturk is served by a modern wastewater treatment plant with available treatment capacity, the plant also discharges to a protected Waterbody and it is important to ensure that future development avoids adverse impacts on water quality.

Water Management Unit	Blackwater
Waterbody Code	18-394
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	-
Objective	Good (2021)
Q value	Q4

## 2.3 PROBLEMS AND OPPORTUNITIES

**2.3.1.** The pace of development in the residential sector in Kanturk has been very strong and the target level of housing provision to 2020, as envisaged by the County Development Plan, has already been provided. The downturn in the economy has left a significant level of vacant houses in the town and some estates are unfinished with houses partially constructed. As the national economy stabilises, these vacant units should be absorbed in the medium term.

**2.3.2.** As the population of the town grows and the employment base expands demand for additional housing will arise and planning permission is already in place for 119 units. Zoned lands are also available to facilitate additional development.

**2.3.3.** There is strong demand for one off rural dwellings throughout the hinterland of the town. Provision has been made for high quality, low density, serviced site developments within the settlement in order to attract this development into the town instead.

**2.3.4.** Kanturk is a relatively small town and it is important that new residential development enhances the overall environment of the town and supports the development of an attractive, sustainable community. To this end it is important to avoid overly large residential developments and to ensure each development is well located and designed and achieves good connectivity with the town centre.

**2.3.5.** In order to support its current population and attract further population to the town, Kanturk will need to greatly increase its employment base. In this regard it is important that the town has a strong supply of industrial / business land. Site development works have been completed on a new industrial estate to the south of the town but the individual plots remain undeveloped.

**2.3.6.** As the town grows it is important that the town centre can

expand. Lands were identified in the 2005 plan for expansion of the town centre into area occupied by the mart, west of the town core. This area remains undeveloped but remains the key location for town centre expansion. The former Keating’s Bakery site, which is contiguous to the above lands, also remains vacant and available for redevelopment. The town’s location alongside the river needs careful consideration especially given the potential for attractive developments overlooking same and for the provision of new civic spaces and public access to the water front. Flood risk is also a key consideration in the development of such sites and will require assessment in line with Government guidelines at the project stage.

**2.3.7.** Kanturk is in need of additional educational facilities so as to provide for population growth. There are plans to provide a new amalgamated primary school for the town. Lands were zoned in the 2005 plan for educational expansion and remain undeveloped. In order to provide some flexibility on this issue, provision of some options for developing a school elsewhere within the town have been included in this plan.

**2.3.8.** Traffic management is an important issue in the town especially the congestion which occurs around the existing bridges. The construction of a new river crossing should greatly alleviate this issue and provide a new route for trucks and larger commercial vehicles. Pedestrian routes in the town are relatively good but further residential expansion will lead to a demand for further extensions of these routes. Cycle track provision is very limited in the town and there is scope for the creation of some appropriate routes.

**2.3.9.** Kanturk’s particular attractiveness and heritage needs to be maintained especially in the context of the development potential of key sites. Due care of the integrity of the existing development needs to be maintained where new development is proposed.

## 2.4 PLANNING PROPOSALS

**2.4.1.** This plan makes provision for the population of the town to grow to 2,400 persons by 2020. While the 2020 target for new housing in Kanturk has already been met, this plan makes provision for the accommodation of an additional 600 units in light of the infrastructural constraints within the village network.

### Kanturk Green Belt

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

**2.4.3.** The following objectives shall apply to all development within the development boundary of Kanturk.

Objective No.	<b>Development Boundary Objectives</b>
DB-01	It is an objective of this plan to secure the sustainable growth of the town's population to 2400 persons by 2020.
DB-02	Having regard to the infrastructural constraints facing the villages, this plan makes provision for some additional growth to take place within Kanturk over the life time of this plan.
DB-03	It is an objective that all new development is located within the development boundary of the town established by this plan and which defines the extent to which Kanturk may grow during the lifetime of the plan.
DB-04	<p>In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, 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 and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p>
DB-05	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-06	All development should contribute to improved pedestrian and cyclist connectivity throughout the town and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
DB-07	The Allow, Dalua and Brogeen Rivers run through or near the town and form part of the Blackwater River

Objective No.	<b>Development Boundary Objectives</b>
	Candidate Special Area of Conservation, a designated Natura 2000 site. 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. Development proposals in built up areas adjacent to the SAC may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. Buffer zones may be required to be maintained between any permitted development and the SAC.
DB-08	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to 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-09	Where development adjoins the river appropriate set backs will be required and for large scale proposals the opportunity to provide public access to the river bank and provide new civic spaces should be considered.

### Residential Areas

**2.4.4.** A number of issues have been considered in identifying lands for residential development in this plan. While the new house target set for Kanturk has already been achieved, as a main town Kanturk needs to have the capacity to continue to grow. In addition, some of the villages of the electoral area have infrastructural constraints, and, in the event that these deficiencies hinder growth in the village network, it is important that Kanturk has capacity to absorb some additional growth if it cannot take place within the village network. Furthermore, the towns need to be able to offer an attractive alternative to the one off rural dwelling and land needs to be available to facilitate serviced site / self build type development. In light of these issues, 29.7 ha of land has been reserved for residential use in this plan.

**2.4.5.** The main priority of the plan is to ensure that new residential areas are consolidated close to the centre of town in the first instance. There are 5 areas zoned for medium density residential development close to the core of the town and these were all zoned in the 2005 Plan. A low density zoning to the west of the town centre has also been retained.

**2.4.6.** To the north of the town a substantial area of land was zoned for residential use in the 2007 Amendment to the 2005 Local Area Plan. There is a commitment to a very low density development at the northern end of these lands and these have been zoned accordingly. The remainder of this zone has reverted to agriculture use in this plan in view of the ready availability of zoned lands closer to the town centre. Other lands fronting on to the R576 which are zoned for medium density (R01) in the 2005 LAP have reverted to greenbelt status in this plan in view of their remoteness from the core of the town.

**2.4.7.** Lands previously zoned for low density residential use to the south west (R10, R11 and R12-2005 LAP) have been rezoned for business use in this plan.

**2.4.8.** The 2005 Local Area Plan included a number of areas on the periphery of the town which were zoned as Open Space, Sports, Recreation and Amenity which also allowed for some limited residential development. In this plan some of these areas have been retained as open space / agriculture (with no provision for residential development), some have been rezoned for other uses (including residential) and others are now outside the development boundary, within the greenbelt.

**2.4.9.** The residential zoning objectives for Kanturk are set out in the following table:

Objective No.	<b>Residential Objectives</b>	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	2.0
R-02	Medium density residential development to include a mix of house types and sizes.	1.4
R-03	Medium density residential development to include a mix of house types and sizes. Particular care will need to be taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries shall be retained save where necessary to ensure adequate sight distance.	2.6
R-04	Medium density residential development with the option for the development of a primary school on this site. Layout to make provision for road reservation (U-02) along northern edge of site and ensure connectivity with town centre development to the northeast and provision for amenity walk to east. Residential development to include a mixture of house types and sizes. This area is close to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water	3.5

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
	attenuation and SUDS. Development proposals here are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.	
R-05	Medium density residential development to include a mix of house types and sizes. Layout to ensure pedestrian connectivity with the town centre and provision for amenity walk to west. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will 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.	3.0
R-06	Low density residential development. Particular care will need to be taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries should be retained save where necessary to ensure adequate sight distance.	2.7
R-07	Very Low density serviced site development comprising individual serviced sites. Development on overall zoned area to be accessed only from the road to the west. A detailed design and landscaping brief should be included at proposal stage.	12.3
R-08	Very low density residential development/ serviced sites (maximum 3 houses to the acre) to be developed on a phased basis, 3	2.2

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
	or 4 dwellings per phase.	

#### Industry and Business

**2.4.10.** Improving the supply of business land in the town is a key priority of this plan and lands have been identified for business use to the south east of the town. These lands were previously zoned for low density residential use. The lands have frontage on to the R580 serving Buttevant, the R576 serving Mallow and the N72, and will have a connection to the R579 serving Banteer and the N72 when the new southern river crossing is completed. Locating business uses at this end of the town may help reduce the potential for traffic needing to traverse the town centre but the location is close enough to the town for ready access by employees and for other business within the town to benefit from such development.

**2.4.11.** Additional lands have also been zoned for business use on a site to the north of the town centre. The development of these lands is to include the provision of a new link road connecting Percival Street to the Greenfield Road.

**2.4.12.** The specific business zoning objectives for Kanturk are set out in the following table:

Objective No.	<u>Business Objective</u>	Approx Area (Ha)
B-01	These lands are considered suitable for light industry, retail showrooms (where the retailing function is ancillary to the principle manufacturing function), wholesaling trade showrooms, incubator units and car showrooms. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals here are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of	4.4

Objective No.	<u>Business Objective</u>	Approx Area (Ha)
	the buffer zone will be determined at project level.	
B-02	Business estate development. Layout shall make provision for completion of U-03 (river crossing). Adequate pedestrian access should be provided that connects with the town footpath network regardless of whether the subject lands are developed as a whole or in parts. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will 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.	16.05
B03	Business estate development. Development should include an element of landscaped open space and should be subject to satisfactory layout, access and servicing provisions and preserving riverside amenities and the views of Kanturk Castle. In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be proportionate to the level of traffic intended to use the L-5075. This site is adjacent to the River Blackwater Special Area of Conservation in an area that has been identified as susceptible to 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. Development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater	18.1

Objective No.	Business Objective	Approx Area (Ha)
	River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required to be maintained between any permitted development and the SAC.	
B-04	Business uses with new link road connecting Percival Street to the Greenfield Road. This zone is adjacent to the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required to be maintained between the site and the SAC, the size and nature of which will be determined at planning stage.	6.4

#### Town Centre / Neighbourhood Centre

**2.4.13.** The town centre is considered to be the appropriate location for a variety of uses including hotels, shops, food supermarkets, retail warehousing, housing, civic buildings and offices and banks. This plan increases the area zoned for town centre uses, primarily by the inclusion of the former Keating's Bakery site. The town's location alongside the river creates the potential for attractive developments overlooking same and for the provision of new civic spaces and public access to the water front. Flooding is also a key consideration in the development of such sites and additional flood risk assessments will be required on sites located within areas that are identified as being susceptible to flooding.

**2.4.14.** The town/ neighbourhood centre objectives for Kanturk are as follows:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Town centre uses. 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.	6.31
T-02	Town centre expansion. Provide new road to Percival Street connecting with existing relief road serving Strand Street and high quality pedestrian linkages to residential / school lands and amenity walk to the west.  Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.8

#### Community & Utilities

**2.4.15.** There are plans to provide for a new primary school to serve the town by amalgamating the two existing schools. Lands have been provided to facilitate this adjacent to the proposed fire station on Percival Street. However in order to provide additional flexibility on this issue provision for a primary school has also been included within the area zoned R-04.

**2.4.16.** The specific Community and Utilities zoning objectives for Kanturk are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	To provide for expansion of educational facilities and provision of a new road connecting Percival Street to the Greenfield Road. These lands are adjacent to the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any	1.77

Objective No.	Specific Objective	Approx Area (Ha)
	development which may be permitted in this area.	
C-02	To provide for expansion of educational facilities.  These lands are adjacent to the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required to be maintained between the site and the SAC, the size and nature of which will be determined at planning stage.	.4
C-03	To provide for expansion of cemetery	.38
U-01	New Fire Station.	.6
U-02	Proposed local access road.	-
U-03	Provide new downstream river crossing. The proposed river crossing area will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.	-
U-04	Develop and maintain Pedestrian walk from town centre through open space along river bank to Brogeen Mill.	-
U-05	Develop and maintain pedestrian walk along Percival Street along old railway line and along bank of stream through scenic area. The proposed walk runs through the Blackwater River SAC. Any development or upgrade 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. Of particular concern is	-



Objective No.	Specific Objective	Approx Area (Ha)
	the potential for impact on the Otter habitat.	

#### Open Space & Agriculture.

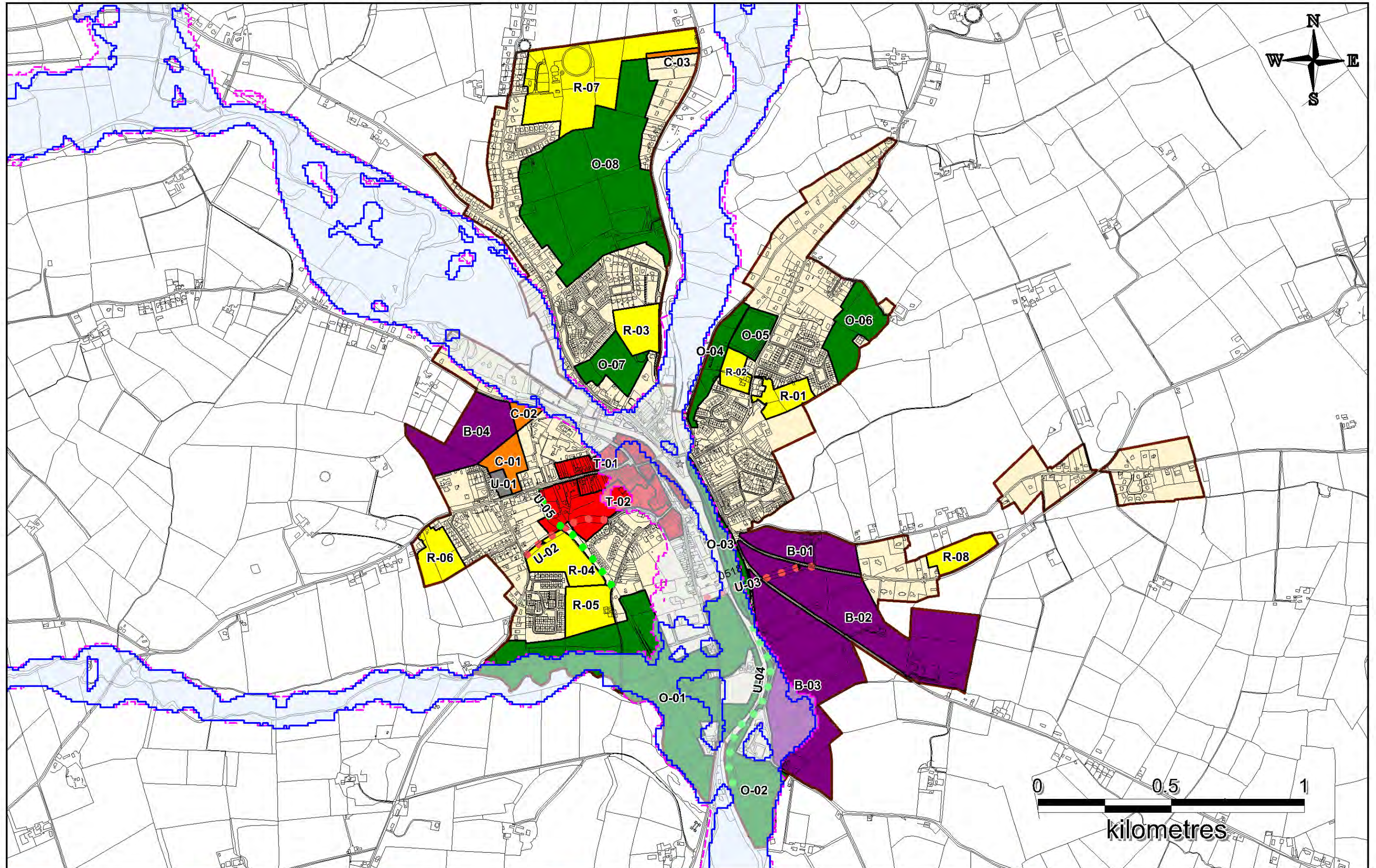
**2.4.17.** The town is quite well provided for in terms of recreational activities given the presence of a Soccer Club, GAA grounds, golf course and an attractive town park and public riverside walk.

**2.4.18.** The 2005 Local Area Plan included a number of areas on the periphery of the town which were zoned as Open Space, Sports, Recreation and Amenity which also allowed for some limited residential development. In this plan some of these areas have been retained as open space (with no provision for residential development), some have been rezoned for other uses and others are now outside the development boundary, within the greenbelt.

**2.4.19.** The specific open space/agriculture zoning objectives for Kanturk are set out in the following table:

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-01	Passive open space. This river valley and flood plain forms the southern boundary to Kanturk. It is not suitable for development considering the potential for inundation from the Brogeen and Allow Rivers and its location with the Special Area of Conservation.	26.32
O-02	Use for sporting activities and development of structures ancillary to this 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.	5.74
O-03	Open space with provision for amenity walk.	3.39
O-04	Open space and amenity. To protect the amenities of the river valley and its contribution to the character of Kanturk.	2.55
O-05	Use for sporting activities and development of structures ancillary to this use.	2.1

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-06	Open space and amenity. This prominent slope makes a significant contribution to the rural character of Kanturk.	4.34
O-07	Agriculture	3.21
O-08	Agriculture.	26.11



- |                        |  |                                    |          |                     |           |                                      |
|------------------------|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Millstreet

### 3.1 VISION AND CONTEXT

This Local Area Plan aims to form a strategic growth and development focus for North West Cork by continuing Millstreet's role as an important local centre whilst establishing strong links with Kanturk and Newmarket. In particular it is intended to pursue policies that will enable the town to accommodate notable population growth and also provide employment, commercial, cultural and industrial services for both its inhabitants and the surrounding rural hinterland.

#### Strategic Context

**3.1.1.** Millstreet is one of six towns located within the North Strategic Planning Area and the third largest town within the Kanturk Electoral Area. The objective for Millstreet, as set out in the County Development Plan 2009, is to strengthen its role as an important centre of population and as a district employment centre with an established service base and an events centre which serves a wide rural hinterland. The County Development Plan also makes provision for significant population growth within the town to 2020.

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

#### Local Context

**3.1.3.** Millstreet is located close to the Cork-Kerry border at the northern foot of Claragh Mountain. It is a traditional linear town centred on an elongated square and wide Main Street. This Main Street hosts a significant cross section of activity including residential, commercial, social and industrial uses. Of particular note are the two steel fabrication industries and an animal feed producer located in the centre of the town. In recent years the town has seen a large expansion of its housing stock with new housing developments located to the east and south. On the retail front the main supermarket in the town relocated to new premises on the edge of the town centre.

### 3.2 PLANNING CONSIDERATIONS

#### Population

**3.2.1.** The 2006 census recorded a population of 1,401 persons. This represents an increase of 112 persons, or 9.0% over the 2002 population. The population growth target for Millstreet for the period 2006 to 2020 is an additional 355 persons, or growth of 25%. The corresponding growth in households is detailed in Table 1 below and the number of households is expected to grow by almost 50% by 2020.

**Table 1: Population and Households 2002-2020.**

Millstreet	2002	2006	2020 Target	Growth
Population	1289	1401	1756	355
Households	433	495	741	246

#### Housing

**3.2.2.** The growth in population was reflected by an expansion of the housing stock which increased by more than 50% between 2001 and 2010. See Table 2 below.

**Table 2: Housing Trends 2001- 2010**

	Dwellings 2001	Dwellings 2005	Dwellings 2010
Millstreet	437	487	685

Source:Geodirectory

**3.2.3.** New estates have been developed to the south and east of the town and these are generally of semi detached and detached house form. While the scale of some of the developments is on the large side,

overall the range of provision has been good. Vacancy is not a significant issue in Millstreet with only 4 units being recorded as vacant (never occupied) in 2010.

**3.2.4.** Population growth of 355 persons is expected to give rise to the need to accommodate an additional 320 houses in the town from 2006 to 2020. In the period between 2006 and 2010, 163 were built, leaving a balance of 157 units to be provided by 2020. Planning permission has been granted for approximately 76 units which have yet to be constructed. See Table 3 below.

**Table 3: Housing Requirements 2006-2020**

New House Construction target 2006-2020	Already built (including vacant and under construction) 2006-2010	Additional New Development Required	Outstanding Planning Permissions
320	163	157	76

**3.2.5.** Further to the Local Area Plan 2005, there is currently a significant supply of residentially zoned land in the town, sufficient to accommodate a further 800 houses. It has not therefore been necessary for this plan to identify any further lands for residential use.

#### Employment and Economic Activity

**3.2.6.** Millstreet is identified as a District Employment Centre in the County Development Plan 2009. Despite recent closures, the town still has a strong employment base accommodating significant industrial development, including two large steel fabrication plants, an animal feed producer, an electrical component manufacturer and several haulage and distribution companies. There is one industrial estate to the south west of the town but it is not fully developed. The retail and services sector also provides significant employment while the Green Glens arena is at the forefront of tourism and event hosting in the region.

**3.2.7.** Analysis of travel to work patterns from the 2008 Census indicates that only 25% of the town's residents work within the immediate local area so the need to commute for employment is a significant issue for the town. In order to reverse this trend, and underpin further population growth, more local employment opportunities need to be provided. The County Development Plan indicates that Millstreet needs to achieve a further 250 jobs by 2020.

**3.2.8.** The Local Area Plan 2005 zoned a relatively modest amount of land for industrial use in Millstreet but most of these lands have not come

on the market for development. In order to ensure the ready availability of lands for a range of business uses within the town this plan has identified additional land for industrial/business use with priority being given to lands with good access to the N72 or the proposed Relief Road.

**3.2.9.** Drishane Castle and Convent to the east of the town presently serves as an accommodation centre for asylum seekers but in the longer term may have potential for tourist development, particularly holiday accommodation, which is lacking in the town at present.

### Retail & Town Centre

**3.2.10.** The town centre essentially comprises one elongated Square and Main Street and accommodates a good range of convenience and comparison shops, restaurants, public houses and financial services comprising approximately 2,730m<sup>2</sup> of comparison goods floor space and 900m<sup>2</sup> of convenience goods floor space. The most significant recent development has been the relocation of the Supervalu supermarket to new larger premises at the eastern edge of the original town centre. As a new tenant has yet to be secured for the vacated premises, the relocation of the supermarket has left something of a vacuum in the centre of the town but this is likely to be a temporary situation.

**3.2.11.** The presence of a number of industries in the centre of the town contributes to significant traffic flows through the town centre. As the economic base of the town expands and the population grows, demand should arise for the expansion of the retail base of the town and this will be encouraged. Were the existing heavy industries to relocate outside the town centre, significant opportunities would arise to consolidate and strengthen the town centre through the development of new mixed use developments. A relief road is planned to the south of the town which would also take traffic away from the main street and help improve the amenities of the town centre in the longer term.

### Community Facilities

#### Education

**3.2.12.** Millstreet currently has one secondary school and two national schools. It is considered that future population growth will require the expansion of existing school facilities at a minimum. Permission exists for the expansion of the Presentation National School and the site of the remaining National School (Scoil Mhuire) has been designated for similar expansion.

#### Open Space, Sporting and Cultural

**3.2.13.** Millstreet is quite well provided for in terms of recreational facilities and currently accommodates a centrally located GAA grounds, pitch and putt course and tennis courts. The Green Glens arena is also located in the town and this is a major events centre for the region. A park, library and museum are also present in the town.

**3.2.14.** Population growth is likely to increase demands for such facilities and in particular it is considered that an all weather pitch and smaller playgrounds located throughout the residential areas of the town would be welcome. The town park has some scope for further diversification including both playgrounds and gardens. Cultural events can be accommodated in either the Green Glens facility or possibly in the local GAA Hall.

#### Other Services

**3.2.15.** Millstreet is served by both a Garda Station and Fire Station and has access to several smaller medical and social services. As the population grows some of these facilities may require expansion and the provision of a Primary Care Centre may be required. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre.

### Infrastructure

#### Roads

**3.2.16.** Millstreet has access to the wider region through the N72 national route which connects with Mallow and Killarney. Access to Cork City is via the Regional Road network. It is proposed to construct a relief road to the south of the town which should divert a considerable amount of traffic away from the centre and possibly provide development opportunities.

#### Public Transport

**3.2.17.** Both Bus Eireann and the Duhallow Area Rural Transport initiative provide regular public transport access several times a day and there is a railway station to the north of the town which is also served several times a day by the Mallow-Killarney line.

#### Pedestrian/Cycling Facilities

**3.2.18.** Pedestrian access around Millstreet is generally quite good although some improvements could be made in the context of servicing some of the existing residential zonings especially to the west and south east. Improved facilities for cycling are also required and a reduction in traffic congestion following construction of the relief road may greatly improve the cycling environment.

#### Water Supply

**3.2.19.** Drinking water is abstracted from the Tubrid Well, in the Finnow River catchment. The scheme serves a wider hinterland including Cullen. Tubrid Well is an important groundwater source and will therefore be protected from unsuitable developments. Water Conservation measures in the future should protect existing capacity.

#### Waste Water Services

**3.2.20.** The waste water treatment plant in Millstreet is at capacity and the Water Services Investment Programme 2010-12 / Assessment of

Needs 2009 has identified the need to augment treatment capacity. However work is not scheduled to commence until post 2012. This lack of capacity at the treatment plant is likely to be a significant impediment to development at least during the early phase of the lifespan of this plan.

#### Storm Water

**3.2.21.** Storm water disposal is to the local river network

#### Flooding

**3.2.22.** Millstreet has been identified as being at risk of flooding and the areas at risk follow the path of the Finnow River around the town and its hinterland. These areas are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding notwithstanding the presence of flood defences. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

#### Broadband

**3.2.23.** Broadband access is available within the town centre and a 3km radius of the town.

#### Waste Management

**3.2.24.** Millstreet is served by a civic amenity site that provides a wide range of recycling services.

### Environment and Heritage

#### Landscape

**3.2.25.** As described in the 2007 Draft Landscape Strategy Millstreet straddles two different landscape types. These are Ridged and Peaked Upland to the south and Broad Marginal Middle Ground Valley to the north. In terms of the Landscape Strategy the landscape value and sensitivity varies from Medium to High moving from south to north. In particular terms the town is overlooked by the very distinctive Claragh Mountain from the south west and the terrain to the north gently slopes down to the Blackwater flood plain. The integrity of Claragh Mountain and views of same should be protected. These characteristics will assist in the visual impact assessment undertaken in assessing large scale development proposals.

#### Built Heritage and Protected Structures

**3.2.26.** The former Drishane Convent, located on the outskirts of Millstreet, is an attractive complex of buildings, including the Main House, the Chapel, Tower House, Convent House, turreted gates and castellated ruins, amongst others. Its setting is equally attractive and overall, the

complex has been deemed worthy of Architectural Conservation Area status in order to ensure that its history and setting is maintained. Throughout the town as a whole, there are 32 buildings or other structures entered in the Record of Protected Structures.

*Natural Heritage*

**3.2.27.** The River Finnow flows within the development boundary to the west and north of the town and forms part of the upper reaches of the Blackwater Special Area of Conservation. The Macgillycuddy Special Area of Conservation is also located to the south west of the town. This plan has been prepared to avoid adverse impacts on these designated sites and the Strategic Environmental Assessment and Appropriate Assessment of this plan has had regard to potential impacts on these sites. All future development needs to avoid adverse impacts on these sites.

*Water Quality*

**3.2.28.** The Finnow River flows to the west of the town and meets the Blackwater which flows to the north. Water Quality in the general area is designated as Moderate to High. It is proposed to raise this to an overall “Good” level by 2015. Future development needs to avoid adverse effects and there is a need to ensure that adequate treatment capacity exists in the waste water treatment plant serving the town to accommodate future development.

Table 4 : Water Quality - River Finnow	
Water Management Unit	Blackwater
Waterbody Code	18-917
Protected Area	SAC
River Status (July 09)	High
Risk Assessment (River Body)	Insufficient assimilative capacity
Objective	High (2009)
Q value	Q4

**3.3 PROBLEMS AND OPPORTUNITIES**

**3.3.1.** Millstreet has experienced strong growth in population and housing in recent years and it is important that such trends continue in order to support the economic base of the town and provide a platform for additional investment.

**3.3.2.** During the preliminary public consultation process undertaken in early 2010 the lack of available industrial / business land to meet the demand for development was one of the most significant issues highlighted. One of the key priorities of this plan has been to ensure that appropriate lands are identified to facilitate such development. In order to maximise the overall benefit to the town, and facilitate easy access by employees and connection to existing services, it is important that such uses are facilitated within the town.

**3.3.3.** There are three large industries occupying significant land banks in the heart of the town centre and these industries are significant employers in the town. The existing steel manufacturers have previously indicated a desire to relocate to more modern and accessible sites outside the town centre. If this were to happen in the future then large brownfield sites would become available for redevelopment within the town core. These sites would, in principle, be suitable for a range of uses including appropriately scaled retail development, business, residential and community uses.

**3.3.4.** The proposed relief road to the south represents an opportunity to open up the development potential of lands to the south of the town and this project needs to be progressed as resources become available.

**3.3.5.** The scenic location of Millstreet alongside Claragh Mountain and the River Finnow may open up opportunities for amenity developments such as walks and other attractions particularly related to tourism.

**3.4 PLANNING PROPOSALS**

**3.4.1.** Over the lifetime of this Plan it is envisaged that the population of the town will grow in line with the 2020 population target of 1,756 persons. In order to cater for the housing needs of this additional population the plan needs to make provision for the accommodation of an additional 270 houses. This figure includes the 157 additional units identified as being required in Table 3 plus an allowance for additional development that cannot be accommodated within the village network due to infrastructural constraints. This level of development is dependent on the provision of additional waste water treatment capacity. .

**Millstreet Greenbelt**

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

**Development Boundary Objectives**

**3.4.3.** The following objectives shall apply to all development within the development boundary of Millstreet.

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to secure the sustainable growth of the town’s population to 1756 persons by 2020.
DB02	Having regard to the infrastructural constraints facing the villages, this plan makes provision for some additional growth to take place within Millstreet over the life time of this plan.
DB-03	It is an objective that all new development is located within the development boundary of the town established by this plan and which defines the extent to which Millstreet may grow during the lifetime of the plan.
DB-04	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater river Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.  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 Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.  A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.
DB-05	All development should contribute to improved pedestrian and cyclist connectivity throughout the town and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate
DB-06	All 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.

Objective No.	<u>Development Boundary Objectives</u>
DB-07	With regard to the adjoining Blackwater Special Area of Conservation and the Mullaghanish to Mushermore 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.
DB-08	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to 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

**3.4.4.** A number of issues have been considered in identifying lands for residential development in this plan. Significant residential zonings have been inherited from the 2005 plan and there are outstanding planning permissions on some of these lands. Some of the villages of the electoral area have infrastructural constraints and it is important that Millstreet has the capacity to absorb some additional growth in the event that these deficiencies hinder growth in the village network. This would however be subject to suitable waste water improvements being provided in the town itself. In addition, the town needs to be able to offer an attractive alternative to one-off rural housing and therefore lands have been zoned to facilitate serviced site / self build type development. In order to meet the growth targets for the town, and make provision for the accommodation of some of the growth originally targeted at the villages and rural areas, this plan makes provision for the accommodation of an additional 270 houses and accordingly 30.6 ha of land have been reserved for residential use.

**3.4.5.** In this plan residential zoning is largely focused to the south and south east of the town, proximate to the centre of the town and provides for a mix of medium, low and very low density development. These areas were previously zoned in the 2005 Local Area Plan. Lands zoned for residential use to the north east of the town in the 2005 plan have been rezoned for business use. There is an outstanding permission for a housing development on part of these lands and it is acknowledged that the opportunity to implement this permission in the future remains.

**3.4.6.** The residential zoning objectives for Millstreet are set out in the following table:

Objective No.	<u>Residential Development</u>	Approx Area (Ha)
R-01	Medium density residential development. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.	3.1
R-02	Medium density residential development. The existing stone wall along the western boundary of the site shall be retained where practicable.	7.6
R-03	Medium density residential development.	5.5
R-04	Low density residential development suitable for individual sites.	3.4
R-05	Medium density residential development subject to satisfactory connection to the public sewer. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.	9
R-06	Medium density residential development. A sewer pumping station shall be provided on site. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on	2

Objective No.	<u>Residential Development</u>	Approx Area (Ha)
	this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.	

### Industry and Business

**3.4.7.** Millstreet's established industrial area is located to the south west of the town. The 2005 LAP identified two areas for industrial use which have not been developed. The most northerly of these sites has been zoned for business use in this plan. The southerly site would impinge on the scenic setting of Claragh Mountain and has been removed from the development boundary of this plan. Additional lands have been identified for business use and industrial use to the north east and north of the town respectively.

**3.4.8.** The specific industry and enterprise zoning objectives for Millstreet are set out in the following table:

Objective No.	<u>Industrial &amp; Business uses</u>	Approx Area (Ha)
B-01	Business Uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area.	2.4
B-02	Business uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk	8.0



Objective No.	<u>Industrial &amp; Business uses</u>	Approx Area (Ha)
	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.	
B-03	Business uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. All proposed development shall be so laid out as to provide for an appropriately designed and constructed access road between Station Road and the vicinity between the Tanyard Stream and Minor Row. This zone is within the floodplain of the Blackwater River Special Area of Conservation. Development proposals may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.	10.6
I-01	Industrial use subject to suitable servicing and access and a comprehensive landscaping scheme.  The Flood Risk Assessment has identified this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.  As this site is adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development	3.3

Objective No.	<u>Industrial &amp; Business uses</u>	Approx Area (Ha)
	proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone is likely to be required between any permitted development and the SAC.  The site is within the Zone of Archaeological Potential of the Recorded Monument CO0039-056 (Racecourse), any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment.	

**Special Policy Area**

**3.4.9.** Special Policy Area objectives are proposed for both the Green Glens arena and an area adjacent to same.

Objective No.	<u>Special Policy Area</u>	Approx Area (Ha)
X-01	Green Glens Arena – uses in keeping with its permitted use as a facility for the staging of public events. A key objective is to maintain the largely open space character of these lands while facilitating development that is in keeping with its current use as an events centre catering for both indoor and outdoor events. 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.	15.8
X-02	Tourism and Associated Uses. 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.	10.5

**Town & Neighbourhood Centre**

**3.4.10.** The town and neighbourhood centre objectives for Millstreet are set out in the following table :

Objective No.	<u>Town and Neighbourhood Centre.</u>	Approx Area (Ha)
T-01	Town Centre uses. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	5.8

**Community & Utilities**

**3.4.11.** The specific community and utilities objectives for Millstreet are set out in the following table:

Objective No.	<u>Community and Utilities</u>	Approx Area (Ha)
C-01	Extension to Cemetery	1.16
C-02	Educational and community uses	3.48
C-03	Expansion of educational Uses	.47
C-04	Expansion of educational uses	.45
U-01	Relief road. This road is proposed to cross the Blackwater River. 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-02	Pedestrian walk.	-
U-03	Pedestrian walk through scenic landscape to town centre. This path is proposed to cross the Blackwater River. Development proposals will require the provision of an ecological impact assessment report (Natura	-

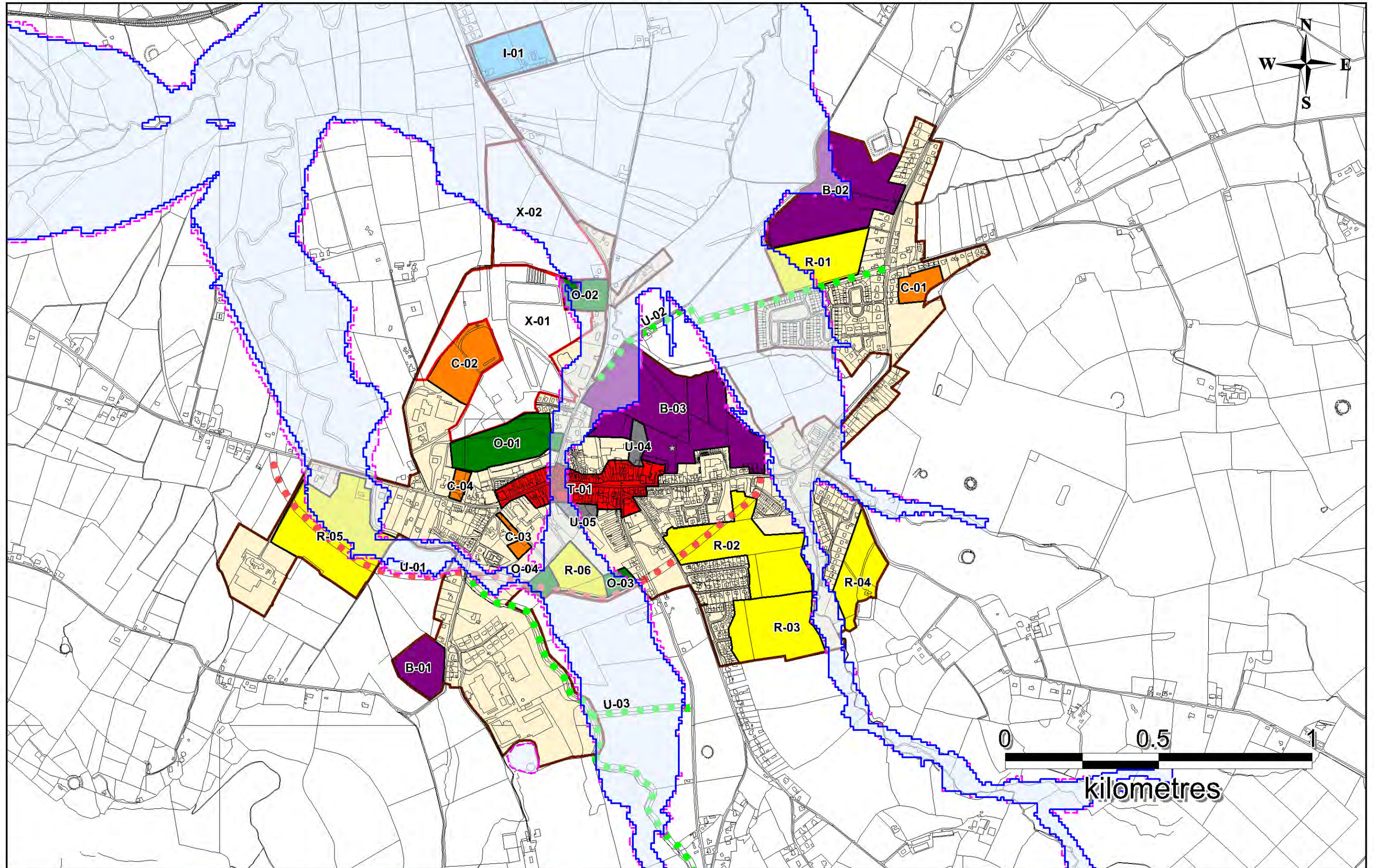
Objective No.	<u>Community and Utilities</u>	Approx Area (Ha)
	Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.	
U-04	Proposed car parking subject to satisfactory access	.7
U-05	Proposed car parking subject to satisfactory access. 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

Objective No.	<u>Open Space</u>	Approx Area (Ha)
	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.	
0-04	Open Space. This area is not suitable for development having regard to its location within the Blackwater River Candidate Special Area of Conservation and the flood risk.	

#### Open Space & Agriculture

3.4.12. The following areas are designated as Open Space in the town:

Objective No.	<u>Open Space</u>	Approx Area (Ha)
O-01	Use as a playing pitch and pitch and putt course. 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.	4.26
O-02	Playing pitch. 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.	1.45
0-03	Open space with potential for recreational uses. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by	3.06



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



## 4 Newmarket

### 4.1 VISION AND CONTEXT

This Local Area Plan aims to continue Newmarket's role as an important local centre through encouraging further population growth and expansion of its employment and service functions. It is also intended to establish strong links with Kanturk and Newmarket so as to form a strategic growth and development focus for North West Cork.

#### Strategic Context

**4.1.1.** Newmarket is one of six towns located within the North Strategic Planning Area and the smallest town located within the Kanturk Electoral Area. The objective for Newmarket, as set out in the County Development Plan 2009, is to strengthen the role of the town as an important centre of population, a district employment centre and a services centre serving a wide rural hinterland. In particular the County Development Plan 2009 makes provision for significant population and employment growth within the town to 2020.

**4.1.2.** The North Strategic Planning Area, as defined in the County Development Plan 2009, has historically been associated with declining socio-economic indicators and consequently falling populations on the northern fringes of the County. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the areas natural and built heritage assets. In recent years the pace of population growth in many of the rural areas within the North Strategic Planning Area has exceeded the growth of the towns and a key challenge for this plan is to rebalance growth appropriately across the settlement network.

#### Local Context

**4.1.3.** Newmarket is located in an undulating landscape at the foothills of the Mullaghareirk Mountains. It is concentrated around a long and relatively narrow main street with an abundance of traditional style buildings. Town centre activity is mainly concentrated on residential and retail usage although there are also some civic activities present including a Garda Station and library. In terms of other uses there is an

existing centrally located creamery with two small industrial estates on the Scarteen and Kanturk roads. The majority of housing development is located to the north and south of the town although a large proportion of it is one off housing rather than estates. Of particular note is the James O Keefe Institute, located in an early Georgian Manor house dating from 1725, which stands on an elevated site overlooking the town. Originally the home of the Aldworth family, it was sold in 1927 to an order of nuns, who ran a school there until 1973. The building is now in community and mixed use.

**4.1.4.** Recent years however have seen relatively limited growth in the town most likely due to its declining population and relatively limited residential development in the context of other main towns in the region. The most significant residential development in the town has been the completion of a small attractive housing scheme by the Clúid Housing Association.

### 4.2 KEY PLANNING CONSIDERATIONS

#### Population

**4.2.1.** The 2006 census recorded a population of 949 persons in Newmarket, representing a decline in population of 106 persons over the population recorded in 2002. There was also a more modest decline in the number of households, as is evident from Table 1 below.

Newmarket	2002	2006	2020 Target	Growth
Population	1,055	949	1,189	240
Households	354	335	502	167

**4.2.2.** The targets set for Newmarket to 2020 are ambitious and provide for significant increases in both population and households. The target envisages 25% growth in population and 50% growth in households in the period 2006-2020. This reflects the structural trend towards smaller average household sizes.

#### Housing

**4.2.3.** Despite the decline in population and households in the town, Geodirectory data indicates that there has been an increase in the number of housing units since the start of 2001 (Table 2).

	Dwellings 2001	Dwellings 2005	Dwellings 2010
Newmarket	382	445	485

Source:Geodirectory

**4.2.4.** Population growth of 240 persons over the period 2006-2020 is expected to give rise to the need for an additional 217 dwellings in the town by 2020. In the period since 2006, 33 dwellings were completed, leaving a balance of 184 units to be provided. There are also outstanding planning permissions for a further 220 units (Table 3). If these additional permitted dwellings are constructed, the growth target for Newmarket will be comfortably met or slightly exceeded. However, given Newmarket's position as a main town within the electoral area, exceeding the target would not be a major concern having regard to the need to allow for some flexibility and the desirability of strengthening the population base of the town.

New House Construction target 2006-2020	Already built (including vacant units) 2006-2010	Additional New Development Required	Outstanding Planning Permissions
217	33	184	220

**4.2.5.** Vacancy in the town is not a problem as recent surveys indicate there is only one vacant unit present. Similarly there are no estates with partially constructed houses.

**4.2.6.** A strong supply of zoned land has been inherited from the 2005 Plan, sufficient to provide another 150 houses, in addition to the units which already have planning permission. This is considered a reasonable level of land supply for the town.

**4.2.7.** In addition to the lands zoned for residential development, the 2005 Local Area Plan included approximately 37ha of additional land on the periphery of the town which was zoned as Open Space, Sports, Recreation and Amenity and which allowed for some limited residential development. Under this Plan, most of these lands have been designated as part of the Greenbelt while others have been retained as Open Space (with no provision for housing).

#### Employment & Economic Activity

**4.2.8.** Newmarket is a small market town serving a rural hinterland and 565 jobs were recorded in Newmarket in the 2006 Census. Newmarket

Creamery, where cheese is manufactured, is one of the main employers in the town but there are several other small industries spread throughout the town and at the Scarteen Industrial Estate. The retail and services sector, including car sales is also significant. Teagasc and IRD Duhallow also have offices in the town. Strengthening the economic base of the town is essential to support population growth and the County Development Plan has identified a need for an additional 250 jobs in the town by 2020.

**4.2.9.** There has been very modest take up of business land since 2003 and approximately 16ha of zoned land is available for new industrial / business use. There are also a number of vacant business premises available for redevelopment, including former car sales premises on the Charleville/Scarteen road.

#### Retail & Town Centre

**4.2.10.** Newmarket has a relatively modest town centre in comparison with other main towns in the region. This is most likely a reflection of its lower population both in terms of the immediate settlement and its hinterland. The centre currently accommodates a supermarket and numerous smaller retail shops and there is scope for expansion.

#### Community Facilities

##### Education

**4.2.11.** Newmarket currently has two National Schools and there is greenfield land available adjacent to both sites to cater for future expansion.

##### Open Space, Sporting and Cultural

**4.2.12.** Newmarket GAA pitch is the main sporting area for the town although pitches are available near the National School to the west. The area around the James O' Keefe Institute is used for equestrian activity. Tennis Courts are also available near the Boys National School. The Island Wood area to the south of the town represents a considerable amenity and should be preserved as such.

**4.2.13.** Population growth is likely to require the development of an additional pitch although the relatively hilly terrain of the town would tend to complicate the selection of its location. The development of a town park would also be welcome as would the provision of smaller playgrounds throughout the settlement. A large centrally located community building would also be desirable especially with regard to the staging of civic events that cannot be facilitated by the James O Keefe institute building.

#### Other Services

**4.2.14.** Newmarket is served by a Garda station and library and has

access to several smaller medical and social services. Future population growth may require the expansion of some of these important facilities. Newmarket has been identified by the HSE as a location for a primary care centre. It is considered that the first choice of location for any such a facility should be in or adjoining the town centre.

#### Infrastructure

##### Roads

**4.2.15.** Newmarket has reasonable access to the region through the Regional road network. However its access to Cork and Limerick is relatively limited in comparison to other main settlements in the Electoral Area.

##### Public Transport

**4.2.16.** The town is also served by both Bus Eireann twice daily and by the Duhallow Area Rural Transport initiative.

##### Pedestrian/Cycling Facilities

**4.2.17.** Pedestrian access around Newmarket is generally good. There is potential for upgrading of pavement facilities especially when it comes to accessing zoned lands. Cycling facilities in the town are currently minimal and could be significantly improved. However it is unlikely that widespread cycle lanes would be necessary given the relatively low population.

##### Water Supply

**4.2.18.** Drinking water is abstracted from a spring source, as part of a supply scheme that also serves the town of Kanturk, and there is little spare capacity at times of peak demand. Water conservation measures should however alleviate some of these capacity issues in the short to medium term.

##### Waste Water Services

**4.2.19.** The wastewater treatment plant has some spare capacity but the collection system requires upgrading and the separation of storm water. The Water Services Investment Programme indicates that contracts are to go to construction between 2010– 2012.

##### Storm Water

**4.2.20.** The separation of storm and foul drainage is required. Surface water can drain to the river.

##### Flooding

**4.2.21.** Newmarket has been identified as being at risk of flooding. The particular areas are illustrated on the settlement map and mostly follow the path of the Dalua River and Rampart Stream. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding regardless of the presence of flood defences. More detailed information on the approach to flooding and how

development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

##### Broadband

**4.2.22.** Fixed line broadband access is available throughout the town.

##### Waste Management

**4.2.23.** Newmarket has access to basic recycling facilities and is served by waste collection companies.

#### Environment and Heritage

##### Landscape

**4.2.24.** The 2009 Draft Landscape Strategy describes Newmarket as being located within a Landscape Character Type known as Broad Marginal Middle Ground Valley. The Draft Landscape Strategy deems the landscape to be of *high value* given its picturesque nature and natural and cultural heritage of county or national importance. It is also considered to be of *high sensitivity* given that it is a landscape which is highly sensitive to certain types of changes and with the ability to accommodate limited development, and of *local importance*. In particular the town is located on the upper reaches of the Dalua River and is bordered by several hills leading down to this valley. The town is constrained to some degree on the south by the James O Keefe Memorial Institute and demesne and the scenic ravine containing the old rail line. To the southwest, the land rises but is somewhat constrained by a narrow access road. To the north the land rises to another elevated plateau overlooking the town before falling to the east. From the east and south east there are fine elevated lands that command stunning vistas of this picturesque town and the impressive Memorial Institute and landscaped gardens. These characteristics will assist in the visual impact assessment undertaken in assessing large scale development proposals.

##### Built Heritage

**4.2.25.** Throughout the town as a whole, there are 9 buildings or other structures entered in the Record of Protected Structures, including the James O Keefe Memorial Institute to the south of the town.

##### Natural Heritage

**4.2.26.** There are no designated sites within the development boundary of the town but the Dalua River which runs to the west of the town is designated as a Special Area of Conservation and forms part of the overall Blackwater River Catchment. The Mullaghareirk Special Protection Area is located to the North West and Priory Wood Proposed NHA is located approximately 3km to the East. This plan has been prepared to avoid adverse impacts on these designated sites and the Strategic Environmental Assessment and Appropriate Assessment of the plan have given more detailed consideration to the protection of these

sites.

*Water Quality*

**4.2.27.** River water quality in the nearby Dalua is designated as Moderate to High. Future development needs to avoid adverse effects and there is a need to ensure that adequate treatment capacity exists in the waste water treatment plant serving Newmarket to cater for future development. This is particularly relevant considering that the treatment plant discharges to a Protected Area - Special Area of Conservation.

Table 4 : Water Quality - Dalua River	
Water Management Unit	Blackwater
Waterbody Code	18-394
Protected Area	SAC
River Status (July 09)	High
Risk Assessment (River Body)	SAC
Objective	Good (2021)
Q value	Q4-5

**4.3 PROBLEMS AND OPPORTUNITIES**

**4.3.1.** Newmarket is unique amongst the main towns in the Electoral Area as it experienced a population decline between 2002-2006. This may be partly due to its location which makes long distance commuting for work less attractive than from other towns in this Electoral Area. It is essential that this overall trend of population decline is reversed in order to secure the existing services and facilities within the town and attract further investment.

**4.3.2.** In particular there is a need to ensure that employment creation continues so as to support the retention and growth of population. This plan makes provision for a strong supply of business land, capable of accommodating a range of uses. In addition to the greenfield lands which are zoned there are other brownfield development opportunities available within the development boundary.

**4.3.3.** It would be desirable to see an expansion of the retail and service base of the town and in this context it is considered appropriate to identify some additional lands for town centre uses.

**4.3.4.** The town centre is prone to episodic traffic congestion mainly caused by haphazard parking near junctions and there is a need to provide additional off street parking.

**4.3.5.** Newmarket has been identified as a location for a new Primary

Care Facility and it is considered that there are a number of suitable sites within the town centre to cater for such a use.

**4.4 PLANNING PROPOSALS**

**4.4.1.** This plan makes provision for the population of the town to grow to 1189 persons by 2020. In order to cater for the housing needs of this additional population the plan makes provision for the accommodation of an additional 270 houses within the town by 2020. This figure includes the 184 units identified as being required in Table 3 plus an allowance for additional development that cannot be accommodated within the village network due to infrastructural constraints.

**The Green Belt around Newmarket**

**4.4.2.** Outside the development boundary, the land forms part of the green belt around Newmarket. See Section One of this plan for the extent of this Greenbelt.

**Development Boundary Objectives**

**4.4.3.** The development boundary and zoning objectives differ from those outlined in the 2005 Plan and the significant changes are detailed below and are illustrated on the zoning map for Newmarket.

**4.4.4.** The following general objectives shall apply to all development within the development boundary of Newmarket.

Objective No.	Development Boundary Objectives
DB-01	It is an objective of this plan to secure the sustainable growth of the town's population to 1189 persons by 2020.
DB02	Having regard to the infrastructural constraints facing the villages, this plan makes provision for some additional growth to take place within Newmarket over the life time of this plan.
DB-03	It is an objective that all new development is located within the development boundary of the town established by this plan and which defines the extent to which Newmarket may grow during the lifetime of the plan.
DB-04	In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development.  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 Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for

Objective No.	Development Boundary Objectives
	developments within this area.  A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.
DB-05	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-06	All development should contribute to improved pedestrian and cyclist connectivity throughout the town and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate
DB-07	The Dalua River runs adjacent to the town and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. 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.
DB-08	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to 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**

**4.4.5.** A number of issues have been considered in identifying lands for residential development in this plan. Significant residential zonings have been inherited from the 2005 plan and there are outstanding planning permissions on some of these lands. In addition, some of the villages of the electoral area have infrastructural constraints, and, in the event that these deficiencies hinder growth in the village network, it is important that Newmarket has capacity to absorb some additional growth if it cannot take place within the village network. This would however be subject to suitable waste water improvements being provided in the town itself. Furthermore, the town needs to be able to offer an attractive alternative to the one off rural dwelling and land needs to be available to facilitate serviced site / self build type development. In light of these issues, all of the residential zonings adopted in the 2005 Local Area Plan are being

retained in this plan in order to provide a choice of locations within the town and ensure sufficient capacity is available to cater for some additional growth. New additions to the schedule of zoned lands include lands previously designated as I-03 and I-04 (LAP 2005) as residential development has been permitted on these lands.

**4.4.6.** In order to meet the growth targets for the town, and make provision for the accommodation of some of the growth originally targeted at the villages and rural areas, this plan makes provision for the accommodation of an additional 270 houses and accordingly 24.9 ha of land have been reserved for residential use.

**4.4.7.** Residential areas are located adjacent to the town in order to consolidate the settlement and maintain its distinctive identity. These areas are so designated as to provide for a mix of housing types and options.

**4.4.8.** The 2005 Local Area Plan included a number of areas on the periphery of the town which were zoned as Open Space, Sports, Recreation and Amenity which also allowed for some limited residential development. In this plan some of these areas have been retained as open space / agriculture (with no provision for residential development) and others are now outside the development boundary, within the greenbelt

**4.4.9.** The residential zoning objectives for Newmarket are set out in the following table:

Objective No.	<u>Residential Development Objectives</u>	Approx Area (Ha)
R-01	Medium density residential development.	4.1
R-02	Low density residential development comprising individual sites.	2.1
R-03	Medium density residential development. Overall development levels will be governed by the limited road network in the immediate area.	1.9
R-04	Low density residential development with comprehensive landscaping scheme.	1.6
R-05	Medium density residential development. Substantial landscaping should be established along the eastern and southern boundary of the site.	2.1
R-06	Medium density residential development. Substantial landscaping should be	5.7

Objective No.	<u>Residential Development Objectives</u>	Approx Area (Ha)
	established along the eastern boundary of the site. An adequate access point will need to be made available from the adjoining western or northern road.	
R-07	Low density residential development, individual sites. The design of the development should take into account the relative elevation of the site and avoid undue exposure.	5.5
R-08	Low density residential development, individual sites. Particular care should be taken to ensure that adequate sight distance is available along the adjoining public road.	1.9

#### Industry and Business

**4.4.10.** Recent years have seen the development of the Scarteen road industrial estate and there is capacity within this estate for additional development. Under this plan the zoning has changed to business use which will facilitate a broader range of uses within the estate..

**4.4.11.** Lands previously zoned for industry to the North West have been retained for business use in this plan and additional lands have been identified for business use closer to the town centre.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
B-01	Business estate development.	2.2
B-02	Business estate development. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.	8.3
B-03	These lands are considered suitable for expansion of the co-op activities and / or for	1.9

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
	incubator units, offices, light industry and Retail Warehousing.	

#### Community Facilities

**4.4.12.** Lands are being reserved adjacent to both national schools to facilitate future expansion and ancillary uses.

Objective No.	<u>Community Objectives</u>	Approx Area (Ha)
C-01	Expansion of community use	.63
C-02	Expansion of educational use.	1.18

#### Town Centre

**4.4.13.** Newmarket's town centre requires room for expansion so as to cater for the potential increase in demand created by a future growth in population and the provision of a site for a primary care facility. Additional lands have been identified for town centre uses.

Objective No.	<u>Town Centre</u>	Approx Area (Ha)
T- 01	Town Centre uses.	5.8
T-02	Town Centre expansion. Proposals for development within this area should include the provision of car parking.	1.3
T-03	Town Centre Expansion. Proposals for development within this area should include the provision of car parking.	1.4

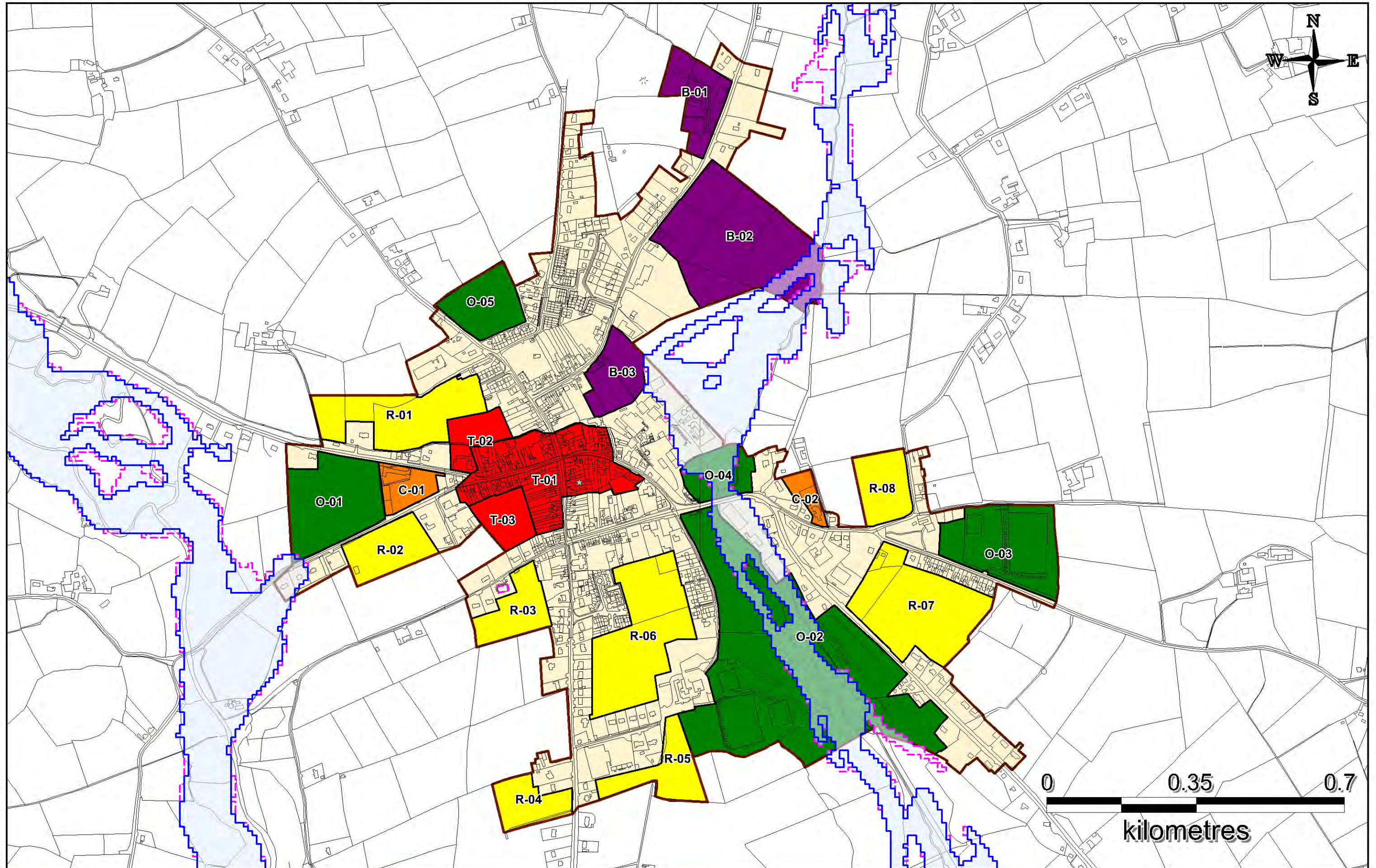
#### Open Space and Agriculture

**4.4.14.** At present the town's open space, sports and recreational needs are met by the playground at the west end of the town, an amenity walk through the wooded area along the old railway line and by the GAA fields to the east of the town. The 2005 plan made provision for an open space / town park uses to the west of the school and this zoning has been retained. Land has been retained for the expansion of the GAA Grounds..



**4.4.15.** The open space and Agriculture zoning objectives for Newmarket are set out in the following table:

<i>Objective No.</i>	<b><u>Open Space and Agriculture</u></b>	<i>Approx Area (Ha)</i>
O-01	Open space-Town Park type uses.	4.2
O-02	Passive open space. Parts of this site are forested and contribute to the amenities of the town while the remainder includes the setting and curtilage of the James O' Keeffe building, a protected structure and contributes to the character and setting of the town. This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of these lands.	18.31
O-03	Retention and expansion of playing fields and ancillary facilities.	4.48
O-04	This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of these lands.	1.7
O-05	Agricultural Use.	2.2



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

Ballydesmond

Banteer

Boherbue

Dromina

Knocknagree

Milford

Newtownshandrum



## 5 Ballydesmond

### 5.1 VISION AND CONTEXT

*The vision for Ballydesmond to 2020 is to continue its role as an important service provider in the context of its hinterland as well as secure both an increase in village population and a greater take up of development opportunities within its boundary.*

#### Strategic Context

**5.1.1.** Ballydesmond is located to the extreme west of the electoral area at the foothills of the Mullaghareirk Mountains, 17km south east of Newmarket and adjacent to the border with County Kerry. The village is served by the R577, R582 and R578 Regional roads. This Local Area Plan designates Ballydesmond as a key village within the North Strategic Planning Area.

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

#### Local Context

**5.1.3.** Ballydesmond is situated on the banks of the River Blackwater which forms a natural village boundary to the west and south. The village was originally developed as a model village in the early 19<sup>th</sup> Century and was known as Kingwilliamstown until the 1930's when it was changed to Ballydesmond. At the core of the village the Main Street forms a strong streetscape and is overlooked by a prominent Church on an elevated site to the north.

**5.1.4.** Recent development has been relatively minor in scale comprising some small housing estates, individual new houses and some redevelopment of properties along the Main Street.

### 5.2 PLANNING CONSIDERATIONS

#### Population and Housing

**5.2.1.** There has been a modest decline in the population of the village in the period since 1996. A population of 191 persons was recorded in the 2006 Census.

**Table 1 : Population trends 1996-2006**

Census	1996	2002	2006
Ballydesmond	201	193	191

**5.2.2.** In the period since 2006 Geodirectory data indicates that there has been an overall increase in the number of houses in the village as detailed in Table 2. No recent multiple house developments have taken place but some individual dwellings have been built. Council serviced sites are also available. Whilst house numbers have risen, the fall in population over the period is considered to reflect national trends towards smaller household sizes. It is also possible that the population may also have grown somewhat or stabilised in the period after 2006.

**Table 2: Houses in Ballydesmond 2001-2010**

Geodirectory	2001	2005	2010
Ballydesmond	75	92	109

#### Infrastructure and Community Facilities

**5.2.3.** Ballydesmond is served by a Regional road network which provides direct access to Newmarket, Rathmore, Castleisland and the N72 National route. Access to Cork City is possible via the N72 and N20. Regular public transport is provided by the Duhallow Area Rural Transport (DART) scheme. Footpath provision is generally good throughout the village as is public lighting.

**5.2.4.** The current public water supply to the village is from a bored well. The water is pumped to a reservoir at Ballydesmond. Treatment to the water is provided in the form of a pressure filter and it is generally considered adequate to meet the development needs of the village in the lifetime of this plan.

**5.2.5.** The waste water treatment system in Ballydesmond is a combined system, offering secondary treatment and discharges to the Blackwater River. However it suffers high levels of storm water infiltration.

There is very limited capacity available within the plant and it will need to be upgraded in order to facilitate additional development while ensuring that discharges remain at a level which is compatible with the protection of the water quality of the Blackwater River, which is a "Drinking Water Protected Area", a "Designated Freshwater Pearl Mussel Area" and a nutrient sensitive area.

**5.2.6.** The surface water drainage infrastructure of the village needs improvement with better storm water storage facilities provided.

**5.2.7.** The Flood Risk assessment indicates that the village is at risk of flooding from the River Blackwater, particularly the lands to the south and west of the Main Street. These lands are currently used for open space purposes. There is also potential for some localised flooding along the banks of the tributary flowing into the Blackwater from the North. These areas are designated on the attached 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.

**5.2.8.** The village has a reasonable level of facilities including a Garda Station, church, primary school, community hall, child care facility, GAA pitch and clubhouse and children's playground. Permission has also recently been granted for a small extension to the National school.

**5.2.9.** An increase in population is likely to require additional social infrastructure and opportunities exist to provide a park or amenity walk to take advantage of the attractive riverside setting.

#### Employment & Economic Activity

**5.2.10.** Manufacturing, agriculture and retail / service provision are the main economic activities of the village and services available include the credit union, post office, ATM, public houses and several convenience and comparison retail shops. These activities are mainly located in the village core and around the supermarket. There are other smaller industries within the village while Munster Joinery, located at Lacka Cross, is a major employer for the region. There are a number of vacant / disused commercial premises in the village which would benefit from redevelopment / new uses.

**5.2.11.** Securing growth in the population of the village would help underpin the existing services within the village and enable further business to develop. Ballydesmond also has potential for niche tourist development given its scenic location and its status as a centre for the Sliabh Luachra music tradition. In this context development of small scale holiday accommodation and tourist facilities would be encouraged.

**Environment & Heritage**

**5.2.12.** Ballydesmond is located within Landscape Character Type 11 - *Broad Marginal Middleground Valley*, as detailed in the Draft Landscape Strategy 2008. In particular this is typified by the hills, slopes, narrow streams, forestry growth and occasional wide ranging views surrounding the village. The prominent valley of the Blackwater also lends a picturesque quality to a landscape which 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 *local importance*.

**5.2.13.** The River Blackwater flows to the west and south of the village following its emergence on the slopes of Knockanefune Mountain 6 km to the north. The Blackwater at this location is designated as a candidate Special Area of Conservation and is host to numerous examples of protected Flora and Fauna including the Otter and the Killarney Fern.

**5.2.14.** Ballydesmond is located within the area covered by the Blackwater Water Management Unit Action Plan. The main risk in the water body in the Ballydesmond area is from Forestry but the Action Plan also notes that there is insufficient future treatment capacity in the WWTP serving Ballydesmond and that discharge is to a protected area.

River Blackwater	
Water Management Unit	Blackwater
Waterbody Code	18_450
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	Insufficient future treatment capacity
Objective	Good (2015)
Q value	Q4(Good)

**5.2.15.** There are a number of sites of historical interest around the village including ring forts and standing stones. Other features include the church on its prominent location above the village as well as the scale and general appearance of the older sections of the Main Street.

**5.3 PROBLEMS AND OPPORTUNITIES**

**5.3.1.** In contrast to more centrally located villages of the electoral area, Ballydesmond has experienced little residential growth in the last few years. Subject to additional investment in waster services, the village has the capacity to support additional residential / commercial development and the challenge for this plan is to secure more development in Ballydesmond. It is likely that future growth will be largely organic in nature and based on small scale developments. In general, other than in areas where streetscape character / urban design considerations require otherwise, the development of small groups of housing, detached housing and serviced sites / self build options may be the most appropriate form of development. This is likely to be most attractive in terms of increasing population and offering a real alternative to those who would otherwise consider housing in the open countryside.

**5.3.2.** Opportunities for some infill development and refurbishment exist within the village, particularly within the Main Street. Such development needs to respect the vernacular character of the village. The presence of agricultural and forestry resources in the village hinterland may also offer opportunities for industrial or business development.

**5.3.3.** The attractive landscape around Ballydesmond and its riverside setting can perform a key role in terms of attracting future residents. This can be leveraged further through the provision of riverside amenities and walks and by ensuring that the village setting is protected from inappropriate development.

**5.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**5.4.1.** Over the lifetime of this Plan it is envisaged that the village will grow on an organic basis, supported by the availability of employment opportunities in the locality and the continued provision of local services.

**5.4.2.** The development boundary for Ballydesmond, as defined in the 2005 Local Area Plan, contained significant areas of zoned and unzoned land, the majority of which remained undeveloped at the start of 2010. Planning permission exists for the construction of 53 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for significant additional development.

**5.4.3.** Having regard to the key village status of Ballydesmond and its location at the western edge of the county, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2005, although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan.

**5.4.4.** This plan envisages development in the range of 53 additional dwellings in the village over the plan period. Given the scale and

development pattern of the village it is considered that each individual housing development should not contain more than 12 dwellings.

**5.4.5.** A specific site has been designated for business use to the east of the village on the basis of its relative size, lower scale residential impacts and access to the Regional road network. Opportunities for small scale business use are also available within the development boundary, subject to normal proper planning and sustainable development criteria.

**5.4.6.** There are capacity constraints in both wastewater and water supply infrastructure and so new development in Ballydesmond of the scale outlined above can only proceed on the basis of the implementation of plans to upgrade the water supply and the provision of satisfactory sewage disposal arrangements. If the planned investment cannot be delivered, the development potential of Ballydesmond will be limited to a small number of individual houses with individual wastewater treatment facilities because of cumulative environmental effects.

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

Objective No.	Development Boundary Objectives
DB-01	<ul style="list-style-type: none"> <li>a) Within the development boundary of Ballydesmond it is an objective to encourage the development of up to 53 houses in the period 2010 – 2020.</li> <li>b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 12 units.</li> <li>c) Development along the Main Street and within the village core should reinforce the character of the streetscape. Where appropriate, housing development should be carried out in terraced or courtyard form.</li> <li>d) Residential development in other areas should provide for small groups of houses, detached housing, serviced sites and/or self build options.</li> <li>e) Retail, office and most social infrastructure development should be accommodated within the village core and should make adequate provision for parking.</li> <li>f) Small scale business uses can be accommodated on lands within the development boundary subject to normal proper planning and sustainable development considerations.</li> </ul>



Objective No.	<u>Development Boundary Objectives</u>
	<p>g) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>i) The Blackwater River runs through the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. 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>j) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p>

Objective No.	<u>Development Boundary Objectives</u>
	<p>k) All development should be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>l) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Business Development**

5.4.8. A site for business uses has been identified to the east of the village.

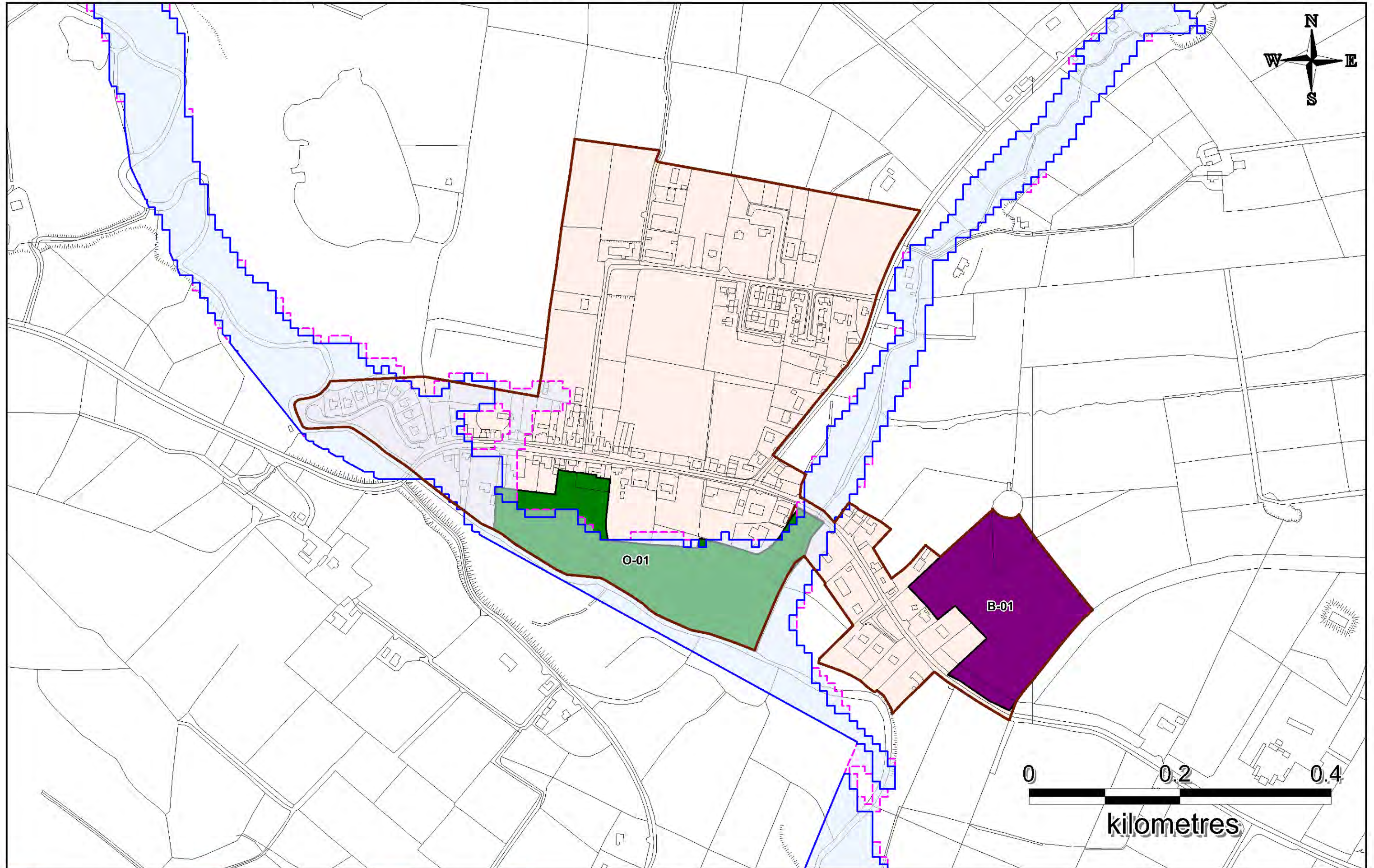
Objective No.	<u>Business Development</u>	Approx Area (Ha)
B-01	Light industry, small scale industry, incubator units, wholesale trade showrooms, retail showrooms (where the retailing function is ancillary to the principle manufacturing function) and car showrooms.	3.26

**Open Space and Amenity**

5.4.9. The area to the south of the Main Street is important with regard to the preservation of the setting of the village and the Blackwater candidate Special Area of Conservation as well as the avoidance of flood damage. However there is potential for the provision of amenity space for recreational purposes subject to the above criteria being respected. This

area is specifically zoned as follows.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	<p>Active open space with provision for playing pitch’s, town park and public recreation subject to flood management constraints. Areas within this zone which lie within the Blackwater River SAC are not suitable for development.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	4.1



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



## 6 Banteer

### 6.1 VISION AND CONTEXT

*The vision for Banteer is to encourage the sustainable growth of the village over the lifetime of this plan, building on its notable social and recreational infrastructure and attractive location and setting. It also plays a vital role in terms of supporting its rural hinterland*

#### Strategic Context

**6.1.1.** Banteer is situated on the regional route R579, approximately 5km to the south of Kanturk. This Local Area Plan identifies Banteer as a Key Village within the North Strategic Planning Area.

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

#### Local Context

**6.1.3.** Banteer is situated near the confluence of the Blackwater and Glen rivers. Along with its neat and well maintained village core, the wide range of recreational and social infrastructure that has been secured within the village exemplifies the strength of its community. Such provision is well in excess of the norm for villages of this size.

**6.1.4.** The village core is formed by a traditional street-scape concentrated around the church and busy crossroads. To the immediate south the railway line forms a natural boundary to the village so Banteer has expanded on an east west axis. There are several examples of small scale older housing estates which have been successfully integrated as part of the village and a small infill estate is under construction near the school. Commercial / retail development in the village is limited.

### 6.2 PLANNING CONSIDERATIONS

#### Population and Housing

**6.2.1.** The 2006 census recorded a population of 304 persons, down from 327 in 2002. In contrast the village experienced significant growth in the period between 1996 and 2002. In the period since 2006 additional new houses have been built in the village and this is likely to be reflected in an increase in the population at the next census.

Census	1996	2002	2006
Banteer	257	327	304

**6.2.2.** Strong growth in housing has also occurred in the village since 2005 as is evident from analysis of Geodirectory figures (residential postal delivery points) (Table 2). The housing growth figures are likely to reflect the national trend towards smaller average household sizes. It is also possible that the population may have grown somewhat or stabilised in the period after 2006.

**6.2.3.** The most significant recent development in the village has been a large scheme of 34 serviced sites to the north west of the village core. This scheme is approximately fifty percent built but some of the completed houses remain vacant. Several other large residential permissions have been granted to the east and north of the village core but construction has yet to commence.

Settlement	2001	2005	2010
Banteer	102	121	162

#### Infrastructure and Community Facilities

**6.2.4.** Access to Cork City and the hub towns of Mallow and Killarney is provided through the R579 and nearby N72.

**6.2.5.** Banteer railway station allows for access to Tralee, Killarney and Mallow with onward access to Dublin and Cork. The DART scheme also serves the village on a daily basis.

**6.2.6.** The village has undergone significant recent improvements including the completion of the R579 Bridge and road realignment, improvements to the village footpaths and public lighting, landscaping of

the village and provision of a car park. There are proposals to improve the road alignment to the south of the rail line in the south west of the village.

**6.2.7.** Banteer receives its water from a local public water supply scheme. The source of this scheme is a spring at Poulgorm. The system operates on a pressure cylinder with no storage, so may require a reservoir in the future. The present water scheme is near capacity but this is related to pipe size rather than the water source supply. As a result the distribution network may need to be upgraded. Banteer is included in the Water Services Investment Programme.

**6.2.8.** The waste water treatment plant serving the village provides secondary treatment and discharges to the Blackwater SAC. Therefore maintaining appropriate discharge standards is vital.

**6.2.9.** The Flood Risk assessment indicates that the village is at risk of flooding from the Rivers Blackwater and Glen. The areas at risk are shown 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 2009.

**6.2.10.** Banteer is well provided for in terms of social infrastructure and has a church, primary school, community hall and large child care facility. A GAA pitch with stands, indoor sports hall and well laid out amenity walk around a large pond provide recreational activities along with the nearby Glen Theatre. A significant increase in population would help underpin the provision of additional facilities such as small healthcare clinics or niche sports facilities.

#### Employment & Economic Activity

**6.2.11.** Agriculture, retail/service provision and small scale industry comprise the main economic activities of the village and hinterland. The village has a reasonable range of facilities including a railway station, post office, convenience shop, hair salon, petrol station, car sales, and public house.

**6.2.12.** Access to the main towns of Mallow, Kanturk and Millstreet provides wider employment opportunities although perhaps also leading to a tendency to displace some services that may otherwise occur in Banteer as well as giving rise to extensive private car usage. It is envisaged that population growth will lead to a demand related increase in village services with a particular emphasis on convenience retail.

**6.2.13.** As a key village Banteer has a role in the provision of small-scale employment uses which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities.

**6.2.14.** The scenic area around Banteer and its angling resource in particular provides potential for rural tourism development including river walks, angling, sites of historical interest and tourist accommodation.

**Environment and Heritage**

**6.2.15.** As detailed in the Draft Landscape Strategy 2008 Banteer is located within Landscape Character Type 5 - *Fertile Plain with Moor land Ridge*. The landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality, areas with conservation interests and of national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *county importance*. Of particular note is the transition between the upland area to the south of the village and its tightly packed streams and woods and the more level, open and productive landscape in the immediate vicinity of Banteer and along the course of the Blackwater.

**6.2.16.** While the village itself is not within a designated scenic landscape area, the scenic landscape area of the Blackwater Valley and its broad plain commences immediately to the east of the village at the junction of the Glen River and the railway line, and forms part of the eastern approach to the village.

**6.2.17.** The Blackwater and Glen Rivers flowing to the north and east respectively form part of the Blackwater candidate Special Area of Conservation and are host to numerous examples of protected Fauna including Bottle Sedge and Royal Fern. The nearby Banteer Ponds also form part of the candidate Special Area of Conservation.

**6.2.18.** Banteer is located within the area covered by the Blackwater Water Management Unit Action Plan and river water quality in the area is described in the following table.

Table 3 : River Blackwater/Glen	
Water Management Unit	Blackwater
Waterbody Code	18_2292_3
Protected Area	SAC
River Status (July 09)	Moderate/High
Risk Assessment (River Body)	Improved monitoring needed
Objective	Good
Q value	Q4-Q5

**6.2.19.** There are currently no buildings on the Record of Protected Structures in the village. However the church is designated as a National Monument and the well established terraced housing in the village core represents a coherent architectural feature.

**6.3 PROBLEMS AND OPPORTUNITIES**

**6.3.1.** Banteer has experienced strong residential growth in recent years most likely due to its proximity to Kanturk, Mallow and a rail link. Having regard to its location, accessibility and good community infrastructure, it is considered that the village also has excellent potential for additional growth. In contrast to the growth in housing within the village, commercial / business development has lagged behind, possibly due to local demand being displaced to Kanturk. Further growth in population may be required so as to create the critical mass necessary to encourage such development. In particular it would be desirable to see the development of additional convenience shopping facilities and small scale business start ups in the village.

**6.3.2.** In order to encourage and facilitate additional residential development in the village it is important to ensure demand for the lower density housing options is catered for in the form of detached units and serviced sites. Availability of this form of housing in a rural village setting is often key in terms of attracting new inhabitants.

**6.3.3.** There are some disused buildings within the core of the village which are in need of new uses / redevelopment and also some infill sites. The sensitive development of these sites will be encouraged during the lifetime of this plan.

**6.3.4.** Banteer's natural setting is quite scenic and it is considered that both the village and the surrounds of the Blackwater and Glen Rivers need to be protected from inappropriate development such as windfarm and forestry proposals. The nearest Strategic Search Area is located to the north of Kanturk.

**6.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**6.4.1.** Over the lifetime of this plan it would be desirable to secure an increase in the population of this key village and to facilitate further residential and business development. It is considered that the village would benefit from the development of up to 200 dwellings in the period 2010-2020.

**6.4.2.** The village's development boundary, as defined in the 2005 Local Area Plan, contained significant areas of zoned and unzoned land. The majority of this remains undeveloped by mid 2010. Planning permission exists for the construction of 205 houses and there is capacity within the development boundary for significant additional development. Therefore ample land is available within the development boundary to cater for future residential growth and facilitate some choice of location

within the village. It is also clear that not all of the land within the boundary will be required for development over the lifetime of this plan.

**6.4.3.** With particular regard to housing it is intended that a maximum individual development threshold will apply so as to ensure that overly large proposals do not overwhelm the village. The appropriate threshold for Banteer is in the order of 20 dwellings. It is important that the location, design and layout of new development respects the character and form of the existing village and reinforces the village core.

**6.4.4.** The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. Scope for this is available within the development boundary. A site has been specifically zoned for business use to the west of the village and smaller infill proposals can be accommodated on other appropriate sites within the development boundary subject to normal proper planning and sustainable development considerations. A site has also been set aside for convenience retail development.

**6.4.5.** This plan includes a change to the development boundary for the village that was adopted in 2005. A small reduction is proposed to the south west where road access is relatively poor and land gradients are more pronounced.

**6.4.6.** There are capacity constraints in both wastewater and water supply infrastructure and so new development in Banteer of the scale outlined above can only proceed on the basis of the implementation of plans to upgrade the water supply and the provision of satisfactory sewage disposal arrangements. If the planned investment cannot be delivered, the development potential of Banteer will be limited to a notably smaller number of houses directly correlated to existing infrastructural capacity.

**6.4.7.** Outside the development boundary, the land forms part of the open countryside where the objectives of the Cork County Development Plan 2009 prevail. These objectives primarily seek to prevent sprawl as well as ensuring a clear distinction between built-up areas and the open countryside.

Objective No.	Development Boundary Objectives
DB-01	a) Within the development boundary of Banteer it is an objective to encourage the development of up to 200 houses in the period 2010 – 2020. b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 20 units. c) Development within the village core and in immediate proximity to same should reinforce the

Objective No.	Development Boundary Objectives
	<p>character of the streetscape. Where appropriate development should be carried out in terraced or courtyard form.</p> <p>d) Residential development in other areas should provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>e) Retail, office and most social infrastructure development should be accommodated within the village core and should make adequate provision for parking.</p> <p>f) Small scale business uses can be accommodated on lands within the development boundary subject to normal proper planning and sustainable development considerations.</p> <p>g) All development should be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development and the protection of the amenities of the area. The setting of landmark buildings should be protected</p> <p>h) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from all residential and other development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be</p>

Objective No.	Development Boundary Objectives
	<p>compliant with this plan.</p> <p>i) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>j) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>k) The Glen River runs through the village and forms part of the Blackwater River Candidate Special Area of Conservation. Parts of this settlement are immediately adjacent to the River Blackwater Special Area of Conservation and within an area identified to be susceptible to flooding. Development proposals in this area will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines “The Planning System and Flood Risk Management” as described in objectives FD-1-4, 1-5 and 1-6 in Section 1 of this Plan. Development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>l) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Village Core Development**

**6.4.8.** A site has been identified for convenience retail uses on the basis of its location within the village core, its accessibility and the need to accommodate adequate off street parking.

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Primarily convenience retail development, including adequate off street car parking. Development in this area must provide for adequate storm water attenuation and SUDS.	.88

**Business Development**

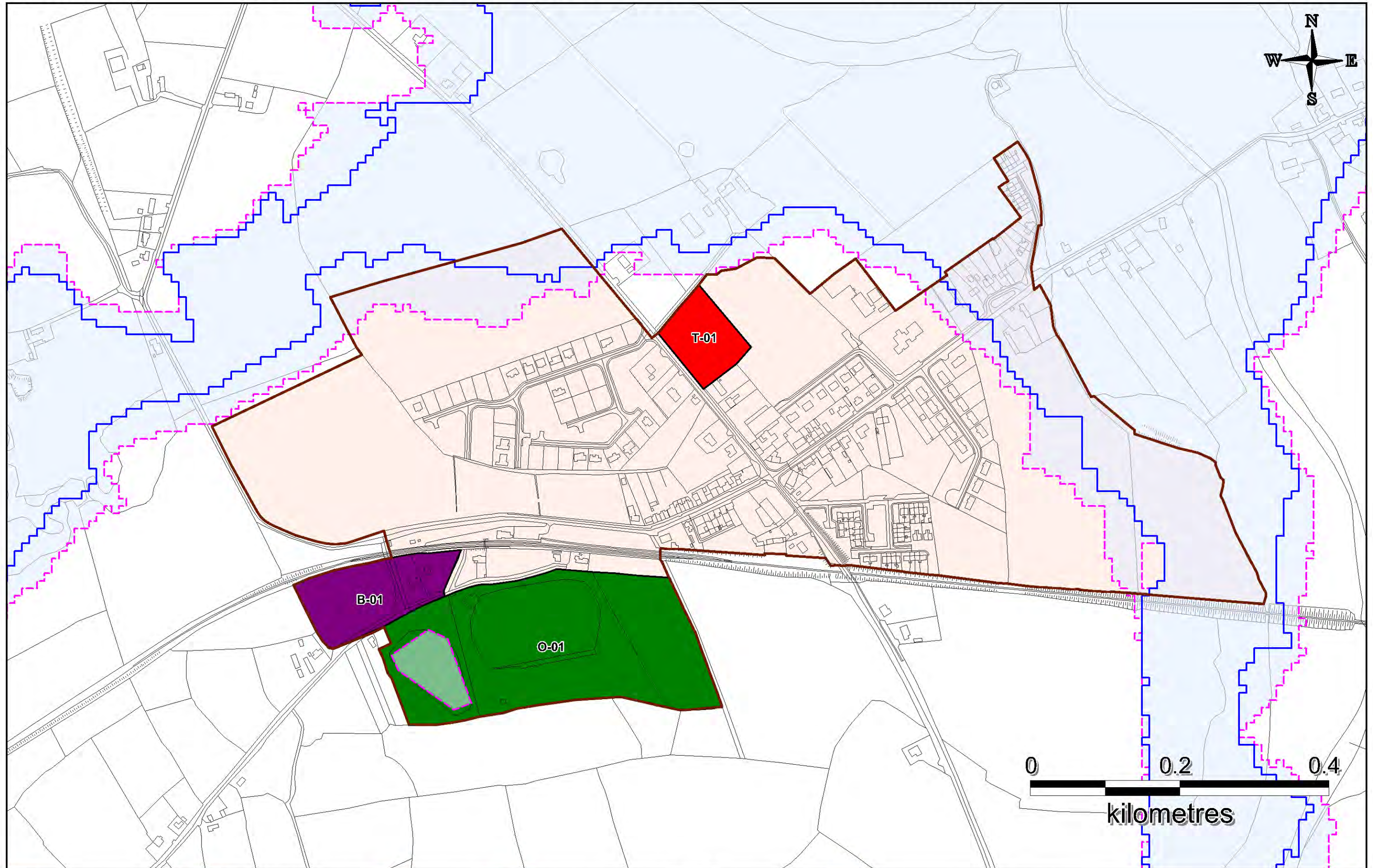
**6.4.9.** The following objective is designated for a site for industrial/non retail business development on the basis of the existing activity present and the presence of the nearby railway station.

Objective No.	Specific Objective	Approx Area (Ha)
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms.	1.64

**Open Space and Amenity**

**6.4.10.** The area south of the railway has been designated as active open space to preserve the attractive backdrop and amenity of the village. It is zoned as follows.

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area including town park and GAA grounds, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity.	6.93



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Boherbue

### 7.1 VISION AND CONTEXT

*The vision for Boherbue is to support the growth of this key village as a service centre for its rural hinterland, building on the strengths of its social and commercial infrastructure, ensuring the completion of unfinished residential development and the delivery of the necessary waste water treatment facilities.*

#### Strategic Context

**7.1.1.** Located on the regional route R577, some 64kms from Cork city Boherbue is the largest village in the electoral area. This Local Area Plan identifies Boherbue as a key village within the North Strategic Planning Area.

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

#### Local Context

**7.1.3.** Boherbue is relatively centrally located in the electoral area in the hilly landscape leading down from the Mullaghareirk Mountains to the Blackwater valley. The closest main settlements include Newmarket and Kanturk. The village itself is composed of a long and well preserved main street in mixed usage that culminates at a crossroads encircled by numerous traditional style buildings. The roads leading into the village accommodate a mix of one off housing and commercial and industrial development with particular emphasis on the food processing industry.

**7.1.4.** Recent development has been mainly concentrated at the eastern end of the village where a medium sized housing estate is under construction. A nursing home has recently been completed to the west.

### 7.2 KEY PLANNING CONSIDERATIONS

#### Population and Housing

**7.2.1.** In population terms Boherbue is the largest of the key villages of the electoral area. Census data indicates a notable decline in the population of this key village in the ten year period to 2006. In the period since 2006 the development of new housing in the village should have helped to attract new population which may have been sufficient to reverse the trend of population decline.

**Table 1 : Population trends 1996-2006**

Census	1996	2002	2006
Boherbue	447	379	378

**7.2.2.** Geodirectory data indicates a significant growth in the number of houses in the village in the period since 2005 as detailed in the table below. The population profile of the village in this period is considered to reflect national trends towards smaller average household sizes. It is also possible that the population may also have grown somewhat or stabilised in the period after 2006.

**Table 2: Housing trends 2001-2010**

Geodirectory	2001	2005	2010
Boherbue	177	175	223

**7.2.3.** Of the six parcels of land zoned for residential development in 2005 development has taken place on only one area at the eastern end of the village near the playground and schools. However this estate is currently semi completed and there are a significant amount of vacant and semi constructed units remaining. Permission has also been granted for a mixed residential and commercial development adjacent to the Supervalu at the western end of the village but construction has not started.

#### Infrastructure and Community Facilities

**7.2.4.** Boherbue enjoys reasonable road access through the R577 which connects with Ballydesmond to the west and the N72 to the east. The village is also roughly equidistant between the hub towns of Tralee, Killarney and Mallow with Cork City being approximately 40 miles to the south east. Public transport is limited to that provided by the Duhallow Area Rural Transport scheme. Footpath provision is generally good throughout the village as is public lighting.

**7.2.5.** Boherbue has access to a good water supply. The village is supplied from a reservoir, which forms part of the Newmarket/ Kanturk Water Supply Scheme.

**7.2.6.** The sewerage collection system for Boherbue flows to a treatment plant at Laharn West. Discharge is to a percolation filter and ultimately to the Brogeen River. This river is in a protected area due to its location within a designated candidate Special Area of Conservation (River Blackwater). Further development of this key village is dependant on the sewage treatment infrastructure being upgraded to provide additional capacity and an appropriate level of treatment having regard to the need to protect water quality in the receiving water. According to the Water Services Investment Programme 2010-2012 there are plans to assess the requirements for, and provide, appropriate treatment.

**7.2.7.** Surface water drainage can be dealt with adequately.

**7.2.8.** There are no known significant flood hazards in this settlement. The village is quite elevated relative to the Brogeen River.

**7.2.9.** Boherbue has access to a good range of community facilities including a church, primary school, secondary school, community hall, child care facility and Garda Station. Recreational facilities include GAA grounds, a handball alley and a playground near the schools.

**7.2.10.** Given the potential future population growth it is considered that a park or amenity area would be of benefit to the village.

#### Employment and Economic Activity

**7.2.11.** The village has a strong employment base which includes the offices of IRD Duhallow, Boherbue Co-Op, a large Supervalu supermarket, post office, garages, car and tyre sales, building material suppliers, credit union, financial services, pharmacy, restaurants and public houses. Much of this activity is based in the village core and around the supermarket to the west of the village with some small food related industry also present. Permission has also been granted for a mixed residential and commercial development adjacent to the supermarket but development has not yet commenced. There are also two schools (primary and secondary) and a new nursing home.

#### Environment & Heritage

**7.2.12.** As detailed in the Draft Landscape Strategy 2008, Boherbue is located within Landscape Character Type 11 - *Broad Marginal Middleground Valley*. In general terms 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. In the context of Boherbue's hinterland this is typified by the village's location on a relatively high section of one of the numerous hills in the area. Nevertheless this relatively elevated location is ameliorated by the division of the landscape through small and medium sized fields, high hedgerows and small streams and rivers including the nearby Brogeen.

**7.2.13.** The Brogeen River flows to the north of the village and this watercourse forms part of the Blackwater candidate Special Area of Conservation.

**7.2.14.** Boherbue is located within the area covered by the Blackwater Water Management Unit Action Plan and it is considered that main threats to the river water quality are from agriculture and forestry (suspended solids and eutrophication). The Action Plan also notes that there is insufficient existing treatment capacity in the waste water treatment plant serving Boherbue. The following table summarises the river water quality.

Water Management Unit	Blackwater
Waterbody Code	18_2121
Protected Area	SAC
River Status (July 09)	Good
Risk Assessment (River Body)	Insufficient treatment capacity
Objective	Good 2009
Q value	Q1-Q2 (Bad to Poor)

**7.2.15.** There are two thatched houses along the Main Street which are designated on the Record Protected Structures – (00166 and 00185). These buildings in particular give an insight into the development of Boherbue over the years. Other particular features include the long and architecturally coherent Main Street as well as the pleasant arrangement of buildings around the cross roads in the middle of the village.

**7.2.16.** There are also numerous sites of historical interest around the village including ring forts and other features.

### 7.3 PROBLEMS AND OPPORTUNITIES

**7.3.1.** The satisfactory completion of the residential development on the eastern side of the village is a key challenge and future priority in order to address the amenity issues arising and in order to restore confidence in the village so that other developments can proceed.

**7.3.2.** As is evident from the scale of the existing village and the level of services and facilities it supports, Boherbue is well positioned relative to the larger towns of the electoral area to capture additional growth on its own terms by building on its existing infrastructure and providing services to its hinterland. However full use of this considerable growth potential would be subject to the upgrading of the waste water treatment facilities which are currently at capacity.

**7.3.3.** In order to encourage and facilitate additional residential development in the village it is important to ensure demand is catered for in terms of lower density housing options particularly in the form of detached units and serviced sites. The availability of this form of housing in a rural village setting is often one of the key locational attractions.

**7.3.4.** There is scope to expand the economic base of Boherbue and there are a number of vacant and derelict commercial premises available within the village which could facilitate such uses through redevelopment/refurbishment. In addition there are infill and green field sites available within the development boundary which would be suitable for small scale business development, possibly leveraging the success of the existing food related manufacturing sector in the village. In particular the village needs sensitive redevelopment of key buildings and sites along and near the Main Street so as to ensure that its existing character is reinforced.

**7.3.5.** Both wind farms and forestry have increased in profile in the general area and it is important that these activities do not directly encroach on the village or interfere with its immediate setting.

### 7.4 PLANNING PROPOSALS

#### Overall Scale of Development

**7.4.1.** Over the lifetime of this plan it would be desirable to secure an increase in the population of this key village and to facilitate further residential and business development. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base and the availability of employment opportunities. It is considered that the village would benefit from the development of up to 150 dwellings in the period 2010-2020, subject to the provision of the necessary waste water treatment infrastructure.

**7.4.2.** The village's development boundary, as defined in the 2005 Local Area Plan, contained significant areas of zoned and unzoned land. The majority of these remain undeveloped by mid 2010. Planning permission exists for the provision of 37 dwelling units in the heart of the village as part of an undeveloped mixed commercial and residential scheme. Capacity exists for significant additional development.

Undeveloped lands east and south east of the village cross roads comprise significant blocks of land, relative to the scale of the village and are suitable for in-depth development of an appropriate scale. Lands to the south west, fronting the Knocknagree road are in smaller plots and are considered more suited to smaller residential schemes of serviced sites or self build opportunities to provide an alternative to the one off house in the countryside. Other opportunities for small infill schemes arise throughout the village.

**7.4.3.** With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land to the east and south east of the village should not exceed the provision of 20 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.

**7.4.4.** There is an established concentration of commercial and industrial development in the north-west corner of the village, adjacent to the existing supermarket. A mixed use, but predominantly residential scheme, has been permitted on the lands zoned for town centre expansion under the 2005 Plan but no development has taken place to date. Under this plan additional lands have been identified at this location to cater specifically for the development of business uses.

**7.4.5.** In the 2005 Plan the development boundary was tightly drawn around the built up area in the centre of the village. In this plan it has been extended to the south to provide additional scope for expanding the village core, subject to suitable access being provided. The boundary has also been extended to the west to include the nursing home.

**7.4.6.** A specific site has been identified for community use to the rear of the school.

**7.4.7.** There are capacity constraints particularly in terms of wastewater infrastructure and so substantial new development in Boherbue of the scale outlined above can only proceed on the basis of the implementation of plans to provide satisfactory sewage disposal arrangements.

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

<i>Objective No.</i>	<b>Development Boundary Objectives</b>
DB-01	a) Within the development boundary of Boherbue it is an objective to encourage the development of up to 150 houses in the period 2010 – 2020, subject to the provision of adequate sanitary services. b) The number of houses in any particular group

Objective No.	<u>Development Boundary Objectives</u>
	<p>should have regard to the character of the existing village and will not normally exceed the provision of 20 units.</p> <p>c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development within the village core and in immediate proximity to same should reinforce the character of the streetscape. Where appropriate housing development should be carried out in terraced or courtyard form.</p> <p>f) Residential development in other areas should provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) Retail, office and most social infrastructure development should be accommodated within the village core or on the T-01 site and should make adequate provision for parking.</p> <p>h) Other business uses can be accommodated on</p>

Objective No.	<u>Development Boundary Objectives</u>
	<p>lands within the development boundary subject to normal proper planning and sustainable development considerations.</p> <p>i) All development should be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>j) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>k) The Brogeen River close to the village forms part of the Blackwater River candidate Special Area of Conservation. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p>

**Village Core Development**

7.4.9. A site has been identified for the expansion of the village core.

Objective No.	<u>Village core expansion</u>	Approx Area (Ha)
T-01	Mixed retail, service, civic and residential uses to facilitate village centre expansion	1.55

**Business Development**

7.4.10. A site has been identified to cater for the future business expansion needs of the town.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. All development in this zone shall provide for adequate storm water attenuation and SUDS.	2.94

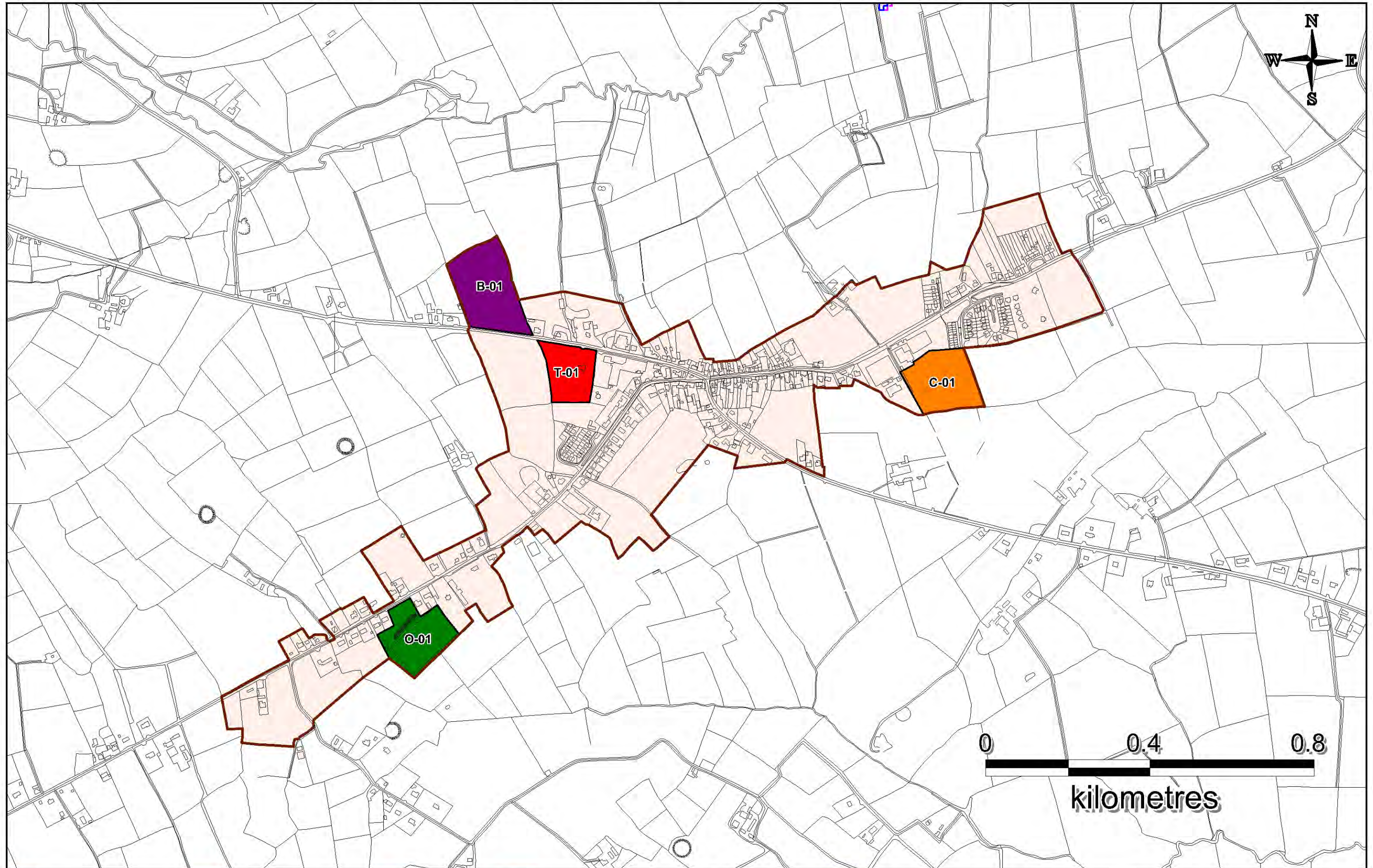
**Community Uses**

7.4.11. A site has been identified to cater for the future expansion needs of the school or the provision of village amenity space.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
C-01	Use for school expansion or for the provision of village amenity space.	2.24

7.4.12. The existing GAA ground has been designated for active amenity use based on its importance to the local community.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.13



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Dromina

### 8.1 VISION AND CONTEXT

*The vision for Dromina over the lifetime of this plan is to accommodate moderate additional growth in the village. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base. Additional growth is contingent on the upgrading of the waste water treatment infrastructure which is presently at capacity, and improvements to the public water supply.*

#### Strategic Context

**8.1.1.** Dromina is a small village situated close to the border with County Limerick and approximately 5 miles to the west of Charleville, on the regional route linking Charleville and Newmarket. This Local Area Plan identifies Dromina as a Key Village within the North Strategic Planning Area.

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

#### Local Context

**8.1.3.** Dromina is situated to the west of Charleville and close to the villages of Milford and Newtownshandrum, with the three villages forming a triangular cluster at approximately three mile intervals. In relative terms the village is quite small with an informal core and a number of small well established housing schemes which are generally in keeping with the scale of the village.

### 8.2 PLANNING CONSIDERATIONS

#### Population and Housing

**8.2.1.** Dromina experienced steady population decline over a twenty year period to 2002 and then recorded growth of 12% in the period to 2006 to reach a modest population of 213 persons. See Table 1 below.

**Table 1 : Population trends 1996-2006**

Settlement	1996	2002	2006
Dromina	207	190	213

**8.2.2.** In the period since 2005 the village has seen a notable level of development including a new retail and housing development which has provided a good focus to the core of the village and other smaller infill housing schemes, all of which have been in keeping with the scale of the village and appear to be occupied and in use.

**8.2.3.** Geodirectory data confirms the increase in houses in the village in recent years as is evident in the table below. Whilst this contrasts with the relatively static population figures it is considered that this reflects national trends towards smaller average household sizes. It is also possible that the population may also have grown further in the period after 2006. See Table 2 below.

**Table 2: Housing trends 2001-2010**

Geodirectory	2001	2005	2010
Dromina	81	81	111

#### Infrastructure and Community Facilities

**8.2.4.** The village is served by the R578 regional road which provides easy access to Charleville to the east, Newmarket to the south west and Dromcollogher to the north-west via the R 522. Access to Cork and Limerick City is relatively easy via the N20. Footpath and lighting provision is generally good throughout the village.

**8.2.5.** The public water supply in the village would benefit from water conservation measures.

**8.2.6.** The waste water treatment plant serving the village provides secondary treatment but is also at capacity and needs to be upgraded. The system discharges to the River Deel, part of the Shannon Estuary Catchment and water quality is an issue, particularly with regard to the

Freshwater Pearl Mussel. The waste water treatment system will need to be upgraded to provide additional capacity and an appropriate level of treatment having regard to water quality concerns. The Water Services Investment Programme 2010-2012 states that it is intended to assess the treatment plant upgrade requirements and provide appropriate improvements.

**8.2.7.** There are no known significant flood hazards in this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

**8.2.8.** Dromina has a reasonable level of facilities including a church, GAA pitch, national school, child care facility and several small public open space areas. Permission also exists for a small extension to the National School.

#### Employment & Economic Activity

**8.2.9.** Agriculture remains the primary employer for the area with economic activity in the village remaining largely static over recent years. The closure of a shop and petrol station has been offset by the opening of a new retail unit. Other facilities include public houses, hairdressers, garage and post office. Nevertheless there is some ongoing vacancy of retail units in the village. This lack of demand for retail / business services may be due to demand displacement in favour of nearby Charleville.

**8.2.10.** Additional population growth is needed to sustain retail / business services in the village.

#### Environment & Heritage

**8.2.11.** As detailed in the Draft Landscape Strategy Dromina is located within Landscape Character Type 5 - *Fertile Plain with Moor land Ridge*. In general the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality, areas with conservation interests and of national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *County Importance*. In particular the location of the village in the "Golden Vale" is characterised by high quality agricultural lands present especially to the north of the village and the associated large fields and mixed hedgerows with a large component of mature broad leaved. However the area to the south of Dromina is somewhat more marginal with some drainage issues restricting its agricultural potential. The village location on a narrow plateau also provides views over its general hinterland although this is somewhat truncated by the shallow nature of surrounding slopes mixed with vegetation.

**8.2.12.** The River Deel flows to the west of Dromina and is located within the Deel Shannon Estuary Water Management Unit Action Plan. The main threat to the river water quality in the Dromina area is from agriculture and the Action Plan also notes that there is a potential risk

from the village’s waste water treatment plan which is currently at capacity. River water quality in the area is described in the following table.

Table 3 : River Deel	
Water Management Unit	Deel-Shannon Estuary
Waterbody Code	24_846
Protected Area	-
River Status (July 09)	Poor -Moderate
Risk Assessment (River Body)	Treatment Capacity
Objective	Good (2021)
Q value	Q3-Q4 Moderate to Good

**8.2.13.** There are three buildings in the village that are on the record of protected structures; RPS 00518 - Thatch House, RPS 00514 - Thatch House Dromina and RPS 00022 - Dromina Catholic Church. There are also several archaeological features around the immediate hinterland of the village.

**8.3 PROBLEMS AND OPPORTUNITIES**

**8.3.1.** Dromina is a small village of just over 200 persons with relatively basic services. It is notable that population decline has been reversed in the period to the last census and that a modest amount of new development, has occurred over the life of the 2005 Local Area Plan. This development has been in keeping with the overall scale of the village.

**8.3.2.** It is also notable that two large permitted housing developments, one for 76 units at the eastern end of the village and one for 55 units on lands to the south west of the village, have not proceeded. A further development of 21 units to the north of the village, permitted in early 2009 has also not proceeded. In order for these permitted developments, and any other future development to proceed, significant investment is required to improve the drinking water supply and waste water treatment infrastructure in the village.

**8.3.3.** It is considered that the village is best placed, over the lifetime of this plan, to cater for indigenous demand and to provide an alternative option for those who would otherwise locate in a rural setting. This is with

particular regard to the modest size of the existing village, the lack of take up of permitted development and the proximity of the village to larger centres of population, employment and services within the electoral area.

**8.3.4.** In order to attract new population to the village it will be vital to provide scope for the housing that this population requires. In particular it is considered that the provision of serviced sites and detached dwellings would be essential in order to attract those who would otherwise consider housing in rural areas.

**8.3.5.** While it is acknowledged that large housing estates have been permitted in the village in the past, the individual and cumulative scale of these proposals would risk overwhelming the village. In keeping with the new guidelines on Sustainable Residential Development in Urban Areas and in particular the guidance given in relation to villages, it would be appropriate to limit the size of future housing developments in order to ensure these are more in keeping with the grain of the village.

**8.3.6.** The development boundary defined for Dromina in the 2005 Plan is considered excessive relative to the scale of the existing village and its overall capacity to accommodate development. Therefore it is considered appropriate to reduce its extent.

**8.3.7.** In terms of small scale commercial or employment uses, opportunities remain for further consolidation and redevelopment of a number of sites along the Main Street. In addition a site has been identified to the south of the village for business uses. Such development could help improve the identity of Dromina and thus increase its attractiveness to potential inhabitants.

**8.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**8.4.1.** Over the lifetime of this plan it would be desirable to secure a moderate increase in the population of this key village and to facilitate further residential and business development. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base and the availability of employment opportunities. It is considered that the village could support the development of up to 30 dwellings in the period 2010-2020, subject to the appropriate upgrading of the drinking water supply and the waste water treatment facilities.

**8.4.2.** While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.

**8.4.3.** The development boundary for the village continues to include all the land on which planning permission for multiple housing developments has been granted to date and therefore retains significant capacity for future development. The boundary has been tightened at the south

western corner where the church and the junction on the regional road help to provide a natural boundary to the village.

**8.4.4.** With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not contain more than 10 dwellings. Smaller plots and infill schemes will generally contain lower unit numbers than this threshold.

**8.4.5.** The village is considered most suited to the development of lower density housing options including small schemes of serviced sites and sites for individual self build options. The exception would be where infill development is proposed within the core of the village where terraced structures may be more appropriate so as to provide a focus to the streetscape

**8.4.6.** There are capacity constraints present particularly in terms of water supply and wastewater infrastructure and so new development in Dromina of the scale outlined above can only proceed on the basis of the implementation of plans to upgrade the water supply and provide satisfactory sewage disposal arrangements. If the planned investment cannot be delivered, the development potential of Dromina will be limited to a small number of individual houses with individual wastewater treatment facilities because of cumulative environmental effects.

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

Objective No.	Development Boundary Objectives
DB -01	<p>a) Within the development boundary of Dromina it is an objective to encourage the development of up to 30 houses in the period 2010 – 2020, subject to the provision of adequate sanitary services.</p> <p>b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development. Particular care shall be given to the protection of the River Deel water quality and its associated ecosystem given the presence of protected species such as the</p>

Objective No.	<u>Development Boundary Objectives</u>
	<p>Fresh Water Pearl Mussel.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development within the village core and in immediate proximity to same should reinforce the character of the streetscape. Where appropriate housing development should be carried out in terraced or courtyard form.</p> <p>f) Residential development in other areas should provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) Retail, office and most social infrastructure development should be accommodated within the village core and should make adequate provision for parking.</p> <p>h) Other business uses can be accommodated on lands within the development boundary subject to normal proper planning and sustainable development considerations.</p> <p>i) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>j) buildings should be protected.</p> <p>k) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Business Development**

8.4.8. The following site has been designated for business use given its size and access to road network.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. A specific pumping station would be required.	4.12

**Community Uses**

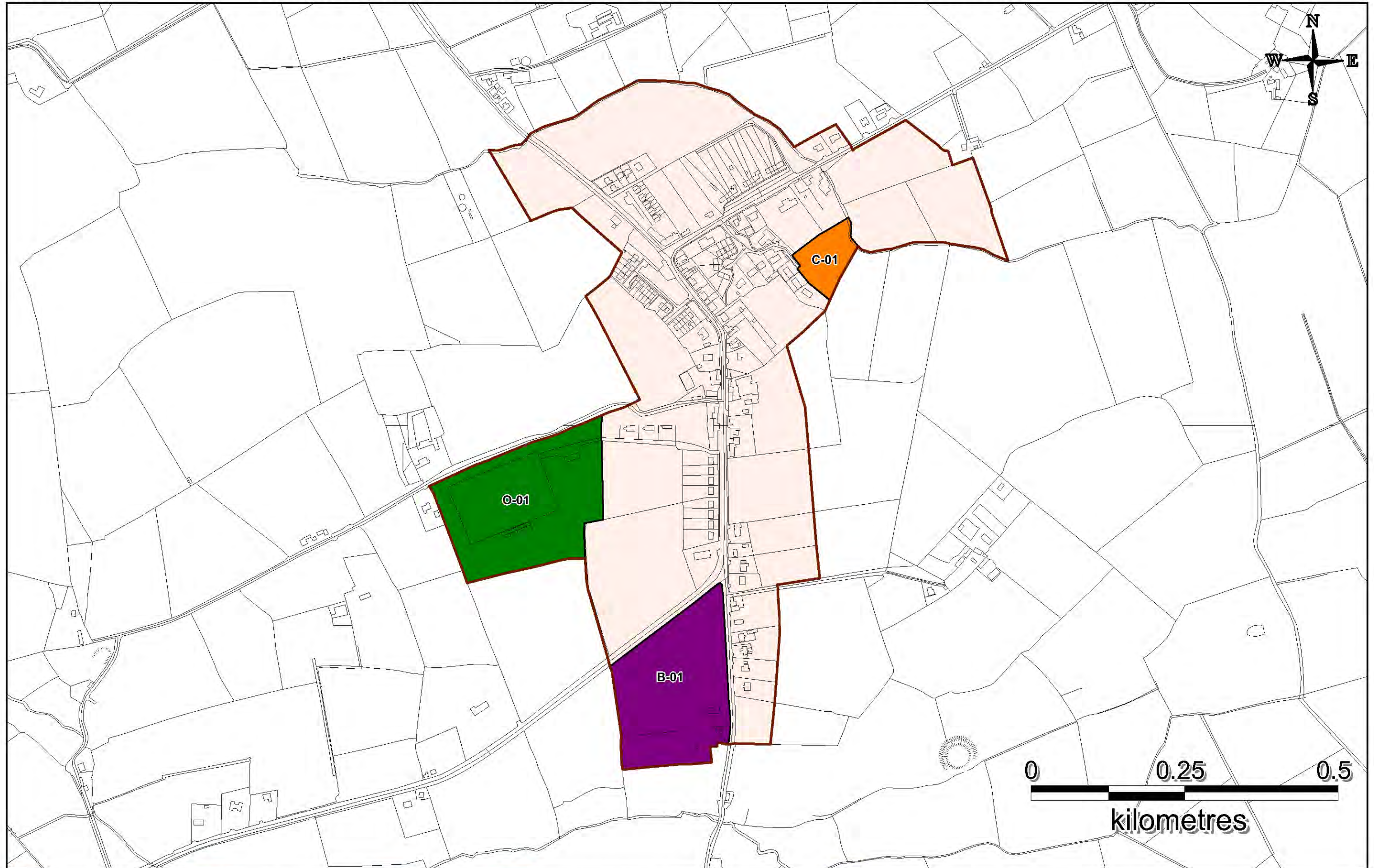
8.4.9. The following site has been designated for community uses given its location in proximity to the village core and National School.














Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
C-01	Use for school expansion or for the provision of village amenity space.	.73

**Open Space and Amenity**

8.4.10. The following site has been designated for active amenity on the basis of its importance to the local community.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	4.84



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

## 9 Knocknagree

### 9.1 VISION AND CONTEXT

**1.1.1.** *The vision for Knocknagree over the lifetime of this plan is to accommodate moderate additional growth in the village. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.*

#### Strategic Context

**9.1.1.** Knocknagree is situated adjacent to the County Kerry border at the western edge of the Kanturk Electoral Area. The village is approximately 15km to the northwest of Millstreet and 4km north of Rathmore. This Local Area Plan identifies Knocknagree as a Key Village within the North Strategic Planning Area.

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

#### Local Context

**9.1.3.** The village exhibits a formal layout with the strong streetscape of two storey dwellings around the Fair Green area providing a strong focus for the village centre. This Fair Green runs on an east-west axis and is a particularly prominent and unique feature in the context of the region. The R582 Regional route runs through the village in a north south direction and borders the Fair Green to the west. The building stock is generally well maintained although there are some vacant commercial premises. While there is some evidence of recent developments in the forms of individual refurbished buildings, in general the village has seen little new development in recent years with the exception of some one off dwellings at the margins and on the approach roads.

### 9.2 KEY PLANNING CONSIDERATIONS

#### Population and Housing

**9.2.1.** The population of Knocknagree has been in steady decline over recent decades, falling from 340 in 1971 to 204 by 2002. The population declined again in the period to 2006 and the little new development that has occurred in recent years suggests no significant change to this trend.

**Table 1 : Population Trends 1996-2006**

Settlement	1996	2002	2006
Knocknagree	193	204	189

**9.2.2.** House construction rates have been quite low in comparison to more centrally located settlements in the Electoral Area. In fact Knocknagree recorded no substantial housing development or permission on any of its zoned lands over the life of 2005 Local Area Plan. This includes the Council serviced sites at the eastern end of the village. Geodirectory data confirms that only modest growth occurred in recent years. This is likely to reflect national trends towards smaller than average household sizes.

**Table 2: Housing trends 2001-2010**

Geodirectory	2001	2005	2010
Knocknagree	80	84	88

#### Infrastructure and Community Facilities

**9.2.3.** Knocknagree is served by the R582 which provides direct access to both Rathmore and Ballydesmond. The relative distance of the village from Cork City is counter balanced by access to the hub towns of Killarney, Tralee and Mallow via the nearby N72. The village is also included in the Duhallow Area Rural Transport (DART) scheme.

**9.2.4.** The village is supplied with water from the Boherbue/Ballinatona Water Supply Scheme via a local reservoir and the supply is adequate to meet the development needs of the village during the lifetime of this plan. Surface water drainage is not a problem for the village and any surface water can be dealt with adequately.

**9.2.5.** The waste water treatment plant serving the village was upgraded in 2008, provides secondary treatment and has spare capacity. The plant discharges to the Blackwater. The Water Services Investment Programme 2010-2012 indicates that there are plans to assess the requirements for, and provide appropriate treatment.

**9.2.6.** There are no known significant flood hazards in this settlement. The village is quite elevated relative to the Blackwater River to the west.

**9.2.7.** Knocknagree has a basic level of facilities including a church, primary school, community hall and GAA pitch. The Fair Green has been renovated in recent years and now provides a very attractive open space area and parking area for the community.

#### Employment and Economic Activity

**9.2.8.** Manufacturing, agriculture and retail/service provision are the main economic activities of the village and its hinterland. The village has a chemist and osteopath, post office, garage, convenience shop, hairdresser, takeaway restaurant, a number of public houses and a funeral home.

**9.2.9.** The existence of employment opportunities nearby (notably Munster Joinery to the north of the village) is also crucial to Knocknagree's development.

**9.2.10.** The village is also an important part of the Sliabh Luacra musical tradition and this attracts some tourists to the area.

**9.2.11.** There are a number of vacant commercial premises in the village, indicative of a contraction in its retail / service base. Additional population growth is desirable in terms of maintaining and improving the services and facilities available in the village. In particular development of tourist facilities and resources will be encouraged as will development of a small business sector.

#### Environment & Heritage

**9.2.12.** As detailed in the Draft Landscape Strategy 2008 Knocknagree is located within Landscape Character Type 11 - Broad Marginal Middleground Valley. In general this landscape is deemed to be of *High Value* (picturesque landscapes with scenic routes, natural and cultural heritage of county or national importance), *High Sensitivity* (vulnerable landscape with the ability to accommodate limited development and landscape elements which are highly sensitive to certain types of change) and of *Local Importance*. In the case of Knocknagree this is typified by its location on the upper aspect of a broadly sloped hill and surrounded by good quality medium sized fields that are punctuated by mixed hedgerows. The relative elevation of the village provides occasional wide ranging views over the upper reaches of the Blackwater valley.



**9.2.13.** The River Blackwater flows approximately 1km to the west of the village and is designated as a candidate Special Area of Conservation.

**9.2.14.** Knocknagree is located within the area covered by the Blackwater Water Management Unit Action Plan where the main risks are from Forestry. However the Action Plan also notes that there is insufficient future treatment capacity in the waste water treatment plant serving Knocknagree and that it discharges to a protected area. The following table summarises the river water quality.

Table 3 : River Blackwater	
Water Management Unit	Blackwater
Waterbody Code	18_450
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	Insufficient treatment capacity
Objective	Good (2015)
Q value	Q4-Q5 (Good to High)

**9.2.15.** In terms of the built environment, the village itself is very attractive and a large proportion of its buildings are arranged around a large open Fair Green. Whilst each building is individually modest the cumulative impact of the arrangement is very striking. This open space has been recently successfully renovated and is also on the Record of Protected Structures. However there is some under use of the buildings encircling the Fair Green and this detracts from the character of the village.

**9.3 PROBLEMS AND OPPORTUNITIES**

**9.3.1.** In contrast to the significant growth in population and housing experienced by some villages across North Cork in recent years, Knocknagree has seen very little development and a return to population decline in the intercensal period to 2006. This is a reflection of the secondary position of the village, relative to the main centres of growth in the County and of its minor role as a service centre for its rural hinterland.

**9.3.2.** In view of the modest size of the existing village and the limited

services available, it considered that the village is best placed, over the lifetime of this plan, to cater primarily for indigenous housing demand and to provide an alternative option to the open countryside for those seeking to build an individual house in a rural setting. In particular it is considered that the provision of self build opportunities, serviced sites and detached dwellings would be essential.

**9.3.3.** In keeping with the new guidelines on Sustainable Residential Development in Urban Areas and in particular the guidance given in relation to villages it would be appropriate to manage the size of future housing developments in order to ensure these are in keeping with the grain and character of the village.

**9.3.4.** In terms of business uses, lands zoned for commercial development in the 2005 Local Area Plan remain undeveloped and are being retained for business use in this plan. Opportunities for small sale business uses are also available elsewhere within the development boundary, subject to normal proper planning and sustainable development criteria. Additional business uses could help improve the identity of Knocknagree and thus increase its attractiveness to potential inhabitants.

**9.3.5.** The varied and attractive landscape of Knocknagree’s hinterland is a key benefit for both existing and future residents. In this context it is important to ensure that the village’s natural setting is maintained and protected from inappropriate development such as wind farms and forestry.

**9.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**9.4.1.** Over the lifetime of this plan it would be desirable to secure a moderate increase in the population of this village and to facilitate further residential and business development. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base and the availability of local employment opportunities. It is considered that the village could support the development of up to 30 dwellings in the period 2010-2020.

**9.4.2.** With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not contain more than 10 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.

**9.4.3.** The village’s development boundary as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, the majority of which remained undeveloped by mid 2010. Planning permission exists for the provision of 6 dwelling units at the eastern end of the village, the construction of which has yet to commence.

**9.4.4.** It is considered that the development boundary defined in 2005 provides sufficient capacity to cater for the future development needs of the village and is being carried forward unchanged in this Plan. A choice of greenfield locations is available for residential, commercial or community development, in addition to opportunities for smaller brownfield and infill redevelopments.

**9.4.5.** There are a number of vacant premises within the village and it would be desirable to see these being taken up for new uses. Opportunities for sensitive redevelopment of existing underused buildings in and around the Fair Green are also available. However care will need to be taken in this sensitive area so that its existing character is reinforced.

**9.4.6.** A site has been set aside as a Special Policy Area to cater for a mixture of business / retail use as part of the village core. This does not preclude such development occurring on suitable alternative sites within the development boundary.

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

Objective No.	Development Boundary Objectives
DB-01	<p>a) Within the development boundary of Knocknagree it is an objective to encourage development of up to 30 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should have regard to the character of the existing village and shall not normally exceed 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of</p>

Objective No.	<b>Development Boundary Objectives</b>
	<p>the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development within and proximate to the village centre should reinforce the character of the streetscape and will normally include terraced or courtyard type development.</p> <p>f) Retail, office and most social infrastructure development should be accommodated within the village core.</p> <p>g) Residential development outside of the core area should primarily provide for small groups of houses, detached units, serviced sites and self build options.</p> <p>h) Business uses may be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development considerations.</p> <p>i) All development should be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development and the protection of the amenities of the area.</p> <p>j) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>k) The Blackwater River Special Area of Conservation flows to the west of this village. 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>

### Special Policy Area

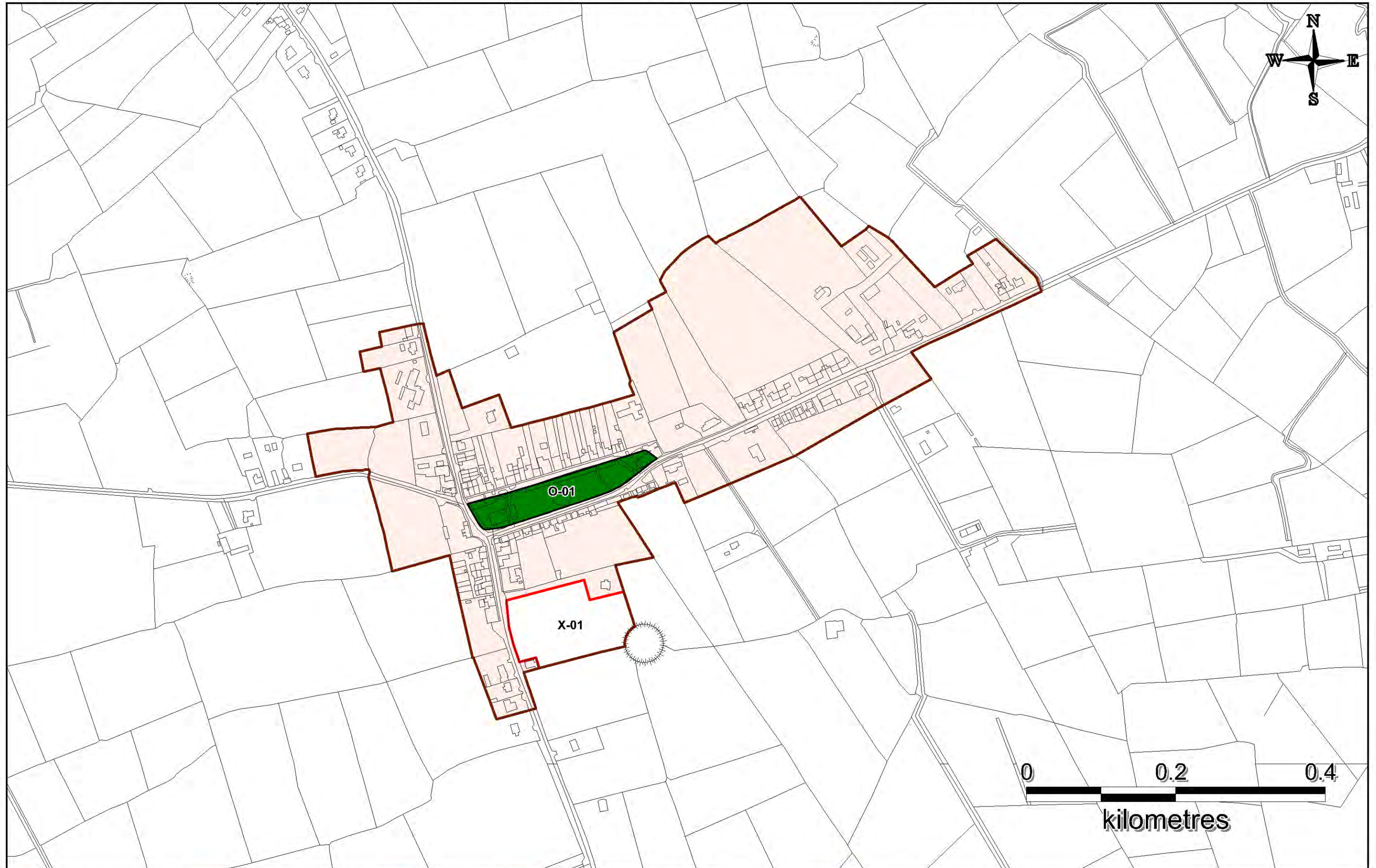
**9.4.8.** In addition to the general opportunities for retail and small scale business uses within the development boundary, a specific site has been retained as follows.

Objective No.	<b>Special Policy Area</b>	Approx Area (Ha)
X-01	Use for business / retail development including convenience retail, light industry, wholesaling trade showrooms, incubator units and car showrooms.	1.39

### Open Space and Amenity

**9.4.10.** Two sites have been identified as important to the amenity of the village – the Fair Green and the GAA grounds and these need to be protected.

Objective No.	<b>Specific Objective</b>	Approx Area (Ha)
O-01	Fair Green: Passive Public Open Space with parking provision.	.93



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Milford

## 10.1 VISION AND CONTEXT

The vision for Milford over the lifetime of this plan is to accommodate moderate additional growth in the village and thus seek to attract and retain population. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

### Strategic Context

**10.1.1.** Milford is located to the north of the electoral area, close to the border with County Limerick. This Local Area Plan identifies Milford as a Key Village within the North Strategic Planning Area.

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

**10.1.3.** As a Key Village Milford has an important role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that appropriate policies are put in place so as to enable the village to capitalise on its strengths and grow its population and services accordingly.

### Local Context

**10.1.4.** Milford forms a cluster of settlements in combination with Dromina and Newtownshandrum and is the smallest of the three villages. The village is also close to Dromcollogher in County Limerick. Agriculture remains the main employer in the area.

**10.1.5.** Milford is located along the banks of the River Deel. The village core is located around the cross roads at the eastern end where the church, school and main commercial premises are located. The historic

Kilbolane Castle is just outside the boundary to the south east and its wooded and landscaped setting forms an attractive approach to the village. Residential development, including older public housing schemes extend along the regional road to the west of the village core, giving the village a very elongated form. There has also been some attractive infill housing development in the core of the village.

## 10.2 PLANNING CONSIDERATIONS

### Population and Housing

**10.2.1.** In recent decades the population of Milford has been in decline. The village recorded a population of 268 in 1981 but this had fallen to 204 by 2002 and fell further to 176 by 2006. See Table 1 below.

Table 1: Population Trends 1996-2006			
Settlement	1996	2002	2006
Milford	208	204	176

**10.2.2.** In the period since 2005 one new housing development has taken place with the construction of 21 houses towards the western end of the village and there have been some smaller infill schemes in the core. Some of the recently constructed units remained vacant by mid 2010. Geodirectory data indicates that overall housing has grown significantly in recent years and, in the context of a declining population, this trend is considered to reflect national trends towards smaller average household sizes.

Table 2 : Housing Trends 2001-2010			
Geodirectory	2001	2005	2010
Milford	82	83	130

### Infrastructure and Community Facilities

**10.2.3.** Milford is served by the R515 which connects the village with Newtownshandrum and Charleville to the east and Dromcollogher to the west. Access to Cork City and Limerick City is via the nearby N20. Footpath and public lighting provision is generally good throughout the village.

**10.2.4.** Milford has access to a good water supply. The village is supplied with water from the Allow Water Supply Scheme and the supply

is adequate to meet the development needs of the village during the lifetime of this plan.

**10.2.5.** The Milford sewerage treatment system provides secondary treatment and discharges to the River Deel and currently has some spare capacity. It should be noted that the biological quality of this section of the River Deel is a significant issue in the context of the overall catchment.

**10.2.6.** Surface water drainage is not a problem for the village and can be dealt with adequately.

**10.2.7.** Parts of Milford have been identified as being at risk of flooding. The areas at risk follow the path of the River Deel through the village and are illustrated on the settlement map. Of particular concern is the potential impact on the village centre. 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.

**10.2.8.** In terms of social and leisure community facilities Milford has access to a church, primary school, community hall, child care services and Garda Station as well as a GAA pitch and tennis courts. The village has also benefited from the development of a public park alongside the river and historic bridge.

### Employment & Economic Activity

**10.2.9.** The fertile landscape around Milford ensures that agriculture remains the primary employer for the area. However the recent closure of the Milford Co-op may provide scope for some additional village core development. Nevertheless the village still has some notable economic activity including a number of small convenience shops, a car sales garage/petrol station, a post office and number of public houses.

**10.2.10.** Additional population growth may support the development of a broader retail sector and agriculture linked business base in the village.

### Environment and Heritage

**10.2.11.** As detailed in the Draft Landscape Strategy 2008, Milford is located within Landscape Character Type 5 - Fertile Plain with Moor land Ridge. In general the Landscape is deemed to be *Very High Value* (picturesque with scenic routes and natural and cultural heritage of county or national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *County importance*. This echoes the location of the village in the "Golden Vale" and Milford's hinterland is best characterised by the high quality

agricultural lands and mature broadleaf hedgerows. The village's location on a broad plateau also provides wide views over the area to the north in particular.

**10.2.12.** The River Deel bisects the village as it flows northwards into Co. Limerick. It is located within the Deel Shannon Estuary Water Management Unit Action Plan in area where the main threats to water quality in the Milford area are from agriculture and morphology. The Action Plan also identifies the waste water treatment plan serving the village as a risk to water quality and indicates that a performance management system needs to be implemented. The following table summarises the river water quality.

Table 3: River Deel	
Water Management Unit	Deel-Shannon
Waterbody Code	24_863
Protected Area	-
River Status (July 09)	Moderate
Risk Assessment (River Body)	Insufficient treatment capacity
Objective	Good (2021)
Q value	Q4 (Good)

**10.2.13.** In terms of the built environment, there are three buildings either in or close to the village that are on the record of protected structures; RPS 00001 Kilbolane House at Kilbolane, RPS 00002 Kilbolane Castle at Kilbolane (Tower House) and RPS 00003 Former Scart Schoolhouse at Scart. In addition the streetscape at the cross roads in the centre of the village is also quite attractive.

### 10.3 PROBLEMS AND OPPORTUNITIES

**10.3.1.** Milford is a small rural village with a population of just 176 persons at the last census. Recent population decline probably reflects the structural changes in the agricultural sector in the hinterland of the village but is notable given the economic prosperity and comparative growth rates of other villages in recent years.

**10.3.2.** However there has been a relatively modest uptake in new housing, possibly helped by Milford's proximity to Charleville and the more affordable housing options offered in the village. The village has a

coherent structure and quite an extensive built form, and there are opportunities to consolidate this and accommodate some additional development over the lifetime of this plan, subject to provision of all the necessary services. Such development, and associated population growth, may help secure existing retail services in the village and support the development of new businesses and employment opportunities.

**10.3.3.** In order to attract population to Milford and thus improve services it will be vital to provide the type of housing that this population requires. In particular it is considered that the provision of self build opportunities, serviced sites and detached dwellings would be essential in order to attract those who would otherwise consider housing in rural areas.

**10.3.4.** In keeping with the new guidelines on Sustainable Residential Development in Urban Areas and in particular the guidance given in relation to villages it would be appropriate to limit the size of future housing developments in order to ensure these are in keeping with the grain and character of the village.

**10.3.5.** In terms of business uses, opportunities for small scale business uses are also available within the core of the village, subject to normal proper planning and sustainable development criteria. Additional business uses could help improve the identity of Milford and thus increase its attractiveness to potential inhabitants.

**10.3.6.** There are several sites in the village which are currently derelict or disused and, if redeveloped, would greatly benefit the amenities of Milford. In particular sensitive redevelopment of key sites along the Main Street is required so as to ensure that its existing character is reinforced.

**10.3.7.** It is important to ensure that the village's natural setting is maintained and this can be largely achieved if the surrounds of River Deel are protected from inappropriate development.

## 10.4 PLANNING PROPOSALS

### Overall Scale of Development

**10.4.1.** Over the lifetime of this plan it would be desirable to secure a moderate increase in the population of this village and to facilitate further residential and business development. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base and the availability of local employment opportunities.

**10.4.2.** With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not contain more than 15 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.

**10.4.3.** The village's development boundary as defined in the 2005

Local Area Plan contained significant areas of land, the majority of which remained undeveloped by mid 2010. In this plan the development boundary has been reduced. Planning permission exists for the construction of 17 dwelling units and there is capacity within the revised development boundary for significant additional development. Given the potential of the settlement it is envisaged that the development of 30 houses is a reasonable target for the village in the period 2010-2020.

**10.4.4.** There are capacity constraints particularly in terms of wastewater infrastructure and so new development in Milford of the scale outlined above can only proceed on the basis of the implementation of plans to provide satisfactory sewage disposal arrangements. If the planned investment cannot be delivered, the development potential of Milford will be limited by the capacity of the existing wastewater treatment facilities.

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

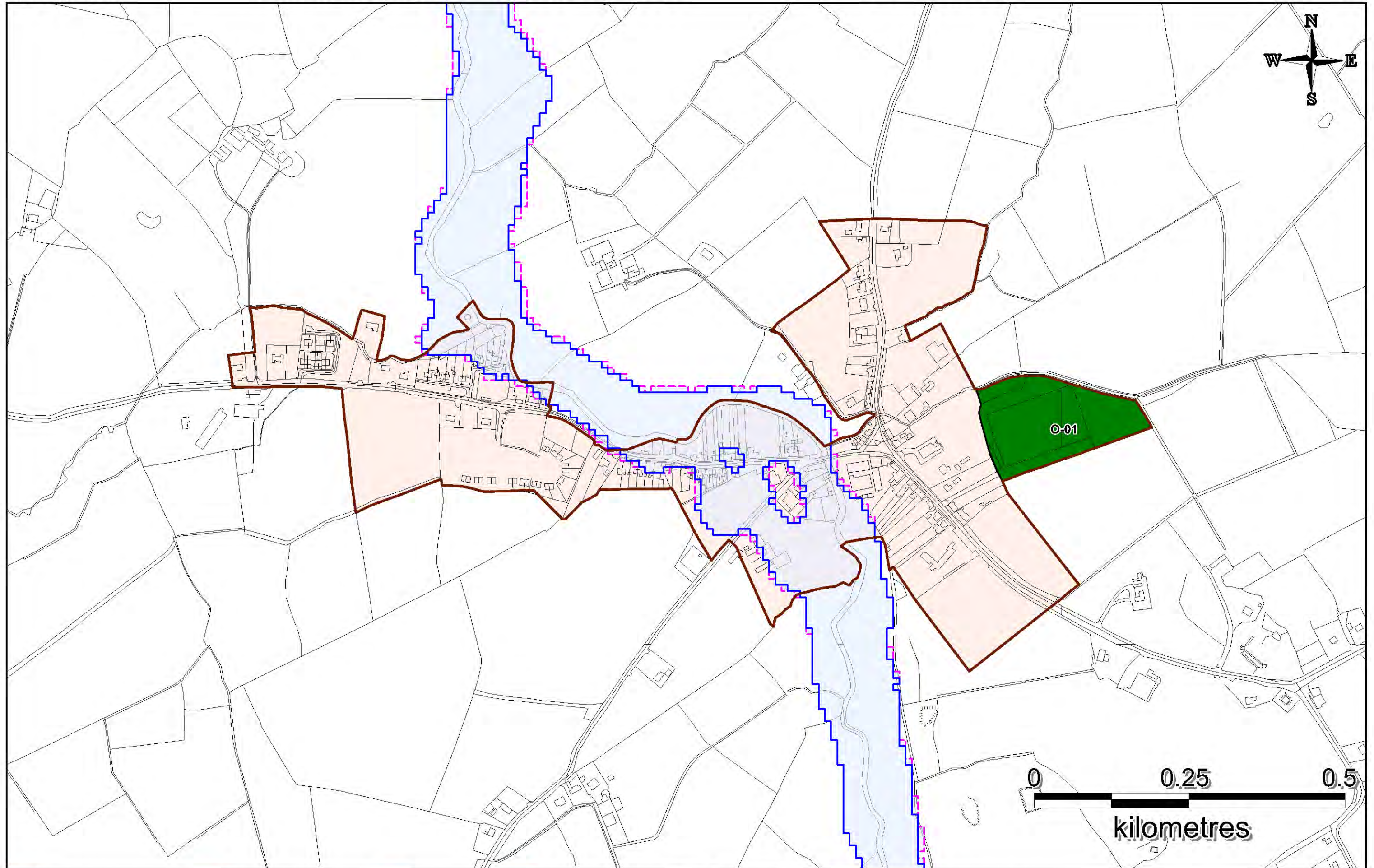
Objective No.	<u>Development Boundary Objectives</u>
DB-01	<p>a) Within the development boundary of Milford it is an objective to encourage development of up to 30 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should have regard to the character of the existing village and should not normally exceed 15 units.</p> <p>c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development. Particular care shall be given to the protection of the River Deel water quality and its associated ecosystem given the presence of protected species such as the Fresh Water Pearl Mussel</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development within and proximate to the village core should reinforce the character of the streetscape and will normally include terraced or courtyard type development.</p> <p>f) Residential development outside of the core area should primarily provide for detached units, serviced sites and self build options.</p> <p>g) Business uses may be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development considerations.</p> <p>h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>i) All development should be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development and the</p>

Objective No.	<u>Development Boundary Objectives</u>
	<p>protection of the amenities of the area.</p> <p>j) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Open Space and Amenity**

**10.4.6.** A site has been specifically designated for recreational amenity based on its importance to the local community.

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.96



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Newtownshandrum

## 11.1 VISION AND CONTEXT

The vision for Newtownshandrum over the lifetime of this Local Area Plan is to secure an increase in the population of the village, a greater uptake of development land and an expansion of the retail and business base of the village, subject to the delivery of the necessary water services infrastructure.

### Strategic Context

**11.1.1.** Newtownshandrum is located to the north of the electoral area, close to the border with County Limerick and in close proximity to Charleville. This Local Area Plan identifies Newtownshandrum as a Key Village within the North Strategic Planning Area.

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

### Local Context

**11.1.3.** Newtownshandrum forms a cluster with the villages of Dromina and Milford, with Newtownshandrum being the largest of the three villages. Newtownshandrum is especially renowned for its achievements on the hurling field.

**11.1.4.** Newtownshandrum's village core comprises an informal streetscape based on a loose arrangement of single and two storey dwellings and industrial/commercial buildings. The pattern of development elsewhere in the village comprises a mix of small housing estates interspersed with well established one off housing. Recent developments have concentrated to the east with little redevelopment of the village core despite the granting of planning permissions in this area.

## 11.2 PLANNING CONSIDERATIONS

### Population and Housing

**11.2.1.** The village has recorded significant and continuous population growth in recent years increasing from 184 persons in 1996 to 321 by 2006, an increase of 74% in ten years. See Table 1 below.

Table 1 : Population Trends 1996-2006			
Settlement	1996	2002	2006
Newtown	184	224	321

**11.2.2.** This population growth is reflected in the increased number of houses in the village as evidenced by the Geo- directory data in the table below for the period 2001-2010. The increased growth in housing may also reflect national trends towards smaller than average household sizes. It is also possible that the population may also have grown further or stabilised in the period after 2006. See Table 2 below.

Table 2: Housing Trends 2001-2010			
Geodirectory	2001	2005	2010
Newtown	65	108	139

**11.2.3.** House construction activity has been quite strong in comparison to other key villages in the Electoral Area. The most notable developments are two housing estates to the east of the village and another development to the west. Permission for a mixed use housing development was granted off the Main Street but this has yet to be carried out.

### Infrastructure and Community Facilities

**11.2.4.** The village is served by the R515 Regional road which provides access to both Charleville and the N20 national route. It also serves Milford and Dromcollogher to the west. However public transport is very limited given the lack of a bus route. Footpath and public lighting provision is generally good throughout the village.

**11.2.5.** There is an adequate water supply for the village which is sourced from the Charleville and Allow Water Supply Scheme.

**11.2.6.** The treatment plant serving the village provides secondary treatment and discharges to the River Maigue. The percolation area serving the plant needs to be upgraded but the plant has some limited

spare capacity. It should be noted that the biological quality of this section of the River Maigue is an issue in the receiving waters for this settlement. The Water Services Investment Programme 2010-2012 indicates that requirements for future upgrades will be examined in the post 2012 period.

**11.2.7.** There are no known significant flood hazards in this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

**11.2.8.** Newtownshandrum is relatively well provided for in terms of social and leisure community facilities with access to a church, primary school, community hall and child care facilities as well as a GAA clubhouse and pitch.

### Employment & Economic Activity

**11.2.9.** Agriculture and some retail/service provision are the main economic activities arising from the village and its hinterland. However the relative lack of commercial facilities in Newtownshandrum indicates some economic displacement to nearby Charleville. Nevertheless the village core does include shops, post office and public house as well as several industrial buildings. It is considered that a substantial increase in population will lead to greater demand for these and other new services.

**11.2.10.** In particular it is considered that the village could accommodate some additional convenience floor space as well as some business units which could provide services to the surrounding hinterland.

### Environment & Heritage

**11.2.11.** As detailed in the Draft Landscape Strategy 2008, Newtownshandrum is located within Landscape Character Type 5 - *Fertile Plain with Moor land Ridge*. The landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality, areas with conservation interests and of national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *county importance*. In particular the location of the village in the "Golden Vale" is characterised by the high quality agricultural lands delineated by mature broadleaf hedgerows. The village's location on a broad plateau also provides wide views over the area to the north in particular.

**11.2.12.** The village falls within the Maigue Water Management Unit Action Plan and it is considered that the main threat to the river water quality in the area is from agriculture. The Action Plan also identifies the waste water treatment plan serving the village as a risk to water quality and highlights the need to ensure that the capacity of the plant is not exceeded. River water quality in the general area is summarised in the following table.



River Maigue	
Water Management Unit	Maigue
Waterbody Code	24_1044
Protected Area	-
River Status (July 09)	Poor
Risk Assessment (River Body)	Insufficient treatment capacity
Objective	Good (2021)
Q value	Q2-Q3 (Poor to Moderate)

**11.2.13.** There are two buildings on the record of protected structures; RPS 00006 - Newtown Catholic Church located inside the proposed Development Boundary, and RPS 00007 - Thatch House Newtown North.

**11.3 PROBLEMS AND OPPORTUNITIES**

**11.3.1.** In terms of population, Newtownshandrum was the second largest village in the electoral area in 2006. There has been modest growth in the number of new houses in the village in the interim but the village is well placed just 6km to the west Charleville to attract future growth in population. The village has the basic essential services needed to support such growth, together with the potential to expand its service base. The proximity of the village to Charleville however also means that Charleville is likely to remain the primary focus of economic activity. However this proximity may also make the future provision of public transport easier to achieve.

**11.3.2.** Accessibility from Charleville means the village is likely to be attractive to a range of house buyers and has scope to accommodate a range of house types. The village has relatively compact form with the main services including the school, church, shops and GAA facilities at the eastern end and more modern housing spread along the regional road frontage to the west. Significant areas of land zoned for development in the 2005 LAP remain undeveloped. As with other villages in the electoral area the village also has potential to offer an attractive alternative to the open countryside for those seeking to build their own house.

**11.3.3.** There is potential for the development of convenience retail in the village core and small scale business uses within the wider

development boundary. The village core lacks a distinct built form and identity and it would be greatly beneficial if future development in this area led to the creation of a coherent streetscape.

**11.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**11.4.1.** Over the lifetime of this plan it would be desirable to secure an increase in the population of this key village and to facilitate further residential, retail and business development. Such growth is likely to be driven by local needs and opportunities as well as proximity to Charleville and the availability of local employment opportunities. It is considered that the village could support the development of up to 125 dwellings in the period 2010-2020.

**11.4.2.** With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not contain more than 20 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.

**11.4.3.** The village development boundary as defined in the 2005 Local Area Plan contained significant areas of zoned and unzoned land, the majority of which remained undeveloped by mid 2010. Planning permission exists for the construction of 36 dwelling units near the village core and there is capacity within the development boundary for significant additional development. It is intended to largely retain the existing development boundary as defined in the 2005 Local Area Plan given the development potential of Newtownshandrum and the need to accommodate varying residential, commercial and social activities over the coming years.

**11.4.4.** A specific site is designated for village core development with particular reference to retail and mixed use proposals.

**11.4.5.** There are capacity constraints particularly in terms of wastewater infrastructure and so new development in Newtownshandrum of the scale outlined above can only proceed on the basis of the implementation of plans to provide satisfactory sewage disposal arrangements in particular. If the planned investment cannot be delivered, the development potential of Newtownshandrum will be limited by the capacity of the existing wastewater treatment facilities.

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

Objective No.	Development Boundary Objective
DB-01	<p>a) Within the development boundary of Newtownshandrum it is an objective to encourage development of up to 125 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should have regard to the character of the existing village and should not normally exceed 20 units.</p> <p>c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development within and in proximity to the village core should reinforce the character of the streetscape and will normally include terraced or courtyard type development.</p> <p>f) Residential development outside of the core area should include small groups of houses, detached units, serviced sites and self build options.</p> <p>g) Business uses may be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development considerations.</p> <p>h) All development should be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development and the protection of the amenities of the area.</p> <p>i) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Special Policy Area**

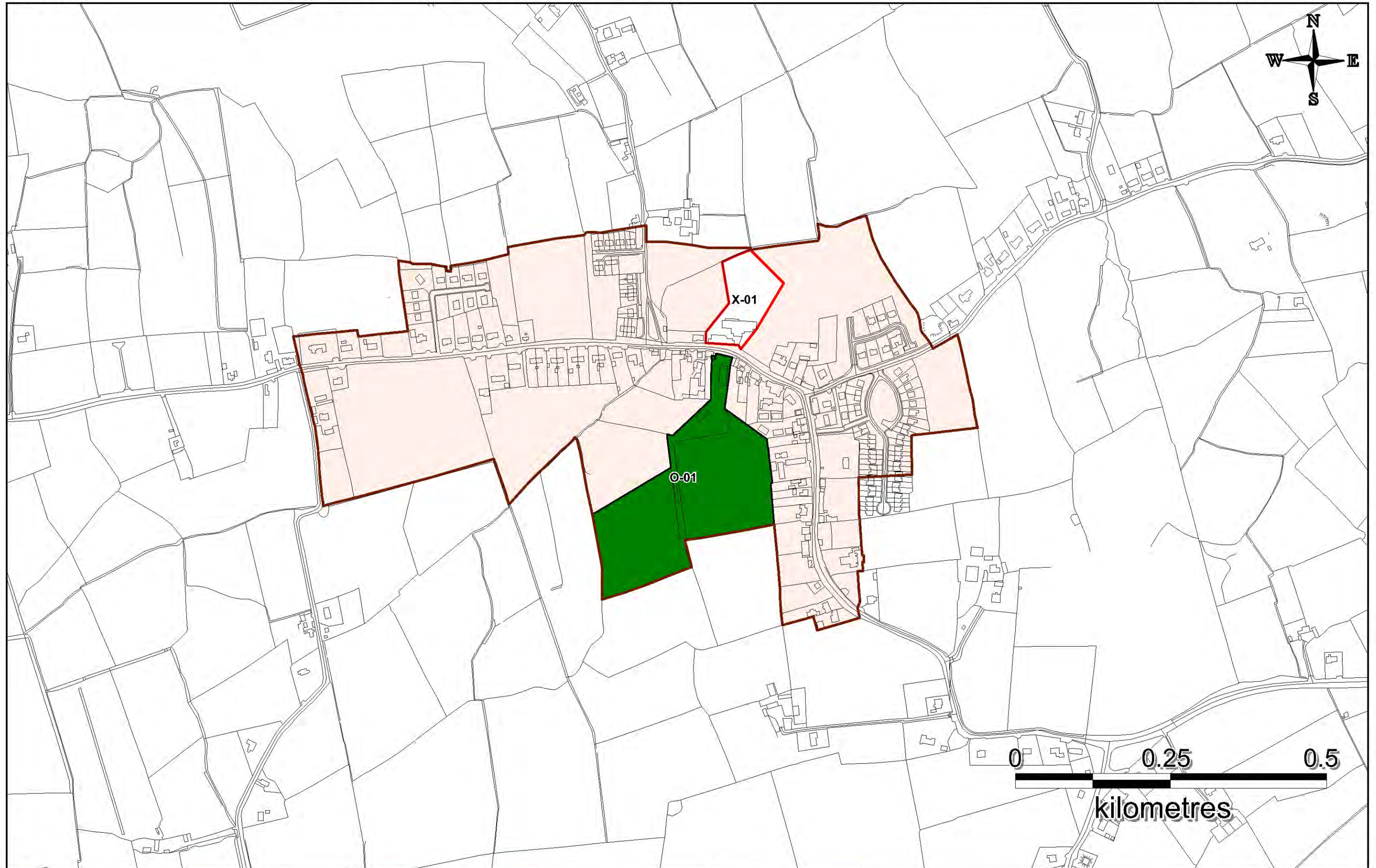
**11.4.7.** A site has been designated for retail and mixed use due to its location inside the village core.

<i>Objective No.</i>	<b><u>Special Policy Area</u></b>	<i>Approx Area (Ha)</i>
X-01	Mixed use development including primarily retail/offices and a small element of residential with on site provision for car parking.	1.07

**Open Space and Amenity**

**11.4.8.** A site has been specifically designated for recreational amenity based on its importance to the local community.

<i>Objective No.</i>	<b><u>Specific Objective</u></b>	<i>Approx Area (Ha)</i>
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	5.18



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

Ballydaly

Ballyhea

Castlemagner

Cullen

Derrinagree

Freemount

Kilbrin

Kilcorney

Kiskeam

Lismire

Meelin

Rathcoole

Rockchapel

Tullylease



# 12 Ballydaly

## 12.1 VISION AND CONTEXT

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

### Strategic Context

**12.1.1.** Ballydaly is a cross roads settlement located at the north-western foot of Claragh Mountain approximately 4km from Millstreet. This Local Area Plan identifies Ballydaly as a village within the North Strategic Planning Area. The general objective for villages, as set out in the County Development Plan 2009, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**12.1.2.** The village exhibits a very loose settlement pattern with a church, petrol station / forecourt shop and a number of houses arranged around Ballydaly Cross Roads which in turn is located on the R582 linking Millstreet and Rathmore. Rathduane National School is located along a minor country road approximately 1km to the south west. Recent development in the area comprises scattered one off houses outside the development boundary.

## 12.2 KEY PLANNING CONSIDERATIONS

### Population and Housing

**12.2.1.** From analysis of Geodirectory data (Table 1) it is apparent that Ballydaly has experienced very little housing growth in recent years.

**Table 1 : Housing Trends 2001-2010**

Geodirectory	2001	2005	2010
Ballydaly	13	14	15

### Infrastructure, Community and Commercial Facilities

**12.2.2.** Ballydaly is served by the R582 which leads to both Millstreet and Rathmore. It is also served by the Killarney Bus Eireann route.

**12.2.3.** The village does not have any public sewerage system. The water supply is sourced from Caherbarnagh and should be able to serve a modest amount of future development.

**12.2.4.** Flood risk assessment identifies lands to the south east of the development boundary alongside the Owenagloor as flood prone.

**12.2.5.** Ballydaly has a basic level of services including a church, and petrol station with forecourt shop/ post office. However nearby Rathduane National School has recently closed. Educational services are available in nearby Millstreet or Rathmore.

### Environment & Heritage

**12.2.6.** As detailed in the Draft Landscape Strategy 2008, Ballydaly is located within an area identified as Landscape Character Type 11 - *Broad Marginal Middleground Valley*. In general 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. Ballydaly itself is located in an undulating landscape of reasonable agricultural quality that is punctuated by several rivers running down from the dramatic backdrop of Caherbarnagh and Claragh mountains.

**12.2.7.** The Owenagloor River flows to the east of the village and this forms part of the Blackwater Special Area of Conservation. River water quality is summarised in the following table.

**Table 2 : River Owenagloor**

Water Management Unit	Blackwater
Waterbody Code	18-397
Protected Area	SAC
River Status (July 09)	High
Risk Assessment (River Body)	-
Objective	High
Q value	Q4-Q5 (High)

**12.2.8.** There are several archaeological features scattered through out the village and one protected structure namely RPS 00314 - Our Lady of Lourdes Roman Catholic Church.

## 12.3 PROBLEMS AND OPPORTUNITIES

**12.3.1.** The development boundary for the village identified in 2005 Local Area Plan was very extensive and is no longer considered appropriate or sustainable having regard to the scale, location and character of the existing settlement and the provisions of recent government guidance on Sustainable Residential Development in Urban Areas. While outline permission has been granted for an estate of 24 dwellings, no development, other than domestic extensions, has actually taken place within the development boundary over the life time of the 2005 Plan.

**12.3.2.** Ballydaly is unlikely to be able to successfully accommodate significant future growth, given the absence of a public sewerage scheme and the relatively basic supporting infrastructure available. The 24 dwellings referred to above were permitted subject to the provision of a private waste water treatment system and private water supply.

**12.3.3.** While the opportunity remains to develop the permitted estate of 24 houses, it is considered that such development would be out of scale with the character and grain of the settlement and would not be in keeping with current Ministerial policy on the scale of development in villages. In this regard it is considered that the main potential for the village lies in the accommodation of single dwellings.

**12.3.4.** Future development should concentrate on the local roads rather than the relatively heavily trafficked R582.

## 12.4 PLANNING PROPOSALS

### Overall Scale of Development

**12.4.1.** Over the lifetime of this plan Ballydaly will be promoted as a location where people have the opportunity to build individual houses in a rural setting and thereby secure a modest increase in the housing stock of the village. Such growth is likely to be driven primarily by local needs and opportunities, and the availability of local employment. It is considered that the village could support the development of up to 5 dwellings in the period 2010-2020.

**12.4.2.** For the purpose of this plan the development boundary has been redrawn in an attempt to consolidate the settlement around the focal points of the cross roads, church and shop and to direct development away from the Regional Road. Sufficient lands remain to provide a choice of location and aspect within the village.

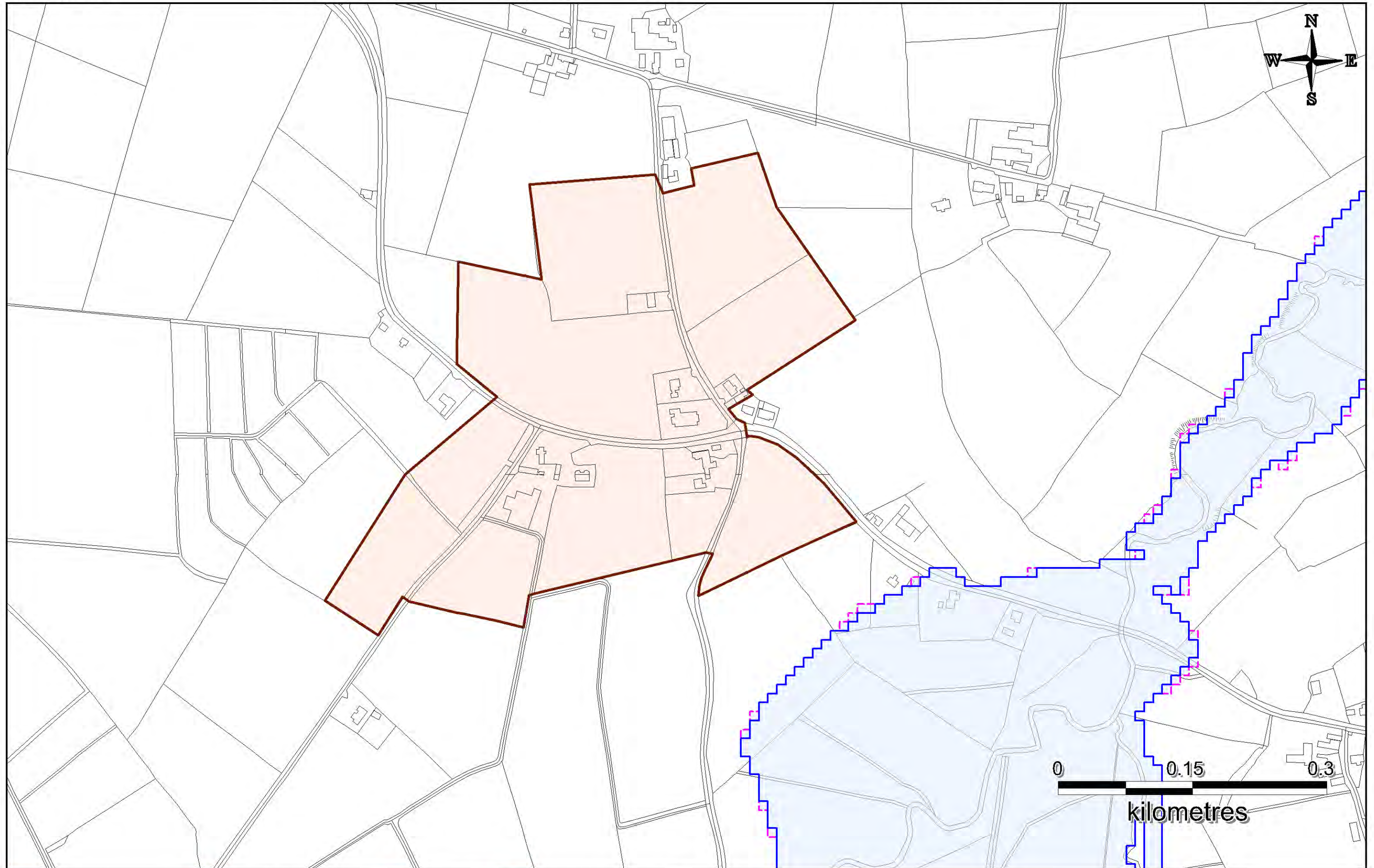
**12.4.3.** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development

Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	<b><u>Development Boundary Objectives</u></b>
DB -01	<ul style="list-style-type: none"> <li>a. Within the development boundary of Ballydaly it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</li> <li>b. In order to secure the population growth and supporting development proposed in DB -01 (a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</li> <li>c. Subject to compliance with (b) above, each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality</li> <li>d. The Owenagloor River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a</li> </ul>

Objective No.	<b><u>Development Boundary Objectives</u></b>
	<ul style="list-style-type: none"> <li>designated Natura 2000 site. 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.</li> <li>e. Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</li> </ul>





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

# 13 Ballyhea

## 13.1 VISION AND CONTEXT

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

### Strategic Context

**13.1.1.** Ballyhea is a small village located approx 5km to the south of Charleville just off the N20 national road and is formally designated as a village in the Local Area Plan. The objective for villages as set out in the County Development Plan is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**13.1.2.** The village is bisected by both the N20 and the Cork Dublin railway line and this has greatly impacted on its settlement structure. The church, petrol station/ shop and a number of individual houses front the N20 at the western side of the village. The county road running east from the N20 serves a small housing estate on the western side of the railway line while the village school is located east of the railway line. The proposed M20 skirts the village to the west and when complete will greatly enhance the amenities of the village by removing through traffic. Recent development in the village has been quite limited and centred on improvements to the national school and petrol station.

## 13.2 PLANNING CONSIDERATIONS

### Population and Housing

**13.2.1.** Recent years have seen a decline in occupied housing according to Geodirectory data. This decline is likely to be reflected in the actual population trends for Ballyhea. See Table 1 below.

Geodirectory	2001	2005	2010
Ballyhea	31	60	53

### Infrastructure and Community Facilities

**13.2.2.** Ballyhea is connected to the wider region via the N20. While the Cork Dublin railway line runs through the village, the nearest station is at Charleville. Daily public transport is available through the Bus Eireann route to Cork from Limerick. Footpath and lighting provision is limited.

**13.2.3.** It is proposed to construct a new road realignment as detailed on the accompanying map. This may result in the creation of a new parking area in front of the school.

**13.2.4.** There is an adequate water supply for the village.

**13.2.5.** The wastewater treatment plant serving the village provides secondary treatment but is at capacity. The plant discharges to the Awbeg River where water quality is a sensitive issue due to the presence of the crayfish and the Freshwater Pearl Mussel. There is no sewer line east of the railway and any development in this area would require pumping to the existing sewer line. Additional development is contingent on the provision of adequate waste water treatment facilities.

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

**13.2.7.** Ballyhea has reasonable community facilities including a recently extended school, church, shop/petrol station, GAA pitch and childcare services. However further population growth is likely to give rise to need for facilities such as a community hall.

### Employment and Economic Activity

**13.2.8.** Economic activity in Ballyhea is limited and, having regard to the proximity of the village to Charleville, this is likely to remain the case. Charleville provides access to a wider range of employment opportunities.

### Environment & Heritage

**13.2.9.** As detailed in the Draft Landscape Strategy 2008, Ballyhea is located within Landscape Character Type 5 - Fertile Plain with Moor land Ridge. This echoes the location of the village in the "Golden Vale" as characterised by the high quality agricultural lands surrounding the village. The landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality, areas with conservation interests and of national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *county importance*.

**13.2.10.** Ballyhea is located near the upper reaches of the Awbeg River. River Water quality in the area is summarised as follows:

Water Management Unit	Blackwater-Awbeg
Waterbody Code	18-296
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	-
Objective	Good (2021)
Q value	Q4 (Good)

**13.2.11.** The village church is designated as a National Monument.

## 13.3 PROBLEMS & OPPORTUNITIES

**13.3.1.** Although located on a national route and in close proximity to Charleville, Ballyhea has experienced little growth in recent years. While a significant amount of land was zoned for housing in the 2005 Local Area Plan none of it has been developed. A number of applications for large housing developments were made on the site to the north east of the school but these were never finalised and much of the zoned land has no planning history at all, suggesting that there has been little development pressure in the village. This may also be a reflection of the limited services on offer in the village.

**13.3.2.** In the longer term, the proximity of the village to Charleville, one of the main settlements on the Atlantic Corridor, and its location with good access to the proposed M 20 Motorway, suggests that the village has potential for growth. The completion of the motorway should help

reduce through traffic and provide opportunities to improve the amenities of the village and strengthen its identity.

**13.3.3.** Once the motorway is constructed and the national route status of the N20 road running through the village is down graded, there will be opportunities to consolidate development in the western side of the village. While the opening of the motorway is still some way off, opportunities exist to plan for the development of an attractive village core at this stage.

**13.3.4.** Development to the south of the village will be constrained both by the new road realignment and the potential flood risk area.

**13.4 PLANNING PROPOSALS**

**Overall Scale of Development**

**13.4.1.** Villages like Ballyhea have an important role to play in the long term sustainability of rural areas and it is important that an appropriate amount of new development is encouraged within the development boundary established in this Local Area Plan. In this regard, subject to additional investment in the waste services infrastructure of the village, it is considered that the village could accommodate an additional 30 dwelling units over the lifetime of this plan.

**13.4.2.** The scale and form of development will be very much dependant on respecting and enhancing the character of the village and on improvements to the infrastructure of the village. While there are some opportunities for some small scale terraced or courtyard type development, development should also include the provision of individual dwellings and serviced sites and in this context no one proposal for residential development should exceed the provision of 5 units.

**13.4.3.** If the planned investment in waste water treatment infrastructure cannot be delivered, the development potential of Ballyhea will be limited to a small number of individual dwelling houses with individual waste water treatment facilities.

**13.4.4.** Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan. While inclusion of these lands will offer locational choice for new housing, there will be a requirement to accommodate uses other than residential to support the growing population of the village. As the village grows additional retail or services uses may become viable and will be encouraged. Access onto the N20 will be constrained until such time as the proposed M20 has been constructed.

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

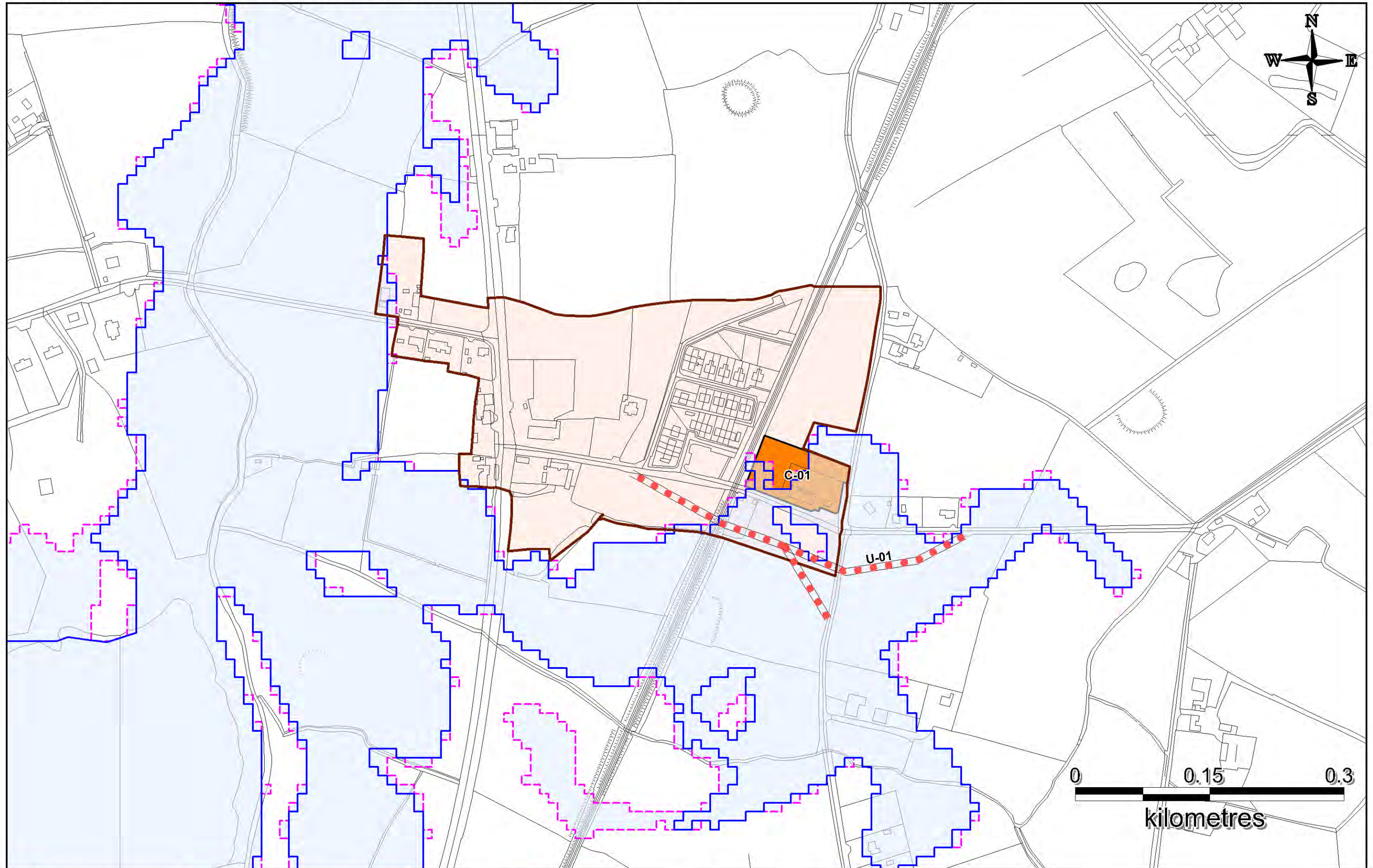
Objective No.	Development Boundary Objectives
DB-01	<p>a) Within the development boundary of Ballyhea it is an objective to encourage the development of up to 30 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should not normally exceed 5 units.</p> <p>c) It is envisaged that low density housing will constitute the bulk of development. However small groups of terraced units or courtyard type schemes, designed to create a focus for the village and addressing the public road, would be acceptable in the village core, west of the railway line.</p> <p>d) Retail development, commensurate with the scale of the village, should be designed to provide a focus for the village and shall be located to the west of the railway line.</p> <p>e) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and</p>

Objective No.	Development Boundary Objectives
	<p>with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>g) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>h) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>i) All new development should be linked to existing development by footpaths and public lighting.</p> <p>j) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>k) This settlement is adjacent to the Awbeg River which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement generally.</p>

**Community Uses**

**13.4.6.** The following site has been designated for community uses given its location in proximity to the village core and National School.

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Use for school expansion.	.62



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



# 14 Castlemagner

## 14.1 VISION AND CONTEXT

In this plan the vision for Castlemagner is to improve the range of services and facilities available within the village, consolidate the village core and provide for a modest level of growth.

### Strategic Context

**14.1.1.** Castlemagner is located approximately 5km to the east of Kanturk and is designated as a village both in the context of this Local Area Plan and the North Strategic Planning Area. The objective for villages as set out in the County Development Plan 2009 is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**14.1.2.** The village is located in an attractive rural landscape. The hinterland of the village staged the battle of Knocknanauss in 1647. Originally a very small settlement, a significant amount of new housing has been built in the village in recent years. A large housing development has been built in the centre of the village which includes a formal residential streetscape addressing the public road to the north of the Church. The remainder of the village is comprised of well established standalone civic, commercial and residential buildings.

## 14.2 PLANNING CONSIDERATIONS

### Population and Housing

**14.2.1.** Analysis of Geodirectory data highlights the very rapid housing growth that has occurred in the past five years. It is likely that population growth correlates with this expansion. See Table 2 below.

Table 1: Housing Trends 2001-2010			
Geodirectory	2001	2005	2010
Castlemagner	12	12	113

### Infrastructure and Community Facilities

**14.2.2.** Water supply to the village is sourced from the Ballinatona Water Scheme and should be satisfactory.

**14.2.3.** The village is currently served by two treatment systems. The older one currently consists of a septic tank and percolation area and is considered to be operating beyond its capacity. However all of the newly built homes discharge to a newly built Sewage Treatment System plant which is currently operated and maintained privately. It is anticipated that the existing septic tank system will be redundant in the near future.

**14.2.4.** Surface water disposal is to a nearby stream. There are no known significant flood hazards in this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

**14.2.5.** The village has access to nearby Kanturk and Mallow via the Regional and National Road network. Public transport is provided by the DART initiative on a daily basis. Footpath and lighting provision is modest and further improvements would greatly aid walking and cycling.

**14.2.6.** Despite recent growth Castlemagner has limited services. These consist of a church, community centre and GAA pitch with a nearby shared national school and crèche. This may be due to rapid population growth over a short period and activity being displaced to nearby Kanturk.

### Employment and Economic Activity

**14.2.7.** Castlemagner has very limited economic activity and this currently consists of a public house and small shop. It would be desirable to see additional retail / retail service uses develop in the village and there is scope for this to happen within the development boundary.

### Environment & Heritage

**14.2.8.** As detailed in the Draft Landscape Strategy 2008, Castlemagner is located within a landscape character type called "Fertile Plain with Moor land Ridge". The landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality, areas with conservation interests and of national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *county importance*. The high quality agricultural lands around the village also typify its location inside the "Golden Vale". In this regard Castlemagner's hinterland consists of relatively contained vistas created by low broad hills and river valleys such as the Ketragh as well as high hedgerows.

**14.2.9.** The village treatment plant discharges to the Blackwater River catchment. Water quality in the area is summarised in the following table.

Table 2 : River Blackwater	
Water Management Unit	Blackwater
Waterbody Code	18-1933
Protected Area	SAC
River Status (July 09)	High
Risk Assessment (River Body)	-
Objective	High (2009)
Q value	-

**14.2.10.** The Battle of Knocknanauss was staged in the village hinterland in 1647 and areas of archaeological or historical significance should be preserved.

## 14.3 PROBLEMS AND OPPORTUNITIES

**14.3.1.** The recent expansion of the population of the village has outpaced available services. Retention of existing services and securing the delivery of additional services to meet the needs of the population is therefore a priority. There is ample opportunity within the development boundary to cater for such development. Recent development has successfully contributed to the streetscape of the village and future development should continue this. In order to avoid congestion on the narrow road network, adequate provision needs to be made for off street parking.

**14.3.2.** Approximately 10 dwellings remain vacant in the village and there is outstanding planning permission for the construction of 26 units.

## 14.4 PLANNING PROPOSALS

### Overall Scale of Development

**14.4.1.** In view of the recent rapid growth of the village it is considered appropriate to moderate the rate of growth of the village over the lifetime of this Plan to allow the village time to properly assimilate recent development. In assessing the appropriate scale of development for the village, the number of outstanding planning permissions are an important consideration and planning permission exists for the construction of a further 26 dwellings within the estate on the western side of the village. In this context, and having regard to the recent rapid expansion of the

village, this plan envisages that development in the range of 30 additional units could be provided in the village over the lifetime of the plan.

**14.4.2.** The scale and form of development will be very much dependant on respecting and enhancing the character of the village and on improvements to the infrastructure of the village. While there may be opportunities for some small scale terraced or courtyard type development, most development will be in the form of individual dwellings and serviced sites and in this context no one proposal for residential development should exceed the provision of 5 units.

**14.4.3.** Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan. While inclusion of these lands will offer locational choice for new housing, there will be a requirement to accommodate uses other than residential to support the growing population of the village. Additional retail or services uses would be a welcome addition.

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

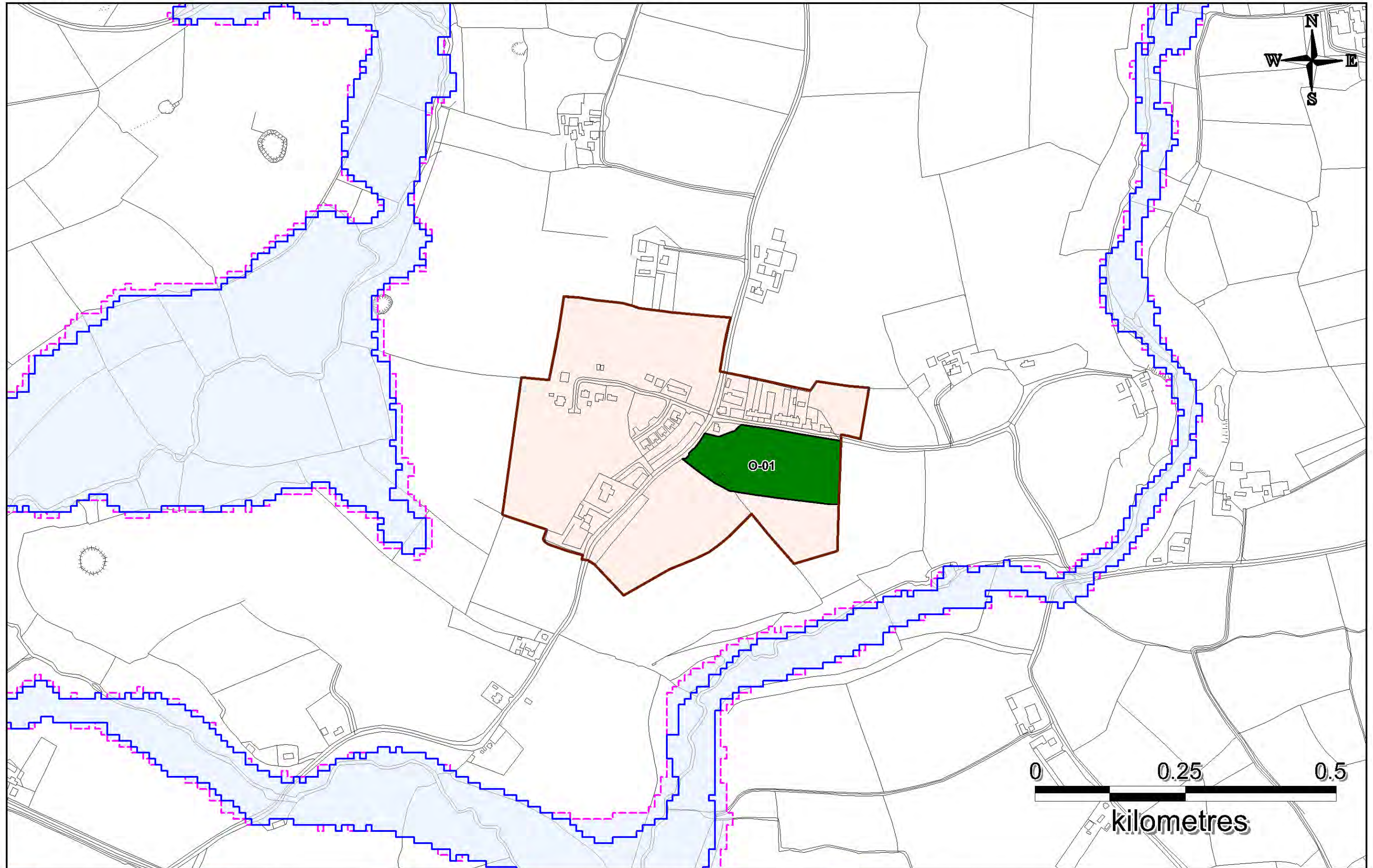
Objective No.	Development Boundary Objectives
DB-01	<p>a) Within the development boundary of Castlemagner it is an objective to encourage the development of up to 30 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should not normally exceed 5 units.</p> <p>c) Retail development, commensurate with the scale of the village, should be encouraged within the development boundary.</p> <p>d) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no</p>

Objective No.	Development Boundary Objectives
	<p>net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>e) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>f) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>g) All new development should be linked to existing development by public footpath and public lighting.</p> <p>h) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>i) This settlement is close to the Awbeg River which forms part of the Blackwater River Special Area of Conservation. This plan will protect the favourable conservation status of this site, and all new development shall be designed to ensure the protection and enhancement generally.</p>

**Open Space and Agriculture**

**14.4.5.** The existing GAA ground has been designated for active amenity use based on its importance to the local community.

Objective No.	Open space and Agriculture	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.48



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Cullen

## 15.1 VISION AND CONTEXT

The vision for Cullen over the lifetime of this plan is to secure an increase in the population of the village through the development of village scaled housing.

### Strategic Context

15.1.1. Cullen is located in the south west of the electoral area, approximately 7kms from the Kerry border and the village of Rathmore, and approximately 8km North West of Millstreet. This Local Area Plan identifies Cullen as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

15.1.2. Cullen is located just north of the N72 and is a linear settlement, which winds up a hill from the Owentaraglin River. The streetscape is relatively coherent while the village also includes numerous well established and more recent one off houses. Relatively little development has taken place in recent years despite Cullen's proximity to the N72.

## 15.2 KEY PLANNING CONSIDERATIONS

### Population and Housing

15.2.1. Based on Geodirectory data it is apparent that relatively little development has occurred in the village in recent years.

Geodirectory	2001	2005	2010
Cullen	38	40	48

### Infrastructure and Community Facilities

15.2.2. The public water supply to the village is adequate and is supplied by both the Ballinatona and Tubrid Water Supply Schemes.

15.2.3. The waste water treatment plant serving the village provides secondary treatment, was improved in 2004 and has capacity to cater for additional development. The plant discharges to the Owentaraglin River.

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

15.2.5. Cullen has quite good access to the surrounding region through its access onto the N72 National route. The DART initiative also provides public transport. Footpath and lighting provision is also quite good throughout the village.

15.2.6. In terms of community facilities the village has access to a church, community hall and a small bring site. Construction has recently started for a new school immediately to the north of the village.

### Employment and Economic Activities

15.2.7. Aside from agricultural activity arising from its hinterland, Cullen is host to a reasonable amount of services including a convenience shop, public houses, agri-sales co-op and petrol station. The village also accommodates a telecommunications company as well as hair-dressers.

### Environment and Heritage

15.2.8. As detailed in the Draft Landscape Strategy 2008, Cullen is located in an area broadly characterised as "Broad Marginal Middleground Valley". 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. In the case of Cullen this is typified by its situation on the upper reaches of the Owentaraglin valley and its surrounds of medium sized fields of reasonable agricultural quality which are punctuated by mixed hedgerows. Views from and of the village are most concentrated from the North West and south east along the valley.

15.2.9. The village treatment system discharges to the nearby Owentaraglin River which in turn forms part of the Blackwater SAC. River

Water quality in the area is summarised in the following table.

Water Management Unit	Blackwater
Waterbody Code	18-423
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	-
Objective	Good (2015)
Q value	-

15.2.10. There is a cluster of archaeological features associated with the location of a church and recently reconstructed holy well to the east of the main village core.

## 15.3 PROBLEMS AND OPPORTUNITIES

15.3.1. Cullen has experienced very little growth in recent years although there is an outstanding outline planning permission for 14 dwellings within the village. The construction of a new school in the village may help attract growth in the future and there is capacity in the waste water treatment plant to accommodate such growth.

15.3.2. There are several prominent disused buildings along the streetscape and the reuse of same would greatly increase the attractiveness of the village.

## 15.4 PLANNING PROPOSALS

### Overall Scale of Development

15.4.1. In assessing the appropriate scale of development for the village, the number of outstanding planning permissions is an important consideration. In this context outline planning permission exists for the construction of 14 dwellings within the village. Having regard to the scale of the existing village and the available capacity in the waste water treatment plant, this plan envisages development in the range of 25 units could be provided in the village over the lifetime of the plan.

15.4.2. The scale and form of development will be very much dependant on respecting and enhancing the character of the village. While there are some opportunities for terraced and infill development

within the core of the village, demand in this area is more likely to be for individual houses / serviced site type developments. In this regard the village has the potential to offer a locational alternative to the construction of a one off house in the open countryside. Such growth is likely to be driven primarily by local needs and opportunities, and the availability of local employment.

**15.4.3.** For the purpose of this plan the development boundary has been redrawn in an attempt to consolidate the settlement around the core of the village. Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan but sufficient land remains to ensure locational choice and to accommodate uses other than residential to support the growing population of the village. Additional retail or services uses would be a welcome addition.

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

Objective No.	<u>Development Boundary Objectives</u>
DB-01	<ul style="list-style-type: none"> <li>a) Within the development boundary of Cullen it is an objective to encourage the development of up to 25 houses in the period 2010-2020.</li> <li>b) The number of houses in any particular group should not normally exceed 5 units</li> <li>c) Retail development, commensurate with the scale of the village, should be encouraged within the core of the village.</li> <li>d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</li> <li>e) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in</li> </ul>

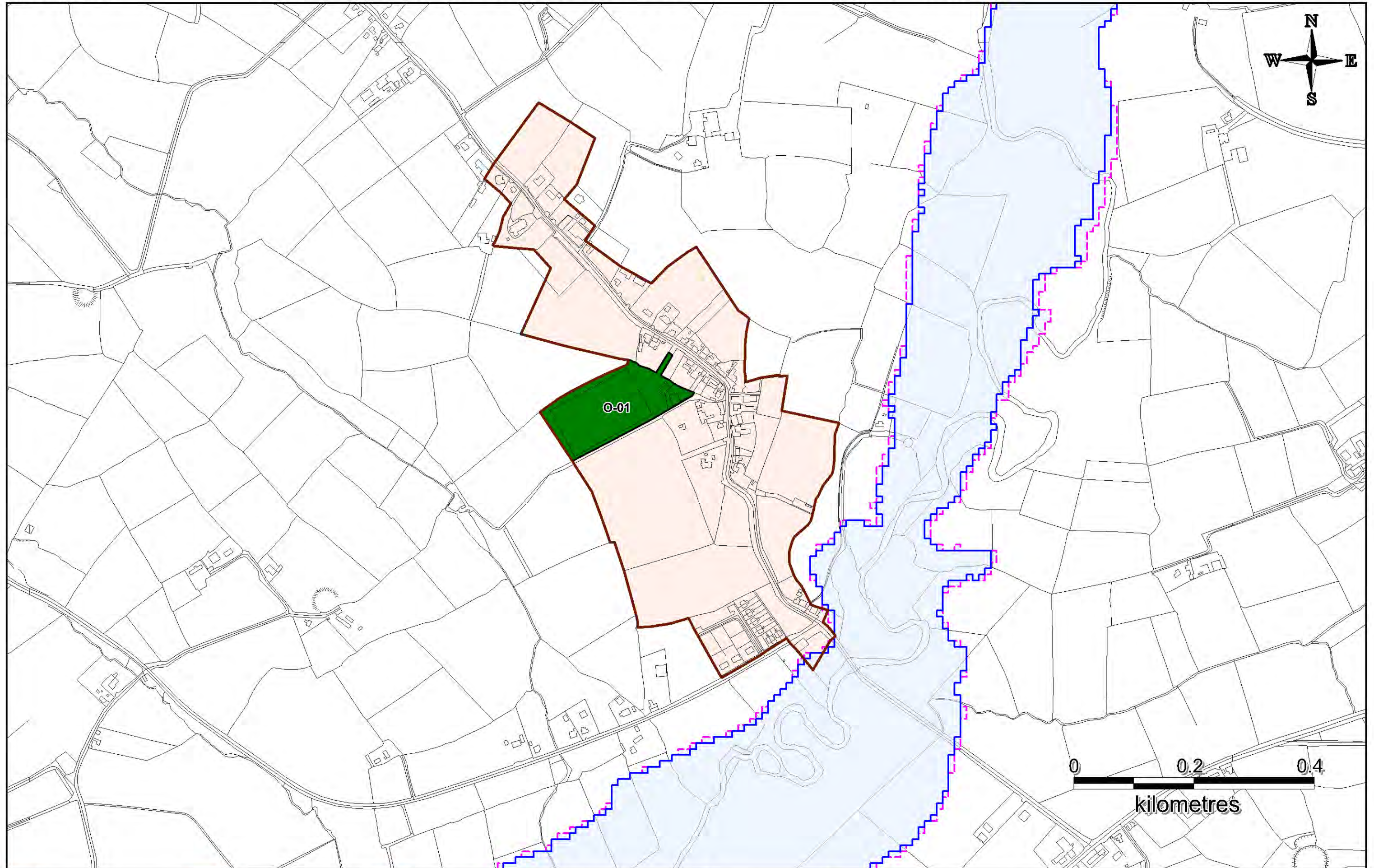
Objective No.	<u>Development Boundary Objectives</u>
	<p>advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <ul style="list-style-type: none"> <li>f) 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.</li> <li>g) The Owentaraglin River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. 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.</li> <li>h) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</li> <li>i) All new development should be linked to existing development by public footpath and public lighting.</li> <li>j) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</li> </ul>

**Open Space and Agriculture**

**15.4.5.** The existing GAA ground has been designated for active

amenity use based on its importance to the local community.

Objective No.	<u>Open Space and Agriculture</u>	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.1



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



# 16 Derrinagree

## 16.1 VISION AND CONTEXT

It is envisaged that Derrinagree will accommodate a modest amount of additional development, proportionate to its size. The village is most suited to the development of individual dwellings.

### Strategic Context

**16.1.1.** Derrinagree is located approximately 5km north east of Millstreet. This Local Area Plan identifies Derrinagree as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**16.1.2.** Derrinagree has an informal layout loosely centred on the village church with the remainder of the village comprising of a varying mixture of one off housing. Very little recent residential development has occurred.

## 16.2 KEY PLANNING CONSIDERATIONS

### Population & Housing

**16.2.1.** From analysis of Geodirectory data (Table 1) it is apparent that little housing growth has taken place in the village in recent years.

Geodirectory	2001	2005	2010
Derrinagree	14	20	19

### Infrastructure, Community and Economic Facilities

**16.2.2.** At present there is no sewerage treatment scheme serving the village and no plans to provide such a scheme. This greatly reduces its development potential. The current water supply is adequate to meet the

needs of a moderate amount of development during the plan lifetime.

**16.2.3.** Parts of Derrinagree are identified as being at risk of flooding particularly along the low lying area adjacent to Garrane Stream. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at flood risk. 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 2009).

**16.2.4.** Derrinagree has reasonably good access to the surrounding area through the nearby N72 and has public transport access through the DART initiative. Footpath and public lighting provision is very limited and needs to be improved.

**16.2.5.** The village accommodates a church, national school, convenience shop and postal services.

### Environment and Heritage

**16.2.6.** As detailed in the Draft Landscape Strategy 2008, Derrinagree is located within a Landscape Character area known as "Broad Marginal Middleground Valley". The landscape consists of good quality agricultural land and 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. In particular the village has wide views to the south over the valley of the Garrane stream which flows into the Blackwater plain to the south. Vistas to the north are more constrained given the path of the valley.

**16.2.7.** The Garrane Stream flows through the village and enters the Blackwater several miles to the south. River Water quality in the area is summarised in the following table.

Water Management Unit	Blackwater
Waterbody Code	18-396
Protected Area	-
River Status (July 09)	High
Risk Assessment (River Body)	-
Objective	High

Q value	-
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**16.2.8.** The village's Roman Catholic Church is entered in the Record of Protected Structures (RPS 00258).

## 16.3 PROBLEMS AND OPPORTUNITIES

**16.3.1.** Derrinagree faces the significant difficulty of attracting development to a relatively remote and poorly serviced area and lacks the sanitary services which would be essential to support significant development. In this context it is considered that very limited development can be accommodated in this village.

**16.3.2.** The village lacks identity given its small size and lack of a coherent streetscape. Future development, as may be possible, should aim to consolidate its form.

## 16.4 PLANNING PROPOSALS

### Overall Scale of Development

**16.4.1.** The village development boundary as defined in the 2005 Local Area Plan contained significant areas of unzoned lands. However very little of these lands have been developed by mid 2010. In terms of future growth, and having regard to the lack of public sewerage facilities, it is considered that the development of 5 individual houses in the period 2010-2020 is a reasonable target for the village. Such development should be sited and designed to enhance the character of the village. The main focus of development over the life of this Plan should be refurbishment of buildings within the village core and on the area to the north west of the Church, towards the national school.

**16.4.2.** Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan but inclusion of these lands will offer locational choice for new housing.

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

Objective No.	Development Boundary Objectives
DB -01	a. Within the development boundary of Derrinagree it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning

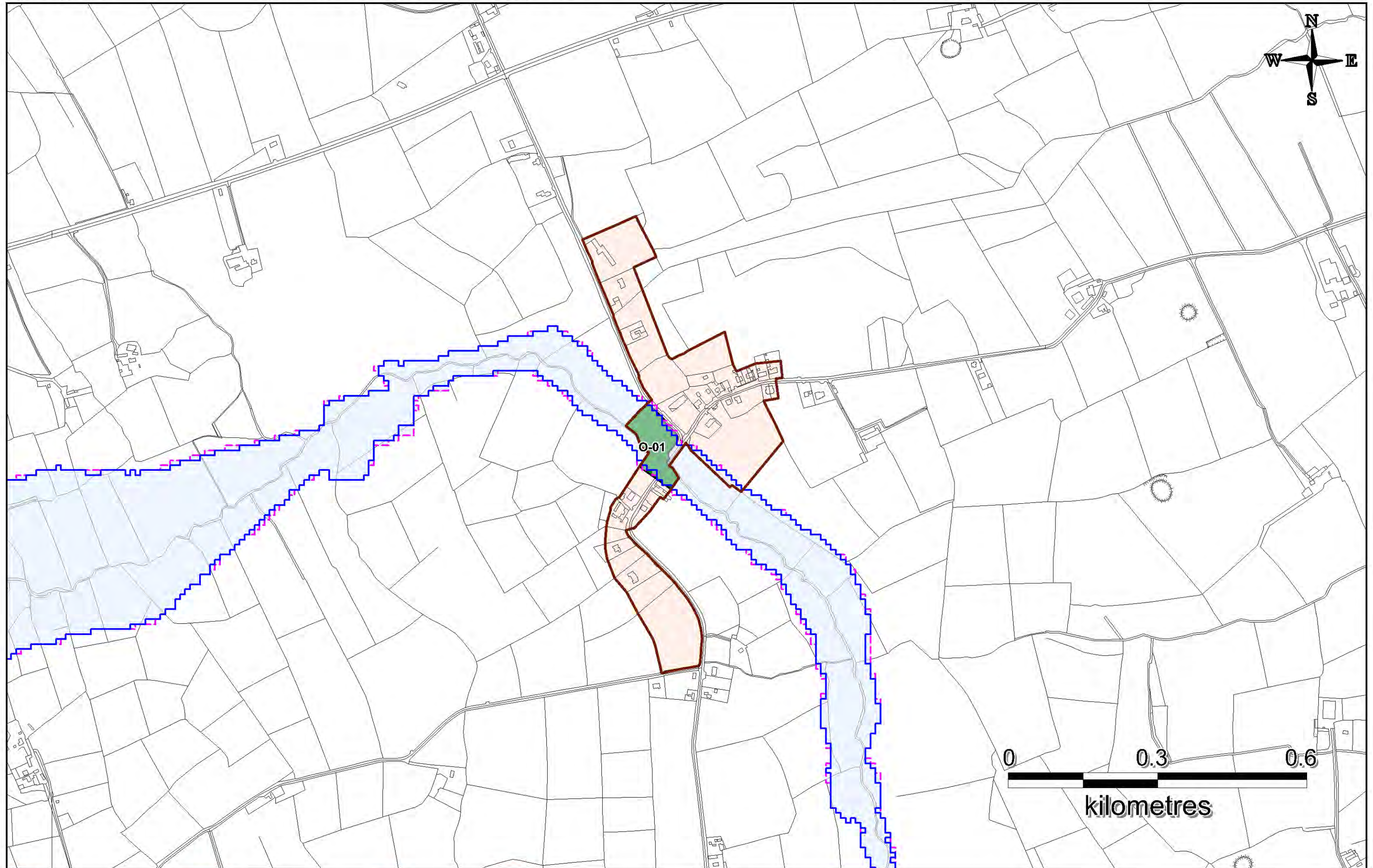
Objective No.	<u>Development Boundary Objectives</u>
	<p>and sustainable development considerations.</p> <p>b. In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>c. Subject to compliance with (b) above, each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p> <p>d. Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>e. All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6</p>

Objective No.	<u>Development Boundary Objectives</u>
	<p>detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>

**Open Space & Agriculture**

**16.4.4.** An area of open space running down to the river has been designated to the south west of the church in order to protect the rural character and setting of the village and avoid undue flood risk.

Objective No.	<u>Open Space and Agriculture</u>	Approx Area (Ha)
O-01	<p>Public open space to protect the rural character and setting of the village. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	.92



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





# 17 Freemount

## 17.1 VISION AND CONTEXT

Over the lifetime of this plan, Freemount could accommodate a modest level of additional development, proportionate to its existing size.

### Strategic Context

**17.1.1.** Freemount is located along the R578 approximately 20km south west of Charleville on the Charleville / Newmarket road. This Local Area Plan identifies Freemount as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**17.1.2.** Freemount is anchored by a streetscape that runs alongside a river valley and which comprises a mixture of both well established and modern two storey buildings of largely traditional style. The remainder of the village is host to some small housing estates and civic buildings both on the Dromina approach road and on the hills overlooking the main street.

## 17.2 KEY PLANNING CONSIDERATIONS

### Population and Housing

**17.2.1.** From analysis of Geodirectory data (Table 1) it is apparent that a significant amount of growth has taken place in the village in recent years. Two estates have been developed providing semi detached and detached dwellings. There is a notable amount of vacancy amongst the semi detached cohort of buildings.

Geodirectory	2001	2005	2010
Freemount	36	45	87

### Infrastructure and Community Facilities

**17.2.2.** The public water supply should have adequate capacity subject to water conservation measures being introduced.

**17.2.3.** The Freemount sewerage scheme has been recently upgraded and operates at a tertiary level through an Activated Sludge mechanism. It has a reasonable amount of remaining capacity. The plant also suffers a high level of infiltration during storm events and remedial works are desirable to address this.

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

**17.2.5.** Freemount enjoys good road based transport connections to Kanturk and Newmarket in particular and is included in the DART rural transport network. Public lighting and footpath provision is also good.

**17.2.6.** Freemount has a number of essential facilities including a church, national school, childcare services, Community hall and play ground.

### Employment and Economic Activities

**17.2.7.** Agriculture remains the primary employer for the area although Freemount has a range of services including retail, public houses and a post office as well as an agricultural co-op building. It may be possible to locate future business units near this co-op building.

### Environment and Heritage

**17.2.8.** As detailed in the Draft Landscape Strategy 2008 Freemount is located in an area broadly characterised as "Broad Marginal Middleground Valley". 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. In the case of Freemount this is typified by its location along a V-shaped section of the Allow valley which serves to contain views from the village. The village hinterland reflects its location in a transitional area between the undulating Fertile Plain to the west and the more marginal and compressed landscapes to the east. This results in a mix of agricultural land quality and relatively constrained

vistas although the path of the Allow is particularly appealing from a scenic view point.

**17.2.9.** The Allow River flows to the west of Freemount and the village treatment plant discharges into this river. River Water Quality in the area is summarised in the following table.

Water Management Unit	Blackwater
Waterbody Code	18-548
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	
Objective	Good
Q value	-

## 17.3 PROBLEMS & OPPORTUNITIES

**17.3.1.** Freemount has been quite successful in terms of attracting new residential development. Approximately 43 dwellings have been permitted in recent years with permission remaining for another 14 units. However there is still a significant amount of vacancy present in these developments and it is likely that new proposals will not commence until the existing oversupply has been exhausted. Future development should concentrate on providing low density serviced sites / self build options as an alternative to rural one off housing.

**17.3.2.** Freemount would benefit from an increase in business activity and opportunities are available for this within the development boundary.

**17.3.3.** The general area around Freemount has been host to several windfarm proposals and it is important that such developments do not, in the future, impinge on the immediate setting of the village

## 17.4 PLANNING PROPOSALS

**17.4.1.** In assessing the appropriate scale of development for the village, the number of outstanding planning permissions are an important consideration and permission exists for the construction of a further 14 dwellings within the village. In this context, and having regard to the scale of the existing village and the available capacity in the waste water treatment plant, it is considered that the village has the scope to accommodate an additional 20 units over the lifetime of the plan.

**17.4.2.** The scale and form of development will be very much dependant on respecting and enhancing the character of the village. While there are some opportunities for terraced and infill development within the core of the village, demand in this area is more likely to be for individual houses / serviced site type developments and in this context no one proposal for residential development should be larger than 10 units. In this regard the village has the potential to offer a locational alternative to the construction of a one off house in the open countryside. Such growth is likely to be driven primarily by local needs and opportunities, and the availability of local employment.

**17.4.3.** The village boundary as defined in the 2005 Local Area Plan is to be largely retained save for a minor addition comprising the Agricultural Co-op and recently completed housing estate. Two small areas on the margins of the village / with poor road access have been omitted. Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan but inclusion of these lands will offer locational choice for new housing and offer opportunities for other uses such as small scale business development. During the life of this plan, development should focus mainly on the lands close to the centre of the village.

**17.4.4.** Small scale business development may be accommodated near the existing agricultural co-op building.

Objective No.	Development Boundary Objectives
DB-01	<p>a. Within the development boundary of Freemount it is an objective to encourage the development of up to 20 dwellings in the period 2010- 2020.</p> <p>b. The number of houses in any particular group should not normally exceed 10 units.</p> <p>c. Retail development, commensurate with the scale of the village, should be encouraged within the core of the village.</p> <p>d. Parts of this settlement are immediately adjacent to the River Blackwater Special Area of Conservation and within an area identified to be susceptible to flooding. Development proposals in this area will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD-1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact</p>

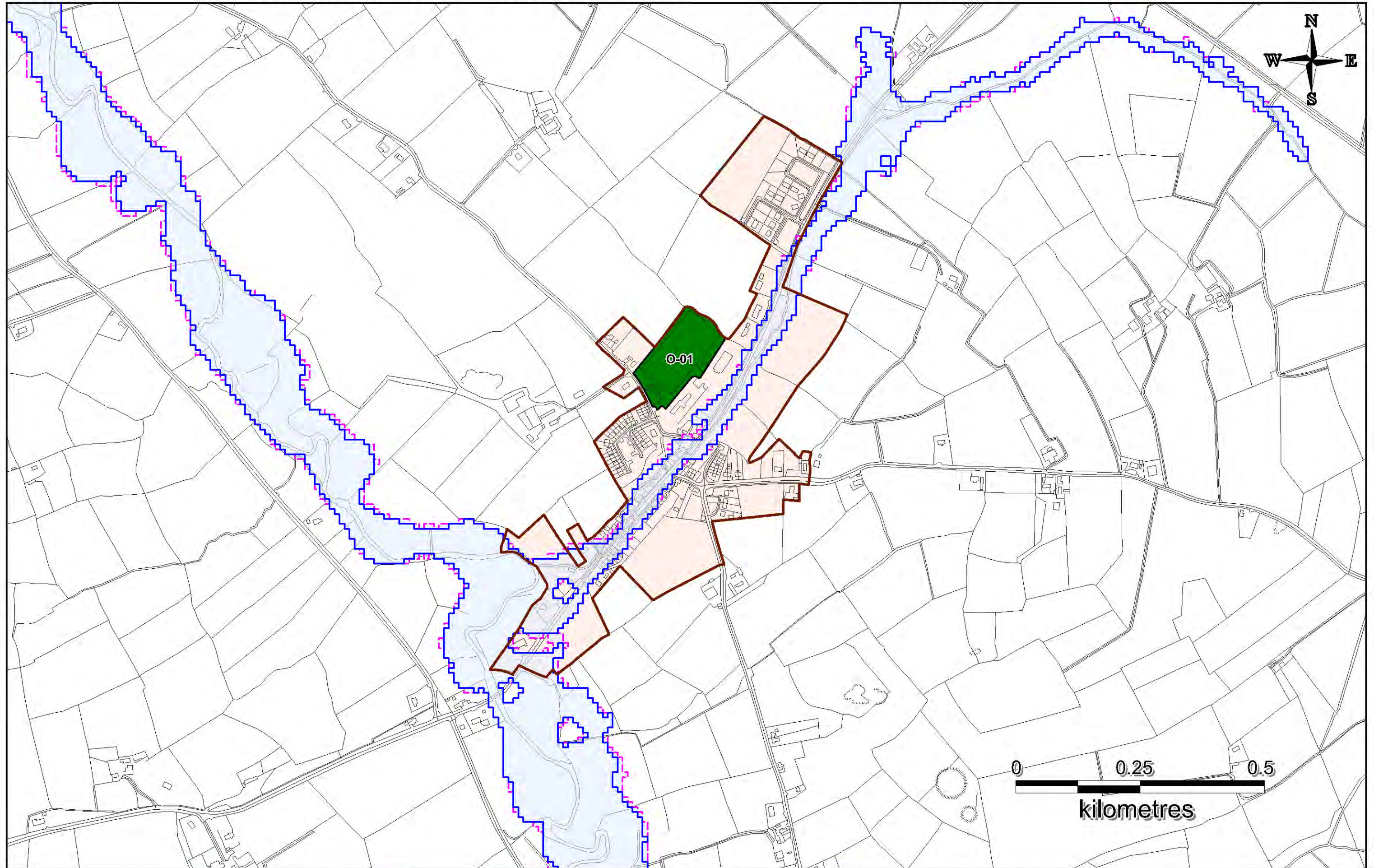
Objective No.	Development Boundary Objectives
	<p>Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>e. In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>f. All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>g. The Allow River runs through the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. 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. All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>i. All new development should be linked to existing development by public footpath and public lighting.</p>

Objective No.	Development Boundary Objectives
	<p>j. Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>k. The southern part of this settlement lies immediately adjacent to the Blackwater River Special Area of Conservation. Development proposals in this area are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will 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>

**Open Space and Agriculture**

**17.4.5.** The existing GAA ground has been designated for active amenity use based on its importance to the local community.

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	1.95



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Kilbrin

## 18.1 VISION AND CONTEXT

To provide for a modest level of growth in keeping with the village status of Kilbrin.

### Strategic Context

**18.1.1.** Kilbrin is located 7km northeast of Kanturk and approximately 14km west of Buttevant. This Local Area Plan identifies Kilbrin as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**18.1.2.** The village has an elongated form based on a relatively informal building structure arranged around a loose crossroads, individual buildings and two small housing estates. Of particular note is the striking setting of the village church.

## 18.2 PLANNING CONSIDERATIONS

### Population and Housing

**18.2.1.** Analysis of Geodirectory figures indicates substantial growth in Kilbrin's housing stock with a likely correlation to overall village population. Levels of housing vacancy in the village are currently low.

Geodirectory	2001	2005	2010
Kilbrin	42	46	79

### Infrastructure and Community Facilities

**18.2.2.** A new treatment plant has been constructed and this provides tertiary treatment and has a significant amount of available capacity.

**18.2.3.** A new water supply reservoir is needed, with capacity and sufficient pressure to serve future development.

**18.2.4.** There are no known significant flood hazards in this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

**18.2.5.** Kilbrin is accessed by local roads in the first instance. However indirect access is available through the nearby N72. The village is also served by the DART transport initiative. Public lighting and footpaths are adequate but may need improvement on foot of further development.

**18.2.6.** Kilbrin is served by a church, national school, community hall and centre, playground and GAA grounds.

### Employment and Economic Activities

**18.2.7.** Agriculture remains the primary employer for the area and very limited retail services and activities are present in the village. This may be due to the relative proximity of Kilbrin to Kanturk. Population growth would help underpin the provision of additional services in the village.

### Environment and Heritage

**18.2.8.** As detailed in the Draft Landscape Strategy 2008, Kilbrin is located within the Landscape Character type known as "Fertile Plain with Moor land Ridge". The landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality, areas with conservation interests and of national importance), *very high sensitivity* (extra vulnerable landscapes likely to be fragile and susceptible to change) and of *county importance*. In particular the high quality agricultural lands surrounding the village echoes its location in the "Golden Vale". The general hinterland of the village is typified by relatively contained vistas created by river valleys, high hedgerows and broad hills. Indeed the combination of the above masks the village's relatively elevated position in relation to lands to the south.

**18.2.9.** The village treatment plant discharges to the Awbeg River which is within the Blackwater Water Management Unit Action Plan. River Water quality in the area is summarised in the following table.

Water Management Unit	Blackwater
Waterbody Code	18-1933
Protected Area	SAC
River Status (July 09)	High
Risk Assessment (River Body)	Insufficient assimilative capacity
Objective	High (2009)
Q value	-

**18.2.10.** The Catholic Church (St John the Baptist) is on the Record of Protected Structures and the preservation of its setting is important.

## 18.3 PROBLEMS AND OPPORTUNITIES

**18.3.1.** Approximately 60 dwellings have been permitted in the village in recent years, including an estate of 46 units to the north east of the cross roads (38 of which are complete) and a smaller 8 house development at the cross roads. A number of individual dwellings have also been permitted throughout the village. Not all of the permitted developments have been constructed to date.

**18.3.2.** The village has benefited from investment in its waste water treatment plant and this is capable of accommodating additional development. Subject to corresponding improvements in the public water supply, the village would have the necessary water services infrastructure to accommodate some additional growth, in keeping with its village status. While the residential base of the village has expanded there has not been a corresponding growth in retail service/ business development. Growth in this sector will be encouraged once commensurate with the scale of the village.

**18.3.3.** As a village, Kilbrin has a role to play in the provision of appropriate village scale housing development, particularly low density type development which offers an alternative to rural one off housing. In this context the development of some serviced sites and detached housing is seen as being particularly important. However it is also essential that the scale of development is appropriate to the village status of the settlement and does not undermine the ability of neighbouring towns and key villages to attract development. In this regard the town of Buttevant, which is located approximately 14km to the east of Kilbrin, has seen comparatively little growth in recent years. In keeping with the objectives of the North and West Cork Strategic Plan a greater proportion of future population growth needs to take place within the main towns.

**18.3.4.** Where development takes place within the core of the village the opportunity to enhance the identity of the village and create a coherent streetscape needs to be realised. This could add to the amenities of the village.

## 18.4 PLANNING PROPOSALS

**18.4.1.** The village development boundary as defined in the 2005 Local Area Plan contained significant areas of unzoned land and a notable amount of development has taken place with outstanding permissions for approximately 15 units. In terms of future growth it is considered that the development of 20 houses is a reasonable target for the village for the period to 2020

**18.4.2.** The scale and form of development will be very much dependant on respecting and enhancing the character of the village. While there are some opportunities for terraced and infill development

within the core of the village, demand in this area is more likely to be for individual houses/serviced site type developments and in this context no one proposal for residential development should be larger than 10 units. In this regard the village has the potential to offer a locational alternative to the construction of a one off house in the open countryside. Such growth is likely to be driven primarily by local needs and opportunities, and the availability of local employment.

**18.4.3.** Under this Plan the development boundary has been redrawn in an attempt to consolidate the settlement around the core of the village and some lands which were a distance from the core have been removed. Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan but sufficient land remains to ensure locational choice and to accommodate uses other than residential to support the growing population of the village. In this regard additional retail or service uses, in keeping with the scale of the village, would be a welcome addition.

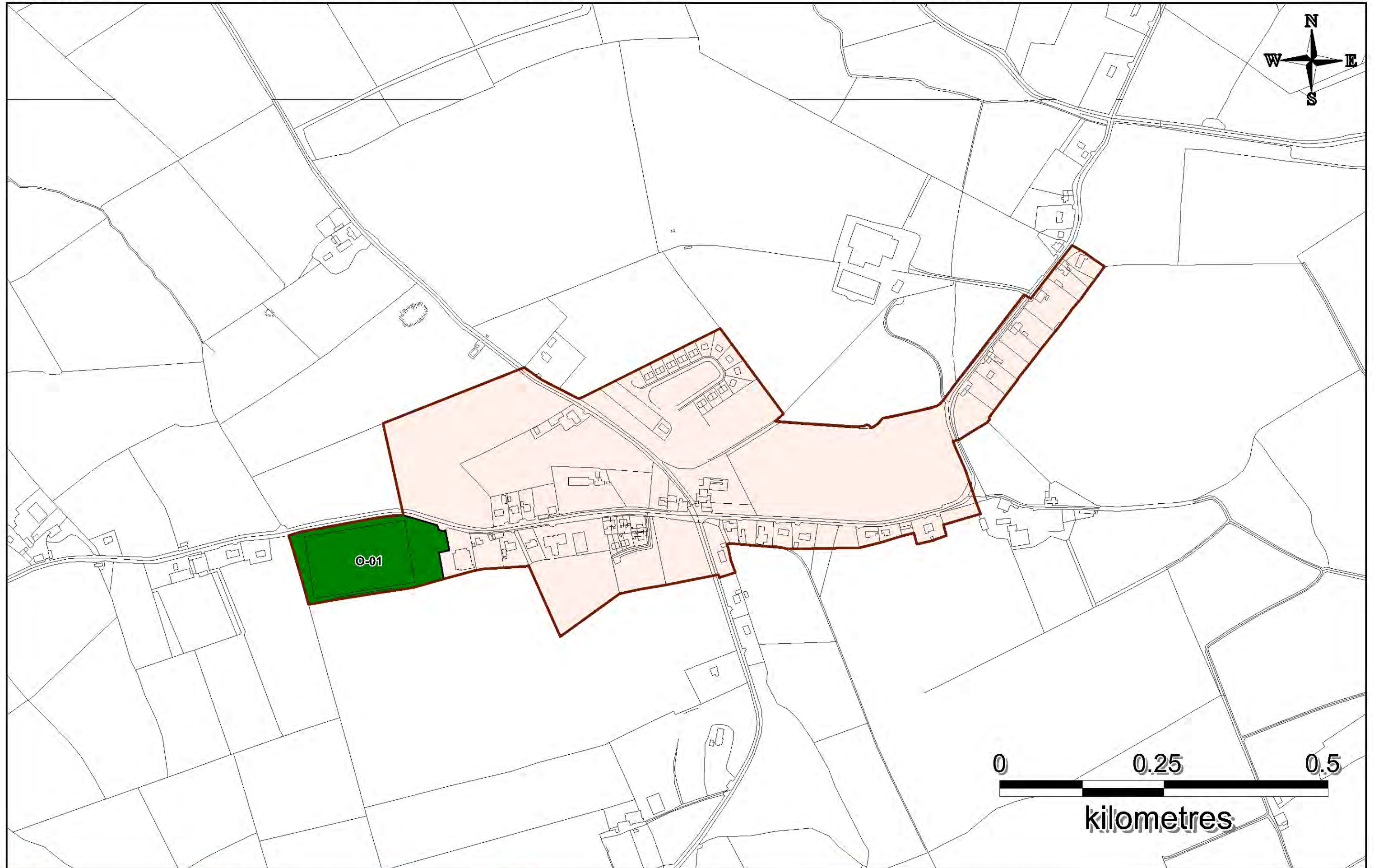
Objective No.	Development Boundary Objectives
DB-01	<p>a) Within the development boundary of Kilbrin it is an objective to encourage the development of up to 20 dwellings in the period to 2020.</p> <p>b) The number of houses in any particular group should not normally exceed 10 units.</p> <p>c) Retail development, commensurate with the scale of the village, should be encouraged within the core of the village.</p> <p>d) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of</p>

Objective No.	Development Boundary Objectives
	<p>the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>e) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>f) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>g) All new development should be linked to existing development by public footpath and public lighting.</p> <p>h) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Open Space and Agriculture**

**18.4.4.** The existing GAA ground has been designated for active amenity use based on its importance to the local community.

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.39



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Kilcorney

## 19.1 VISION AND CONTEXT

It is envisaged that Kilcorney will accommodate a modest amount of development based on the limited capacity of its services.

### Strategic Context

**19.1.1.** Kilcorney is a small village located approximately 10km east of Millstreet at the base of the Boggeragh Mountains. This Local Area Plan identifies Kilcorney as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**19.1.2.** Although close to Millstreet access to Kilcorney is via a network of county roads and the village is therefore relatively isolated. The village is compact and has a fairly broad mix of dwelling types along its main street. These comprise various generations of one off housing as well as a small housing estate.

## 19.2 KEY PLANNING CONSIDERATIONS

### Population and Housing

**19.2.1.** The village has experienced some new housing development in recent years, the majority of which is comprised of sheltered units provided by the Kilcorney Community Development Association.

Geodirectory	2001	2005	2010
Kilcorney	7	9	23

### Infrastructure and Community Facilities

**19.2.2.** The treatment plant serving the village was commissioned in 2004, provides secondary treatment and has some spare capacity remaining.

**19.2.3.** The water supply serving the village is considered as adequate.

**19.2.4.** A low lying area to the north of the village is liable to flooding. However this is outside the proposed development boundary.

**19.2.5.** In the first instance the village is served by the Local Road network. However the N72 National route can be accessed approximately 4 miles to the north. The village is also served by the DART public transport initiative. Public lighting and footpath provision is good throughout this small village.

**19.2.6.** A national school, community centre and church serve the village and an amenity walk has been created along the river to the south of the village. A recent permission has been granted for improvements to the playing pitch to the north of the village.

### Employment and Economic Activity

**19.2.7.** Aside from agricultural activity the village has very limited commercial activity.

### Environment and Heritage

**19.2.8.** As detailed in the Draft Landscape Strategy 2008, Kilcorney is located within the Landscape Character type known as "Broad Marginal Middleground Valley". This 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. In the case of Kilcorney this is typified by its location along a hillside ridge overlooking the Ivale River. The positioning of other small but steep hills in the area has a tendency to mask views of the village. Away from this immediate hinterland the landscape is dominated by undulating hills carved out by the various rivers that flow from the Boggeragh Mountains to the south.

**19.2.9.** There are also several scenic routes to the north east and south west of the village.

**19.2.10.** The nearby Crinaloo, Ivale/Carrigduff Rivers form part of the Blackwater SAC. River Water Quality in the area is summarised in the following table.

Water Management Unit	Blackwater
Waterbody Code	18-396
Protected Area	SAC
River Status (July 09)	Good
Risk Assessment (River Body)	Limited Assimilative Capacity
Objective	Good (2009)
Q value	-

**19.2.11.** The area to the west and south of the village is host to both windfarm and forestry development.

## 19.3 PROBLEMS AND OPPORTUNITIES

**19.3.1.** Kilcorney is a small village with limited services and has experienced little development over recent years save for a small development of sheltered housing. Its main potential lies in offering an alternative location for these seeking to construct a rural dwelling.

**19.3.2.** The general terrain of the village does not lend itself to in-depth housing proposals of significant scale and is more likely to suit one off developments or smaller serviced site proposals.

## 19.4 PLANNING PROPOSALS

**19.4.1.** Over the lifetime of this plan it is considered that the development of 10 houses in the period 2010-2020 is a reasonable target for the village. Such development should be sited and designed to enhance the character of the village. The development boundary has been reduced under this plan but continues to provide a good supply of land.

**19.4.2.** Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan but inclusion of these lands will offer locational choice for new housing.

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

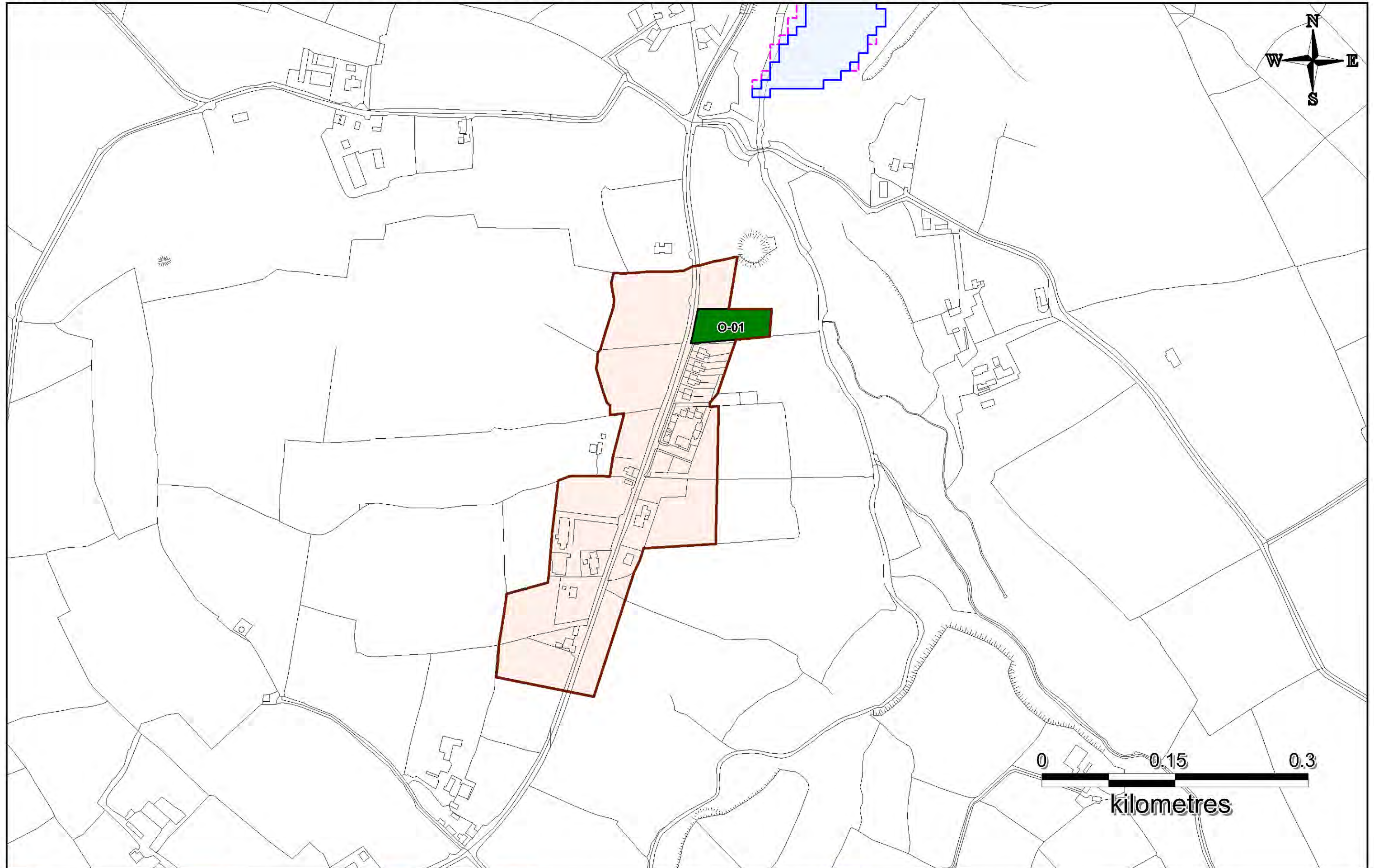
Objective No.	<u>Development Boundary Objective</u>
DB-01	<p>a) Within the development boundary of Kilcorney it is an objective to encourage development of up to 10 dwellings in the period 2010-2020.</p> <p>b) The number of houses in any particular group should not normally exceed 5 units.</p> <p>c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) The Crinaloo, Ivale, Carrigduff Rivers run close to the village and form part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. 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>f) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark</p>

Objective No.	<u>Development Boundary Objective</u>
	<p>buildings should be protected.</p> <p>g) All new development should be linked to existing development by public footpath and public lighting.</p> <p>h) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Open Space and Agriculture**

19.4.4. A proposed pitch has been zoned for open space.

Objective No.	<u>Open Space &amp; Agriculture</u>	Approx Area (Ha)
O-01	Active Open Space:	.3



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Kiskeam

### 20.1 VISION AND CONTEXT

The vision for Kiskeam over the lifetime of this plan is to accommodate a modest level of additional development, subject to the provision of the necessary water services infrastructure, and to protect the amenities of the village and its setting adjoining the Blackwater Special Area of Conservation.

#### Strategic Context

**20.1.1.** Kiskeam is situated to the west of the Electoral Area between the villages of Boherbue and Ballydesmond and approximately 20km north of Millstreet. This Local Area Plan identifies Kiskeam as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

#### Local Context

**20.1.2.** Kiskeam is located on the R577 and has an elongated form, stretching for about a kilometre along the regional road. The village overlooks the Owentaraglin River to the south which has a wide meandering path. The village include a diverse collection of buildings and in general the streetscape is quite fragmented although there is a core area in the centre where it is possible to discern some formal village structure, especially in the line of buildings running between the Main Street and the road leading to the GAA complex.

### 20.2 KEY PLANNING CONSIDERATIONS

#### Population & Housing

**20.2.1.** There has been little residential development in the village in recent years although permission has been granted for a development of 24 houses between the Main Street and the river to the south. Geodirectory data also indicates little growth in the housing stock of the village.

Geodirectory	2001	2005	2010
Kiskeam	41	49	42

#### Infrastructure and Community Facilities

**20.2.2.** The water supply to the village is adequate for current demand. In the long-term the water supply requirements will be addressed by the Cork North West Regional Water Supply Scheme.

**20.2.3.** The village treatment system has almost reached its capacity. It currently provides secondary treatment and discharges to the Owentaraglin River. Kiskeam is not included in the Water Services Investment Programme 2010 -2012. In the absence of further investment in the water services infrastructure of the village it will be difficult to accommodate additional development.

**20.2.4.** Surface water disposal capacity is adequate.

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

**20.2.6.** The village is served by the R577 Regional Road which provides access to Boherbue and the N72 to the east as well as Ballydesmond and County Kerry to the west. The village is also served by the DART rural transport initiative. Footpath and public lighting provision is generally good in the village.

**20.2.7.** The village has access to a National School, church, community hall, post office, GAA pitch and two attractive community parks. The latter are well sited with locations along the Main Street and adjacent to the bridge.

#### Employment and Economic Activity

**20.2.8.** Aside from agriculture the main economic activity in the village is through the convenience shop, post office, public houses, garage and petrol station. This relatively broad range of services may be due to its somewhat remote location and distance from main settlements.

#### Environment and Heritage

**20.2.9.** As detailed in the Draft Landscape Strategy 2008, Kiskeam is located in an area broadly characterised as "Broad Marginal Middleground Valley". 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. This is typified by the village's location along a ridge alongside a broad section of the Owentaraglin valley. The relative position of the other hills in the area constrains long range views and the landscape is dominated by undulating hills building up to the Mullaghareirk mountains to the north.

**20.2.10.** The adjacent Owentaraglin River is designated as part of the Blackwater Valley Special Area of Conservation and will need to be protected. River Water quality in the area is summarised in the following table.

Water Management Unit	Blackwater
Waterbody Code	18-423
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	Over Capacity
Objective	Good (2015)
Q value	-

**20.2.11.** There are no protected structures within the village. However some of the buildings are in poor condition and would benefit from refurbishment.

### 20.3 PROBLEMS AND OPPORTUNITIES

**20.3.1.** Kiskeam is located in close proximity to the key villages of Ballydesmond and Boherbue and the latter has attracted strong growth in recent years while there has been comparatively little demand for development in Kiskeam. No development has commenced on a development of 24 houses which was permitted to the south of the main street in 2007. Nonetheless the village has a reasonable level of services and could accommodate some additional development, subject to the upgrading of the waste water treatment plant.

**20.3.2.** The river valley to the immediate south of the main street constrains development and also forms part of the Blackwater Special Area of Conservation. However there is ample scope for development to the north of the main street at the eastern end of the village where there are significant areas of greenfield land within the development boundary. Opportunities also exist to redevelop some properties within the heart of the village and this will be encouraged over the life of this plan. .

**20.4 PLANNING PROPOSALS**

**20.4.1.** The village development boundary as defined in the 2005 Local Area Plan contained a significant area of land and most of this remains undeveloped. In addition there is an outstanding permission for an estate of 24 units. The lack of capacity in the waste water treatment plant and the absence of plans to extend it will limit the development potential of the village in the medium term. In this regard, and in the context of future growth, it is considered appropriate to limit the scale of development that that which is already permitted, i.e. 24 houses in the period to 2020.

**20.4.2.** The scale and form of development will be very much dependant on respecting and enhancing the character of the village. While there are some opportunities for terraced and infill development within the core of the village, demand in this area is more likely to be for individual houses/serviced site type developments and in this context no one proposal for residential development should be larger than 10 units. In this regard the village has the potential to offer a locational alternative to the construction of a one off house in the open countryside. Such growth is likely to be driven primarily by local needs and opportunities, and the availability of local employment.

**20.4.3.** Under this Plan the development boundary has been revised to include the houses to the south west of the village core and to avoid conflict with the Blackwater Special Area of Conservation. Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan but sufficient land is available to ensure locational choice and to accommodate uses other than residential to support the growing population of the village. In this regard additional retail or service uses would be a welcome addition.

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

Objective No.	Development Boundary Objectives
DB-01	a) Within the development boundary of Kiskeam it is an objective to encourage the development of up

Objective No.	Development Boundary Objectives
	to 24 houses in the period 2010-2020.
	b) The number of houses in any particular group should not normally exceed 10 units.
	c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.
	d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
	e) The Owentaraglin River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. 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.
	f) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.

Objective No.	Development Boundary Objectives
	g) All new development should be linked to existing development by public footpath and public lighting.
	h) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.
	i) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

**Open Space and Agriculture**

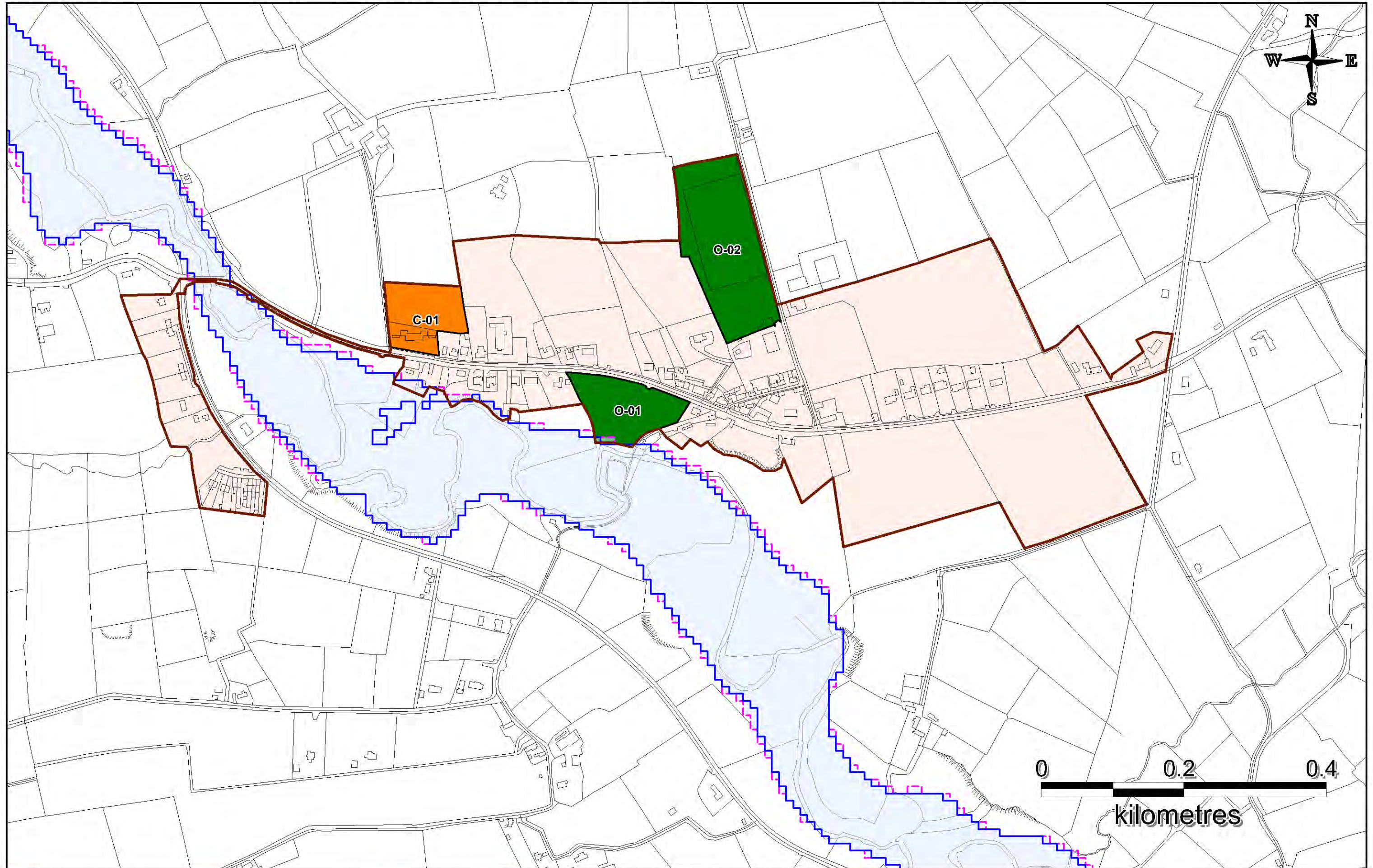
**20.4.5.** The existing GAA ground has been designated for active amenity use based on its importance to the local community. An amenity area has also been designated.

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Public Open Space and amenity.	1.04
O-02	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.42

**Community & Utilities**

**20.4.6.** Space is designated for the expansion of the existing National School

Objective No.	Community & Utilities Specific Objective	Approx Area (Ha)
C-01	Expansion of National School	.91



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Lismire

## 21.1 VISION AND CONTEXT

The strategy for Lismire is to secure the completion of the unfinished housing estate in the village, accommodate a modest amount of additional development and protect the amenities of the village and its setting adjacent to the Priory Wood.

### Strategic Context

**21.1.1.** Lismire is located 6km to the east of Newmarket. This Local Area Plan identifies Lismire as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**21.1.2.** Lismire is a small rural village. It is accessed via minor roads which can give it an isolated feel. Nonetheless the village has experienced significant development in recent years. A development of 45 houses was permitted at the eastern end of the village which, unfortunately is not finished. A significant proportion of the units are partially constructed and others are complete but vacant. This situation is detracting from the amenities of the entire village and needs to be resolved.

## 21.2 PLANNING CONSIDERATIONS

### Population and Housing

**21.2.1.** The increase in the housing stock of the village in recent years is reflected in Geodirectory data.

Geodirectory	2001	2005	2010
Lismire	15	16	33

### Infrastructure and Community Facilities

**21.2.2.** The new waste water treatment plant for the village is not yet completed. It is being carried out as part of a Public-Private Partnership initiative.

**21.2.3.** The water supply for the village is currently adequate.

**21.2.4.** Current surface water disposal infrastructure for the village is also adequate

**21.2.5.** There are no known significant flood hazards related to this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

**21.2.6.** Road access to the village is by the local road network in the first instance with Newmarket as the closest main settlement. Footpath and public provision in the village is quite limited. The DART initiative provides a public transport service.

**21.2.7.** Public services are quite limited and consist of a church, national school, GAA pitch and small community park. Permission has been granted for a substantial extension to the National School

### Employment and Economic Activities

**21.2.8.** Employment activity in the village is very limited and now consists of agriculture given that the village shop has closed. This closure may be due to the relative proximity of the village to a wider range of retail facilities in Newmarket and Kanturk.

### Environment and Heritage

**21.2.9.** As detailed in the Draft Landscape Strategy 2008, Lismire is located in an area broadly characterised as "Broad Marginal Middleground Valley". This 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. Lismire itself is located on the slope of a broad valley that falls steeply to scenic Priory Wood to the west. The surrounding agricultural land is reasonably good and the relatively close nature of the hedgerows and fields results in a picturesque quality to the landscape.

**21.2.10.** Nearby Priory Wood to the west is designated as a proposed NHA and is host to numerous rare plants.

**21.2.11.** The stream running through Priory Wood flows into the Dalua River which is designated as an SAC. River Water Quality in the area is designated as Moderate and it is intended to raise this to "High" in the short term. River Water quality in the area is summarised in the following table.

Water Management Unit	Blackwater
Waterbody Code	18-2467
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	-
Objective	High (2009)
Q value	-

**21.2.12.** There are several archaeological features located in the hinterland of the village.

## 21.3 PROBLEMS AND OPPORTUNITIES

**21.3.1.** The main priority for the village is to secure the satisfactory completion of the unfinished housing estate. Thereafter the village has a basic level of services and has some potential, subject to adequate sanitary services, as a location for small scale infill development or serviced site type development.

## 21.4 PLANNING PROPOSALS

**21.4.1.** In this plan the development boundary for the village remains unchanged relative to the 2005 Plan and is closely drawn around existing development and the village core to prevent sprawl and to encourage the rejuvenation of the core. The estate at the eastern end of the village needs to be completed - there are some ten dwellings at various stages of construction and permission for a further 25 dwellings, the construction of which has yet to commence. In terms of future growth it is considered that the development of 30 houses is a reasonable target for the village for the period to 2020.

**21.4.2.** The main housing demand in this area in the medium term is likely to be for individual houses / serviced site type developments and in this context no one proposal for residential development should be larger than 5 units. In this regard the village has the potential to offer a locational alternative to the construction of a one off house in the open countryside. Such growth is likely to be driven primarily by local needs and opportunities, and the availability of local employment.

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

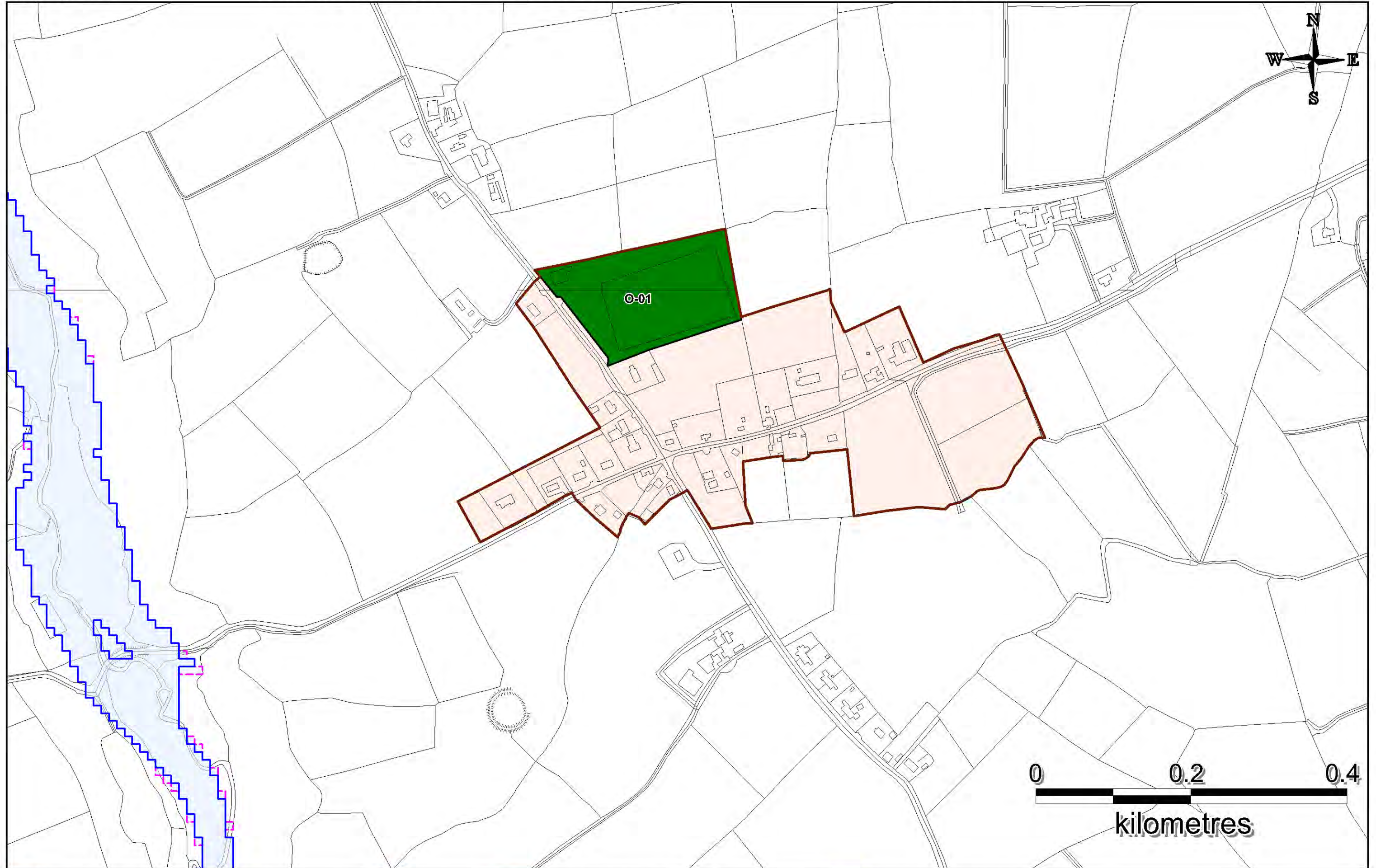
Objective No.	<u>Development Boundary Objective</u>
DB-01	<p>a) Within the development boundary of Lismire it is an objective to encourage the development of up to 30 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should not normally exceed 5 units.</p> <p>c) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Notwithstanding the overall scale of growth outlined above, in the absence of adequate wastewater treatment plant facilities, development in the village shall be limited to 5 dwelling units served by appropriate individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public sewerage system in the future (prior to treatment plant</p>

Objective No.	<u>Development Boundary Objective</u>
	<p>becoming operational)</p> <p>f) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>g) All new development should be linked to existing development by public footpath and public lighting.</p> <p>h) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Open Space and Agriculture**

**21.4.4.** The existing GAA ground has been designated for active amenity use based on its importance to the local community.

Objective No.	<u>Open Space &amp; Agriculture</u>	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.71



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Meelin

## 22.1 VISION AND CONTEXT

Meelin is expected to develop incrementally in terms of provision of services to its hinterland and through the development of village scaled housing.

### Strategic Context

**22.1.1.** Meelin is located approximately 7km to the north of Newmarket. This Local Area Plan identifies Meelin as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**22.1.2.** Meelin is an attractive village, built on the lower slopes of Meelin hill and, at 254m above sea level, holds the title of the highest village in Ireland. It was once an important quarrying area in the early 20<sup>th</sup> Century and some stone work is still carried out in the village. Meelin's streetscape is mainly centred on a group of two storey dwellings and shops that climb the hill. The remaining buildings comprise mainly one off dwellings and other buildings that are accommodated in the relatively difficult terrain. Perhaps due to its remote location Meelin has experienced relatively little development in recent times although permission has been granted for three small housing estates.

## 22.2 PLANNING CONSIDERATIONS

### Population and Housing

**22.2.1.** The absence of significant housing development in the village in recent years is reflected in the Geodirectory data for the settlement.

Table 1 : Housing Trends 2001-2010			
Geodirectory	2001	2005	2010
Meelin	30	33	36

### Infrastructure and Community Facilities

**22.2.2.** The Ballinatona Water Supply Scheme serves Meelin via a local reservoir. Its capacity is considered adequate.

**22.2.3.** A small septic tank system serves 4 houses and a new packaged treatment system serves the remainder of the village. Both are currently operating satisfactorily and spare capacity exists in the package system.

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

**22.2.5.** The village is served by the nearby R576 which provides access to Newmarket and North Kerry. The DART transport initiative also serves the village.

**22.2.6.** The village has access to a church, national school, Garda Station, GAA pitch and sports complex and community centre.

### Employment and Economic Activity

**22.2.7.** Economic activity in the village is mainly geared towards servicing its agricultural hinterland and includes a convenience shop, tractor repair garage, public house, nursing home and stone masons.

### Environment and Heritage

**22.2.8.** As detailed in the Draft Landscape Strategy 2008, Meelin is located in an area broadly characterised as "Broad Marginal Middleground Valley". This 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. Meelin itself is located in a network of river valleys and hills that comprise the lower section of the Mullaghareirk Mountains. The surrounding landscape could be considered as remote and of mixed agricultural quality.

**22.2.9.** There are two scenic routes in the general vicinity of the village (S15 and S17) and numerous archaeological sites in close proximity.

**22.2.10.** The River Dalua to the south west is designated as an SAC as

part of the Blackwater system. River Water Quality in the area is summarised in the following table.

River Dalua	
Water Management Unit	Blackwater
Waterbody Code	18-563
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	Insufficient assimilative capacity
Objective	Good (2021)
Q value	-

**22.2.11.** The Mullaghareirk Mountains SPA is located approximately one kilometre to the west of the village.

## 22.3 PROBLEMS AND OPPORTUNITIES

**22.3.1.** Little residential development has occurred in recent years although outstanding permissions remain for three different residential developments totalling 46 units. While the opportunity remains to develop these, it is considered that the cumulative impact of such development would be out of scale with the character and grain of the settlement and would not be in keeping with current Ministerial policy on the scale of development in villages.

## 22.4 PLANNING PROPOSALS

**22.4.1.** The development boundary identified in the 2005 Local Area Plan contained a significant amount of land, the majority of which remains undeveloped. The priority over the lifetime of this plan should be to seek the development of lands within and close to the core of the village. In terms of future growth it is considered that the development of 20 houses is a reasonable target for the village for the period to 2020.

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

Objective No.	Development Boundary Objective
DB-01	<p>a) Within the development boundary of Meelin it is an objective to encourage the development of up to 20 houses in the period to 2020.</p> <p>b) The number of houses in any particular group should not normally exceed 10 units.</p> <p>c) Priority should be given to the development of sites located within and proximate to the core of the village.</p> <p>d) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>e) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p>

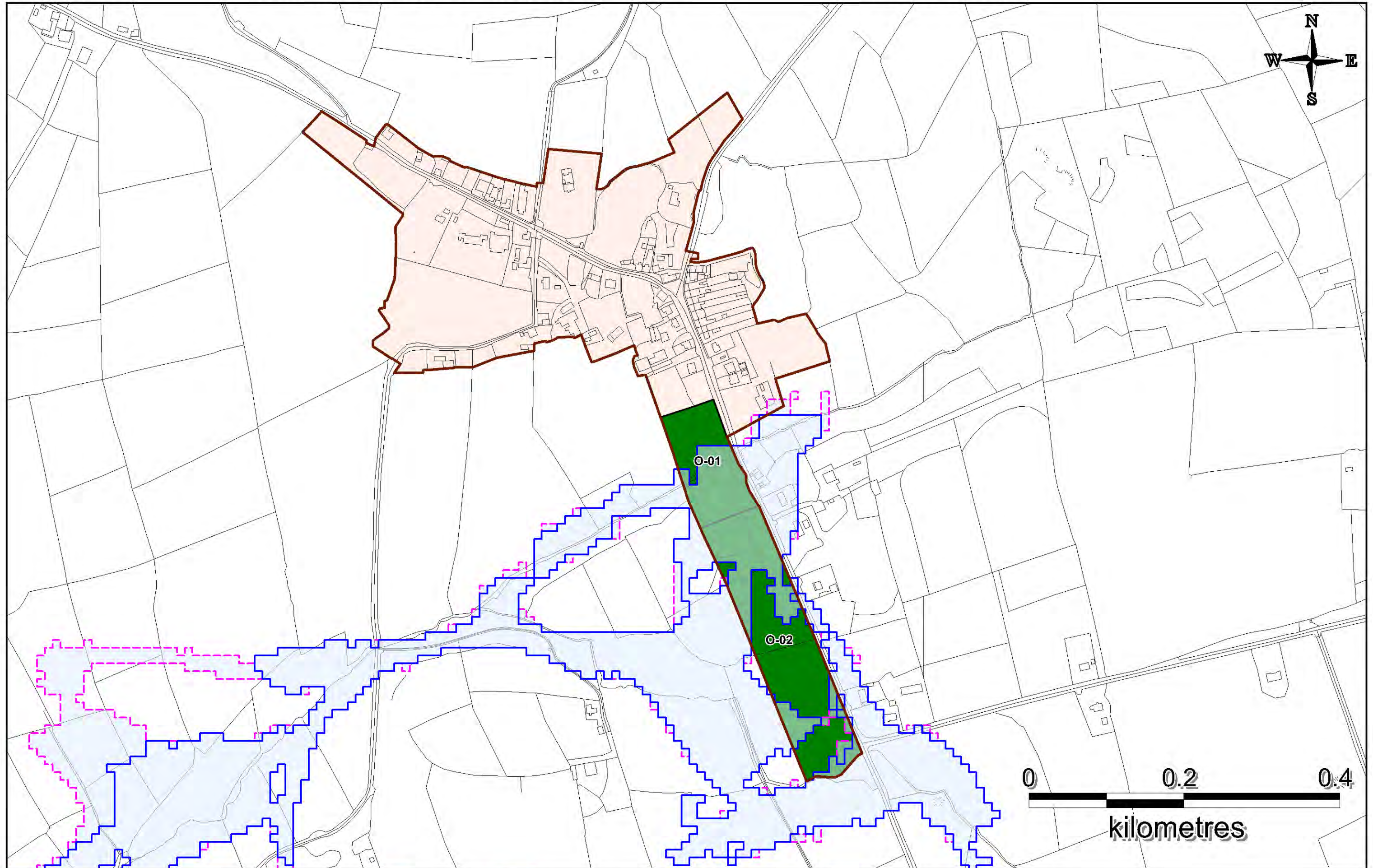
Objective No.	Development Boundary Objective
	<p>f) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>g) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>h) All new development should be linked to existing development by public footpath and public lighting.</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>

Objective No.	Open Space and Agriculture	Approx Area (Ha)
	CO014-011 and CO014-013 Fulachta Fiadh, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment. If archaeology is demonstrated to be present appropriate mitigation (preservation in situ/buffer zones) will be required.	

**Open Space and Agriculture**

22.4.3. The Open Space objectives for Meelin are as follows:

Objective No.	Open Space and Agriculture	Approx Area (Ha)
O-01	There is a general presumption against the development of these lands.	1.1
O-02	Limited potential for individual dwellings at very low density, subject to a single agreed landscaped based scheme for all of the lands with detailed provision for retaining hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of the sites with a safe pedestrian route to the village centre and based generally on a single entrance from the public road. The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO014-010,	2.8



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Rathcoole

### 23.1 VISION AND CONTEXT

The vision for Rathcoole over the lifetime of this plan is to accommodate a modest amount of additional development, in keeping with the scale of the village while protecting the amenities of its setting adjacent to the Blackwater SAC.

#### Strategic Context

**23.1.1.** Rathcoole is a small village located approximately 7km south west of Banteer. This Local Area Plan identifies Rathcoole as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

#### Local Context

**23.1.2.** Rathcoole is located approximately midway between Millstreet and Banteer and benefits from its proximity to both. Originally a very small settlement sandwiched between the county road and elevated land to the south, and the Mallow / Killarney railway line to the north, and the Rathcoole River to the east, the village has expanded beyond the rail line in recent years.

### 23.2 KEY PLANNING CONSIDERATIONS

#### Population and Housing

**23.2.1.** The housing stock of the village has expanded significantly with the construction of an estate of approximately 50 units at the northern end of the village. This is borne out by analysis of Geodirectory figures as contained in Table 1. However there is still some ongoing vacancy in this development.

Table 1 : Housing Trends 2001-2010			
Geodirectory	2001	2005	2010
Rathcoole	25	28	80

#### Infrastructure and Community Facilities

**23.2.2.** The water supply is adequate for future development.

**23.2.3.** The waste water treatment plant serving the village was commissioned in 2000, provides secondary treatment and has a small amount of spare treatment capacity. The plant discharges to the Owenbaun River which is within the Blackwater Catchment and a Special Area of Conservation.

**23.2.4.** Storm water disposal infrastructure is adequate.

**23.2.5.** Parts of Rathcoole have been identified as being at risk of flooding. The areas at risk follow the path of the Rathcoole River to the west 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.

**23.2.6.** The village is located 2 miles to the south of the N72 and is also served by the DART transport initiative. Footpath and lighting provision is adequate however the bisection of the village by the railway line disrupts the flow of the village streetscape.

**23.2.7.** Rathcoole has a notable range of facilities for its size including a post office, primary school, GAA pitch and Soccer pitch and child care services. Permission exists for an extension to the National School.

#### Employment and Economic Activity

**23.2.8.** Aside from agricultural activity Rathcoole also has access to a convenience shop, Post Office and petrol station. The proximity of the village to both Millstreet and Banteer may have resulted in some displacement of retail activity.

**23.2.9.** There is a small airstrip to the north of the village and this may be suitable for the development of recreational facilities linked to aeronautics.

#### Environment and Heritage

**23.2.10.** As detailed in the Draft Landscape Strategy 2008, Rathcoole is located in an area broadly characterised as "Broad Marginal Middleground Valley". 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*.

**23.2.11.** The Rathcoole River is designated as a Special Area of Conservation as part of the Blackwater valley system. River Water quality in the area is summarised in the following table.

Table 2 : River Rathcoole	
Water Management Unit	Blackwater
Waterbody Code	18-2667
Protected Area	SAC
River Status (July 09)	Moderate-High
Risk Assessment (River Body)	Fresh Water Pearl Mussel
Objective	Good (2015)
Q value	

### 23.3 PROBLEMS AND OPPORTUNITIES

**23.3.1.** There are a number of constraints to the expansion of the village. The Rathcoole River, part of the Blackwater River Special Area of Conservation adjoins the village to the east while lands to the south of the village rise steeply as part of the river valleys of the Rathcoole and Owenbaun Rivers. The railway line defines the village core to the north while a large housing estate and the GAA grounds are located to the north of the railway level crossing. Some undeveloped lands remain within the development boundary to the west of the new estate which would be suitable for a low density scheme of serviced sites.

### 23.4 PLANNING PROPOSALS

**23.4.1.** Having regard to the scale of the recent expansion of the village, the limited capacity available within the waste water treatment plant and the proximity of the settlement to the key village of Banteer, where significant additional development is proposed, a modest growth target in the range of 15 dwellings is proposed in the period to 2020.

**23.4.2.** Under this plan the development boundary has been marginally extended to provide some additional scope for development and to

include lands currently in use as open space.

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

Objective No.	Development Boundary Objectives
DB-01	<p>a) Within the development boundary of Rathcoole it is an objective to encourage the development of up to 15 dwellings in the period to 2020.</p> <p>b) The number of houses in any particular group should not normally exceed 10 units.</p> <p>c) Parts of this village are at risk of flooding. Any development proposals in these areas will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>d) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>e) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm</p>

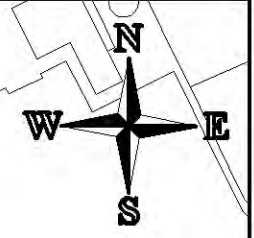
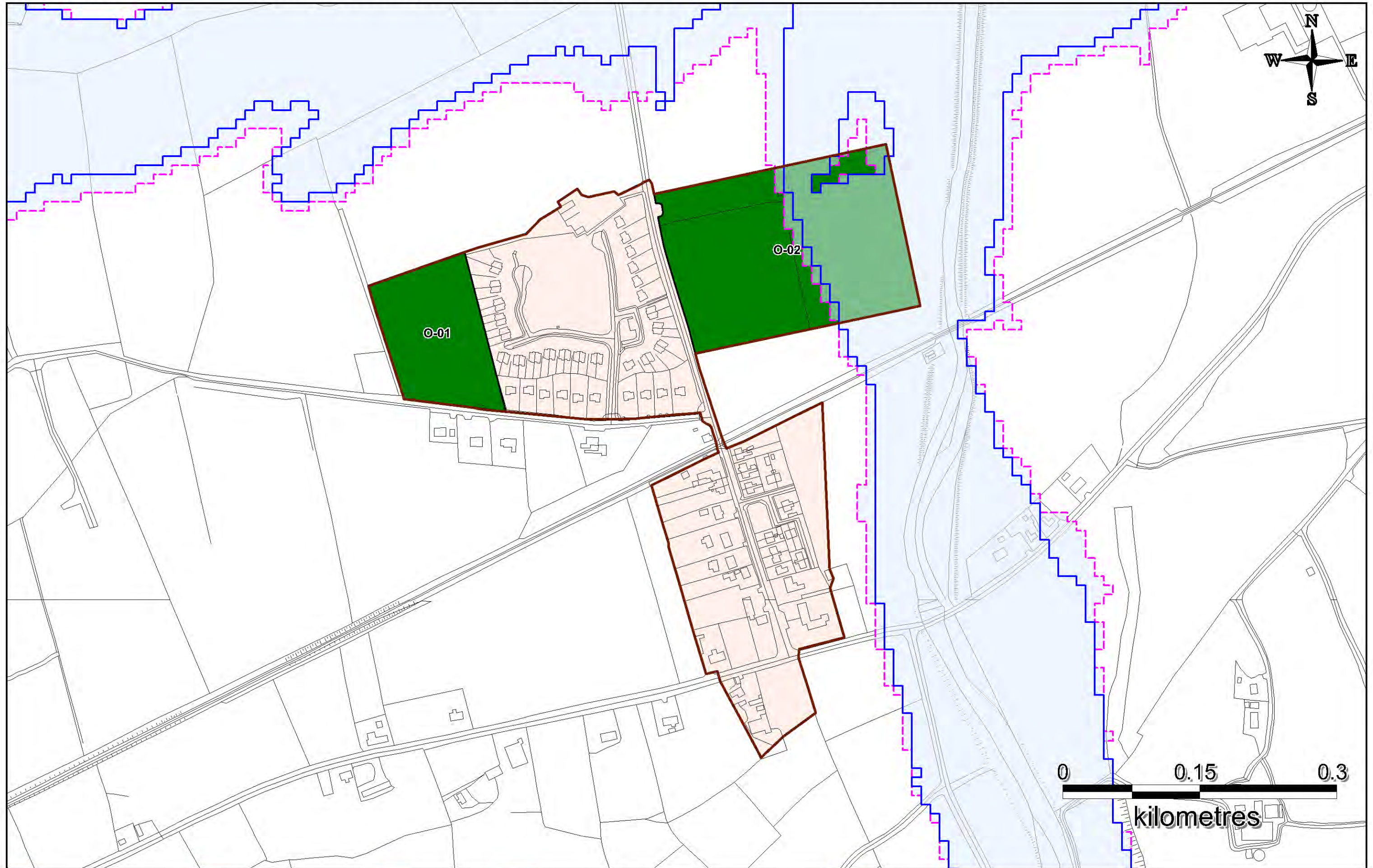
Objective No.	Development Boundary Objectives
	<p>water disposal.</p> <p>f) The Rathcoole River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.</p> <p>g) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>h) All new development should be linked to existing development by public footpath and public lighting.</p> <p>i) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p>

**Open Space and Agriculture**

**23.4.4.** The existing pitches have been designated for active amenity use based on its importance to the local community.

Objective No.	Open Space and Agriculture	Approx Area (Ha)
O-01	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational amenity.	1.67
O-02	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational amenity. 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	4.62

Objective No.	Open Space and Agriculture	Approx Area (Ha)
	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.	



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Rockchapel

### 24.1 VISION AND CONTEXT

Rockchapel is expected to develop incrementally in terms of provision of services to its hinterland and through the development of village scaled housing.

#### Strategic Context

**24.1.1.** Rockchapel is located approximately 16kms North West of Newmarket, adjacent to the borders of Counties Cork, Kerry and Limerick. This Local Area Plan identifies Rockchapel as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

#### Local Context

**24.1.2.** Rockchapel is built along the valley of the River Feale and the undulating landscape has resulted in a relatively dispersed village structure. Consequently the village consists of several separate elements including a coherent main street sheltered by a strong backdrop of forested hills. The village's isolated location has also made it a focal point of the Sliabh Luacra musical and cultural movement with the Bruach na Carraige centre as its centrepiece. However the level of housing development in the village has been modest in recent times. Permission was granted for a small estate at the south eastern end of the village but no development has taken place to date.

### 24.2 KEY PLANNING CONSIDERATIONS

#### Population and Housing

**24.2.1.** In the absence of significant housing development in the village there is unlikely to have been any significant growth in population. Changes to the housing stock are indicated by Geodirectory data as shown in Table 1.

Table 1 – Housing Trends 2001-2010			
Geodirectory	2001	2005	2010
Rockchapel	28	39	42

#### Infrastructure and Community Facilities

**24.2.2.** The village is served by the R576 which connects to both Newmarket and North County Kerry. The village is also served by the DART rural transport initiative. Nevertheless Rockchapel could be considered as one of the most remote settlements in the County and in many respects has significant links with Kerry and Limerick. Footpath and public lighting provision is quite good throughout the settlement.

**24.2.3.** The source of the Rockchapel water supply is from a new bored well from which water is pumped to a reservoir.

**24.2.4.** Rockchapel's waste water treatment system provides secondary treatment through an Activated Sludge mechanism. It has some additional capacity remaining. The plant discharges to the Feale River.

**24.2.5.** Parts of Rockchapel have been identified as being at risk of flooding. The areas at risk follow the path of the Feale 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.

**24.2.6.** Given its relative isolation Rockchapel has a good range of facilities including a post office, church, a national school, a community centre, child care services, Bruach na Carraige Seisun Centre, a GAA playing pitch and associated clubhouse.

#### Employment and Economic Activity

**24.2.7.** Apart from the limited agricultural activity occurring in its hinterland the village also accommodates a convenience shop, public house and funeral home. Forestry and wind farming are significant uses being carried out in the surrounding countryside.

#### Environment and Heritage

**24.2.8.** As detailed in the Draft Landscape Strategy 2008, Rockchapel is located in an area broadly characterised as "Fissured Marginal and Forested Rolling Upland". The landscape is deemed to be of *medium*

*value* (landscapes with positive characters and with local or county importance), *medium sensitivity* (landscapes which can accommodate development pressures subject to some limitations in scale and magnitude) and of *local importance*. The dispersed nature of the village is due to the winding valley of the River Feale and the steep and rolling mountainous terrain of the area. Land in the hinterland is generally of poor quality and forestry and wind farming have become dominant uses. Nevertheless the area's remoteness and multiple textures lend it a scenic quality that can be experienced through the several scenic routes to the north of the village.

**24.2.9.** The village is centrally located in the Mullaghareirk SPA which is host to numerous hen harrier nesting sites.

**24.2.10.** The adjoining River Feale forms part of the Lower Shannon SAC. River Water Quality in the area is summarised as

River Feale	
Water Management Unit	Lower Shannon
Waterbody Code	23-111
Protected Area	SAC
River Status (July 09)	Good
Risk Assessment (River Body)	Treatment close to capacity
Objective	Good
Q value	-

**24.2.11.** St Peters Catholic Church is designated on the Record of Protected Structures (RPS 00017).

### 24.3 PROBLEMS AND OPPORTUNITIES

**24.3.1.** The relative remoteness of the village makes it difficult to attract development and the steep and sometimes boggy and elevated terrain makes it challenging to locate sites for development. Nevertheless the valleys, hills and general topography of the village add to its setting and these should be protected from unnecessary development.

**24.3.2.** The development boundary identified in 2005 included lands which are very elevated and exposed, lands which are subject to flooding and lands which are within the Mullaghareirk Special Protection Area and the development of such sites is not longer considered appropriate or sustainable. In addition, having regard to the provisions for recent

government guidance on Sustainable Residential Development in Urban Areas and the appropriate scale of development in villages, some of these lands are no longer required for development purposes having regard to the location, size and character of the village and the amount of growth it can assimilate within the lifetime of this plan. Accordingly, the development boundary / zoning designations have been revised in this Plan.

**24.3.3.** The village has a distinct tourism “product” that it can offer through the “Sliabh Luacra” movement. This may be of particular benefit to accommodation providers.

**24.3.4.** Care will need to be taken so as to ensure that forestry and wind farming do not impinge on the immediate setting of the village. However such activities may also give rise to direct economic benefits and possibly spin off activity in terms of ongoing maintenance facilities or support services.

**24.4 PLANNING PROPOSALS**

**24.4.1.** There has been little residential development in the village over recent years although permission exists for a development of 10 houses to the south east of the village. In physical terms it is considered that the capacity of the village to accommodate development is limited and in this context it is considered that development in the range of 15 houses would be an appropriate target for the village to 2020. With the exception of a previously permitted estate it is envisaged that most development will be in the form of individual dwellings.

**24.4.2.** In this plan the development boundary of the village has been revised to exclude lands that are very elevated and exposed and / or form part of the Mullaghareirk Special Protection Area.

**24.4.3.** An area of land to the north of the permitted housing development which lies between two roads, is subject to flooding and also falls within the Mullaghareirk Special Protection Area and contributes to the amenities of the village has been identified as Open space. Other open space areas have been identified throughout the village to reflect areas of difficult topography / valleys and hills present as well as the path of the Mullaghareirk Special Protection Area.

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

Objective No.	Development Boundary Objective
GEN-01	a) Within the development boundary of Rockchapel it is an objective to encourage the development of up

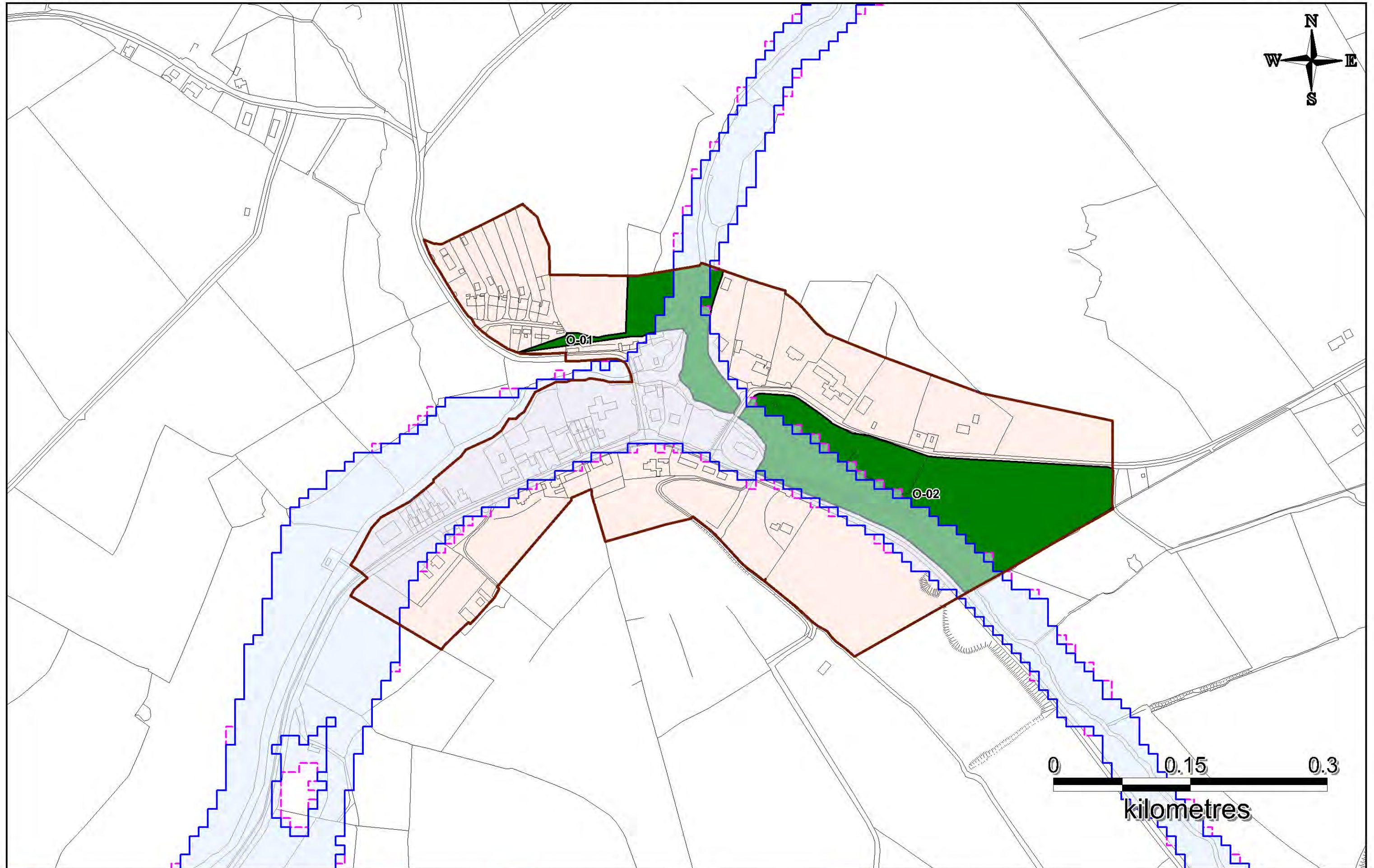
Objective No.	Development Boundary Objective
	<p>to 15 dwellings in the period to 2020.</p> <p>b) The number of houses in any particular group should not normally exceed 5 units.</p> <p>c) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p> <p>d) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of the Lower River Shannon 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>e) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>f) The Feale River runs through the village and forms part of the Lower Shannon Candidate Special Area of Conservation, a designated Natura 2000 site. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. .</p> <p>g) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected.</p> <p>h) All new development should be linked to existing</p>














Objective No.	Development Boundary Objective
	<p>development by public footpath and public lighting.</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>

**Open Space and Agriculture**

**24.4.5.** The hills and valleys running through Rockchapel are important to both the setting of the village, the functioning of the SAC and the avoidance of flood damage. Therefore it is intended to designate these as open space as follows:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
0-01	Open Space to protect the amenities of the village. 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. Part of this area lies within the Stacks to Mullaghareirks Special Protection Area and within the Lower River Shannon Special Area of Conservation and is not suitable for development.	1.03
O-02	Open space with provision for flood management. Most of this area lies within the Stacks to Mullaghareirks Special Protection Area and all is within the Lower River Shannon Special Area of Conservation. This area is not suitable for development.	3.85



- |   |  |  |   |   |  |
|---|--|--|---|---|--|
|  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 Tullylease

## 25.1 VISION AND CONTEXT

It is envisaged that Tullylease will accommodate a modest amount of development, proportionate to its existing size and village status.

### Strategic Context

**25.1.1.** Tullylease is located approximately 20km north of Newmarket, adjacent to the border with County Limerick. This Local Area Plan identifies Tullylease as a village within the North Strategic Planning Area. The objective for villages, as set out in the County Development Plan, is to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

### Local Context

**25.1.2.** Tullylease is a relatively small village with a coherent core represented by a line of dwellings, church and public house that flows down the side of a hill to a ruined church and grottos at its base. Despite its size, the village is particularly rich in archaeological heritage. Indeed a monastery was founded in the area by St Bericheart in the mid seventh century.

**25.1.3.** Very little development has occurred in the village in recent times save for the construction of several one off houses.

## 25.2 KEY PLANNING CONSIDERATIONS

### Population and Housing

**25.2.1.** No census data is available on the population of the village but given the modest growth in the housing stock of the village there is unlikely to have been any significant growth in population. Analysis of Geodirectory figures correlates with this analysis.

Table 1 : Housing Trends 2001-2010			
Geodirectory	2001	2005	2010
Tullylease	27	27	31

### Infrastructure and Community Facilities

**25.2.2.** Tullylease has access to a good water supply sourced from the Ballinatona Water scheme.

**25.2.3.** The sewerage treatment system serving the village dates from 1992 and provides secondary treatment. The plant discharges to the Mullaheera River at a point where dilution is minimal. The Plant has spare capacity.

**25.2.4.** There are no known significant flood hazards in this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

**25.2.5.** Road access to the village in the first instance is by the local road network. However the nearby R579 provides access to Kanturk and Newmarket to the south and Dromcollogher to the north. However the village is some distance from the N20 or N72. The village is served by the DART initiative. Footpath and public lighting provision is also quite limited.

**25.2.6.** Tullylease has access to a small range of community facilities including a church, school, community hall and GAA pitch.

### Employment and Economic Activity

**25.2.7.** Tullylease has very limited retail services and is host to a single public house.

### Environment and Heritage

**25.2.8.** As detailed in the Draft Landscape Strategy 2008 Tullylease is located a Landscape Character type known as “Broad Marginal Middleground Valley”. The landscape which 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 with the ability to accommodate limited development pressure and landscape elements which are highly sensitive to certain types of change), and of *local importance*. Tullylease itself winds down the slope of a hill in an area of moderate quality agricultural land. The hinterland of the village is typified by broad undulating hills flowing from the Mullaghareirks to the west which present some fine views only somewhat broken by terrain and relatively narrow roads and mixed hedgerows.

**25.2.9.** River Water Quality is summarised in the following table.

Table 2 :River Deel	
Water Management Unit	Shannon Estuary
Waterbody Code	24-1104
Protected Area	SAC
River Status (July 09)	Moderate
Risk Assessment (River Body)	Minimal dilution capacity
Objective	Good (2021)
Q value	-

**25.2.10.** Tullylease has particularly strong historic connections centred on the ruined church to the north of the village. In particular several artefacts from the seventh century remain as part of this old church building which in turn is entered on the Record of Protected Structures (RPS 00019).

**25.2.11.** Other notable structures include the grottos to the north of the church site. There are many large ‘fulachta fiadh’ in the area and these cooking sites were in use at least 2,000 years ago.

**25.2.12.** There are no known significant flood hazards in the village as currently designated.

## 25.3 PROBLEMS AND OPPORTUNITIES

**25.3.1.** Tullylease could be considered as relatively less accessible than most other settlements and very little development has occurred there in recent years, save for the construction of some individual houses. Whilst the village is unlikely to experience significant growth over the course of the Local Area Plan it does have the benefit of having capacity in its treatment plant and adequate building lands. The village therefore has the potential to accommodate some development and could offer a locational alternative to the construction of a one off house in the open countryside.

**25.3.2.** The village offers limited services but if additional development takes place expansion in this area may become viable.

## 25.4 PLANNING PROPOSALS

**25.4.1.** Over the lifetime of this plan Tullylease will be promoted as a village with capacity to accommodate a modest amount of additional development and as a location where people have the opportunity to

build individual houses in a rural setting, and thereby secure a modest increase in the housing stock of the village. Such growth is likely to be driven primarily by local needs and opportunities, and the availability of local employment. It is considered that the village could support the development of up to 10 dwellings in the period 2010-2020. While there may be scope for some terraced typed infill development within the core of the village, it is envisaged that the majority of this development will be in the form of individual houses or small schemes of serviced sites.

**25.4.2.** For the purpose of this plan the development boundary remains as defined in the Local Area Plan 2005. Sufficient lands are contained within the boundary to accommodate the scale of growth envisaged and to offer locational choice.

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

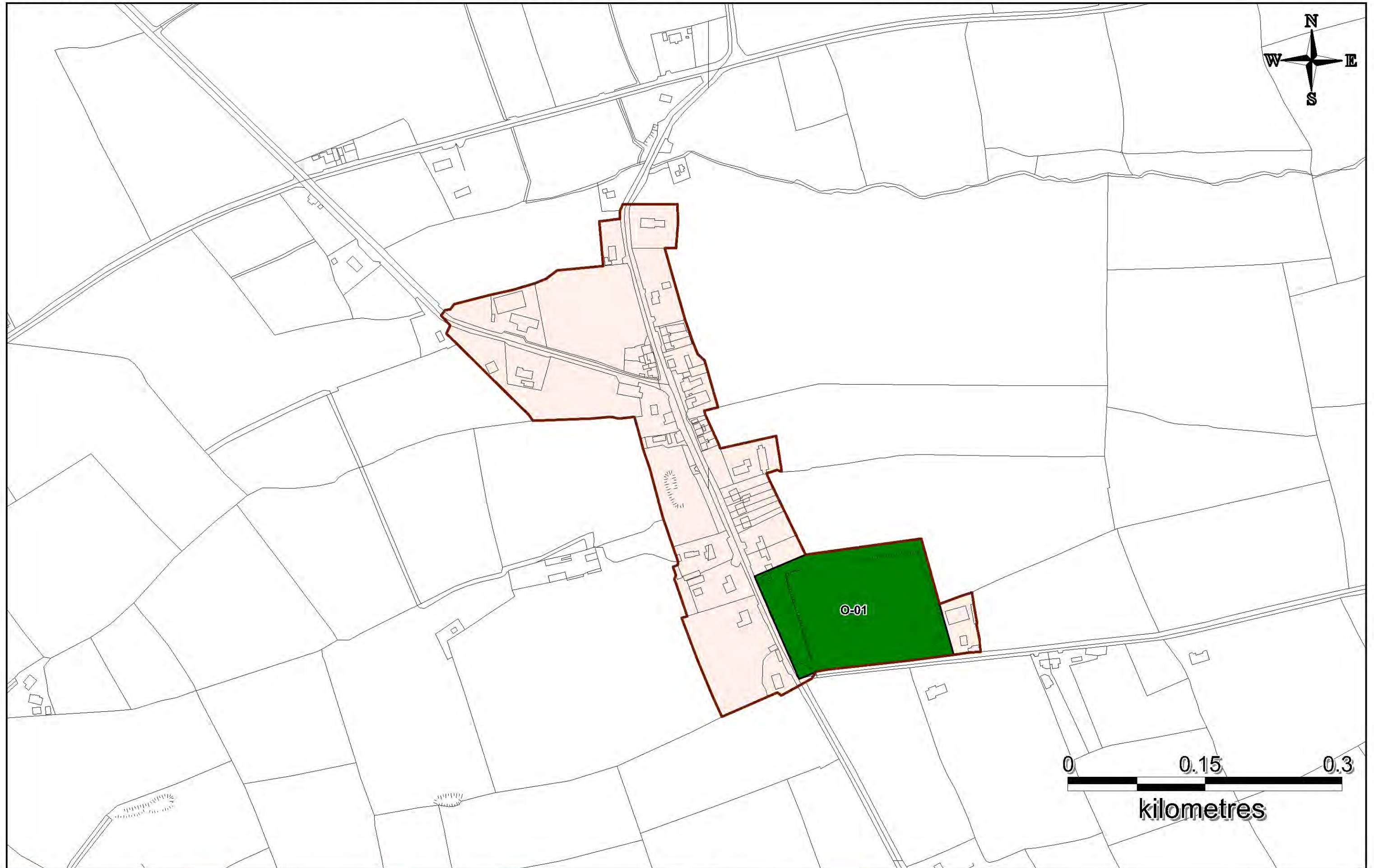
<i>Objective No.</i>	<b><u>Development Boundary Objective</u></b>
GEN-01	a) Within the development boundary of Tullylease it is an objective to encourage the development of up to 10 dwellings in the period to 2020. b) The number of houses in any particular group should not normally exceed 5 units. c) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal. d) In order to secure the population growth and supporting development proposed in (a) above, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development. e) All development should be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings should be protected. f) All new development should be linked to existing development by public footpath and public lighting. g) Roadside development within the village shall be sited and designed to ensure that the development potential of backlands sites is not compromised and














<i>Objective No.</i>	<b><u>Development Boundary Objective</u></b>
	that suitable vehicular and pedestrian access to these lands is retained.

**Open Space and Agriculture**

**25.4.4.** The existing GAA ground has been designated for active amenity use based on its importance to the local community.

<i>Objective No.</i>	<b><u>Open Space and Agriculture</u></b>	<i>Approx Area (Ha)</i>
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.3



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

Aubane

Cloghboola

Currarigue

Dromagh/Dromtariffe

Knockaclarig

Taur

## 26 Aubane

**26.1.1.** Aubane is described as a village nucleus and is intended to remain predominantly rural in character. The settlement is located 4km to the south east of Millstreet at the foothills of the Musheru Mountain.

**26.1.2.** Sheep farming and coniferous plantations are the main economic activities in the area although Aubane once played a significant role as a transit point along the Old Butter Road which carried goods between Kerry and Cork. The legacy of this historic route can be seen in the landmarks around the area such as the nearby Kerryman’s Table which served as a meeting - resting place. Future tourism related development may be possible given the presence of notable scenery and nearby hill walking activities as well as the Millstreet Country Park attraction.

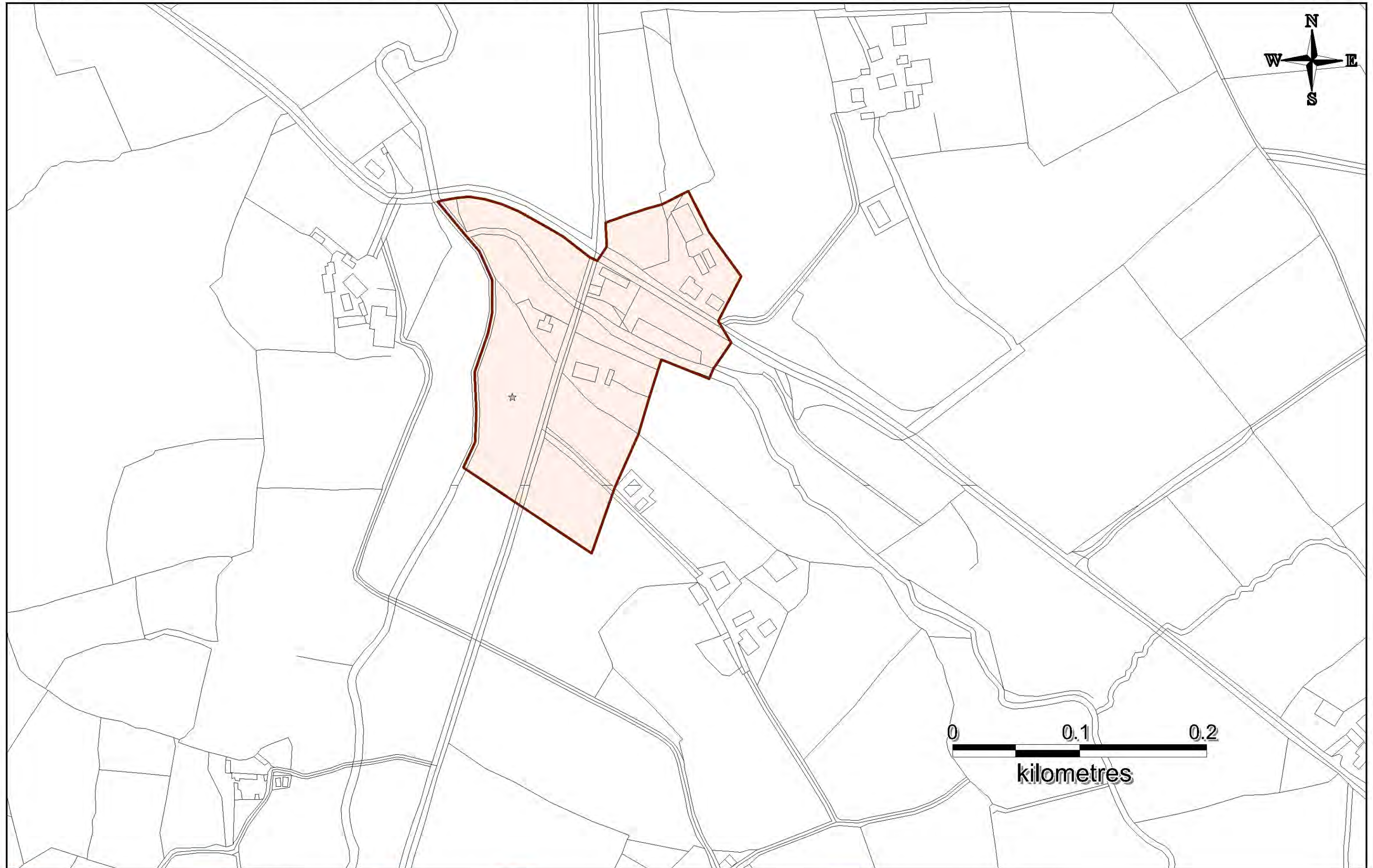
**26.1.3.** Aubane is very limited in terms of public services with the exception of a community centre which serves as a focal point for the village and its rural hinterland. The DART system also provides some public transport to the area. However Aubane’s development potential is limited by the lack of both a sewerage and public water supply system and by the relatively constrained lands to the east and the SAC to the North West.

**26.1.4.** Therefore it is considered that Aubane will only be able to accommodate a limited amount of one off housing mainly centred in the area to the south of the cross roads and near the community centre. Indeed the location of larger scale development in Aubane could undermine the ability of other settlements to attract a scale of development appropriate to their service base.

<i>Objective No.</i>	<u>Development Boundary Objective</u>
	entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.

<i>Objective No.</i>	<u>Development Boundary Objective</u>
DB-01	<p>(a) Within the development boundary of Aubane it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</p> <p>(b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates</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  |                                      |

## 27 Cloghboola

**27.1.1.** In the overall strategy of this plan, Cloghboola is described as a village nucleus and is located 2 km south of Millstreet on the busy R582 Regional route. The surrounding landscape consists of hilly rugged ridges which are dotted with small coniferous plantations.

**27.1.2.** Aside from the national school, the settlement also accommodates a small truck transport depot and a small number of single dwellings. Public water and sewerage is not available and it is unlikely that this will occur during the Plan period.

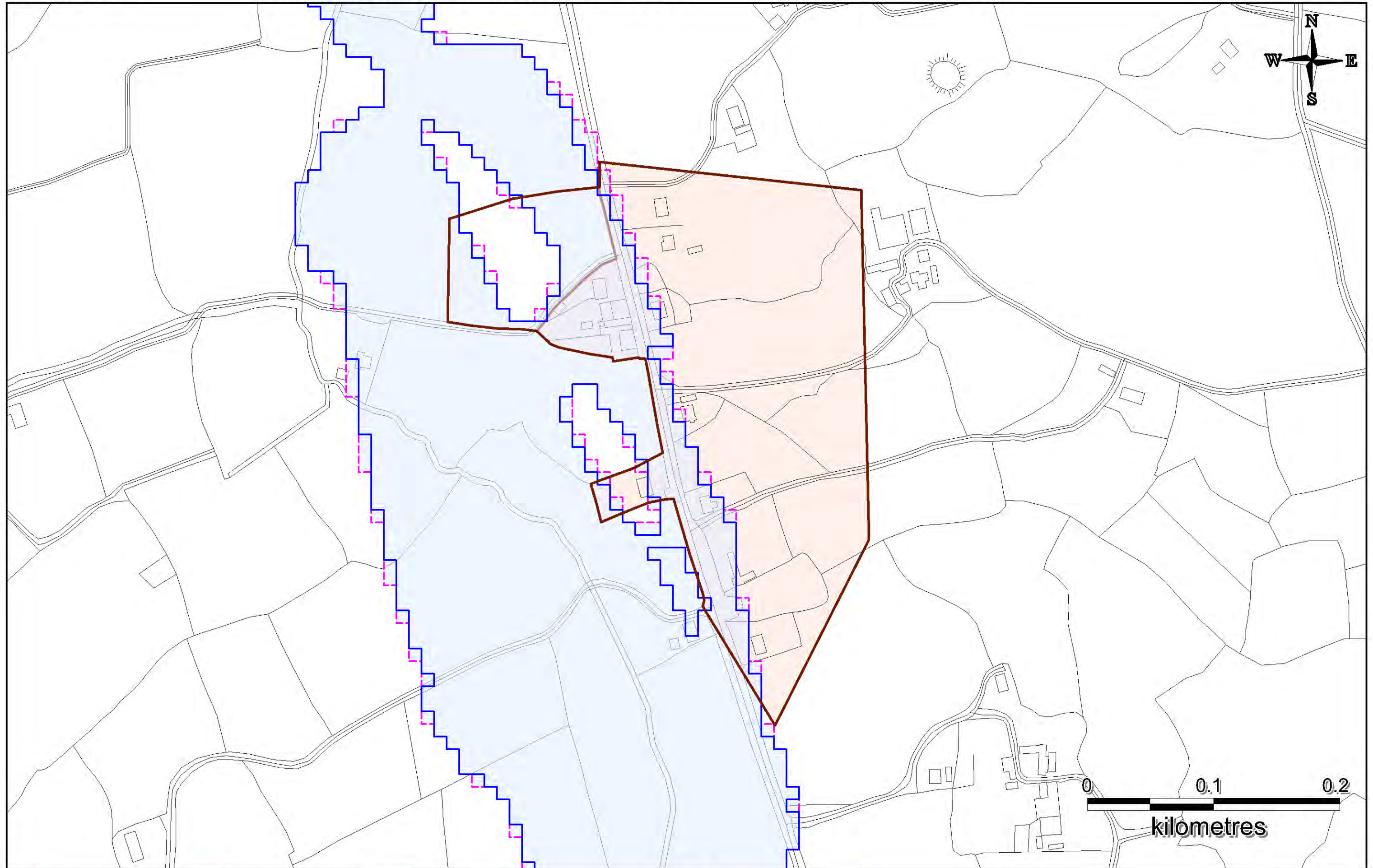
**27.1.3.** Recent development has been very limited.

**27.1.4.** The development boundary identified in the 2005 Local Area Plan was very extensive and is no longer considered desirable or appropriate having regard to the location, scale and character of the existing settlement and the provisions of recent government guidance on Sustainable Residential Development in Urban Areas. In this context, having regard to the nature of the terrain in the area and the need to protect the safety and carrying capacity of the Regional route, the development boundary has been reduced significantly. It was also necessary to amend the development boundary to take into account the potential for flooding along the nearby Finnow River.

**27.1.5.** During the life of this local area plan it is considered that the settlement could accommodate a limited amount of one off housing mainly centred in the area around the National School as indicated on the settlement map. Indeed the location of larger scale development in Cloghboola could undermine the ability of Millstreet in particular to attract a scale of development appropriate to its service base.

Objective No.	<u>Development Boundary Objective</u>
	(b) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.

Objective No.	<u>Development Boundary Objective</u>
DB -01	(a) Within the development boundary of Cloghboola it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Curraraigue

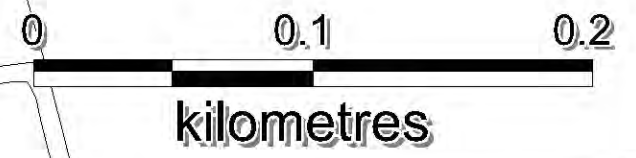
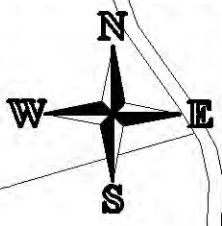
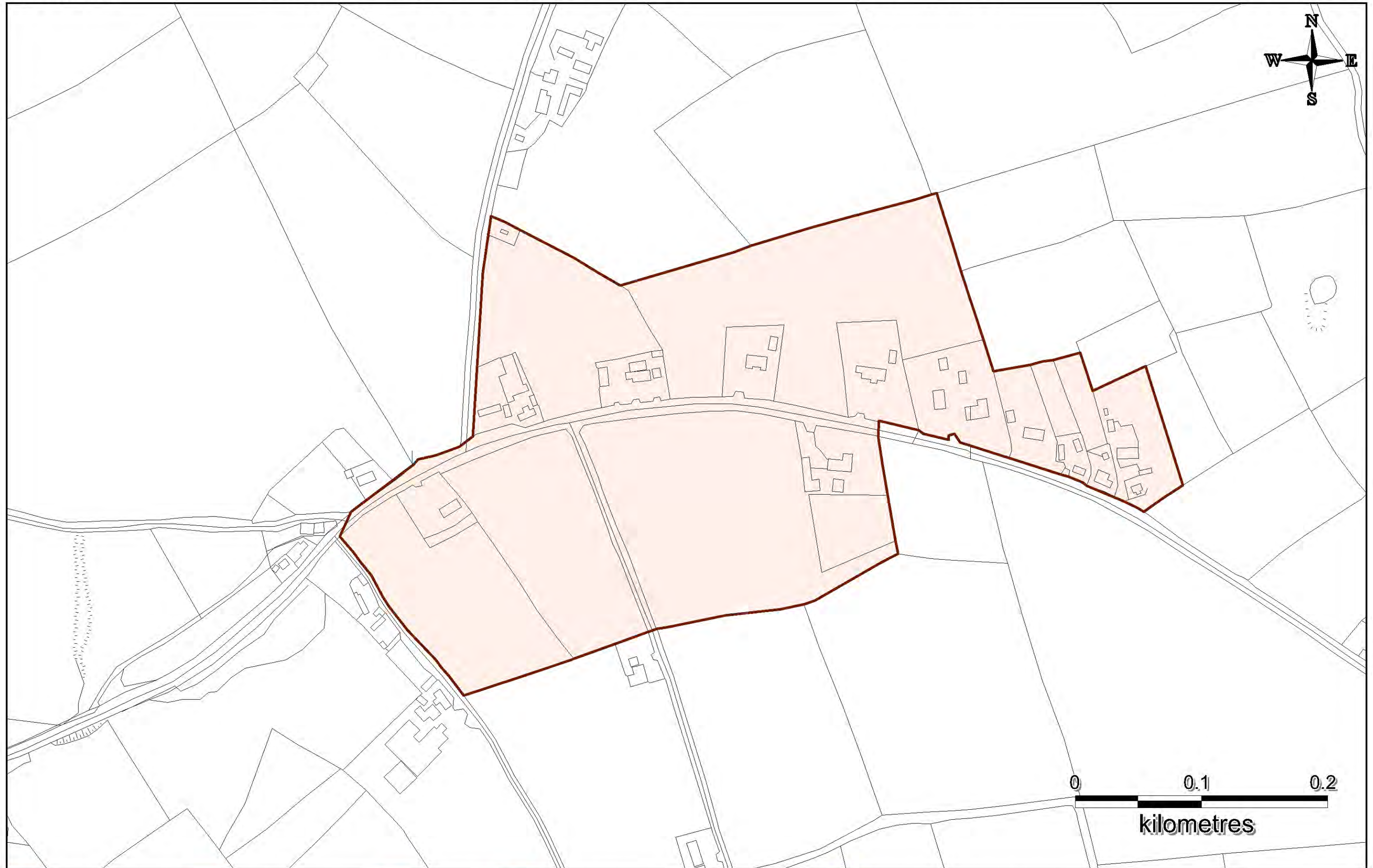
**28.1.1.** In the overall strategy of this plan Curraraigue is designated as a village nucleus and is intended to remain predominately rural in character. It is located in an elevated area 3km north east of Kilcorney and 2.5 km south east from Rathcoole.

**28.1.2.** Development in the general area of Curraraigue consists of scattered housing and two public houses with Barneys Cross Roads as its focal point. Permission has been granted for a 34 unit serviced site development and numerous one off housing proposals. These issues have been reflected in the settlement map.

**28.1.3.** While the opportunity remains to develop the permitted estate of 34 houses, it is considered that such development would be out of scale with the character and grain of this settlement and would not be in keeping with current Ministerial policy on the scale of development in villages. In this regard it is considered that the main potential for Curraraigue lies with the accommodation of one off individual dwellings.

**28.1.4.** Development in the area is constrained by the SAC to the west and steep topography to the south west of Barneys Cross roads. These issues have been reflected in the settlement map. In general the relatively elevated terrain in the area will need to be taken into account in terms of the design and siting of dwellings.

Objective No.	<b><u>Development Boundary Objective</u></b>
DB-01	<p>(a) Within the development boundary of Curraraigue it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</p> <p>(b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>



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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 Dromagh / Dromtariffe

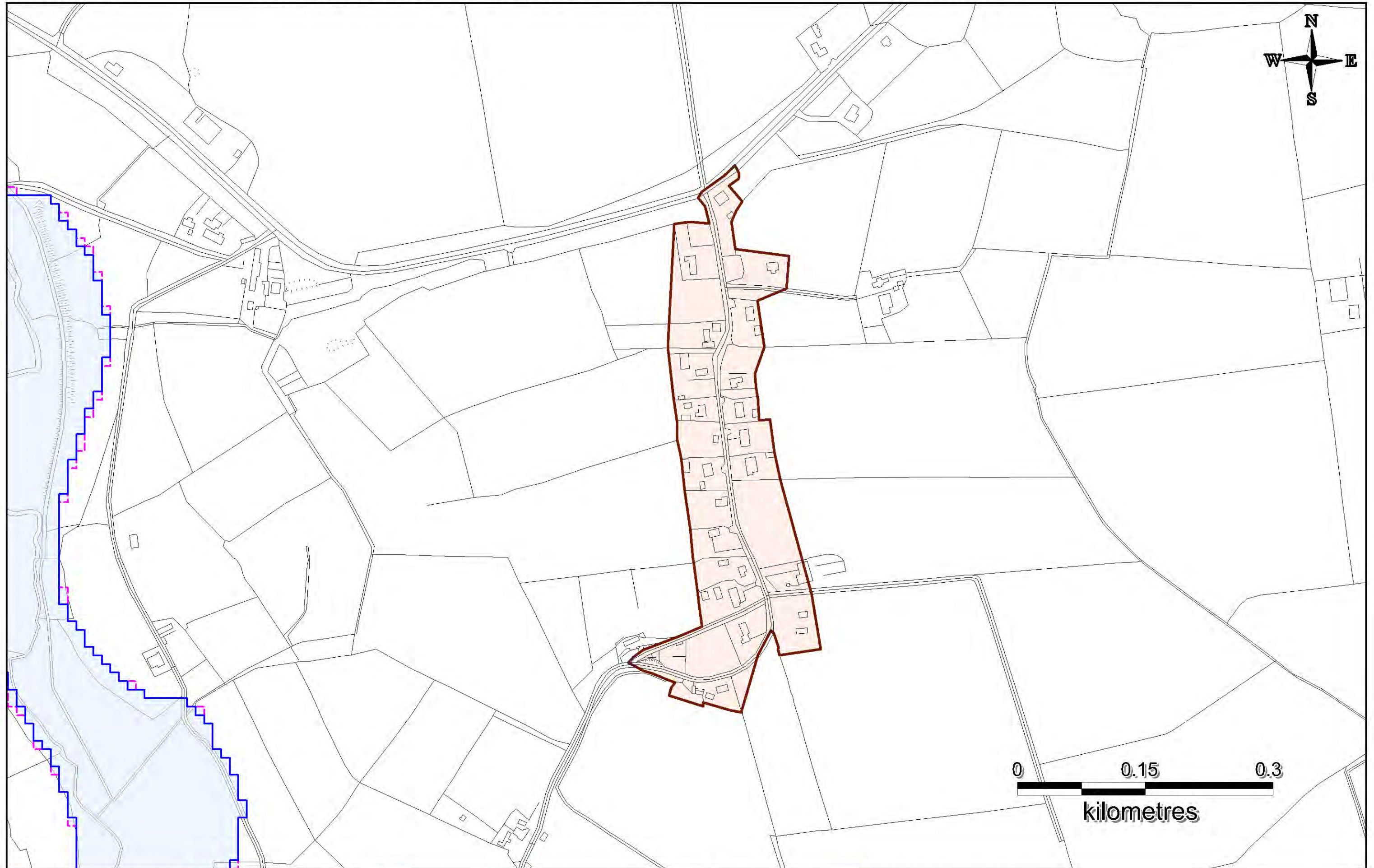
**29.1.1.** In the overall strategy of this Local Area Plan, Dromagh/ Dromtariffe is described as a village nucleus situated along the N72 and in the heart of the Blackwater Valley. The long history of the area is evident given the presence of Dromagh Castle, a former Church of Ireland Church and Dromagh Catholic Church.

**29.1.2.** The services in this rural area include a petrol station, post office and shop, antique shop, primary school and church but they are widely dispersed and do not form a conventional settlement.

**29.1.3.** The dispersed nature of the services and the presence of the N72 bisecting the area makes it impracticable to designate a large area for development. The absence of mains water services also makes in-depth development unlikely.

**29.1.4.** Under this plan therefore it is proposed to concentrate on the consolidation of the existing main focus of residential development with some potential for development near the existing church. A settlement boundary has been designated accordingly.

Objective No.	<b><u>Development Boundary Objective</u></b>
DB-01	<p>(a) Within the development boundary of Dromagh/ Dromtariffe it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations.</p> <p>(b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>



- |  |                                    |          |                     |           |                                      |
|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| 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 Knockaclarig

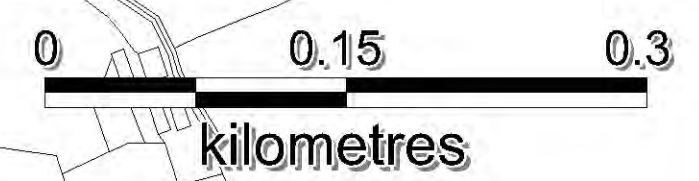
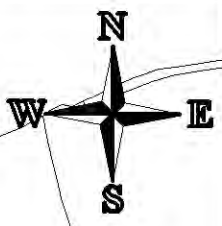
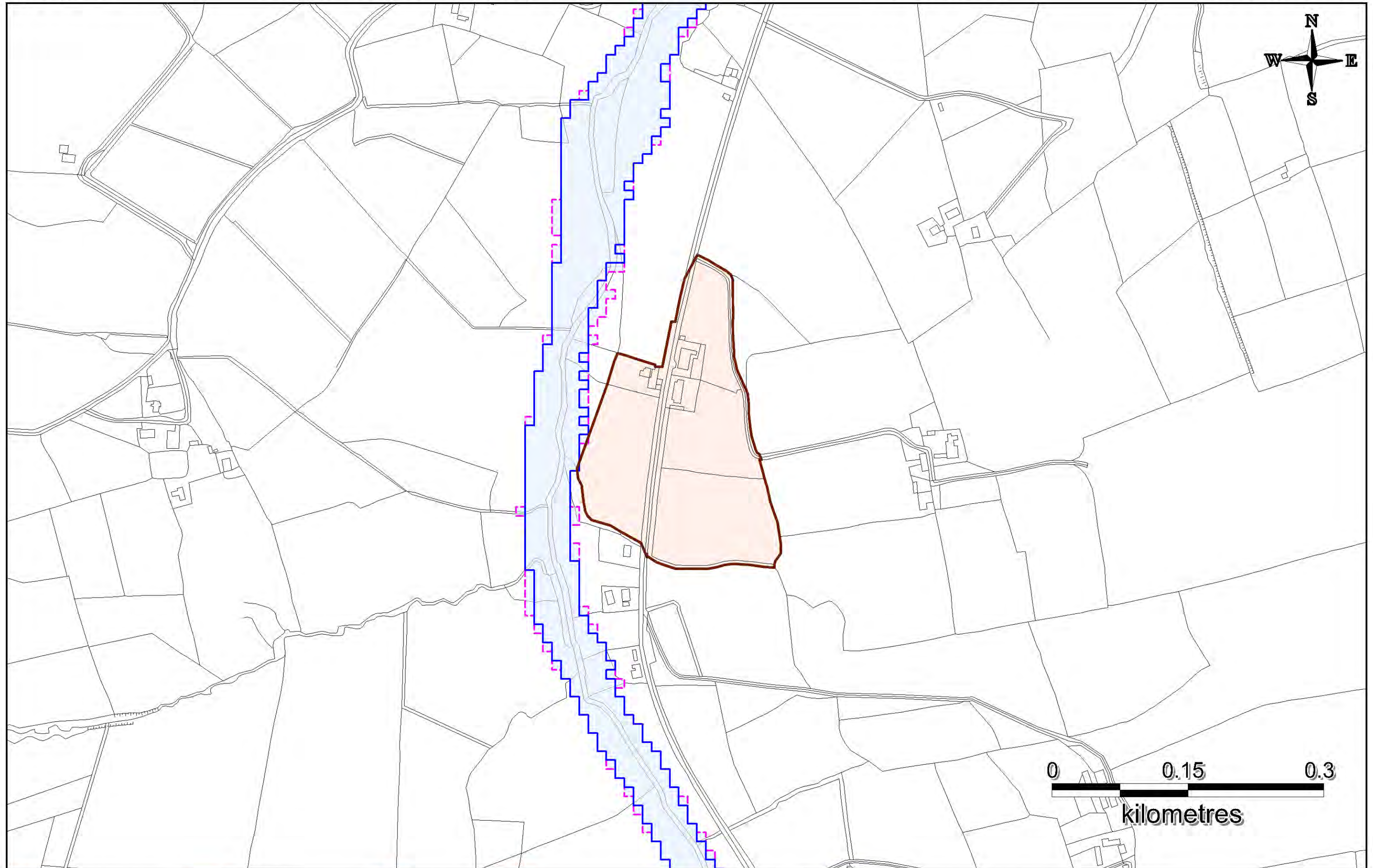
**30.1.1.** In the overall strategy of this Local Area Plan, Knockaclarig is described as a village nucleus. It is located along the Breanagh River just off the R576 road which leads to Rockchapel. The surrounding terrain is steep and the river is a sensitive spawning stream that requires protection.

**30.1.2.** The settlement has basic services including a shop, school and church and is also served by the DART rural transport initiative. The agricultural potential of the area is limited although numerous forestry plantations are present.

**30.1.3.** The settlement has experienced little activity in recent years and is also limited by the lack of a public sewer. Further constraints include the relatively steep terrain, the SAC and potential flood prone area to the west of the village. Therefore a development boundary has been drawn that provides scope for limited one off housing development in proximity to the church and school whilst avoiding conflict with the aforementioned SAC and flood potential zone.

Objective No.	<u>Development Boundary Objective</u>
DB- 01	<p>Within the development boundary of Knockaclarig it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</p> <p>All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.</p>





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

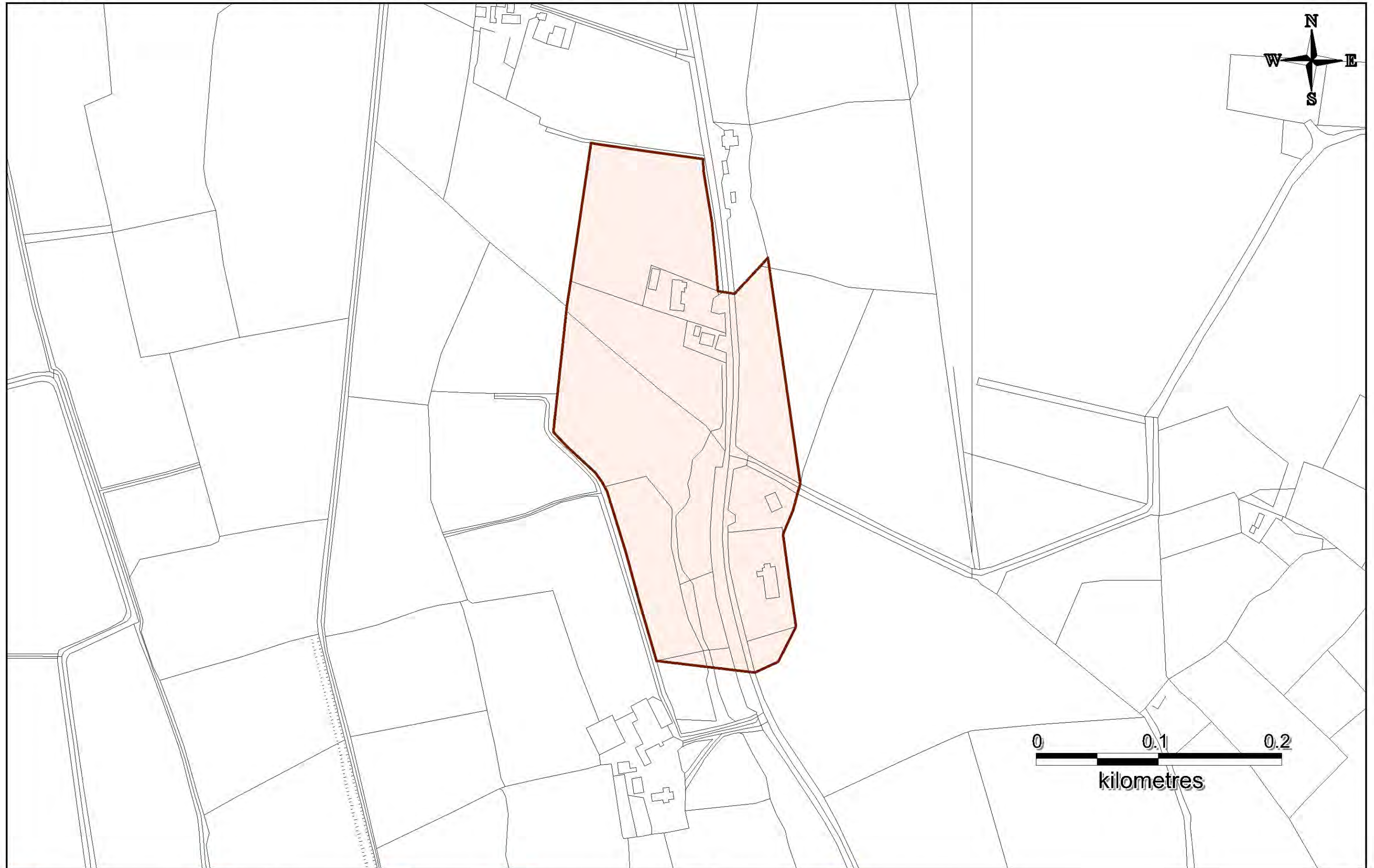
## 31 Taur

**31.1.1.** Taur is described as a village nucleus in the overall strategy of this Local Area Plan, and is situated in an upland and hilly rural area northwest of Newmarket. A scenic route (S16) runs through the village.

**31.1.2.** Economic activity in the settlement is limited and the petrol station and shop have closed in recent times. Other activity includes agricultural activity including forestry and wind farming. A church is also present.

**31.1.3.** The settlement has experienced little activity in recent years and is also limited by the lack of a public sewer and it's relatively dispersed nature. Further constraints include steep terrain. Therefore a development boundary has been drawn that provides scope for limited one off housing development in proximity to the church and school.

<i>Objective No.</i>	<b><u>Development Boundary Objective</u></b>
DB-01	Within the development boundary of Taur it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.



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



**OTHER LOCATIONS**

Dromalour

Sally's Cross

## 32 Dromalour

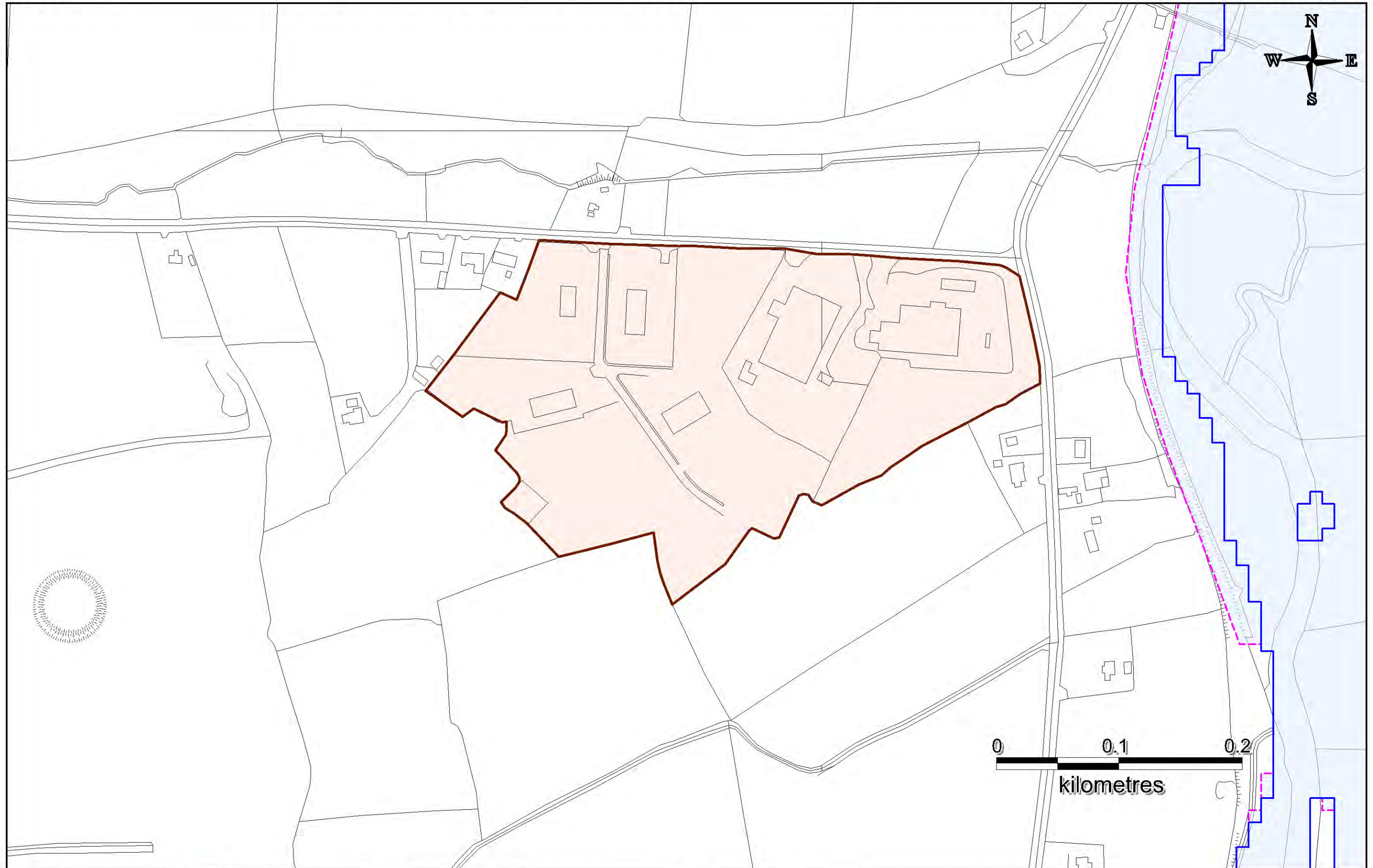
**32.1.1.** There are a number of established light industrial / distribution uses at Dromalour, located approximately 2 kilometres to the south of Kanturk. Recent years have seen the addition of several new industrial units in this area. The area also accommodates a number of one off houses.

**32.1.2.** There are no public waste water treatment facilities in this area.

**32.1.3.** This Plan makes provision for extensive areas of new business land within Kanturk town and this should be the focus for future industrial and business development for the area.

**32.1.4.** The development boundary for Dromalour represents the extent of existing and permitted uses and is considered the optimum extent of development in this area having regard to the provision made for new business uses within Kanturk.

<i>Objective No.</i>	<b><u>Development Boundary Objective</u></b>
DB-01	<p>Established area for primarily light industrial and distribution use. This area is within 200m of the Blackwater 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 impact on the SAC.</p> <p>Proposals for the treatment of wastewater will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>



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

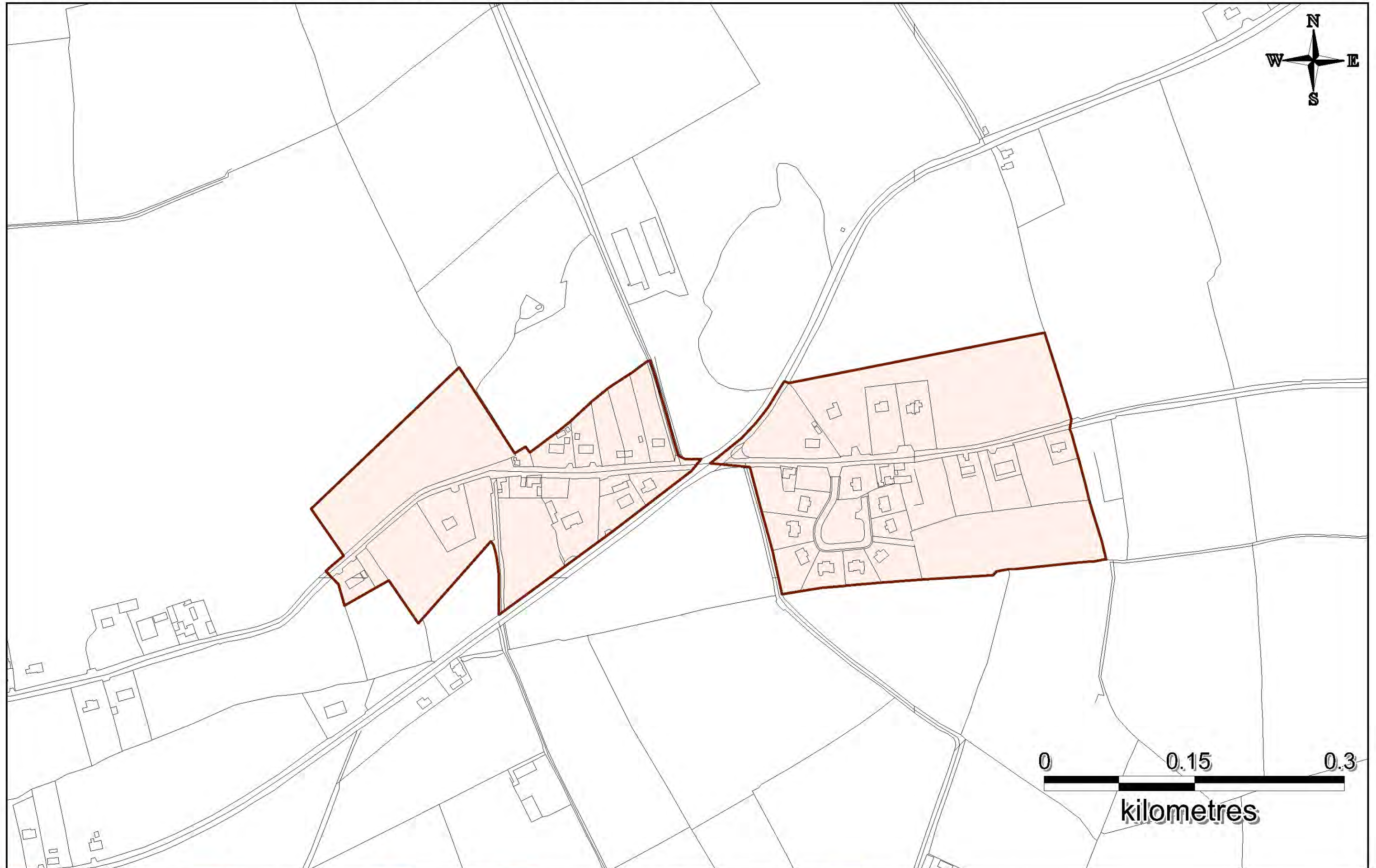
## 33 Sally's Cross














**33.1.1.** Sally's Cross is situated east of Kanturk and is considered as a satellite of this town. There is an existing cluster of houses to the east of the crossroads with some additional dispersed one off housing.

**33.1.2.** It is considered that the area is capable of accommodating a modest amount of low density development similar in design and scale to existing dwellings in the vicinity while individual houses outside the development boundary will be discouraged on the basis that these areas are inside the Kanturk Green Belt. In particular housing access onto the R580 will be strongly discouraged.

Objective No	<u>General Zoning Objective</u>
DB--01	Land suitable for a modest amount of low density residential development up to a threshold of 10 houses subject to direct access not being made onto the R580. Unless access to the public waste water system can be obtained each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.





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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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