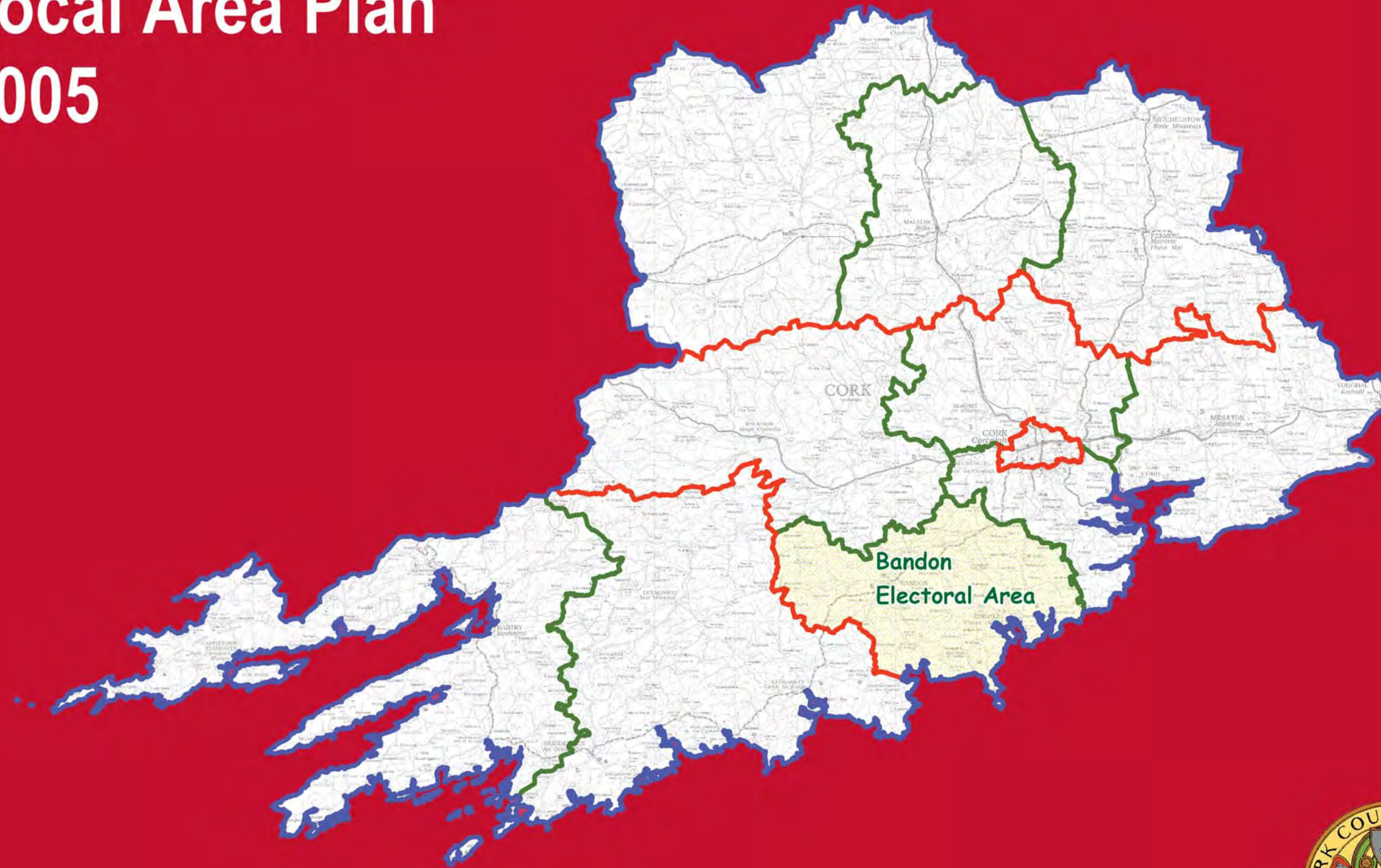


# Bandon Electoral Area Local Area Plan 2005



*Cork County Council*





# Bandon Electoral Area Local Area Plan

## SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
No. 1	September 2005	Bandon Electoral Area Local Area Plan



## FOREWORD

### Note From The Mayor

The adoption of these Local Area Plans follows an extensive process of public consultation with a broad range of interested individuals, groups and organisations in the County who put forward their views and ideas on the future development of their local area and how future challenges should be tackled.

We in the Council have built on these ideas and suggestions and local knowledge in formulating the Local Area Plans which establish a settlement network in every Electoral Area as a means of fostering and guiding future development and meeting local needs. This has been achieved with the encouragement and expertise of our planners in the Planning Policy Section and with the support of the County Manager and his other officials.

The end result, I believe, is a series of locally focused Local Area Plans that set out a clear and shared vision for the future development of each Electoral Area in the county.

Cllr. Michael Creed  
Mayor of the County of Cork

September 2005

### Note From The Manager

The Local Area Plan concept was introduced in the Planning and Development Act 2000 and this is the first time such plans have been prepared for County Cork. Each Electoral Area Local Area Plan sets out a detailed framework for the future development of the ten Electoral Areas over the next six years. The Local Area Plans are guided by the framework established by the County Development Plan 2003 (as varied) but have a local focus and address a broad range of pressures and needs facing each Electoral Area at this time. The Plans are the outcome of a lengthy process of public consultation and engagement by the Elected Members of Council.

I wish to express my appreciation to the Mayor and Members of the Council: to the officials of the Council who worked on and contributed to the preparation of the Plans, and to the very large numbers of the general public who engaged in the consultation process and expressed their views. All have contributed to the formulation of a series of Local Area Plans of which we can all be proud.

I am confident that the Plans will make an important contribution to the sustainable growth and development of the county into the future.

Maurice Moloney,  
Cork County Manager

September 2005



# Bandon Electoral Area Local Area Plan September 2005

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

### 1.1 Introduction

1.1.1. This local area plan was formally made by Cork County Council at its meeting on the 6th September 2005. It was prepared in accordance with the process as set out in the Planning and Development Act 2000 (as amended). It is a six year Local Area Plan for the Electoral Area that sets out, as concisely as possible, the planning policy for the electoral area.

1.1.2. In order to simplify the planning framework, the zoning maps and associated text for the 31 main settlements will no longer be found in the Cork County Development Plan 2003 (as varied), as these have been moved to the appropriate Local Area Plan.

1.1.3. In the case of Midleton, Carrigtwohill and Blarney the maps and text from the Cork County Development Plan 2003 (as varied) is superseded by the Special Local Area Plan (SLAP) for each of these settlements.

1.1.4. Subject to any interim variations that might be made by the Council, the Local Area Plan will remain in force until late 2011.

### 1.2 Purpose of the Plan

1.2.1. The Planning and Development Act 2000 (as amended) sets out the matters that must be included in a Local Area Plan (LAP). Consideration can only be given to matters that relate to the proper planning and sustainable development of the county. In summary the statutory requirements are that the Plan must:

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

1.2.2. In the hierarchy of plans; locally, regionally and nationally, the local area plans will complete the suite of plans which will give plan coverage to the entire county based on a framework designed to co-ordinate future development and planning in a sustainable way.

#### Local Area Plan Principles

The Local Area Plans were founded on four main principles, to ensure that the ten plans covering all the electoral areas in the county were done in a balanced and sustainable manner;

1. *Must be locally focused:* Local Area Plans deal mainly with the smaller settlements, villages, village nuclei and the agricultural and coastal areas that surround them. They must not become an attempt to re-make the County Development Plan.
2. *Must be capable of being implemented:* Local Area Plans should be practical and only address things that are concerned with land use planning. They cannot solve all local issues and problems. If they are too broad and aspirational they will have limited use and cannot be implemented.
3. *All local area plans have equal importance:* Everyone's local area is important to the people who live there. This applies to areas under severe development pressure (e.g. in Metropolitan Cork) as well as to areas that are declining and have little development activity (e.g. in parts of North-West Cork). Initial preparation work can commence on all areas at the same time, but as some areas are more complex they may not all be completed at the same time.
4. *Must have an efficient and carefully managed consultation process:* Preliminary consultation must be carefully targeted at key stakeholder bodies and organisations. This will ensure that the plans can be drawn up efficiently and that the later consultation will be more meaningful to local people and ultimately more effective.

### 1.3 The Process That Has Been Followed

1.3.1. After a lengthy period of informal consultations during 2004, the process of preparing the Bandon Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised and the Public Consultation Draft Plan was published. A total of 201 submissions were received that were relevant to the draft plan. Having considered the Manager's Report under section 20 (3) (C) of the Planning and Development Acts (as amended) in April 2005, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.

1.3.2. A total of 44 submissions or observations were received in response to the public consultation carried out regarding the proposed amendment and these submissions were addressed in the Manager's report under section 20 (3) (F) of the Planning and Development Acts (as amended), published in August 2005.

1.3.3. The final phase in preparing the Local Area Plan occurred at a Council Meeting on the 5<sup>th</sup> and 6<sup>th</sup> September when the Members of the Council considered the Manager's Report and voted to accept, modify, and omit proposed changes and adopt the Local Area Plans and the Local Area Plans and Special Local Area Plans Enabling Variation to the Cork County Development Plan 2003.

### 1.4 Main Settlements

1.4.1. In order to simplify the planning framework in the County, all zoning maps and associated text is contained within the appropriate Electoral Area Local Area Plan or Special Local Area Plan and not the Cork County Development Plan 2003 (as varied). From the adoption of the Local Area Plans and Special Local Area Plans, all land use zoning maps and associated text are now found in one document.

1.4.2. To achieve this, it was necessary to move the text and zoning maps for the 31 main settlements, including the main towns and strategic industrial locations, contained in Volumes 3 and 4 of the Cork County Development Plan 2003 (as varied) to the appropriate Local Area Plan. As part of the move there have been a series of minor changes made to the text to reflect the move to the Local Area Plan format and to update some of the information included in the text from the Cork County Development Plan 2003 (as varied).

1.4.3. In the case of the towns of Midleton, Carrigtwohill and Blarney, the maps and text have been removed from the Cork County Development Plan 2003 (as varied). Three Special Local Area Plans, including new zoning maps and text for each of these settlements, have been prepared.

### 1.5 The Form and Content of the Plan

1.5.1. This plan consists of a single document that includes both a written statement and relevant illustrative material including maps and plans. Following this introductory section, there are a number of sections that follow. These are:

**Section 1: Introduction:** This section outlines the local area plan process.

**Section 2: Overall Strategy:** This section assesses the overall development strategy for the Bandon Electoral Area Local Area Plan outlining the plans and publications that have informed the Local Area



Plan process, the settlement strategy for the electoral area, and covers the topics of land use and zoning, and the Green Belts around towns

**Section 3: Local Area Strategy:** This section sets out the growth and population forecasts and the settlement structure in the Electoral Area. This section also looks at the key issues of distribution of population growth, the settlement structure and housing land supply.

**Section 4: Employment and Economic Activity:** This section sets out the principles underlining the policies on Employment and Economic Activity in the Cork County Development Plan 2003 (as varied). It also looks at the key economic sectors of agriculture, industry/enterprise, retail & commerce, tourism, mineral extraction and forestry.

**Section 5: Transport and Infrastructure:** This section assesses transport and infrastructure and, in the context of the Cork County Development Plan 2003 (as varied), sets out a strategy for transport, water supplies & drainages schemes, waste recovery & recycling, and energy & communications.

**Section 6: Housing and Community Facilities:** This section outlines the overall approach to housing in the area and also assesses community facilities.

**Section 7: Environment and Heritage:** This section describes designations made in accordance with national legislation to protect our environment and heritage. It looks at the natural environment, the built environment, cultural heritage and archaeological heritage.

**Section 8: Settlements and Other Locations:** This section gives a description of the settlements in the Electoral Area along with the issues for the individual settlements and the planning proposals suggested to develop the settlements in the future. It also includes a diagram of the Electoral Area, a number of specific objectives and the settlement zoning maps.

## Section 2 Overall Strategy

### 2.1 Strategic Planning Context

**2.1.1.** With the enactment of the Planning and Development Act 2000, Local Area Plans (LAPs) were placed on a statutory footing. The Local Area Plans must be consistent with the overall policies of the County Development Plan. The Local Area Plans are informed by the policies and objectives of the Cork County Development Plan 2003 (as varied), the North and West Cork Strategic Plan 2002 - 2020 and the Cork Area Strategic Plan 2001 - 2020. Three Special LAPs have been written to promote the Cork Suburban Rail Network - concentrating on development near the railway stations in Carrigtwohill and Midleton and the rail corridor between the city boundary at Kilbarry and the village of Blarney.

**2.1.2.** There is a long list of plans and publications which inform the content of the LAPs and some of these include;

- The National Development Plan 2000 – 2006
- The National Spatial Strategy 2002 – 2020
- The Regional Planning Guidelines 2004
- The Integrated Strategy for the Economic, Social & Cultural Development of County Cork, 2002 - 2011 (County Development Board)
- Sustainable Rural Housing – Guidelines for Planning Authorities (DoEHLG 2005)
- Cork Rural Design Guide (Cork County Council 2003)
- Retail Strategy March 2004 – Variation to the Cork County Development Plan 2003.
- Joint Housing Strategy – Cork Planning Authorities, November 2001.
- Cork Recreational Needs Report (1999)
- The Recreation, Amenity and Cultural Policy for South Cork Hinterland Division (July 2002)
- Ready Steady Play – A National Play Policy (National Childrens Office)

- Revitalising Areas by Planning, Investment and Development (RAPID) – DoEHLG 2002
- Ceantair Laga Ard Riachtanais (CLÁR - DoEHLG 2000)
- The Cork Area Strategic Plan 2001 – 2020
- The North and West Cork Strategic Plan 2002 – 2020
- The Cork County Development Plan 2003 (as varied)

#### ***The National Development Plan 2000 - 2006***

**2.1.3.** The National Development Plan involves the investment of public, private and EU funds over the period 2000-2006. The Plan is concerned with health services, social housing, education, roads, public transport, rural development, industry, water and waste services, childcare and local development.

#### ***The National Spatial Strategy 2002 – 2020***

**2.1.4.** The National Spatial Strategy 2002 – 2020 (NSS), is designed to co-ordinate future development and planning in Ireland over the next 20 years, in a sustainable way. The intention is to achieve a better balance of social, economic and physical development, and population growth between regions. The NSS is intended to open up new opportunities for everyone by bringing people, services and jobs closer together. The NSS has designated Cork city as a national gateway with Mallow supporting it as a hub.

**2.1.5.** The NSS endorses CASP as the basis for guiding development in Cork and the surrounding areas and sees its full implementation as an important contributory step in realising the Government's objective for balanced regional development.

**2.1.6.** The NSS proposes that towns such as Carrigaline, Cobh, Midleton and Youghal be promoted as self-sustaining towns which will benefit from proximity to Cork city and build up their employment and service functions through the implementation of CASP, in particular through enhancing their road, rail and bus links to Cork city.

#### ***The Regional Planning Guidelines, May 2004***

**2.1.7.** The Regional Guidelines support the NSS and CASP objectives including the development of the hubs and gateways, an integrated transport system, educational, health, recreational and cultural facilities. It promotes the objectives of integrated land use and infrastructure provision and the development of selected towns and villages outside the gateways and hubs to achieve critical mass in population, employment and services so that they can act as service centres for their rural hinterland.

#### ***The Integrated Strategy for the Economic, Social & Cultural Development of County Cork, 2002 - 2011***

**2.1.8.** The County Development Board strategy, identifies key challenges facing County Cork and sets out a detailed programme to address these issues and challenges. The Strategy seeks to improve the potential of all areas of the County - to ensure balanced, sustainable development through investment in infrastructure, job creation, education, and social and cultural activities. The goals identified will be achieved by the following actions:

- Provide effective infrastructure, to support sustainable development in County Cork;
- A widespread distribution of employment opportunities and economic growth;
- Improve the quality of life for all;
- Provide equal access and opportunity to education and training;
- Raise education attainment levels.

#### ***Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005***

**2.1.9.** These guidelines, published by the Department of Environment, Heritage & Local Government in April 2005, differentiate between urban and rural generated housing and the variety of different areas in any county that both types impact upon. The document reinforces the main principles of the National Spatial Strategy in this regard. Reference is made throughout the document to contrasts in development trends between rural depopulation in some areas and strong pressure for development in rural areas close to urban centres. The guidelines state that tailored settlement policies should be included in development plans. Other sections of the guidelines focus on more practical/technical issues in the assessment of planning applications from both engineering & environmental/heritage perspectives.

#### ***Cork Rural Design Guide***

**2.1.10.** This guide, produced by Cork County Council's Planning and Architectural Departments in association with planning and architectural consultants, has been a major success. The guide is intended to make it easier to gain planning permission for those proposing to build, renovate or extend individual houses in rural County Cork.

**Retail Strategy March 2004**

2.1.11. The retail strategy prepared jointly with Cork City Council, as required by the National Retail Guidelines for Planning Authorities, has been incorporated into the Cork County Development Plan 2003 (as varied). The role of the strategy is to provide guidance for planning authorities when determining planning applications for retail development. At the heart of the strategy is a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development.

**Joint Housing Strategy**

2.1.12. Cork County Council, in conjunction with Cork City Council and the nine Urban District Councils in the county produced a Joint Housing Strategy to address the housing needs of the existing and future population of Cork to 2011. The policies and objectives of the strategy are enshrined in the Cork County Development Plan 2003 (as varied).

**Cork Recreational Needs Report (1999)**

2.1.13. The Cork Recreational Needs Study was undertaken for both Cork City Council and Cork County Council in 1997 – 1998. The study area was confined to the city and its environs. The resultant report recommended that development plan policies be aimed at retaining and enhancing sports facilities, standards of provision should be defined for each sport, management and maintenance of facilities should be considered by the local authorities and a more detailed survey of existing playing pitches be undertaken.

**The Recreation, Amenity and Cultural Policy for South Cork Hinterland Division (July 2002)**

2.1.14. This document provides information on the extent of and requirement for leisure facilities that can generally be applied to the county as a whole. It recommends a policy approach to the management and use of existing facilities and a format for the provision of facilities in association with proposals for new residential development.

**Ready Steady Play – A National Play Policy (National Childrens Office)**

2.1.15. This document incorporates objectives and actions to be delivered by Local Authorities to ensure that children's play needs are met through the development of a child friendly environment.

**RAPID**

2.1.16. The RAPID programme is about prioritising in a coherent, targeted and accelerated way new and improved services and infrastructural investment to the communities living in RAPID areas.

Under Strand 2, the provincial towns strand, the towns of Mallow and Youghal have been selected.

**CLÁR**

2.1.17. CLÁR is an investment programme launched to address rural areas of special disadvantage. The scheme facilitates development and, if necessary, provides supplemental funding to Government Departments and State Agencies to assist in accelerating investment in selected priority developments.

**Cork Area Strategic Plan**

2.1.18. In County Cork, the County Council and City Council jointly adopted the Cork Area Strategic Plan 2001 – 2020 (CASP), a 20 year strategic plan for the City and its suburbs, the surrounding satellite towns and the harbour area, and a wide rural area stretching out to the ring towns of Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal. The CASP also introduces the concept of 'Metropolitan Cork' (comprising the city and suburbs, satellite towns, strategic industrial areas and villages) to be promoted as a single unified growth and development entity. The Bandon Electoral Area is included entirely within the CASP area.

**North and West Cork Strategic Plan**

2.1.19. The North and West Cork Strategic Plan 2002 to 2020 (N&WCSP) focuses on areas of County Cork outside of the Cork Area Strategic Plan (CASP) 2001 – 2020 study area. The document recognises that the greatest threat to the area lies in the continuous decline of population, with the population profile combining to mitigate against achieving a more sustainable population pattern. The Plan envisages that in reversing population loss and rural decline, the in-

migration of young adults is critical to the areas' future wellbeing. Highlighting the challenge in combating the spatial shift towards towns and cities, the plan calls for actions which:

- Raise the productive potential of the economy;
- Optimise spatial development patterns as an essential requirement for infrastructure development;
- Improve access and communications and increases infrastructure provision and resources;
- Incorporate environmental sustainability;
- Promote access to social, recreational and cultural facilities; and
- Contain effective implementation procedures.

2.1.20. A key spatial development measure recommended by the N&WCSP is to support and enable a significant increase in settlement populations across the area. In order to achieve the plan's target of doubling the number of households in towns and villages between 2002 and 2020, it will be necessary to prioritise development within towns and villages. The strategy recommends that 50% and 30% of all new houses would be in towns and villages respectively.

**Cork County Development Plan 2003 (as varied)**

2.1.21. The Cork County Development Plan 2003 (as varied), (CDP), was adopted in January 2003 and provides the framework for development and planning in the county for the next six years. The county development plan took its guidance from the 20 year strategy provided in CASP and the N&WCSP (for the remainder of the county outside the CASP area). The local area plans will be informed by the County Development Plan, which sets out policies and objectives for the planning of local areas. The Cork County Development Plan 2003 (as varied) has a vision for the County that is based on four strategic goals, as follows:

- Enhanced quality of life for all - based on high-quality residential, working and recreational environments, and sustainable transportation patterns.
- Sustainable patterns of growth in urban and rural areas that are well balanced throughout the County, together with efficient provision of social and physical infrastructure.
- Sustainable and balanced economic investment, together with wise management of the County's environmental and cultural assets.

- Responsible guardianship of the County, so that it can be handed on to future generations in a healthy state.

### Local Area Plans

**2.1.22.** The Local Area Plan process is the final stage in the preparation of development plans, which will give countywide coverage of plans from the strategic to detailed local level.

**2.1.23.** The Cork County Development Plan 2003 (as varied) set out in Chapter 10 of the plan, the approach to development at the local level by establishing these key requirements;

- A fully integrated set of Local Area Plans, covering the entire county, should be prepared in order to bring forward the policies of the County Development Plan at a local level and at the appropriate level of detail;
- Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;
- Local Area Plans should be based largely on established area boundaries. Where important social, environmental and economic links exist that cross these boundaries, mechanisms for joint working should be developed;
- Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;
- Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigwohill and Midleton areas. These will address the planning issues faced in the Blarney – Midleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns “hub” status arising from the National Spatial Strategy.

### Strategic Environmental Assessment (SEA)

**2.1.24.** The Planning and Development Acts require planning authorities to include in their plans information on ‘the likely significant effects on the environment of implementing the plan’. This requirement was in anticipation of the implementation of the EU Strategic Environmental Assessment Directive (2001/42/EC) that applies to all plans or programmes for which the first formal preparatory action is taken on or after 21st of July 2004. The preparation of the local area plans and special local area plans had commenced before the 21st of July, 2004 and therefore the Directive and subsequent ‘Guidelines for Regional Authorities and Planning

Authorities’ (2004) issued by The Department of the Environment, Heritage & Local Government do not apply.

## 2.2 Settlement Strategy

### Strategic Principles

**2.2.1.** The settlement policy of this plan (see chapter 3 of Volume 1 of the CDP) is based, at a strategic level, on the following important planning principles:

- A strong network of settlements is important for sustaining healthy population levels and for enhancing quality of life. Also, the functional relationships between the different types of settlements should be clearly understood;
- Urban sprawl on the edges of the City (and on the edges of towns) should be prevented and a character distinction between the built-up areas and the open countryside should be maintained;
- Existing communities in rural areas should be supported and their local housing needs should be accommodated. The special land use requirements of primarily agricultural areas and the open countryside should also be accommodated;
- Large numbers of dispersed, urban-generated houses in rural areas can have a detrimental effect on the long-term viability of individual settlements. They can also be unsustainable in terms of transport patterns and the provision of services and infrastructure.

### Settlement Network

**2.2.2.** The overall aim of the Electoral Area Local Area Plans is to focus on the planning requirements of the rural areas, including the villages, outside of the main settlements. The network of settlements set out in the following paragraphs has been developed, taking account of the existing distribution of social and economic infrastructure, so as to encourage new investment in locations that offer improved accessibility to essential services for the rural areas as a whole.

**2.2.3.** The NSS policy on the location of development recognises that there is a strong relationship between settlement size and the levels of service that can be supported. It also states that accessibility to a wider range of services can be improved by the provision of good quality roads, public transport, information about services and appropriate provision of outreach services.

**2.2.4.** One of the most important functions of all settlements, small or large, is that they encourage efficiency in the provision of services

to those living in the hinterland of the settlement. A single journey to a settlement, usually, gives access to more than one service or facility. Also, businesses that locate close together often benefit from stronger customer bases and larger employment markets.

**2.2.5.** The development of the lands closest to the town/village centre should be undertaken first in order to ensure the orderly development of housing and other uses along with the sanitary, roads and community infrastructure.

**2.2.6.** The settlement network is made up of five main components:

- 31 Main Settlements
- Key Villages
- Villages
- Village Nuclei
- Other Locations

**2.2.7.** The main settlements include the main towns and strategic industrial areas. The **Main Towns** include the city suburbs, satellite towns, ring towns, county towns and other urban development nodes. These locations provide a population and employment counterbalance to Cork City and act as the primary focus for providing services to the more rural parts of the County. The **Strategic Industrial Areas** have a vital role in the industrial development and economic and employment activity of the entire sub region and beyond.

**2.2.8.** The focus of these Local Area Plans are the Key Villages, Villages, Village Nuclei and Other Locations.

**2.2.9.** The most important settlements in this structure are likely to be those that already have a good range of services and facilities. It is suggested that such settlements are called **Key Villages**. They are likely to be located where they serve a significant hinterland and in locations where they act as the primary location for investment in housing, transport, employment, education, shopping, health facilities and community services. The key villages will serve as rural service centres for their hinterlands.

**2.2.10.** This strategy of supporting rural settlements is, therefore, based on the identification of a settlement 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.

**2.2.11.** The settlement network also includes **Villages** which 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.

**2.2.12. Village Nuclei** are settlements where a minimal range of services are provided supplying a very local need.

**2.2.13.** Where a large part of the rural area is not already served by a key village or rural service centre, it may be 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.

**2.2.14.** Settlements designated as **Key Villages** will normally have the following facilities:

- Permanently resident population
- Primary school and probably 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

**2.2.15.** Settlements designated as **Villages** will normally have the following facilities:

- Church or other community facility
- Convenience shop / pub / petrol filling station / Post office
- Mains water / group scheme

- Permanently resident population
- Primary school
- Public transport (Metropolitan area)
- Employment opportunities
- Sports facility

**2.2.16.** Settlements designated as **Village Nuclei** will normally have the following facilities:

- Either a convenience shop, pub, post office, primary school, church, other community facility
- May have mains water / group scheme
- Permanently resident population

**2.2.17.** The local area plans support the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.

**2.2.18. Other Locations** may be identified in the LAPs, such as places like holiday resorts, areas of individual houses in 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.

### 2.3 Land Use and Zoning

#### Development Boundaries

**2.3.1.** The Local Area Plans provide detailed zoning maps and specific objectives for the development of each parcel of zoned land in each Electoral Area. The zoning maps also indicate a “Development Boundary” for each settlement, which defines the extent to which the built up area could grow during the lifetime of the plan. Within these development boundaries where there are no specific objectives for zoned land, there are general objectives for the general development intention of the land. The provisions of the Housing Strategy will apply to all land that is developed for residential or mixed uses (including residential) purposes within these development boundaries.

**2.3.2.** The following are therefore objectives of this Local Area Plan;

<b>DB 1-1</b>	<p><b>Development Boundaries</b></p> <p>For any settlement, it is an objective to locate new development within the development boundary that defines the extent to which the settlement is expected to grow during the lifetime of the plan.</p>
<b>DB 1-2</b>	<p><b>Housing Strategy Provisions within Development Boundaries</b></p> <p>Part V of the Planning and Development Act 2000 (as amended) applies to land zoned in the plan for residential or mixed uses (including residential). All land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective), is deemed to be zoned for residential or mixed uses (including residential) for the purposes of Part V of the Planning and Development Act 2000 (as amended).</p>
<b>DB 1-3</b>	<p><b>Reserved Land for Social and Affordable Housing</b></p> <p>a. For any settlement, it is a general objective that 20% of all new residential developments, be reserved for social and affordable housing.</p> <p>b. The Housing Strategy requires that one quarter of the reserved lands shall be allocated to social housing and three quarters of the reserved lands shall be allocated to affordable housing. This objective should be read in conjunction with objective HOU 3-1 of the Cork County Development Plan 2003 (as varied).</p>

#### Land Uses in established areas

**2.3.3.** Within all settlements throughout the electoral area, it is an objective, normally, to encourage development that supports the primary land use of the surrounding established area. Development that does not support, or threatens the vitality of, the primary use of these established areas will be resisted.

#### Land Uses in New Areas

**2.3.4.** The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of our settlements by encouraging related developments to form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be more lively and sustainable reflecting the character of many of the existing areas within our settlements.

2.3.5. The following are therefore objectives of this Local Area Plan;

LU 1-1	<p><b>Land Use Zoning</b></p> <p>It is an objective to ensure that development, during the lifetime of this plan, proceeds in accordance with the general land use objectives set out in this plan and any specific zoning objectives that apply to particular areas as set out in the plan.</p>
LU 1-2	<p><b>Specific Zoning Objectives</b></p> <p>The specific zoning objectives for land in the settlements in the county, together with the development boundaries for these settlements, are as set out in the text accompanying the settlement maps in this plan.</p>

**Zoning on Other Lands**

2.3.6. Where no explicit zoning has been ascribed to lands outside of development boundaries, either in this Local Area Plan or the Cork County Development Plan 2003 (as varied), the existing use of the land shall be the current use of the lands as long as that use is authorised.

2.3.7. The following is therefore an objective of this Local Area Plan;

LU 1-3	<p><b>Zoning Objectives For Other Lands</b></p> <p>Where lands have not been explicitly zoned, the specific zoning shall be deemed to be that of the existing use of the lands (if such a use is not an unauthorised use under the Planning Acts) or, if such a use is unauthorised, that of the most recent authorised use of the lands.</p>
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**2.4 Green Belts Around Towns**

**Background**

2.4.1. The County Development Plan 2003 (as varied), makes reference to the need for more precise objectives relating to the issue of green belts around the main towns. In Section 3.2.13, it refers to the Local Area Plans as being the most appropriate instrument for addressing this issue.

2.4.2. The CDP 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 its hinterland by the prevention of unrestricted sprawl of urban areas into the countryside;
- Prevention of individual settlements merging into one another whether through inappropriate zoning for development or through loose controls on dispersed “one-off” developments;
- 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;
- Retention of land in agriculture, forestry or other uses, which would otherwise be susceptible to inappropriate development.

2.4.3. In order to achieve the principles, the CDP recognises that it is beneficial for smaller towns to have reasonably strict controls in their immediate hinterland, as these are generally the areas, which are experiencing the highest levels of pressure for development. Such areas are referred to as “rural areas under strong urban influences” in the recent Guidelines on Sustainable Rural Housing, issued by the Department of the Environment, Heritage & Local Government – April 2005. Both this document and the National Spatial Strategy, refer to contrasts in development trends between rural depopulation in some areas and strong pressure for development of housing in rural areas close to urban centres and it also states that tailored settlement policies are therefore required in the development plan process. The CDP addresses this issue of varying degrees of pressure for development by using different policies for areas under pressure (such as the Rural Housing Control Zone and the Metropolitan Cork Green Belt) and areas suffering depopulation.

2.4.4. 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**

2.4.5. 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.

2.4.6. The Cork County Development Plan 2003 (as varied), for the first time, designated land within the development boundaries of the main towns, often close to the edge of their built up areas, where although the intention is that the area as a whole should remain predominantly rural and open in character with generally no linear roadside frontage development, the potential of the area to accommodate some housing is acknowledged.

2.4.7. Even in the areas which are experiencing the highest pressure for growth, although urban-generated housing should be resisted, provision must also be made to sustain communities by allowing people to build in their local area on suitable sites. This is expressly stated in objective SPL 3-6 of the CDP, where the Plan clearly recognises the importance to rural people of family ties and ties to a local area such as a parish, town land or the catchment of a rural school. These relaxations of settlement policy afford local people with genuine connections to the area, the opportunity to live and/or work in the area in which they were brought up. Promoting exceptions such as this in areas of planning controls allows local people to have access to suitable sites that otherwise might be much less affordable if they had to compete with potential buyers from outside the area.

2.4.8. It is also important to retain land in agricultural use and avoid conflict between residential use and farming practices.

2.4.9. In addition, the Green Belt directs growth in particular directions and reserves lands within the Green Belt area for the longer term future expansion of the town.

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

2.4.10. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 County Development Plan (as varied). In the Bandon Electoral Area, outside the Metropolitan Green Belt of Cork, established by the County Development Plan 2003 (as varied), only the town of Bandon is the subject of a new Green Belt in this way.

2.4.11. The physical extent of the area of each Green Belt is in most cases less than the area to which housing controls applied in the 1996 Development Plan and is based on;

- 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.

**2.4.12.** Within this area, the land is generally reserved for agriculture, open space or recreation uses and exceptions to this will only be allowed in the case of an individual who can demonstrate a strong family tie to a specific location.

**2.4.13.** However, in a further attempt to provide for those aspiring to build individual houses, the capacity of some areas within the proposed Green Belts to accommodate a limited number of individual houses is recognised. 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.

**2.4.14.** 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.

**2.4.15.** So that the proposed Green Belts are effective, the limitations on housing proposed will need to be applied in accordance with the terms in which the objective for them is expressed.

<b>GB 1-1</b>	<p>Green Belts Around the Ring and County towns</p> <p>(a) 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>(b) 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 SPL 3-6 of the Cork County Development Plan 2003.</p>
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<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> <ul style="list-style-type: none"> <li>▪ The character of the area as a whole will remain predominantly rural and open;</li> <li>▪ Proposals will not cause linear roadside frontage development (ribbon development); and</li> <li>▪ The proposal is consistent with the proper planning and sustainable development of the area.</li> </ul>
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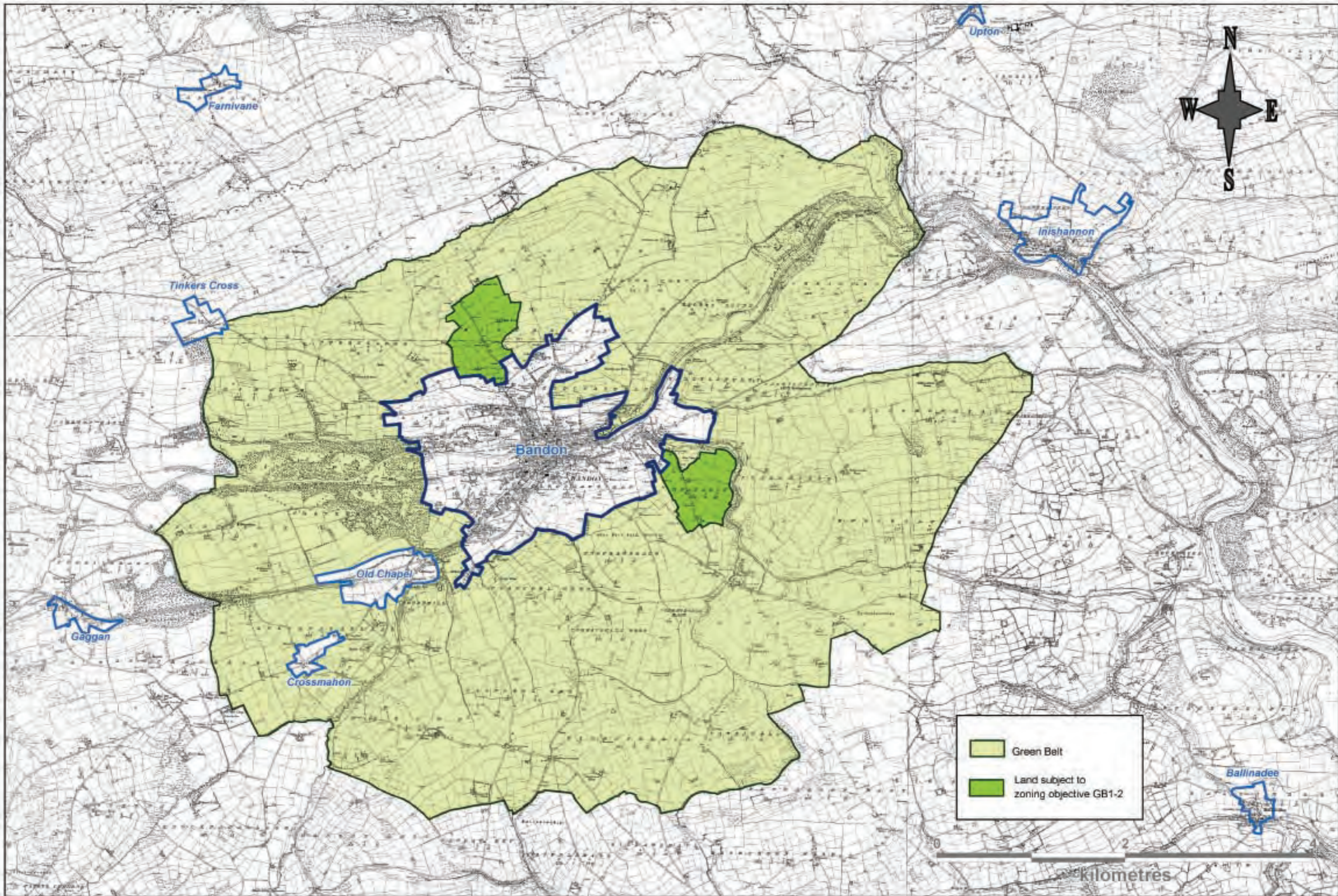
**The Bandon Green Belt**

**2.4.16.** Within the development boundary of Bandon, provision has been made for 24.6 ha. of land, zoned as open space with limited potential for individual dwellings at very low density at the edges of the town. There are also 3 smaller settlements or village nuclei, i.e. Old Chapel, Crossmahon and Tinkers Cross, which are surrounded by or directly adjoin the proposed green belt.

**2.4.17.** An important and attractive characteristic of the town of Bandon is the complex topography and landscape character of its setting. The steeply sloping valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape. To the west of the town, the river valley forms part of a proposed Natural Heritage Area. The N71 to the east of the town is designated as part of the County's network of Scenic Routes. For these reasons it is considered essential that the river valley, to both the east and west of the town, forming an important part of the principal approach routes to the town is not, generally, suitable for development.

**2.4.18.** To the south, the urban area of the town has expanded onto the steeply sloping valley sides. Beyond this area is a series of prominent ridges which are relatively free from development and provide an attractive rural setting to the town, particularly when seen from residential areas to the north of the river and, therefore are considered inappropriate locations for new development. To the south-eastern side of the town and adjoining the development boundary of Bandon, a less prominent area of land has been identified and while this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (47 ha) will be subject to Objective GB 1-2 of this LAP.

**2.4.19.** To the north of the river, the pace at which the town has expanded has been somewhat slower and many of the slopes flanking the river remain undeveloped. However, successive development plans have included proposals for development here because of the areas proximity to the town centre. Beyond the top of these slopes is a more level area that is less prominent in the general setting of the town than the equivalent areas to the south and whilst this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (58 ha.) will be subject to Objective GB 1-2 of this LAP.







## Section 3 Local Area Strategy

### 3.1 The Bandon Electoral Area Strategy

#### Context

3.1.1. The Bandon Electoral Area comprises an area of about 560 sq km including about 100 km of coastline, the Old Head of Kinsale and the Bandon Estuary, which is centrally located in the Electoral Area. The Electoral Area is located to the south-west of Cork City and includes the ring towns of **Bandon** and **Kinsale**. The area lies within the Cork Area Strategic Plan (CASP) area and a small portion of the area lies within Metropolitan Cork. Outside of the Metropolitan Green Belt lies the Rural Housing Control Zone and settlements within this area include **Riverstick, Ballyfeard, Belgooly, Nohoval, Oysterhaven, Dunderrow, Kilmacsimon, Inishannon, Ballyheada, Halfway, Crossbarry** and **Old Chapel/Knockavilla**. To the west of this area lie the predominantly rural settlements of **Aghyohil, Brinny, Ballinadee, Ballinspittle, Kilbrittain** and **Old Chapel**. Parts of the Electoral Area are also included within the North and West Cork Strategic Plan study area and include the settlements of **Enniskeane, Murragh** and **Newcestown**. The coastal settlement of **Garretstown/Garylucas**, a popular tourist and day trip destination also lies within the Electoral Area. The Cork County Development Plan 2003 (as varied), has also designated a number of scenic routes and special landscape areas in the Bandon Electoral Area.

### 3.2 Growth and Development in the Bandon Electoral Area

3.2.1. The overall strategy for the Bandon Electoral Area is largely determined by the Cork County Development Plan 2003 (as varied), the medium term recommendations of the Cork Area Strategic Plan (CASP) and the North and West Cork Strategic Plan.

3.2.2. The strategy envisaged in CASP promotes a gradual, but steady shift in development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City. This has been reflected in the objectives of the Cork County Development Plan 2003 (as varied), and the Special Local Area Plans, which focus major growth in settlements such as Carrigtwohill and Midleton and along the rail corridor to the north of the City between Kilbarry and Blarney.

3.2.3. The Bandon Electoral Area accounts for a proportion of the growth envisaged for the area to the south and west of the City. The

Cork County Development Plan 2003 (as varied) has made provision for a proportion of this growth, to be located within the main settlements of Bandon and Kinsale. In the Bandon Electoral Area a larger increase in the number of households is envisaged for Bandon than for Kinsale. The Cork Area Strategic Plan suggests that low growth is appropriate for Kinsale to reflect the very sensitive townscape and landscape setting and to protect the local tourist industry.

3.2.4. In accordance with the North and West Cork Strategic Plan, in the more rural parts of the Electoral Area, the achievement of optimal spatial development is seen as extremely important and involves measures to ensure a greater proportion of overall new housing be located in towns and villages while sustaining the population in rural communities. Outside of the main settlements, the local area plan for the Bandon Electoral Area makes provision for the growth envisaged in the smaller settlements and the agricultural areas.

### 3.3 Population Trends and Forecasts

3.3.1. In recent years the population of the Bandon Electoral Area (including Kinsale Town Council area) has increased. The census of population for the area in 2002 was 25,886 people in 8,395 households. This represents a significant increase over the 1996, census, which recorded a population of 21,048 in 6,177 households.

3.3.2. This Plan is concerned with the proportion of the 20-year (2000-2020) growth forecast by CASP that might occur between the 2002 census and 2011. An estimate of the possible population of the Bandon Electoral Area in 2011 is obtained by adding these figures to the 2002 census results. If development is to proceed in line with the recommendations of CASP, then this figure is equivalent to a reduction of 720 in population but growth of an additional 593 households in the Electoral Area as a whole by 2011. This is set out in the table below:

Bandon Electoral Area	1991 Census	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	20,297	21,048	25,886	25,166	-720
Households	5,651	6,177	8,395	8,988	593

### 3.4 Distribution of Growth

3.4.1. The Local Area Plan for the Bandon Electoral Area is mainly concerned with the growth envisaged for the smaller settlements and agricultural areas. This Local Area Plan seeks to distribute this remaining growth, based on the principles of the Cork Area Strategic Plan, the North and West Cork Strategic Plan and the Cork County Development Plan 2003 (as varied).

3.4.2. The planning principles of most relevance to the Bandon Electoral Area include:

- Concentrate development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City;
- Optimising the use of existing and proposed infrastructure including public transport and other access and communications infrastructure;
- Promoting access to social, recreational and cultural facilities and incorporating environmental sustainability;
- Recognising that Ring Towns will play a key role in the sustainable development of the rural areas.
- The location of new development, housing, employment and services should be facilitated and designed so as to support the balanced growth of North and West Cork's towns.
- Protection of the Metropolitan Green Belt.

3.4.3. Of the overall estimated growth figure of 593 additional households between 2002 and 2011, approximately 373 could be accommodated in the smaller settlements and agricultural areas.

Estimated Growth 2002 to 2011 (households)	Main Settlements	Smaller Towns, Villages and agricultural areas	TOTAL
Bandon Electoral Area	220 (2 towns)	373	593

### 3.5 Settlement Structure in the Bandon Electoral Area

3.5.1. In the Bandon Electoral Area, the settlement structure is characterised by the Main Settlements of Bandon and Kinsale.

3.5.2. For the purposes of this Electoral Area Local Area Plan the strategic aims and zoning objectives for these main settlements have been carried forward from the Cork County Development Plan 2003 (as varied).

3.5.3. This Local Area Plan establishes a settlement network for the Bandon Electoral Area, for the settlements other than the main towns. These settlements are referred to as “Key Villages”, “Villages” and “Village Nuclei”. **Key Villages** generally serve large rural hinterlands and have a good range of services and facilities, including employment opportunities and access to public transport. Over the life of this Local Area Plan, these key villages will act as the primary focus for investment in housing, transport, employment, education, shopping, health facilities and community services.

3.5.4. **Villages** do not have the range of services and employment opportunities found in key villages, however they will often provide a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport. Over the life of this Local Area Plan, these villages will form an important component of the settlement network, including accommodating significant amounts of growth and providing important services and facilities to larger rural hinterlands.

3.5.5. **Village Nuclei** generally have one or more existing community or other local facility. These nuclei will form an important component of the settlement network, by providing a basic level of services and by accommodating a certain amount of growth over the life of the Local Area Plan.

3.5.6. There are **Other Locations** within the Bandon Electoral Area, which may not form a significant part of the settlement network, however, these locations can often function as important areas for tourism, heritage, recreation and other uses. These Other Locations are outlined in Section 8.

3.5.7. The following table outlines the settlement network for the Bandon Electoral Area, and summarises the strategic aims for each of the settlements:

Settlement Type	Strategic Aims
<b>MAIN TOWNS</b> Bandon Kinsale Environs	<b>Ring Towns and County Towns</b> Bandon – Continued growth as a gateway to West Cork and consolidation of its employment and service functions. Kinsale Environs – Consolidation of the town within its scenic coastal setting and continued promotion of its special heritage and marine tourism functions.
<b>KEY VILLAGE</b> Inishannon	Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.
<b>VILLAGES</b> Ballinadee Ballinspittle Belgooly Crossbarry Halfway Kilbrittain Newcestown Old Chapel Riverstick	Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.
<b>VILLAGE NUCLEI</b> Aghyohil Ballinacurra/Brinny Ballyfeard Ballyheada Crossmahon Dunderrow Gaggan Knockavilla/Old Chapel Cross Roads Murragh Nohoval Tinkers Cross Upton	Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.
<b>OTHER AREAS</b> Ballymartle Barrels Cross Brownsmills Garrettstown/ Garylucas Gogganshill Jagoes Mills	Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.

Settlement Type	Strategic Aims
Kilcolman Killeady Kilmacsimon Quay Oysterhaven	

3.5.8. Outside the main settlements and villages, the County Development Plan 2003 (as varied) establishes a number of policy areas, including the Metropolitan Green Belt, the Rural Housing Control Zone, Coastal Areas and Green Belts around the main settlements. Although in each case there are certain exceptions, the effect of these policies will be to apply relatively restrictive controls on the circumstances in which planning permission will be granted for new housing in the agricultural areas. Whilst it may be appropriate to make some allowance for the quantity of housing likely to be built in agricultural areas, the controls that exist within the Metropolitan Green Belt, the Rural Housing Control Zone and other control areas, will need to be reflected in any allowance made.

### 3.6 Housing Land Supply

3.6.1. When assessing the sufficiency of zoned lands, the Cork County Development Plan 2003 (as varied), ensured that enough land was zoned to cater for the projected growth, not only for the County as a whole, but also within the Metropolitan Cork area. If Metropolitan Cork is to continue as the engine driving the future economic growth of the region as a whole, it is important that at no stage should a shortage of housing land be permitted to restrain the regions’ natural economic growth rate.

3.6.2. However, this does not mean that it will be appropriate to relax the CASP strategy of consolidating (or restraining growth in) the existing settlements to the south and west of the city. Rather, the pressure to increase the supply of land suitable for housing should be met by encouraging this development into the rail corridor between Blarney and Midleton.

3.6.3. A number of Special Local Area Plans have been adopted to create the opportunity to direct this somewhat higher than anticipated level of housing growth towards appropriate locations along the rail corridor from Blarney to Midleton offering the opportunity for future residents to benefit from the transport choice that will be available there.

3.6.4. In determining whether enough land has been provided for housing in the smaller towns and villages within the Bandon Electoral Area, an examination should be made of both the projected requirement for new housing and the amount of zoned land suitable

for housing development. The requirement for new housing is estimated from the projected increase in households for the area.

**3.6.5.** In this Local Area Plan, approximately 110 hectares (gross) of zoned residential lands have been identified, in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town/ neighbourhood development or on sites with 'special' zonings.

**3.6.6.** It is considered that sufficient lands have been zoned in the smaller towns and villages to accommodate the needs of the Bandon Electoral Area and that a scarcity is most unlikely to occur during the lifetime of this Local Area Plan. It would be prudent however to monitor the rate of residential development to ensure that the supply remains sufficient on an ongoing basis.



## Section 4 Employment and Economic Activity

### 4.1 Strategic Principles

4.1.1. The policies on Employment and Economic Activity are presented in Chapter 4 of Volume 1 of the County Development Plan 2003 (as varied) and are based at a strategic level on the following planning principles:

- The securing of the county's economic future requires the timely and adequate provision of land for employment needs, including sites at suitable locations for industrial uses, enterprise uses, retail uses and other uses;
- Land use provision for employment uses should be closely related to transportation, environmental and infrastructural considerations as well as to the effects on town centres, residential amenity and to the broader settlement policies;
- Balanced improvement of the economy across the whole county will require special measures in areas where economic activity is weaker.

4.1.2. In the Bandon Electoral Area, the employment base is strong, based as it is, on a mix of manufacturing and service industry. Outside of the main towns there are employment and economic activities of varying scale occurring in the smaller settlements and rural areas of the Electoral Area, such as agriculture, quarries, service industries, tourism and other industrial and commercial uses.

### 4.2 Agriculture

4.2.1. Agriculture remains one of the largest single industries in County Cork although it no longer employs the majority of the population. It remains as a defining feature of the social, environmental and economic make up of rural areas. The Government's Rural White Paper: 'Ensuring the Future – a Strategy for Rural Development in Ireland' (1999) identifies a need for diversification (both on and off-farm) and alternative enterprises to broaden the rural economy, support farming families and complement an efficient agriculture sector.

4.2.2. The numbers of farms and people in agricultural employment are declining; the age structure of farmers is unbalanced; many farms are non-viable and direct payments account for an increasing proportion of farm incomes. A strategy to address these issues should

encourage the development of alliances and partnerships between agricultural producers and food processors taking due account of market needs and a comprehensive programme for the development of the food industry which addresses needs in relation to capital investment, research, technology and innovation, marketing development and promotion, and human resources.

4.2.3. Agriculture, will continue as a major land use and it will be necessary to secure agriculture where it has the capacity to remain strong and viable. Agriculture must be supported and encouraged to develop so it continues to play an important role as a basis for a strong and diversified rural economy. The links between traditional employment and the significant and developing sectors such as tourism, enterprise, local services and other sources of off-farm employment, will be important to the support of a strong rural economy.

4.2.4. In the Bandon Electoral Area, the existence of the Metropolitan Green Belt, the Rural Housing Control Zone and the policies of the Cork County Development Plan 2003 (as varied) support the future of agriculture by helping to retain land in agricultural use and protect it from inappropriate development. Securing the Green Belt lands in agricultural use provides certainty for the farming community, which encourages investment and diversification in the agricultural industry. Elsewhere in the Electoral Area, it is an objective of the County Development Plan 2003 (as varied) to recognise and support those important development sectors that are intrinsically part of development in rural areas (such as agriculture) and to ensure that other forms of incompatible development are not located in such a way as to undermine their long term viability.

### 4.3 Industry and Enterprise

4.3.1. Policies in the Local Area Plans focus on the indigenous strengths of the rural economy and, at the same time, facilitate wider economic development supported by investment in infrastructure and service provision.

4.3.2. It is an objective of the Local Area Plan to develop a land-use strategy to encourage the development of modern industry, at an appropriate scale, in the settlements serving rural areas so that, in time, a robust employment base can develop, enabling communities to become self-sustaining, relying progressively less and less on longer distance commuting to urban centres for employment and other essential services. The achievement of this objective will be attained by;

- Encouraging a range of employment opportunities with the aim of attracting jobs of higher skills content with corresponding needs for well-educated and trained personnel.

- Identifying key locations where attractive, serviced land is readily available to attract new industry, offices or other appropriate commercial development to serve a recognised rural community. In identifying locations, consideration should be given to providing for different types of development (current and emerging); from small incubator units to areas capable of accommodating major Foreign Direct Investment manufacturing plants at large single user sites.
- Developing clusters of key industries in specific locations, where knowledge and innovation plays a critical role in attracting and retaining employment.
- Encouraging in those locations, the provision of key social and economic services (schools, health centres, banks, shops etc.) that will provide essential support to new industry and its employees. The development of an integrated childcare service is an example of this form of provision.
- Encouraging public transport to focus on those locations so that new industry will have access to broad labour markets. Public transport is a major contributor to improving economic development potential and social cohesion by providing greater choice of access and improving accessibility of services.
- Ensuring that such locations have a plentiful supply of land for good quality new housing including a broad range of house types and tenures; and
- Ensuring that the attractive qualities of the surrounding countryside are protected so that the rural setting of the area can act as a key incentive to attract new development.



#### 4.4 Retail and Commerce

4.4.1. The National Retail Planning Guidelines for Planning Authorities, December 2000, came into effect in January 2001. The Guidelines set out the need for strategic retail policies and proposals to be incorporated into development plans.

4.4.2. The Council's Retail Strategy prepared jointly with the City Council is in response to the National Guidelines and has been adopted as Variation Number 1 to the Cork County Development Plan 2003. The Retail Strategy establishes a hierarchy of retail locations that forms the basis for determining the scale and location of new retail development.

4.4.3. It is expected that in the smaller settlements, the nature and extent of retail provision will vary based on the settlements position in the network of settlements. In the larger settlements, provision may include a number of convenience shops, comparison shops and some service related units.

4.4.4. Provision will usually be in the form of local shops, as defined in the Retail Strategy. These shops serve immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas. The amount of floor-space provided is small in size and it may be appropriate to group a small number of local shops together to create more sustainable development forms. They may also form the focus of smaller villages where they serve a wider rural catchment area.

4.4.5. Locations for local shops may be identified in the settlement section of this Local Area Plan. However, retail development at this scale may, if appropriate, take place as an ancillary element of proposals that are predominantly for other uses (e.g. housing, industry etc.).

4.4.6. Another issue effecting retail provision in the smaller settlements is the role of convenience shops attached to petrol filling stations. This is a rapidly expanding form of retailing. The preferred location for petrol filling stations is often designated in development plans as being on the edge of town or village and close to the speed limit. The normally accepted upper limit on the convenience element is 100 square metres net floor area. This scale of provision will not always be accommodated, particularly in smaller villages, where such provision of convenience floor space out of centre would cause significant trade diversion from existing village centres.

4.4.7. The Cork Retail Centres Hierarchy defined in the Retail Strategy, lists the location of centres from regional to local. In the Bandon Electoral Area, Town/District Centres are located at Bandon and Kinsale.

#### 4.5 Tourism

4.5.1. Tourism is a significant industry in the Bandon Electoral Area and the area has strategic qualities, which influence the success of the industry. The Electoral Area also benefits from ease of access and proximity to Ringaskiddy Port and Cork Airport and the area's location makes it an important stopover location.

4.5.2. The Bandon Electoral Area includes a large amount of attractive coastline and estuary, which contain features of historical, cultural and natural significance. Kinsale attracts significant visitor numbers and contains some specific coastal, maritime and historic tourist attractions. Similarly, on the coast Garretstown/Garylucas, Oysterhaven and the Old Head area provide attractions for day-trippers, long stay tourists, water-based activities and leisure breaks. The attractive coastline and beaches in the area which have features of historical, cultural and natural significance also provide opportunities for shore angling, deep-sea fishing and walks. Kilmacsimon Quay, on the shores of the Bandon River Estuary is also an important attraction for tourist and leisure breaks.

4.5.3. The rural landscape of the Bandon Electoral Area is attractive, with many scenic and historic features and the Bandon River Valley also provides a scenic valley route, on a principle route towards West Cork.

4.5.4. The development of the area's tourist industry, particularly because of its potential to attract visitors outside the main season, is an important element of any strategy. From a land-use planning point of view, it is important to develop a series of appropriate planning objectives, complementing those of the Cork County Development Plan 2003 (as varied), that will ensure the conservation and enhancement of the areas characteristics that are important to the development of tourism.

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

4.5.6. The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives in the Cork County Development Plan 2003 (as varied), that are directed towards the conservation of the built and natural environments must be respected not only for their own sake but because of their importance to this sector of the economy.

4.5.7. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism development facilities (including sports and recreation activities) will

contribute to a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area.



#### 4.6 Mineral Extraction

4.6.1. The Cork County Development Plan 2003 (as varied) contains a number of important objectives relating to mineral extraction. It is an objective of the CDP to:

- Safeguard existing resources by seeking to prevent incompatible land uses, which could be located elsewhere, from being located in the vicinity of the resource.
- Identify important strategic mineral reserves, particularly aggregates, and develop appropriate site-specific policies for safeguarding the reserve.
- Minimise environmental and other impacts of mineral extraction through rigorous application of licensing, development control and enforcement requirements for quarry and other developments.
- To have regard to visual impacts, methods of extraction, noise levels, dust prevention, protection of rivers, lakes and other water sources, impacts on residential and other amenities, impacts on the road network (particularly with regard to making good any damage to roads), road safety, phasing, re-instatement and landscaping of worked sites.

4.6.2. In chapter 4 of Volume 1 of the County Development Plan, Employment and Economic Activity, objectives are included to identify (ECO 5-2) and safeguard (ECO 5-3) our mineral reserves and to minimise the impacts (ECO 5-4) of mineral extraction.

4.6.3. In April of 2004, the Department of the Environment, Heritage and Local Government published Guidelines for Planning Authorities on Quarries and Ancillary Activities. These Guidelines are intended to assist planning authorities in dealing with the varying environmental and land use issues associated with the operation of quarries. They

are also intended to help with the implementation of Section 261 of the Planning & Development Act, 2000, which commenced on the 28th April 2004 and provides for a new registration system for quarries.

**4.6.4.** The Cork County Development Plan 2003 (as varied), indicates areas of high landscape quality, together with proposed geological Natural Heritage Areas, where quarrying will not normally be permitted. While eskers and moraines comprise valuable sediments, they also represent non-renewable records of past climate and environmental change, and should be afforded some protection.

**4.6.5.** The extractive industry makes an important contribution to economic development in the Bandon Electoral Area. There are a number of important quarries in the Electoral Area, where Cork County Council must safeguard the resources. The main quarries in the area are located at Inishannon, Killeady, Ballyhandle and Murragh.

## **4.7 Forestry**

**4.7.1.** The overriding strategy as regards forestry is to increase the productive forest area and the diversity of species, protect the environment, develop an internationally competitive saw milling sector and a range of complementary forest based processing industries, promote research and development and ensure the availability of education and training. The County Development Plan in Chapter 4 of Volume 1, includes the main overriding principles as regards forestry and these are supported by Strategic Objectives ECO 5-5, ECO 5-6 and ECO 5-7.

**4.7.2.** There are two main aspects to the issue of forestry in any area, the first is large-scale commercial forestry and the other is the smaller scale more environmentally focused local schemes.

**4.7.3.** Forestry contributes substantially to the economic well being of the county in terms of the direct and indirect employment it generates and the financial revenue that results. The market increasingly demands certified timber to assure customers that their products come from sustainable managed forests as outlined in the Irish National Forest Standard (2000). All grant aided forestry development and operations must be in accordance with the Code of Best Forest Practice (2000) and a series of Guidelines on topics including water quality, archaeology, landscape, harvesting and biodiversity. These publications support the Irish National Forest Standard in ensuring that the development of this sector is undertaken on a sustainable basis.

**4.7.4.** The Draft Guidelines on Forestry Development issued by the Department of the Environment and Local Government (1997) highlighted the need for local authorities to produce an Indicative Forest Strategy to designate areas sensitive to afforestation as well

as those areas that are preferred for afforestation. It is also important that the Indicative Forest Strategy outlines the Council's policies in relation to Forestry Development generally within the county.

**4.7.5.** Assistance to encourage local forestry schemes through government initiatives include the NeighbourWood Scheme, the Urban Woodland Scheme and the Native Woodland Scheme. These initiatives reflect the fact that with the rapid expansion of Ireland's urban centres over the past few years there is a need to provide communities with accessible, attractive woodland amenities that form an integral part of the locality. New schemes can be planted with grant aid from the Department of Marine and Natural Resources.





## Section 5 Transport and Infrastructure

### 5.1 Strategic Principles

5.1.1. A whole range of policies on Transport and Infrastructure are presented in Chapter 5 of Volume 1 of the County Development Plan 2003 (as varied), based on the following planning principles:

- An integrated approach to transport throughout the county is required with an increased emphasis on the use of public transport with particular attention given to social and environmental friendliness, efficiency, safety and competitiveness;
- The county's principal transportation assets including ports, airports, and strategic road and rail corridors should be protected and developed;
- Investment in the county's infrastructure should be made in a sustainable and efficient manner in order to promote the social and economic well being of the county and its population including greater provision of public transport services, particularly in rural areas;
- The county's strategic infrastructural resources and distribution corridors should be protected and safeguarded having regard to environmental and social considerations;
- Future provision for transportation and infrastructure should be firmly integrated with the county's overall land use strategies.

### 5.2 Transport

5.2.1. It is an objective of the Cork County Development Plan 2003 (as varied) to;

- support the provision of a more regular and efficient express bus service throughout the county and encourage public-private partnership in the provision of more widespread non-urban bus services,
- and to support initiatives which provide greater accessibility by bus between rural towns/villages with their more remote hinterlands.

#### Road Network

5.2.2. While the road network in the Bandon Electoral Area is generally good, the majority of settlements within the Electoral Area would benefit from road improvements such as traffic calming, the provision of appropriate signage and in many cases road widening.

5.2.3. The current programme of road construction and traffic improvements will help to alleviate traffic congestion in and around the main settlements in the area.

5.2.4. The Non-National Roads (NNR) Programme for 2002–2005, implemented by Cork County Council, will be substantially complete in the current year because of the accelerated rates of funding. In 2004 Cork County Council received €24.95 million for the NNR programme (€17.81 million for Restoration Improvement and €7.14 million for Restoration Maintenance i.e. surface dressing). In the 2004 Estimates Cork County Council has allocated €17.43 million from its own resources for the maintenance and improvement of non-national roads.

5.2.5. There are a number of improvement works proposed on non-national roads in the Electoral Area including works on the Kinsale-Riverstick-Airport Road, re-alignment works to the R589 at Crossbarry and improvements to the Belgooly-Carrigaline R611 road together with a number of additional individual scheme allocations for minor works.

5.2.6. The Regional Road the R586, Bandon – Ballineen/Enniskeane – Dunmanway – Bantry Road, runs through the Electoral Area, giving rise to large volumes of traffic, including a high proportion of heavy goods vehicles. In the Cork County Development Plan 2003 (as varied) and in the North and West Cork Strategic Plan it is an objective to promote the improvement of strategic regional roads throughout the county. In particular, it is an objective to seek funding for the upgrading of the R586 to a national road status.

5.2.7. Under the Specific Improvement Grants Scheme for non-national roads Cork County Council has projected expenditure for 2004 of €440,000 and €2.2 million post 2004 on improvements to the R586.

5.2.8. It is considered that there may be suitable locations in the Bandon Electoral Area for the provision of a dedicated truck depot to meet the needs of truck parking with ancillary facilities, based on its merits and subject to normal proper planning considerations.

#### Ports and Airports

5.2.9. Cork International Airport is an important strategic asset to the County and the South West Region. The importance of Cork Airport is recognised through the specific objectives in chapter 8 of Volume 1 of the Cork County Development Plan 2003 (as varied).

The airport and the associated developments in logistics, the Airport Business Park and hotel are all key elements in the development of the county and the Bandon Electoral Area.

#### Pedestrians and Cyclists

5.2.10. Footpaths, cycle lanes and parking facilities should be built into the planning and design of new or upgraded road infrastructure proposals and public realm/environmental projects. This can, over time, help reduce the need to travel by car, reduce congestion and pollution, and contribute to healthy lifestyles. The provision of facilities for pedestrians and cyclists and, where appropriate, commuter plans should be included in planning conditions in respect of larger scale developments. In appropriate cases the need or potential for pedestrian and/or cycle routes has been highlighted in specific zonings in the Local Area Plan.

5.2.11. Way marked paths and cycle routes are an important resource for attracting tourists and providing recreation for local residents. They can also open up potential for farm diversification into small-scale tourist services.

### 5.3 Water Supplies and Drainage Schemes

5.3.1. Public Infrastructure, particularly the availability of adequate public water supply and wastewater treatment are vital to ensure that land zoned in the Local Area Plans is available for development. The Council will be open to considering proposals from developers to upgrade or extend and improve water and wastewater infrastructure as joint ventures or in partnership with the Local Authority.

5.3.2. Sanitary services, sewers in particular, in many smaller settlements are not adequate at present to serve the existing communities or to accommodate growth. In order to deal with this problem Cork County Council together with the Department of Environment, Heritage and Local Government has prepared a programme of works to be undertaken to improve the situation.

5.3.3. Cork County Council produced an Assessment of Water Services Needs in October 2003, revised in January 2004, which predicts the sanitary services needs over the next number of years to 2012. The main purpose of the assessment is to develop an overall strategic investment plan for the county for the medium term and to set out a programme of works to meet the identified water services needs.

5.3.4. The principal objectives of the sanitary programmes are to provide an adequate supply of water, complying with the Irish Drinking Water Regulations, for domestic, industrial, agricultural and other uses and to provide for the safe disposal of sewage and other waterborne wastes. An important objective in the programme is to

meet the requirements of the EU Urban Waste Water Treatment and Drinking Water Directives.

**5.3.5.** The Bandon Electoral Area is included in a strategic study, "The Cork Water Strategy Study", which will identify the strategic needs in South Cork for the next twenty years.

**5.3.6.** In Bandon, upgrading of the sewerage network is proposed and will involve the provision of new sewers and storm water separation. The proposed works, with an estimated cost of €14 million, are due to commence in early 2007. The Department of the Environment, Heritage and Local Government have accepted the preliminary report proposals for the scheme. It is expected that consultants will be appointed in March/ April 2006 for the production of contract documents.

**5.3.7.** In Kinsale, construction of a new sewerage scheme has commenced, Stage 1 of which is complete. Work is expected to start on Stage 2 early in 2007 which will deal with most of the town and the treatment works. Stages 2 & 3 are expected to be completed in early 2009.

**5.3.8.** Countywide projects to improve water and drainage services are proposed which will benefit the Bandon Electoral Area, including;

- Replacement of lead pipes
- Replacement of defective watermains
- Source Protection Programme
- Sludge Management Scheme
- Cork Area Drainage Study
- Cork Area Drainage Schemes



**Water Quality**

**5.3.9.** A recent document, Phosphorous Regulations Priority Action Matrix For Designated Rivers and Lakes 2004 – 2006 has been produced by the Environment Department of Cork County Council. The need for this report has arisen from the passing into law of the Local Government (Water Pollution) Act 1997 and the Water Quality Standards for Phosphorous Regulations 1998. The main principle of these regulations is the requirement that water quality be maintained or improved. The report has identified a number of rivers where water quality, and in particular, phosphorus levels are a cause of concern. The implications of this report will be highlighted in the relevant settlements.

**Drainage**

**5.3.10.** The Cork County Development Plan 2003 (as varied), includes objectives INF 2-8 and INF 2-9 which respectively deal with the protection of river channels and prevention of flooding. In addition, the Office of Public Works (OPW), has produced a series of objectives which they propose should be applied to any development in flood plains, including flood impact assessment. While the Department of the Environment, Heritage and Local Government has not yet responded to the OPW document, it is prudent that the Local Area Plans would implement the objectives contained in the document. The following is therefore an objective of this Local Area Plan;

<b>DR 1-1</b>	<b>Drainage and Flooding</b> It is a general objective to implement the recommendations of the Office of Public Works policies, as current in June 2004, in relation to flood plains and areas sensitive to flooding.
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**5.4 Waste Recovery and Recycling**

**5.4.1.** The Waste Management Plan for Cork County (May 2004) is based on the Cork Waste Strategy, a joint document with Cork City Council and replaces the Waste Management Plan for Cork County (1999). The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both National and European legislative guidelines. The guidelines set down a hierarchy of preferential modes of waste management, including the following; prevention, minimisation, re-use/ recycling, disposal with energy recovery and disposal of residual waste.

**5.4.2.** A single engineered land-fill site is proposed for the County at Bottlehill.

**5.4.3.** Bring sites are proposed throughout the county and in the Bandon Electoral Area civic amenity sites are proposed for Bandon and Kinsale. With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency. It is important to ensure that they are located where these impacts are minimised as much as possible.

**5.5 Energy and Communications**

**Energy Networks**

**5.5.1.** The energy industry and utilities generally, have very specific land use planning requirements. In particular, safeguards need to be put in place to ensure that strategic distribution corridors are not compromised by inappropriate siting of other developments. The renewable energy sector requires more specific treatment as it raises a number of planning issues, particularly in relation to the deployment of wind energy projects. In all cases however, it is necessary to ensure that energy projects do not in themselves constitute negative impacts, particularly in areas of environmental or landscape sensitivity.

**Renewable Energy**

**5.5.2.** The issue of wind energy is important for Cork County and a number of preliminary studies have been carried out to assess the overall wind resource in the county and the degree of sensitivity of Cork's different landscapes to the deployment of wind farms.

**5.5.3.** The identification of strategic search areas in the County Development Plan gives a strategic representation of generally preferred areas for wind farms. Strategic Search Areas are areas, which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects.

**5.5.4.** Strategic Search Areas are located in the northwest, north, mid-Cork and small parts of east Cork. To the north of Newcestown there is an area, which forms part of a larger strategic search area, which has been identified as being suitable for wind energy development. It is an objective of the Cork County Development Plan 2003 (as varied) to encourage prospective wind energy developers assessing potentially suitable sites for wind energy projects to focus on the strategic search areas identified in the plan.

**Telecommunications**

**5.5.5.** A goal of this Local Area Plan is to ensure that the necessary physical and telecommunications infrastructure is provided and that rural communities are enabled to exploit the enormous potential of Information and Communications Technology (ICT). Several initiatives

are underway by a number of telecommunications service providers, which have the capacity to improve broadband infrastructure and services in the rural areas; the National Spatial Strategy recognises the importance of broadband connectivity for social and economic interaction and benefit to the community at large.



## Section 6 Housing and Community Facilities

### 6.1 Strategic Principles

6.1.1. The policies for Housing and Community facilities set out in Chapter 6 of Volume 1 of the County Development Plan 2003 (as varied) are based on the following important planning principles:

- The availability of housing for a diverse range of housing needs is important for sustaining communities and for enhancing quality of life;
- Balanced communities should be encouraged in order to promote the social, environmental and economic well being of the county;
- A high quality living environment is important for sustaining communities;
- The proper provision of community facilities of high standard is important for all age groups and sectors of society and is an essential component of proper planning.

### 6.2 Housing - Overall Approach

6.2.1. Outside the towns and villages, the County Development Plan 2003 (as varied) establishes two main policy areas making up Metropolitan Cork: the Metropolitan Green Belt and the Rural Housing Control Zone. Although in each case there are certain exceptions, the effect of both will be to apply relatively restrictive controls on the circumstances in which planning permission will be granted for new housing in the agricultural areas.

6.2.2. The Metropolitan Green Belt only extends over a small area in the north-eastern corner of the Bandon Electoral Area and includes the Gogganshill area. The Rural Housing Control Zone extends elsewhere over the eastern half of the Electoral Area, in areas predominantly to the east of the Bandon River.

6.2.3. In the rural areas to the west of the Rural Housing Control Zone, it is an objective of the Cork County Development Plan 2003 (as varied), to recognise the special needs of rural communities and, in particular, the genuine aspirations of people in rural areas who wish to live and/or work in the area in which they were brought up. It is an objective in such circumstances, to accommodate their individual

housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

6.2.4. It is an objective of the Cork County Development Plan 2003 (as varied) to recognise the serious long-term effects that urban generated housing development can have on rural areas, in terms of the viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.

### 6.3 Residential Densities Within Main Towns

6.3.1. The County Development Plan 2003 (as varied) sets out the densities for residential development for the 31 main towns in County Cork. For the 31 main towns, densities less than 20 dwellings (net) per hectare (8 per acre) should be discouraged; however in certain exceptional cases, limited areas of lower density may be considered. This lower density, would apply, for example, where there are special environmental or ecological considerations, where there is a need to make a transition between higher density development and the open countryside, or in locations where services are inadequate to support greater densities. In some of the main towns, a number of locations have been identified to accommodate very low-density residential development (less than 5 dwellings per hectare) land use designation.

6.3.2. The table below indicates the housing densities set out in objective HOU 2-1 in the Cork County Development Plan 2003 (as varied).

Density Table: Main Settlements

Density Type	Unit Number Net/ha	Notes
High	> 50 ha	Town centre & public transport.
Medium	20 – 50 ha	< 35 units/ha discouraged
Low	8 – 12 ha	> 5 and up to 20 accepted if sewer provided. < 5/ha not acceptable if sewered.
Very Low	< 5 per ha	Exceptional cases.

### 6.4 Residential Densities in Smaller Settlements

6.4.1. In the Key Villages, Villages and Village Nuclei, the Local Area Plans apply densities in these settlements for new residential development. The factors considered in applying these densities include; the services and infrastructure available, the appropriate

scale of development, the role of the village in the settlement network, the environmental, and topographical considerations and the provision of serviced land in villages as an alternative to dispersed one off rural housing in the countryside.

6.4.2. The following table summarises densities appropriate to new residential development in the key villages, villages and village nuclei identified in this Plan.

Density Table: Key Villages, Villages & Village Nuclei

Density Type	Unit Number Net/ha	Notes
High	> 25 ha (10/acre)	Village centre & street frontage.
Medium	12 – 25 ha (5 – 10/acre)	Specific density dependant on issues such as, layout and servicing arrangements.
Low	5 – 12 ha (2 – 5 /acre)	Subject to satisfactory servicing arrangements.
Very Low	< 5 per ha (2/acre)	Exceptional cases.

### 6.5 Community Facilities

6.5.1. In the Bandon Electoral Area, an overall requirement exists for an improved level of services with a broader choice in education, health and leisure facilities. These improved services must be clustered in the larger settlements, which will make these settlements more attractive to the population and avoid the need for long distance commuting for basic services.

6.5.2. The absence of an adequate transport service and affordable childcare services in many areas make it especially difficult for women to avail of training and education or to enter the labour force and retain employment. The provision of improved public services and infrastructure and the creation of improved employment opportunities will greatly assist in reducing many aspects of social exclusion and deprivation.

6.5.3. In addition, it is considered that measures to promote greater access and availability of social, recreational and cultural facilities and services should be incorporated into a strategy for future development.

#### Education

6.5.4. Primary schools are located in most, if not all, of the settlements. Some of the schools are poorly located in that they may be a distance outside of the settlement or located between

settlements which means that children may not be able to walk to school in safety. The provision of footpaths to schools, where feasible, will be a priority in the local area plans. School buses and cars are the main form of transport to and from schools. Many existing schools are under pressure to accommodate an increasing number of new pupils in buildings that are unsuitable or too small. The need to extend buildings and expand facilities is often constrained by the availability of land. The LAP zones land for the extension of primary school buildings and facilities where the need has been identified. Secondary schools in the Electoral Area are located in the main towns of Bandon and Kinsale.

**6.5.5.** In terms of education at primary and secondary school levels there is a need to ensure that, in a timely manner, sites and buildings to cater for the proposed increase in population are provided.

**6.5.6.** The third level educational sector should be encouraged to provide outreach programmes to locations outside the larger settlements in order to establish access to education and training.

#### **Health Care Facilities**

**6.5.7.** Apart from the public and private hospitals, which are located in the city and city suburbs, health care in the Electoral Area and in Metropolitan Cork in general, consists of GP's surgeries and local community health care facilities such as nursing homes and small scale medical centres.

#### **Childcare**

**6.5.8.** Childcare facilities like crèches are provided mainly in the larger centres on a privately run basis only. The demand for childcare facilities is increasing and the Department of Environment, Heritage and Local Government publication *Childcare Facilities - Guidelines for Planning Authorities, June 2001*, provides for the provision of at least one childcare facility for new housing areas of 75 dwellings or more. Childcare facilities should be promoted in the following locations; residential areas, places of employment, educational establishments, city and town centres, neighbourhood and district centres and locations convenient to transport nodes.

**6.5.9.** The crucial issue for the provision of healthcare and childcare is ensuring access to appropriate levels of services.

#### **Recreation**

**6.5.10.** Recreation and sports are provided for as private and public undertakings and indoor and outdoor facilities. The largest provider of sports and recreation facilities in the Electoral Area is the GAA organisation, which has facilities like playing pitches and halls in almost every settlement. Other sports like soccer, rugby, hockey, tennis and golf are also provided for.

**6.5.11.** Walking is becoming an increasingly popular recreational activity, particularly regarding the demand for designated amenity walks. A number of amenity walks are designated in or near settlements in the Plan across the Electoral Area and these are shown on the settlement maps.

#### **Open Space**

**6.5.12.** Passive open space zonings are shown in the Plan as well as the active recreation uses described above. Open space fulfils the purposes of providing important visual settings for settlements, retains land in agricultural use and protects the landscape where it is of a scenic quality that needs to be preserved.

## Section 7 Environment and Heritage

### 7.1 Strategic Principles

7.1.1. Policies on the natural and built environment as well as a whole range of heritage matters are dealt with in Chapter 7 of the Cork County Development Plan 2003 (as varied). The following planning principles are important considerations:

- The natural and built environment, particularly those elements that are non-renewable and most valuable, need to be properly protected, managed and enhanced;
- The conservation and enhancement of biodiversity, natural heritage, landscape and the built environment should be promoted as important elements of the long term economic growth and development of the county;
- The protection of Cork's physical heritage (including archaeology and historic buildings) is a tangible representation of the County's past and is a sound basis for economic growth and regeneration;
- The 'polluter pays' principle and the 'precautionary approach' principle are important elements of any planning policies that deal with environmental and heritage matters;
- The long term economic, social and environmental well-being of Cork requires water and air quality to be of the highest possible standard.

### 7.2 The Natural Environment

7.2.1. 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.

7.2.2. 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 is a range of plants and animals that are protected under national legislation.

7.2.3. Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. The current list of pNHA's (dated September 2002) is given in Volume 2 of the County Development Plan 2003 (as varied) (CDP) and are shown on the Heritage and Scenic Amenity Maps in Volume 4 that Plan.

7.2.4. 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 (dated September, 2002) is given in Volume 2 of the County Development Plan and are shown on the Heritage and Scenic Amenity Maps in Volume 4.

7.2.5. Special Protection Areas (SPAs) have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the cSACs they form part of the 'Natura 2000' network of sites throughout Europe. The list of SPAs (dated September, 2002) is given in Volume 2 of the County Development Plan 2003 (as varied) and are shown on the Heritage and Scenic Amenity Maps in Volume 4.

7.2.6. In the Bandon Electoral Area, important pNHAs include; the Bandon Valley, Courtmacsherry Estuary, James Fort, Garrettstown Marsh and Garylucas Marsh.

7.2.7. Courtmacsherry Estuary is a Candidate Special Area of Conservation in the Electoral Area.

7.2.8. The Old Head of Kinsale and Kilcolman Bog are Special Protection Areas within the Electoral Area.

7.2.9. Cork County is also rich in areas of geological interest. The Department of the Environment, Heritage and Local Government and the Geological Survey of Ireland are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas. The importance of geological heritage is recognised in the County Development Plan and a list of important geological features within the county has been drawn up 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. In the Bandon Electoral Area the list includes; Ballyheedy, Glanavirane Beach, Nohoval Cove and Whitestrand Lagoon, Garrettstown.

### 7.3 Scenic Amenity, Views and Prospects

7.3.1. Scenic areas and scenic routes are identified in the County Development Plan 2003 (as varied) . These are based on designations established by previous development plans and, in general, they make up those areas of natural beauty and the important views and prospects that people in Cork (and visitors to the county) value most highly. Objectives ENV 3-2, ENV 3-3, ENV 3-4, ENV 3-5 and ENV 3-6 in the CDP, refer to scenic amenity, routes and views and prospects.

7.3.2. The purpose of the Scenic Routes in the area is to identify and conserve routes offering important, distinctive or rich character in terms of a sequence of scenery when traversed by car, bicycle or foot. The value of a scenic route may be in continuity; dramatic changes; or gradual unfolding of scenic and landscape character. Often it will involve successions of containment and surprise in length and type of vista, and variety in landscape and townscape.

7.3.3. It follows that the Scenic Routes will not be used as a blanket ban on development adjacent to or visible from any route. Rather, the contribution of the development proposed to the quality of the experience of traversing the route will be taken into account in judging the merits of any application for planning permission within sight of it.

7.3.4. Development may add value to a scenic route, especially if skilfully sited, designed and landscaped. A large or unusual building or structure may add drama to a view, or change in view. More modest development may, if special in character, add interest to an otherwise homogenous section of route, or, if conforming in character, consolidate the scenic or architectural character of a particular locality.

7.3.5. In many cases the combination of the particular scenery and the nature of the development proposed will mean that it would have negligible impact on the route.

7.3.6. Where development has a negative impact on the quality of the route, the scale of that impact (including any incremental or cumulative effect) will be judged against any positive public planning benefit arising from the development. The scope for mitigating any impact by means of landscaping or alternative design or siting will also be taken into account.

7.3.7. Developments which would have a significant negative impact on the quality of the Scenic Route, which is not outweighed by any other planning consideration, will not normally be acceptable.

7.3.8. Those proposing development adjacent to or within sight of designated Scenic Routes are advised to consult the Cork County Landscape Character Assessment and the Cork Rural Design Guide before completing their design and submitting any planning application.



**7.3.9.** In the Bandon Electoral Area, there are 8 routes classified as scenic routes and include; the stretch of road at Oysterhaven that extends around Ballinchasel Creek and extends towards Kinsale, the road towards Kinsale Harbour from Rathmore, the roads between Kinsale and Inishannon on both sides of the Bandon Estuary, the road from Kinsale, along Commoge-Whitecastle Creek to Ballythomas Cross Roads, the road from Inishannon to Bandon, the stretch of road extending from Barrel's Cross, around the Old Head of Kinsale to Garylucas and the coast road from Garrettstown towards Timoleague. The scenic routes are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the County Development Plan 2003 (as varied).

**7.3.10.** The CDP had two objectives; ENV 3-6 and LAP 2-4, intending that, at a level of local detail, the specific requirements of the scenic routes in terms of sensitivity to development and the preservation of the character of views and prospects, be examined. However, the Planning and Development Act 2000, requires that development plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty. The Draft Guidelines for Landscape and Landscape Assessment recommends a particular approach to dealing with landscape assessment, concentrating on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them.

**7.3.11.** The method of landscape assessment is set out in the Guidelines and provides for public consultation on each stage of the process.

**7.3.12.** Initially the CDP established a set of 76 landscape character areas and amalgamated them into a set of 16 generic landscape types. These are listed in Volume 1 and shown on maps in Volume 4 of the CDP.

**7.3.13.** The current stage of the process is at the "values" stage whereby the values associated with landscape character in local areas will be outlined in the Local Area Plans and through consultation and submissions received in the Local Area Plan process, the values associated with different types of landscape will be established. It is proposed that this work be completed before the examination of the scenic routes as the process will inform the work on the scenic routes.

**7.3.14.** The Electoral Area also has a number of scenic landscape areas including; lands to the south of Enniskeane, to the north of the Bandon River at Castlebernard on the hillside to the northeast of Old Chapel, along the Bandon River Valley between Bandon and Inishannon and extending along the Bandon River Valley towards Kinsale and Sandy Cove, the coastline from the Old Head of Kinsale towards Kilbrittain and the coastline to the south of Nohoval extending eastwards towards Kinsale. The scenic landscape areas are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the County Development Plan 2003 (as varied).

## 7.4 Built Environment

**7.4.1.** In the Bandon Electoral Area, the CDP has included parts of Bandon town and Castlebernard, as Architectural Conservation Areas (ACAs). These areas are special areas that require protection from inappropriate development and may be subject to special planning controls in order to preserve and enhance the area. Additional ACAs may be adopted through the variation process. Specific objectives ENV 5-5, 5-6 and 5-7 refer to ACAs in the Cork County Development Plan 2003 (as varied). The ACAs are mapped in Volume 4 of the CDP.

**7.4.2.** It is estimated that there are many thousands of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in County Cork. The principal mechanism for protection of these is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

**7.4.3.** The County Development Plan established the initial Record of Protected Structures in County Cork, which includes a draft list of over 1,000 structures. In the Bandon Electoral Area there are approximately 72 structures included on the list.

**7.4.4.** Cork County Council intends to add to its list of design guide publications in the future with a Housing Estates Design Guide and a Village Design Guide. The Housing Estates Design Guide is expected in the near future while the Village Design Guide will be commissioned shortly. The Village Design Guide will assist in developing village design statements to guide design and village renewal throughout the county.

**7.4.5.** A pilot project on village design statements has been undertaken by West Cork Enterprise Board and shows worked examples of what can be achieved through good village design.

**7.4.6.** Significant additional residential zonings are being provided in the new Local Area Plans. If these lands are developed over a short period of time there is potential for existing villages to be submerged with new housing which could significantly alter the character of the villages. Accordingly, where development is proposed in the villages, the Planning Authority will require that development proposals for each site be designed to harmonise and respect the character of adjoining areas, with a positive design approach, having full regard to the principles of townscape design.

## 7.5 Cultural Heritage

**7.5.1.** The conservation of the cultural identity of the area needs to be considered in ways that allow development to take place, while at the same time protecting the area's heritage resources.



**7.5.2.** The National Heritage Plan (2002), prepared by the Department of Arts, Heritage, Gaeltacht and the Islands states that the preparation of Local (County) Heritage Plans is a priority and the Heritage Plan will be a cross agency county strategy for the identification, protection, conservation, management, enhancement and interpretation of heritage.

**7.5.3.** The County Cork Heritage Plan was adopted in May 2005 and aims to ensure the protection of our heritage and to promote its enjoyment by all. The five year plan identifies a number of key objectives and the detailed actions required to achieve the objectives which will be formulated into annual work programmes over the life of the Plan. Responsibility for implementing the Plan is shared amongst many partners and will be monitored by the County Cork Heritage Forum.

**7.5.4.** The objectives of the County Heritage Plan are consistent with those of the County Development Plan. In the Cork County Development Plan 2003 (as varied) objective ENV 6-1 relates to the promotion of local heritage by encouraging the use of local place names in new developments. The promotion of the Gaeltacht and linguistic heritage is covered in objective ENV 6-2.

**7.5.5.** As regards local heritage and customs it is recommended that the following approach to preservation and development should be pursued:

- Foster and celebrate all forms of local culture
- Promote high quality festivals reflecting local and international culture

- Promote knowledge of local traditions and pastimes
- Protect the natural and built heritage of the area
- Promote accreditation of traditional skills.

7.5.6. In addition to the social benefits of preserving the cultural traditions of the area the cultural identity of the Bandon Electoral Area can make a significant contribution to underpinning the rural economy, stabilising populations and strengthening communities.

## 7.6 Archaeological Heritage

7.6.1. Archaeology is an irreplaceable link, which we have with our past. Archaeological sites and monuments vary greatly in form and date, and include megalithic tombs from the prehistoric period, Bronze Age fulachta fiadh (cooking places), medieval buildings, urban archaeological deposits and underwater sites such as wrecks.

7.6.2. In Ireland, archaeological sites are legally protected from unauthorised damage or interference through powers and functions under the National Monuments Act, the National Cultural Institutions Act 1997 and the Planning Acts. The Record of Monuments and Places (RMP) was created in 1994 as an amendment of the National Monuments Act.

7.6.3. Cork County Council has its own archaeological expertise to advise on any matters relating to archaeological heritage. The Council will also have regard to recommendations of the Cork Historic Monuments Advisory Committee.

7.6.4. Specific objectives ENV 4-1, 4-2, 4-3, 4-4, 4-5 and 4-6 refer to archaeology in the Cork County Development Plan 2003 (as varied).

## 7.7 Landscape Assessment

### Landscape Assessment in County Cork

7.7.1. County Cork contains significant areas of landscape importance, which are important not only for their intrinsic value as places of natural beauty but also because they provide a real asset for residents and visitors alike in terms of recreation, tourism and other uses. The importance of landscape is recognised in the Planning and Development Act 2000, which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty.

7.7.2. The Cork County Development Plan 2003 (as varied), includes an objective to continue the procedure for landscape

character assessment, in line with the Draft Guidelines for Landscape and Landscape Assessment (2000) issued by the Department of the Environment, Heritage and Local Government. These guidelines recommend a particular approach to dealing with landscape assessment, and concentrates on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them. This work will form the basis of assessing the sensitivity of landscapes to different kinds of development having regard to the character and values associated with local areas. This work is now carried forward into the Local Area Plan process by establishing the values associated with different types of landscape.

7.7.3. Landscape values can be described as the environmental, cultural or socio-economic benefits that are derived from various landscape attributes. Typical values that will be attributed to an area include:

- Aesthetic – areas of particular beauty, scenic areas or scenic routes, views and vistas.
- Ecological – habitats, bio diversity wildlife areas;
- Historic – archaeological, field patterns, sites of historic events, vernacular building or architecture;
- Socio-economic – value to the local economy, tourism;
- Community – sense of place, spiritual quality, areas of folklore or musical importance, sporting areas or areas of public recreation.

It is an objective in assessing proposals for development to have regard to the relevant landscape character description and values.



## LANDSCAPE OF BANDON ELECTORAL AREA

7.7.4. There are a mix of different types of landscape within the Bandon Electoral Area, including an Indented Estuarine Coast, Broad Fertile Lowland Valleys, Rolling Patchwork Farmland and a small area of landscape described as Fissured Fertile Middleground. These landscape types and associated values are summarised below:

### *Indented Estuarine Coast*

7.7.5. The indented estuarine coast stretches from Baltimore in the west to the mouth of Cork Harbour, in the east. This landscape comprises gently undulating topography incised by shallow river estuaries or 'drowned' valleys formed by glacial activity. Much of the coastline comprises low but steep cliffs and is punctuated by a series of promontories, such as Old Head of Kinsale, Seven Heads, Galley Head and Toe Head and which recede to bays, such as Courtmacsherry Bay, Rosscarberry Bay and Kinsale Harbour. The estuaries wind inland into agricultural areas, creating shallow tidal mudflats and occasional marshy areas. Agricultural areas are intensively farmed for dairy and tillage uses and are comprised of fertile undulating fields of moderate size bounded by broadleaf hedgerows. Farmsteads, houses and outbuildings are generally visible throughout the landscape due to the relatively low height of the hedgerows. Urban centres such as Rosscarberry, Clonakilty, Timoleague, Kinsale and Carrigaline are generally located within the sheltered inlets.

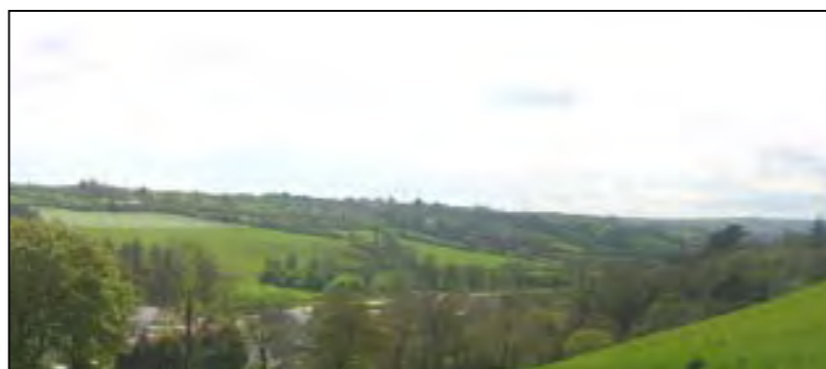
### *Values associated with the Indented Estuarine Coast*

7.7.6. This landscape is valued both nationally and internationally for its scenic amenity, and its built and natural heritage, including such areas as Lough Hyne, which is a particularly unique and important coastal habitat. The area attracts significant numbers of domestic and overseas visitors and tourists based on the unique quality of its scenic landscape, and its towns and villages of exceptional quality including Kinsale, Crosshaven, Clonakilty, Rosscarberry, Timoleague and Castletownsend. The area also has a particularly complex and unique topography within Ireland, and includes cliffs, promontories (including Oysterhaven, Old Head of Kinsale, Seven Heads, Galley Head and Toe Head), inlets estuaries and beaches including Inchydoney and Garretstown. Within Cork County the area is particularly important as a provider of significant amenities and recreational areas, particularly in the eastern part of the area, which is close to large centres of population. This landscape also contains some agricultural areas, which form an important component of the local economy.

### *Broad Fertile Lowland Valleys*

7.7.7. This landscape type stretches west and east from the environs of Cork City but also includes a smaller area east of Rathcormack. The valleys in these areas are created by the rivers flowing on an east-west axis and are surrounded by low well spaced

ridges. These shallow and flat valleys wind as they follow the course of the river, rising to the north and south with gentle slopes where the valley is wide but with steeper faced slopes where the valley narrows. Further upstream to the west the broad flatness narrows and winds between low hills. Landcover comprises highly fertile, regularly shaped fields, typically of medium size and with mature broadleaf hedgerows. Agricultural use primarily involves intensive dairying as well as tillage, with farmsteads relatively well screened by the hedgerows. Some of the larger settlements include Bandon, Ballincollig and Blarney to the west of Cork City, Castlemartyr to the east and Rathcormack to the north. Major roads such as the N22 between Macroom and Cork City and the N71 between Inishannon and Bandon tend to follow the rivers, often providing distant views across the landscape.



### *Values associated with the Broad Fertile Lowland Valleys*

7.7.8. The fertile valley areas of the Lee and Bandon Rivers are highly valued in County Cork, not only for the economic value of their fertile farmland, but also for the scenic amenity of this landscape, including significant amounts of broadleaf hedgerows and prominent ridges and slopes, which are often accompanied by distant views and prospects. The importance of much of this landscape is reinforced even further, by the fact that it comprises a significant amount of the Metropolitan Green Belt area. The quality of the areas built heritage is also renowned within the County and includes a significant number of estate houses, traditional farmhouses, and a number of important towns and villages including Bandon, Inishannon and Dunmanway. Blarney Castle and village is of particular significance for its tourism, as it attracts large numbers of domestic and international visitors. Some of the areas natural heritage is of national importance, particularly regarding the ecological value of habitats associated with the Lee and Bandon rivers.

### *Rolling Patchwork Farmland*

7.7.9. This landscape, which is comprised of rolling and fertile patchwork of fields, mediates between the south coast and the valleys of the Bandon and Owenacurra rivers to the north, and stretches approximately between Leap in the west and the outskirts of Belgooly

in the east. The rolling landform is characterised by low and subtly defined rounded hills with interweaving shallow valleys created by the irregular pattern of rivers. In terms of landcover, a mosaic of small to medium sized fertile fields, bounded by mature but relatively low broadleaf hedgerows, with some coniferous plantations on slopes and higher ground. Land use comprises intensive dairying and tillage, while farmsteads are scattered throughout the landscape, often concealed behind hill slopes and mature broadleaf hedgerows. The settlements are mostly located on lower ground and include Ballinascarty and Belgooly.



### *Values associated with the Rolling Patchwork Farmland*

7.7.10. This landscape is valued within County Cork for its fertile agricultural land, areas of ecological importance, its scenic amenity, including large areas of mature hedgerows and fertile patchwork field patterns and as a place to live, due in part to its attractive rural setting, which is particularly evident in settlements such as Kilbrittain. Ballycatteen Ringfort is of national archaeological importance.

### *Fissured Fertile Middleground*

7.7.11. This landscape is found in two distinct locations. The larger extent runs broadly between Macroom in the west and the county boundary in the east. The second example is located south of the Gearagh. This landscape type has characteristics of both the flatter fertile farmland areas and the higher marginal hilly farmland. Many of the rivers in the western parts extend beyond this landscape type and feed into the River Lee and Bandon River while those to the east head southwards to the sea. It is an elevated landscape, which is fissured by fairly gentle slopes, with reasonably fertile agricultural land comprising a mosaic of small to medium sized fields with broadleaf hedgerows and is used predominantly for dairy as well as some arable production. Houses, farmsteads and sheds are dispersed across this landscape, while villages and hamlets nestle against hillsides, spreading up from valley bottoms, taking advantage of the shelter provided by the fissured topography. Settlements include Cappeen, Donoughmore, Carrignavar and Ballincurragh.



***Values associated with the Fissured Fertile Middleground***

**7.7.12.** This landscape is valued locally, not only as a place to live and for the quality of its agricultural land, but also for its aesthetic quality, particularly due its fertile and complex topography, even though there are limited areas of particular significance regarding scenic amenity.

## Section 8 Settlements and Other Locations

### **MAIN SETTLEMENTS**

Bandon  
Kinsale Environs

### **KEY VILLAGES**

Inishannon

### **VILLAGES**

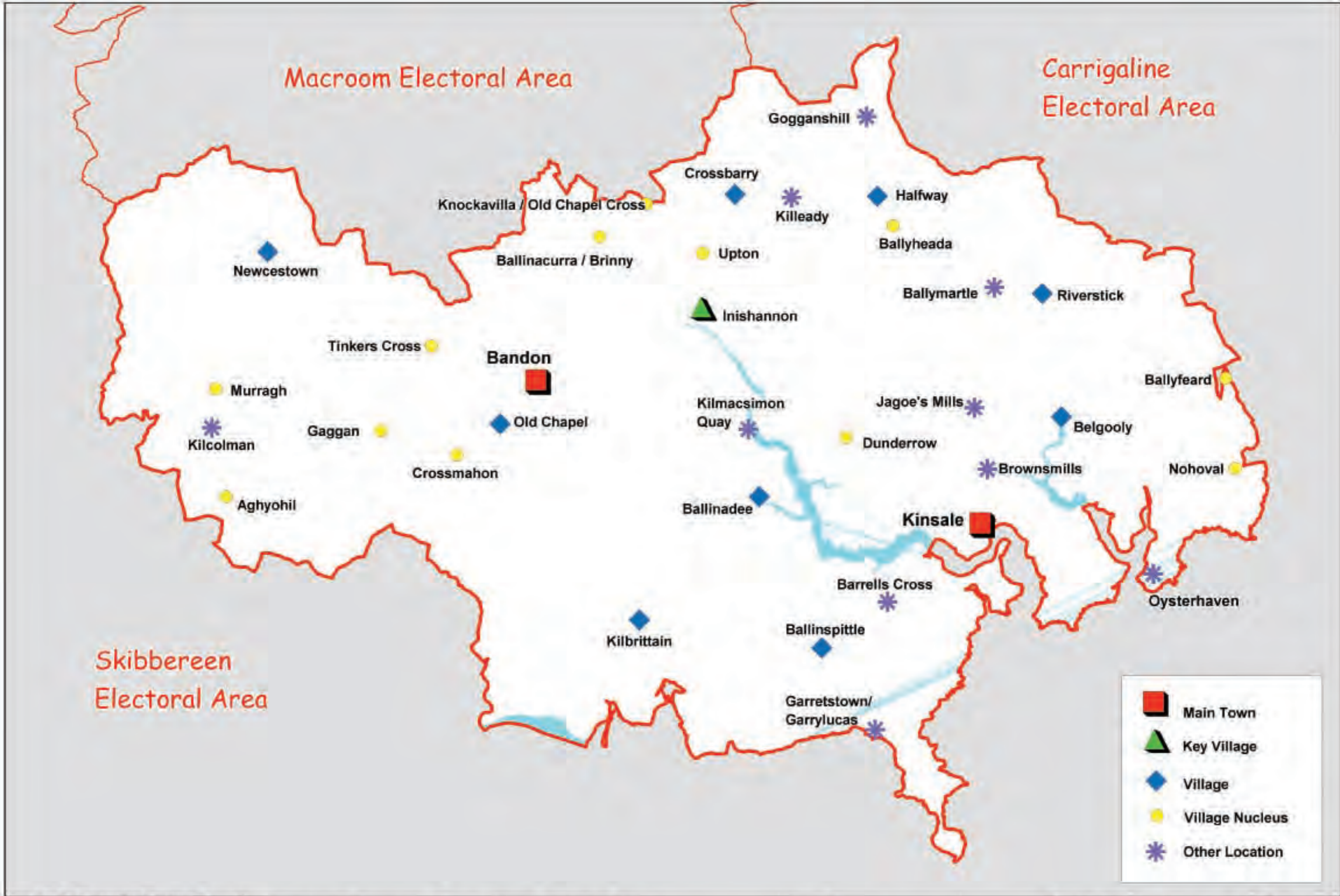
Ballinadee  
Ballinspittle  
Belgooly  
Crossbarry  
Halfway  
Kilbrittain  
Newcestown  
Old Chapel  
Riverstick

### **VILLAGE NUCLEI**

Aghyohil  
Ballinacurra/Brinny  
Ballyfeard  
Ballyheada  
Crossmahon  
Dunderrow  
Gaggan  
Knockavilla/Old Chapel Cross Roads  
Murragh  
Nohoval  
Tinkers Cross  
Upton

### **OTHER LOCATIONS**

Ballymartle  
Barrels Cross  
Brownsmills  
Garrettstown/Garrylucas  
Gogganshill  
Jagoes Mills  
Kilcolman  
Killeady  
Kilmacsimon Quay  
Oysterhaven



**MAIN SETTLEMENTS**

Bandon

Kinsale Environs

# 1 Bandon

***Bandon is located 30km west of Cork City. Bandon is a ring town of special architectural importance in a pleasant riverside setting flanked by rising land to the north and south. The town performs an important service function to a wide hinterland as well as being a key gateway to West Cork.***

***The overall strategy aims to develop Bandon as a gateway to West Cork and consolidate its employment and service functions.***

***The objectives set out in this chapter should be read in conjunction with the zoning map for Bandon.***

## 1.1 BANDON IN CONTEXT

1.1.1. In this Local Area Plan, Bandon is identified as a Main Settlement within the Bandon Electoral Area, while retaining its status as a ring town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Bandon are to encourage continued growth and consolidation of its employment and service functions so that it can continue to act as a gateway to West Cork.

### Population Growth

1.1.2. The 1996 census recorded a population of 4,751 persons in 1,553 households for Bandon town. By the year 2000, it is estimated that this had grown to a population of 4,990 persons, equivalent to 1620 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town could grow by 310 households by the year 2011.

1.1.3. This would bring the 2011 population to around 5,250 in approximately 1,930 households.

1.1.4. The North and West Cork Strategic Plan suggests that towns like Bandon may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 260 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

### Key Planning Considerations

1.1.5. The Bandon River represents a major constraint to future growth to both the east and west of the town. Low lying land here is itself subject to flooding and forms an important flood storage area providing natural protection to the town and other downstream areas. To the west of the town, the river valley forms part of a proposed Natural Heritage Area. The steeply sloping valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape. The N71 to the east of the town is designated as part of the County's network of Scenic Routes.

1.1.6. Because of its recognised importance from an historic and architectural perspective, the County Council has designated much of the older part of the town centre as an Architectural Conservation Area. Details of this can be found in Volumes 2 & 4 of the Cork County Development Plan 2003 (as varied).

1.1.7. Throughout the town as a whole, there are 54 buildings or other structures entered in the initial Record of Protected Structures. The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

1.1.8. The town continues to suffer adverse effects arising from the conflict between through and local traffic. There is only one bridge crossing the Bandon River taking traffic through the town, and this suffers congestion. A relief road has been partly constructed on the south side of the town.

1.1.9. In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

1.1.10. Drinking water is supplied from the Bandon River, and there is sufficient capacity to meet likely future demands. A new reservoir may be required in the northern part of the town.

1.1.11. The sewage treatment works is currently operating within its capacity but the collection network is deficient in parts of the town, particularly in areas north of the river where the construction of a pumping station will be necessary to meet future demands. Upgrading of the sewerage network is proposed and the Department of the Environment, Heritage and Local Government have accepted the preliminary report proposals for the scheme. It is expected that consultants will be appointed in March/ April 2006 for the production of contract documents.

1.1.12. The town's existing surface water drainage scheme is combined with the foul sewers, causing problems at high rainfall periods. Flooding occurs and work will be required on the quays and the feeder-rivers on the northern side of the town. There is a proposed flood relief scheme, planned as part of the Bandon Sewerage Scheme Stage 2, to alleviate this problem.

### Problems & Opportunities

1.1.13. Bandon has grown rapidly in recent years on the basis of industrial development in and around the town. The food industry is an important source of employment, but there has also been growth in the pharmaceutical and electronic industries. Residential development has been at relatively low densities. A number of large sites, often in prominent locations, that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

1.1.14. Important issues for the town include internal traffic management, the maintenance and enhancement of the town's Georgian and Victorian architectural heritage and its other natural amenities and the provision of additional recreational, civic, cultural and commercial facilities in and around the town centre.

1.1.15. To the west of the town, on the southern bank of the Bandon River, is the Castlebernard Estate. The attractive wooded estate is predominantly used by Bandon Golf Club and there is potential to expand this use and create new opportunities for outdoor recreation. There is also some potential to restore the historic house at Castlebernard with potential for commercial use such as an hotel.

## 1.2 OVERALL ZONING APPROACH: BANDON

1.2.1. The development boundary for Bandon is tightly drawn to the south, ensuring a clear separation between the urban area and the surrounding countryside.

1.2.2. To the north, it is less restrictive and a number of areas of established primarily open space have been included within it. In some cases, the specific objective for these areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

1.2.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3 of the Cork County Development Plan 2003 (as varied).

## 1.3 SPECIFIC ZONING OBJECTIVES: BANDON

### Residential Areas

1.3.1. Much of the land zoned for residential development in Bandon was zoned in the 1996 County Development Plan and



concern was expressed during the preparation of the Cork County Development Plan 2003 (as varied) that there may be long-term constraints on some of these areas coming forward for development.

1.3.2. Therefore, in the Cork County Development Plan 2003 (as varied), substantial new areas were designated for new residential development so that, at all times, a genuine choice of location for housing development would exist.

1.3.3. Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

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

1.3.5. The specific residential zoning objectives for Bandon are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.5
R-02	Medium density residential development including detailed landscaping and screen planting to the eastern boundary.	5.0
R-03	Medium density residential development.	16.8
R-04	Medium density residential development.	5.8
R-05	Medium density residential development screen planting required.	9.0
R-06	Medium density residential development.	2.8
R-07	Medium density residential development to include provision for screen planting.	3.6
R-08	Medium density residential development to include provision for screen planting.	7.7

R-09	Medium density residential development.	5.9
R-10	High density terraced infill residential development.	0.3
R-11	High density residential development, townhouse frontage to Connolly Street, allowing for way leave for sewer and car parking to rear.	1.1
R-12	Medium density residential development.	5.3
R-13	High density residential development (duplex or apartments) with screen planting to relief road.	1.4
R-14	Medium density residential development.	1.0
R-15	High density residential development with specific provision for nursing home.	2.4
R-16	Medium density residential development.	4.3
R-17	Medium density residential development.	4.2

#### Industry and Enterprise

1.3.6. The construction of the relief road to the south of the town has created opportunities for this class of development in locations that will minimise the adverse impact of additional traffic on the town centre. Separate provision has been made for Office Based Industry because of the higher environmental standards generally required for this form of development and because the site itself, (I-03), adjoins established and proposed residential areas.

1.3.7. On the northern side of the town, provision has been made for the expansion of an existing area of food related industry.

1.3.8. The specific industry and enterprise zoning objectives for Bandon are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Food related industry.	1.7

I-02	Industrial estate development suitable for small to medium sized industrial units.	6.7
I-03	Office based industry.	3.1
I-04	Industrial estate development suitable for small to medium sized industrial units.	10.2

#### Town Centre / Neighbourhood Centre

1.3.9. The exceptional stock of Georgian and Victorian buildings that characterise the town centre and form the basis of the Architectural Conservation Area require an innovative approach to the management of development pressure in the future. It is considered essential to the continued vitality of the town that the established town centre should continue to be the focus of retail and commercial activity. The completion of the relief road should improve the town centre environment.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	To facilitate retail expansion of the town centre, perhaps incorporating an element of other appropriate uses.	2.8
T-02	To facilitate mixed use including retail and residential uses.	0.1
T-03	To facilitate mixed use including office and residential uses.	0.1

#### Commercial Areas

1.3.12. Whilst it is intended that the town centre will continue to be the principal focus for retail and commercial activity, provision has been made for modest extensions to the four main established primarily commercial areas outside the town centre. Development in

these areas will be subject to the general objectives for Commercial Areas set out in Chapter 9, Volume 1 of the Cork County Development Plan 2003 (as varied).

1.3.13. The specific commercial zoning objectives for Bandon are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Extension to existing co-operative business uses.	2.9
C-02	Suitable for car showroom development.	0.6
C-03	Suitable for retail warehousing uses.	4.0

**Educational, Institutional and Civic**

1.3.14. The plan includes provision for an extension to the existing cemetery on the southern side of the town.

1.3.15. The specific educational, institutional and civic objective for Bandon is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Cemetery extension.	1.9

**Open Space, Sports, Recreation and Amenity**

1.3.16. The principal areas designated as proposed open space in this plan form part of the floodplain of the Bandon river to the west of the town. These areas are not, in themselves, suitable for development and can provide important facilities for informal recreation often in parallel with their existing agricultural use.

1.3.17. Pedestrian walkways are proposed from the town park on the northern side of the river to the town centre and along both banks of the river.

1.3.18. To both the north and south of the town, a number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale

development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

1.3.19. The specific open space, sports and recreational zoning objectives for Bandon are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	2.1
O-02	Active open space with provision for playing fields.	1.3
O-03	Passive open space that will remain predominantly open and rural in character with generally no linear roadside development. This zoning could facilitate small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. The ridge and plateau on the southern portion of the lands should remain free from development.	6.1
O-04	Active open space for informal public recreation including the provision of an amenity walk connecting with other open space areas in the town.	4.4

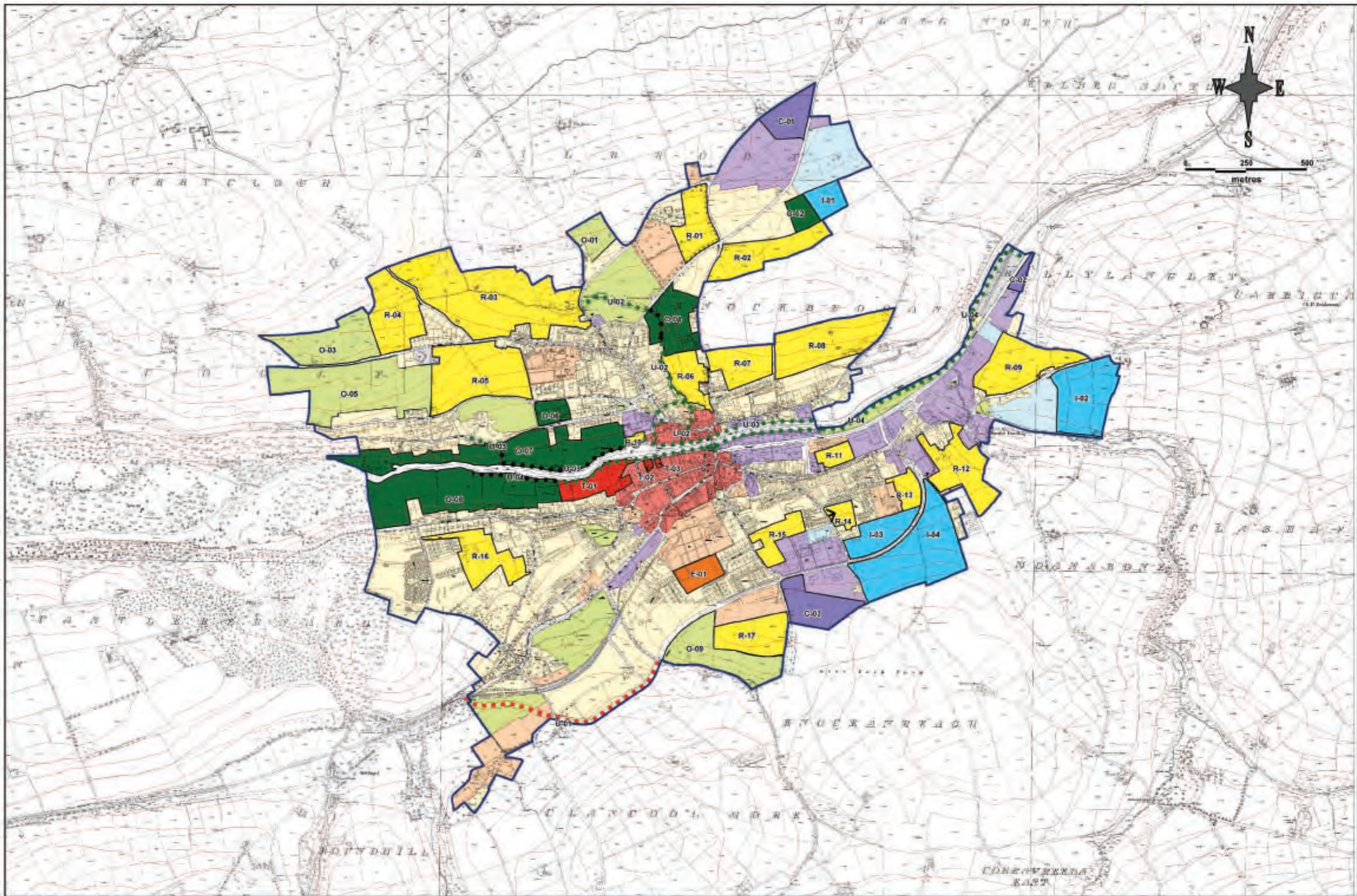
O-05	Passive open space that will remain predominantly open and rural in character. There is limited capacity to accommodate very low density individual dwellings in an appropriate form and setting subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining existing trees, 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 sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road. The ridge and plateau on the northern portion of the lands should remain free from development.	12.3
O-06	Open space and amenity area.	1.2
O-07	Active open space for informal public recreation including the provision of an amenity walk connecting with other open space areas in the town.	11.1
O-08	Active open space for informal public recreation including the provision of an amenity walk connecting with other open space areas in the town.	12.2
O-09	Passive open space that will remain predominantly open and rural in character. There is limited capacity to accommodate individual dwellings in an appropriate form and setting in order to add to the range of housing choice in the town and provide an alternative to one-off housing in the countryside.	6.2

**Utilities and Infrastructure**

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Provision for the completion of relief road.	-

U-02	Develop pedestrian walkway from town park through open space 0-04 to town centre.	-
U-03	Develop pedestrian walk along river bank to town centre.	-
U-04	Develop pedestrian walk through town centre and east along river bank.	-





## 2 Kinsale Environs

*Kinsale is a ring town and important growth/development centre. It is also an important tourist and yachting destination and has a splendid medieval architectural heritage. In addition to its role of ring town, local service centre and tourist and recreational destination, Kinsale's environs also contain two important forts and the historic location of the Battle of Kinsale.*

*The overall strategy aims to consolidate the settlement of Kinsale within its scenic coastal setting and continue promotion of its special heritage and marine tourism functions.*

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

*The objectives set out in this chapter should be read in conjunction with the zoning map for Kinsale Environs.*

### 2.1 KINSALE IN CONTEXT

2.1.1. Most of the built-up area of Kinsale is administered by Kinsale Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

2.1.2. In this Local Area Plan, Kinsale is identified as a Main Settlement within the Bandon Electoral Area, while retaining its status as a ring town in the overall strategy of the County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Kinsale support the consolidation of the town within its scenic and coastal setting and the continued promotion of its special heritage and marine tourism functions.

#### Population Growth

2.1.3. The 1996 census recorded a population of 3,064 persons, equivalent to 1,083 households, for the town of Kinsale. By the year 2000, it is estimated that this had grown to 3,660 persons, equivalent to 1,290 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town will accommodate a modest growth of 80 households approximately by 2011.

2.1.4. The Cork Area Strategic Plan suggests that low growth is appropriate for Kinsale to reflect the very sensitive townscape and landscape setting and to protect the local tourist industry. Small scale infilling is proposed as the most appropriate form of development, with

emphasis being given to developments that would strengthen the town's rural service centre or tourist functions.

#### Key Planning Considerations

2.1.5. Most of the area administered by the Town Council is already developed and, therefore, a large part of the planned growth for the town will have to be accommodated within the County Council's area.

2.1.6. The future development of Kinsale is constrained by the natural features that have also contributed to its success. These are found within and around its spectacular scenic and historic harbour. To the east, the necessity to preserve the rural character of the attractive entrance to the town, coupled with the attractive 'green fingers' of land separating the villages of Scilly and Summercove from the main town, limit the thrust of development. Only to the north of the town is there any significant capacity for development.

2.1.7. However, the demand for housing in the town, if left unrestrained, could undermine the town's present scale and its unique and evenly balanced character.

2.1.8. Drinking water is supplied from two different sources. Additional reservoir storage and a general upgrading of the scheme is required.

2.1.9. The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

2.1.10. There is currently no sewage treatment plant and the existing combined sewers discharge to the harbour at World's End. The scheme also has a number of storm water overflows. Construction of a new sewerage scheme has commenced, Stage 1 of which is complete. Work is expected to start on Stage 2 early in 2007 which will deal with most of the town and the treatment works. Stages 2 & 3 are expected to be completed in early 2009.

2.1.11. In periods of heavy rain, the combined sewers in the low areas of the town can surcharge. The proposed sewerage scheme should resolve this problem.

2.1.12. The provision of a relief road to the north of the town will be investigated.

2.1.13. The County Council recognises that the existing sight distance at Pewterhole Cross is seriously restricted and has led to a number of serious accidents at the junction and that the existing junction is not able to cope with weekend traffic peaks during the summer. Consequently, it has been decided to provide a roundabout at the realigned junction. The enhanced capacity of the proposed roundabout also has the advantage of catering for future traffic growth at the junction. In addition, it is proposed that the road from Pewterhole cross through Abbey Lands/Farm Lane passing the

County Council Offices and Hospital to the proposed route U-05 will be improved. The proposed U-05 will connect with the Bandon Road, R-607, and will in turn connect with the new proposed road skirting the marsh and connecting to the existing R-605 at Commoge. This will allow western bound traffic to avoid the town and facilitate traffic from the west accessing the school.

#### Problems & Opportunities

2.1.14. There is only limited capacity for new development within the area administered by the Town Council and most new growth will need to be accommodated in the county area. The north of the town represents the most appropriate area for new development because it is well hidden from the more prominent areas that overlook the harbour itself.

2.1.15. There has been some pressure, because of congestion and the lack of development opportunities, for some retail activities to relocate from the town centre to edge of the town locations. On a large scale, such developments could seriously undermine the vitality of the town centre itself.

2.1.16. The most important issues for the town include internal traffic management and the possible need for a relief road, the need for enhanced town centre functions and civic facilities. The County Council will co-operate with the Town Council in maintaining the vitality and character of the current status quo.

2.1.17. The inner harbour, which lies within the jurisdiction of the Town Council, functions as both a commercial port and a centre for marine based leisure. It is recognised that re-location of commercial port activities may be desirable during the life of this plan and a council study has identified the potential of Middle Cove, in the county area, in this context.

### 2.2 OVERALL ZONING APPROACH: KINSALE ENVIRONS

2.2.1. The development boundary for Kinsale Environs includes the area where new development is proposed to the north of the town's existing built up area.

2.2.2. Outside the development boundary to the north of the River Bandon, the land forms part of the Rural Housing Control Zone. Here, subject to certain exceptions, the objectives of the Cork County Development Plan 2003 (as varied) seek to discourage strongly new individual housing except within established villages or village nuclei. The detailed objectives for this area are set out in volume 1, chapter 3 of the Cork County Development Plan 2003 (as varied).

**2.3 SPECIFIC ZONING OBJECTIVES: KINSALE ENVIRONS**

**Residential Areas**

2.3.1. Some of the areas that were designated for housing in the 1996 County Development Plan, and its variations, have not yet come forward for development.

2.3.2. The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing. For Kinsale, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	1.1
R-02	Medium density residential development to include a mix of house types and sizes.	2.0
R-03	Medium density residential development to include a mix of house types and sizes.	9.8
R-04	Medium density residential development to include a mix of house types and sizes.	1.4
R-05	Medium density residential development to include a mix of house types and sizes.	1.8
R-06	Medium density residential development to include a mix of house types and sizes and will include a comprehensive landscaping scheme.	1.1
R-07	Medium density residential development to include a mix of house types and sizes.	14.5
R-08	Medium density residential development to include a mix of house types and sizes.	0.6

R-09	Medium density residential development to include a mix of house types and sizes. Development shall include a crèche, medical centre, nursing home, local shop and two playing pitches.	21.2
R-10	Medium density residential development to include a mix of house types and sizes.	2.0

**Industry and Enterprise**

2.3.4. Kinsale's established industrial area is located to the north west of the town and adjacent to the old rail terminus. Some additional land has been zoned for industry to allow for the extension of these areas. One of these areas has been identified as having some potential to accommodate commercial (non-retail) development. This will allow some flexibility in the type of employment uses that can be accommodated in the town.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium units.	3.9
I-02	Industrial and commercial (non-retail) development, with no access from the R-600. A detailed landscaping scheme shall be submitted with any proposals for development on the site.	6.3

**Educational, Institutional and Civic**

2.3.6. The specific educational, institutional and civic objective for Kinsale Environs is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Provision for a Primary school.	0.8

**Open Space, Sports, Recreation and Amenity**

2.3.7. Kinsale enjoys a magnificent enclosed harbour, which includes Charles Fort, James Fort, and Castle Park beach. Extensive areas have been zoned for amenity purposes. In addition, the Council will examine the possibility of improving footpath access along popular walks and scenic areas.

2.3.8. The County Council will seek to maintain the quality of the environment, in particular the protection of the scenic coastline and viewpoints within the harbour.

2.3.9. The GAA Club, the Rugby Club, the Golf Club and the Soccer Club cater for formal recreational needs in Kinsale.

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active open space and amenity area.	5.0
O-02	Passive Open Space: Protection of these lands (and the wildlife habitats supported by the marsh) and preservation of the scenic amenities of the area with a presumption against development.	13.1
O-03	Passive open space including protection for the landscape setting of the area. As the area makes a significant contribution to the attractiveness of Kinsale the land uses will remain largely unchanged.	16.8
O-04	Passive open space. This prominent site is an important part of the scenic and historical setting of Charles Fort. The site, however, may have potential to accommodate a primary school at Rocket House if a suitable proposal is made. The archaeological significance of the area is, however, paramount and any proposal for a school on the site will be dependant on a satisfactory proposal which does not detract from the archaeological, historical and visual importance of the site.	1.6

O-05	Passive open space and amenity area including protection of historic fort and setting. There is a general presumption against new development in the area as it makes a significant and prominent contribution to the entire setting of the town and its' amenities.	13.6
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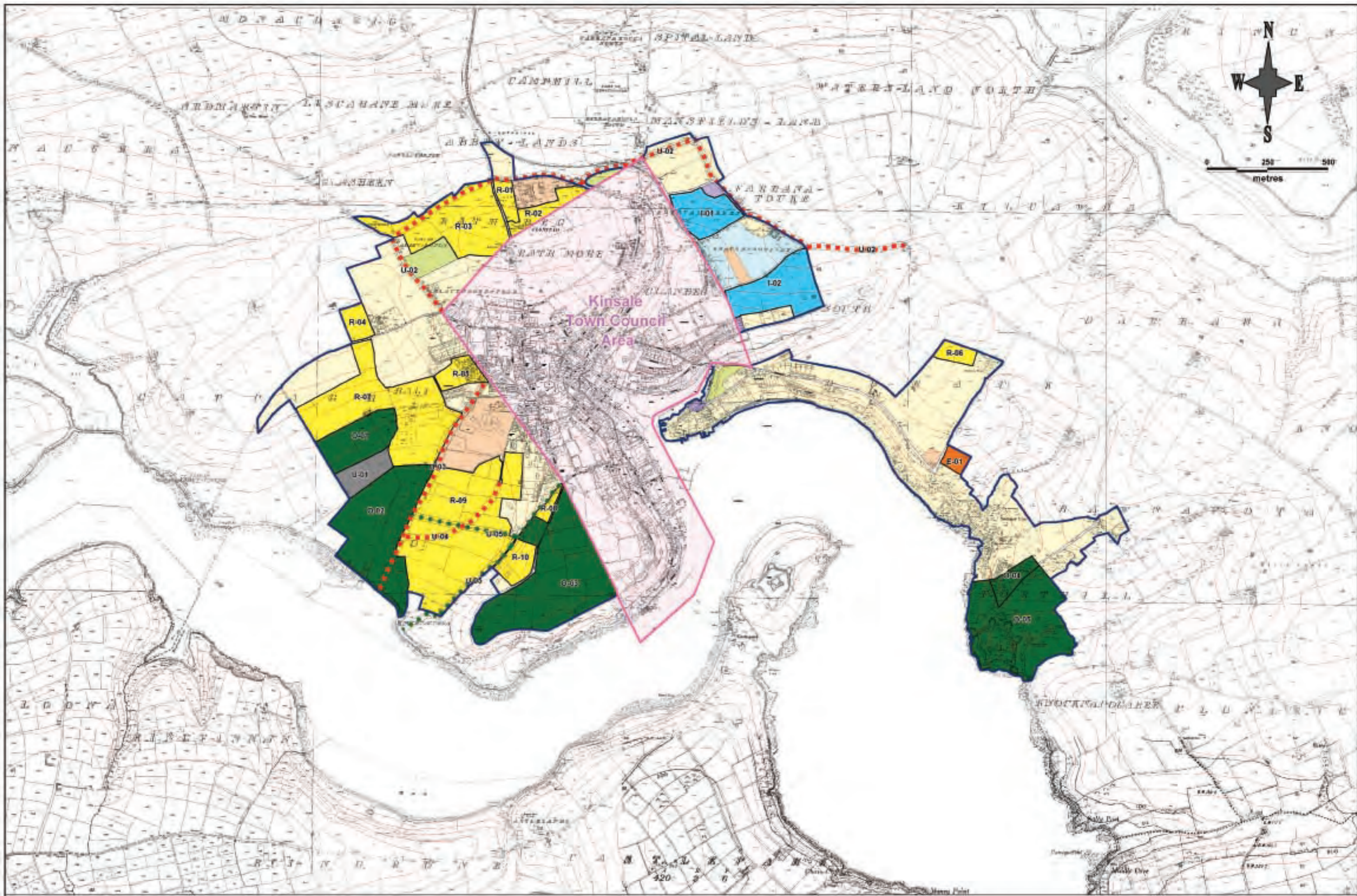
#### **Utilities and Infrastructure**

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

<i>Objective No.</i>	<b><u>Specific Objective</u></b>	<i>Approx Area (Ha)</i>
U-01	Waste water treatment plant.	-
U-02	Local access road, forming part of future relief road from Pewter Hole Cross to Commoge.	-
U-03	Local access road.	-
U-04	Local access road.	-
U-05	Pedestrian walkway through residential neighbourhood connecting to the town on the north and the fore shore on the south.	-







**KEY VILLAGE**

Inishannon

## 3 Inishannon

### 3.1 INISHANNON IN CONTEXT

3.1.1. Inishannon is an attractive village located approximately 6 kilometres to the east of Bandon. The National Secondary Road, the N71 runs through the main street in the village. The River Bandon flows to the immediate south of Inishannon and to the north of the village levels rise steeply.

3.1.2. In the overall strategy of this Local Area Plan, Inishannon is designated as a **key village** within the Bandon Electoral Area. The strategic aims for Inishannon are to encourage the consolidation of the village within its rural setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

3.1.3. The Census of Population recorded 679 persons in Inishannon in 2002, a substantial increase of 36.3% in the number of persons in Inishannon since 1996, when 498 persons were recorded.

3.1.4. The lands that surround the village are within the designated Rural Housing Control Zone, as established by the Cork County Development Plan 2003 (as varied). Within the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

### 3.2 PLANNING CONSIDERATIONS

3.2.1. Inishannon is a key village within the Bandon Electoral Area, which has experienced significant residential development since 1996. There is a broad range of services within the village, which extend beyond the usual range of shops and public houses and include religious, educational, sports and community facilities, medical, financial services and a range of other consumer and retail facilities.

3.2.2. The village lies in an area of designated scenic landscape, which extends along the northern and southern banks of the River Bandon. There are also three designated scenic routes, the A61, the A62 and the A63, which run through or in close proximity to the village.

3.2.3. Along the banks of the Bandon River, to the east and west of the village, there is a proposed Natural Heritage Area. The Bandon

River Valley area is of importance due to its woodlands, unmodified riverbed and aquatic habitats.

3.2.4. The settlement of Inishannon has an attractive townscape and also contains a number of fine individual buildings. Throughout the village there are 14 buildings or other structures entered in the initial Record of Protected Structures including the Old Church of Ireland and Tower, Christ Church, Church of Ireland, St. Mary's Catholic Church, Cor Castle, Inishannon Bridge, Dundaniel Castle, Inishannon House and Belmont. On the Main Street a number of townhouses, Georgian terraced houses and a market house are also included in the initial Record of Protected Structures.

3.2.5. The N71, which runs through the village, carries large volumes of traffic daily, including a relatively high volume of heavy goods vehicles. Traffic lights have been installed in the village, but it continues to experience traffic congestion, particularly during peak times. In the 1996 County Development Plan (as varied) a proposed by-pass route was identified to the south of the village, extending to the south of the River Bandon.

3.2.6. There are public footpaths and public lighting within the village. The village is served with a public bus service, serving both Cork City and Bandon.



3.2.7. In the 1996 County Development Plan (as varied), six parcels of land were zoned for residential use or agriculture with the option for housing. Residential developments have taken place on two of the areas of land zoned in the 1996 Plan in the village and on part of one of the pockets zoned agriculture with the option for housing. Three areas of land and part of one of the large parcels of land remain undeveloped.

3.2.8. There are two septic tanks serving the village, however, the collection network is old and inadequate and further development within the village is curtailed. One recent development within the

village provides for individual biocycle units serving individual dwellings. There are proposals to construct a new treatment plant to serve the village.

3.2.9. There is a public water supply serving Inishannon and there is capacity in the network to accommodate additional development.

### 3.3 PROBLEMS AND OPPORTUNITIES

3.3.1. Inishannon's attractive townscape and heritage, broad range of services and ease of access has made it a popular location for new development since 1996. It is important that the unique character of the settlement is not compromised by insensitive development, particularly on the more prominent hillside areas to the north of the Main Street. It is important also that further development maintains the integrity of the surrounding rural landscape in the Rural Housing Control Zone and the rural character of the village.

3.3.2. The increase in population that the village has experienced in recent years has put extra demands on the village's infrastructure and community facilities. It is particularly important that new community facilities are encouraged to locate in the village and that existing facilities are retained and improved.

3.3.3. The maintenance and enhancement of Inishannon's architectural heritage and its cultural heritage and natural amenities to the immediate south, adjacent to the River Bandon is of importance. The northern side of the riverbank also offers opportunities for the development of an amenity walkway.

3.3.4. Inishannon's topography and environmental setting and particularly the more elevated lands to the north of the village centre, which are important to the village's setting, should be protected from over-development.

3.3.5. The provision of a bypass to serve Inishannon would alleviate traffic congestion.

3.3.6. Cork County Council's "Assessment of Water Services Needs 2004" indicates that it is intended to upgrade the sewerage system and provide new treatment works in Inishannon. The proposed Inishannon Sewerage Scheme will involve extending the sewer network, storm water separation and rehabilitation of sewers. A new waste water treatment plant, with a population equivalent of 2400, is proposed. The upgrading of the sewerage network and the proposed new treatment works will enable the servicing of zoned lands and a reduction in ground water infiltration and storm water to foul sewers.

3.3.7. The "Assessment of Water Services Needs 2004" also indicates that it is proposed to upgrade the Inishannon Water Supply Scheme and to increase the capacity of water treatment/sludge handling to reduce discharges to the Bandon River.



**3.4 PLANNING PROPOSALS**

3.4.1. Due to its sensitive scenic and environmental setting, consolidation of the settlement as a provider of important local services and public amenities, along with residential expansion, complimented by improvements to community facilities and village infrastructure is considered the most appropriate strategy for Inishannon.

3.4.2. The development boundary for Inishannon defines the existing extent of the built up area, whilst also allowing for some expansion for residential development to the north of the Main Street.

3.4.3. During the lifetime of this Plan, development will focus mainly on the lowest lying lands, located close to the village core. A number of sites are zoned for residential development to the north of the Main Street.

3.4.4. The provision of a bypass for Inishannon would alleviate the traffic congestion experienced in the village, but protection of any structures in the initial Record of Protected Structures, areas of scenic landscape and nature conservation will be important.

3.4.5. Renewal of some Main Street properties would be desirable and a good standard of design for infill development and new or replacement shop-fronts is essential.

3.4.6. A pedestrian walk along the northern bank of the River Bandon would allow for greater accessibility to the river, extending from the Church yard to the bridge.

**3.5 SPECIFIC ZONING OBJECTIVES: INISHANNON**

**Residential Areas**

3.5.1. The specific residential zoning objectives for Inishannon are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development on the lower part of the site, i.e. below the 60 metre contour. Low density development above the 60 metre contour including the provision of open space, the retention of natural boundaries and the provision of additional broad leaf tree planting along the northern and eastern boundaries.	1.7
R-02	Medium density residential development, including the retention of natural boundaries and additional broad leaf tree planting along the northern boundary.	1.4
R-03	Medium density residential development, including the retention of natural boundaries and additional broad leaf tree planting along the northern boundary.	1.3
R-04	Medium density residential development, including the retention of natural boundaries and the provision of a 10 metre wide broad leaf tree planted buffer along the northern boundary.	1.4
R-05	Medium density residential development, including the retention of natural boundaries and additional broad leaf tree planting along the northern boundary.	1.9

R-06	Medium density residential development on the lower part of the site, i.e. below the 50 metre contour. Low density development above the 50 metre contour including the provision of open space, the retention of natural boundaries and the provision of additional broad leaf tree planting along the western, northern and eastern boundaries.	3.6
R-07	Low density residential development including broad leaf tree planting along the eastern and northern boundaries.	1.0
R-08	Low density residential development to include the retention of natural boundaries and the provision of a 10 metre wide landscaping buffer along the north-western boundary.	1.8

**Open Space, Sports, Recreation and Amenity**

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing playing pitches and open space.	4.4
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe access and based on a single entrance from the road. Existing natural boundaries should be retained and strengthened.	1.0

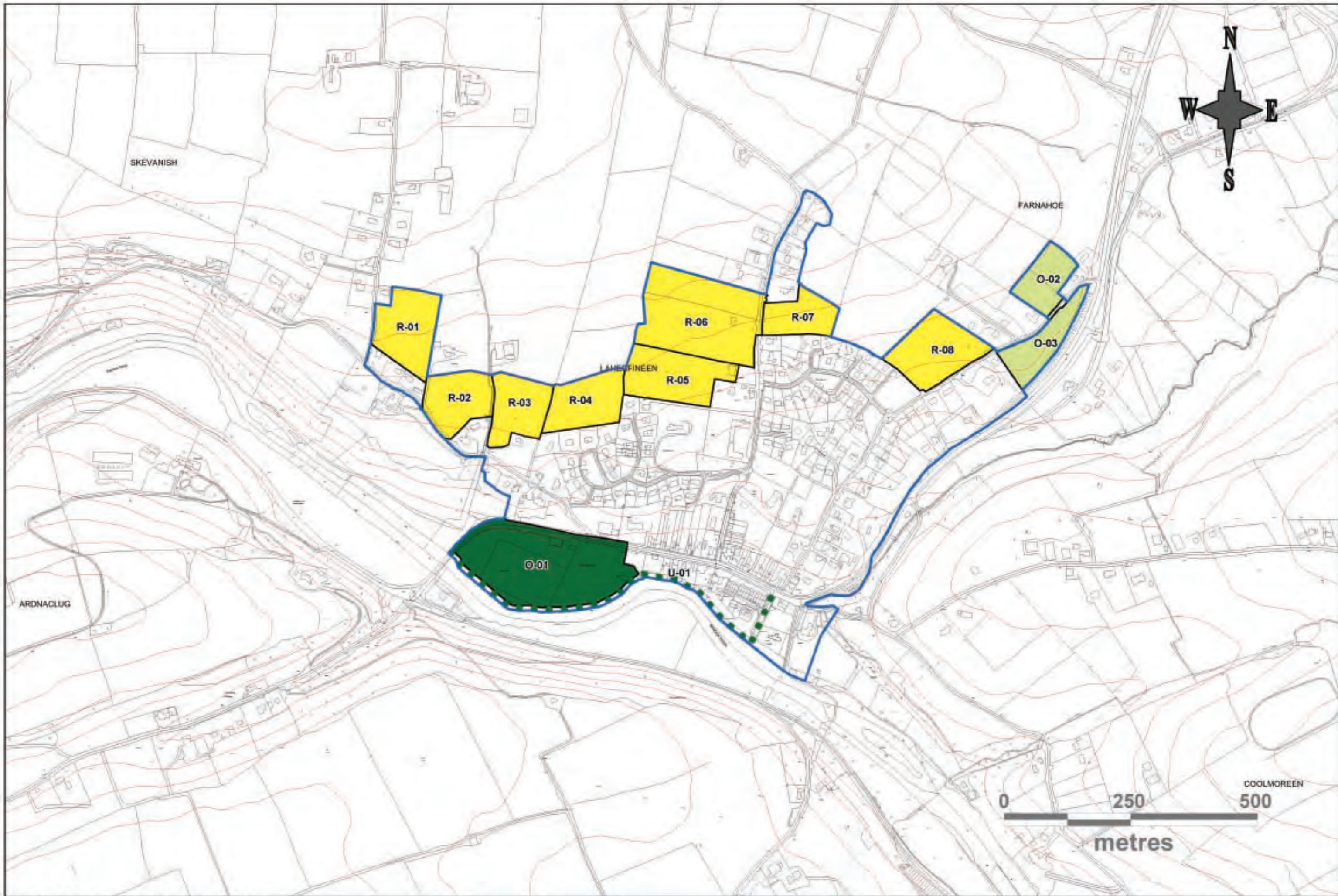
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe access and based on a single entrance from the road. Existing natural boundaries should be retained and strengthened.	1.1
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**Utilities and Infrastructure**

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

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
U-01	Develop and maintain amenity walk.	























# Legend for Zoning Maps :

## LAND USE CATEGORIES








### Established Areas

-  Primarily Residential
-  Primarily Town Centre / Neighbourhood Centre
-  Primarily Commercial
-  Primarily Industry / Enterprise
-  Primarily Educational / Institutional / Civic
-  Primarily Utilities / Infrastructure
-  Primarily Open Space / Sports / Recreation / Amenity

### New Areas

-  Residential
-  Town Centre / Neighbourhood Centre
-  Commercial
-  Industry / Enterprise
-  Educational / Institutional / Civic
-  Utilities / Infrastructure
-  Open Space / Sports / Recreation / Amenity
-  Primarily Open Space / Sports / Recreation / Amenity (see specific objectives)
-  Special Zoning (see specific objectives)

## OTHER SYMBOLS

-  Development Boundary
-  Specific Objective (refer to text)
-  Amenity Walk ( see specific objectives )
-  Main Road / National Road (Proposed road lines are indicative only)
-  Access Road / Distributor Route (Proposed road lines are indicative only)
-  Access Point
-  Current Seveso Site

**VILLAGES**

Ballinadee

Ballinspittle

Belgooly

Crossbarry

Halfway

Kilbrittain

Newcestown

Old Chapel

Riverstick

## 4 Ballinadee

### 4.1 BALLINADEE IN CONTEXT

4.1.1. Ballinadee is an attractive settlement that lies a short distance to the west of the Bandon Estuary. Ballinadee is located approximately 8 kilometres to the west of Kinsale and 9 kilometres to the south-east of Bandon. Ballinadee Creek to the east of Ballinadee links the settlement with the Bandon Estuary.

4.1.2. In the overall strategy of this Local Area Plan, Ballinadee is designated as a **village** within the Bandon Electoral Area. The strategic aims for the village are to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

4.1.3. Ballinadee is located to the south of the Rural Housing Control Zone. In this area, which is primarily agricultural, it is an objective of the County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

4.1.4. It is also an objective of the Plan to recognise the essential role of rural villages in the long term sustainability of rural areas and to encourage a significant proportion of new development during the lifetime of the Plan to be located in existing villages.

### 4.2 PLANNING CONSIDERATIONS

4.2.1. Current services in the village include a shop with petrol pumps, primary school, churches, public houses, and a guesthouse with apartments.

4.2.2. Ballinadee has some notable structures of historical and architectural interest. There are six buildings or other structures, which are entered in the initial Record of Protected Structures including Ballinadee Catholic Church, Ballinadee Bridge, Annesville House, Ballinadee Mill, Ballinadee Church of Ireland and Glebe House.

4.2.3. To the east of the village there is an area of designated scenic landscape, along the Bandon Estuary, which includes Ballinadee Creek. It is an objective of the Cork County Development Plan 2003 (as varied) to preserve the visual and scenic amenities and natural beauty of the area. The designated scenic route, the A63 runs

through the village and affords views of the Creek and the Bandon Estuary.

4.2.4. There is an attractive seating/picnic area adjacent to Ballinadee Creek and to the north of Ballinadee Bridge, which formed part of a Millennium Project within the village. Southwards of Ballinadee Bridge, levels rise to the south and the village centre lies in a valley.

4.2.5. There are no public sewerage facilities available at present in Ballinadee.

4.2.6. There is a public water supply in Ballinadee, however, the supply of water is limited.

4.2.7. There are some areas within the village, which are served by public footpaths and areas of public lighting.

4.2.8. Three parcels of land were identified in the 1996 County Development Plan, (as varied) for agriculture with the option of cluster type housing and for frontage housing. However, mainly due to the lack of a public sewer and limited water supply, there has been very limited development in the village since 1996. To the east of the local shop and adjacent to the village, a small development of 5 no. dwellings has been completed.



### 4.3 PROBLEMS AND OPPORTUNITIES

4.3.1. Ballinadee's attractive rural setting and range of community facilities makes it an attractive location for development, however, Ballinadee has remained relatively undeveloped in recent years. Infrastructural constraints have limited the development potential of the village.

4.3.2. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve the supply of water and to provide a public sewerage supply.

4.3.3. Cork County Council's "Assessment of Water Services Needs 2004" indicates that it is intended to extend the Inishannon Water Supply Scheme to service Ballinadee, Ballinspittle and Garrettstown. The works are proposed under the Rural Towns and Villages Initiative and would improve the water supply and network in Ballinadee, meet with projected demands, ensure security of supply and compliance with Drinking Water Regulations. Preliminary report documents on this scheme are with the Department of the Environment, Heritage and Local Government awaiting approval.

4.3.4. The "Assessment of Water Services Needs 2004" also proposes a new sewerage scheme to serve Ballinadee. The proposed works are intended to have capacity to meet projected demands and eliminate existing inappropriate discharges to Ballinadee Creek.

4.3.5. There is scope for development within Ballinadee, however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised by large-scale development. It is also important that any future development maintains the integrity of the surrounding landscape, particularly the designated scenic landscape to the east and south of the village and the important views over Ballinadee Creek.

### 4.4 PLANNING PROPOSALS

4.4.1. The development strategy envisaged in this Plan for Ballinadee allows for development on the lands zoned in the 1996 County Development Plan (as varied) and seeks to consolidate the settlement as a provider of local services. It is important that residential development is complimented by improvements to community facilities.

4.4.2. During the life of this Plan, development will focus mainly on lands to the north of Ballinadee Creek. The scale and form of development will be very much dependant on improvements to the village's sewerage system and water supply network.

4.4.3. The development boundary for Ballinadee defines the existing extent of the built up area, while allowing for some expansion of residential development within the village. The lands zoned for residential use in the village correspond to the lands zoned in the 1996 County Development Plan (as varied), which have not yet been developed, along with some small additional areas.

4.4.4. The hillside to the south of and across the river from the village is important to the setting of the village and should remain in

largely agricultural use. Lands to the east of the settlement, in areas of designated scenic landscape should not be developed.

**4.5 SPECIFIC ZONING OBJECTIVES: BALLINADEE**

**Residential Areas**

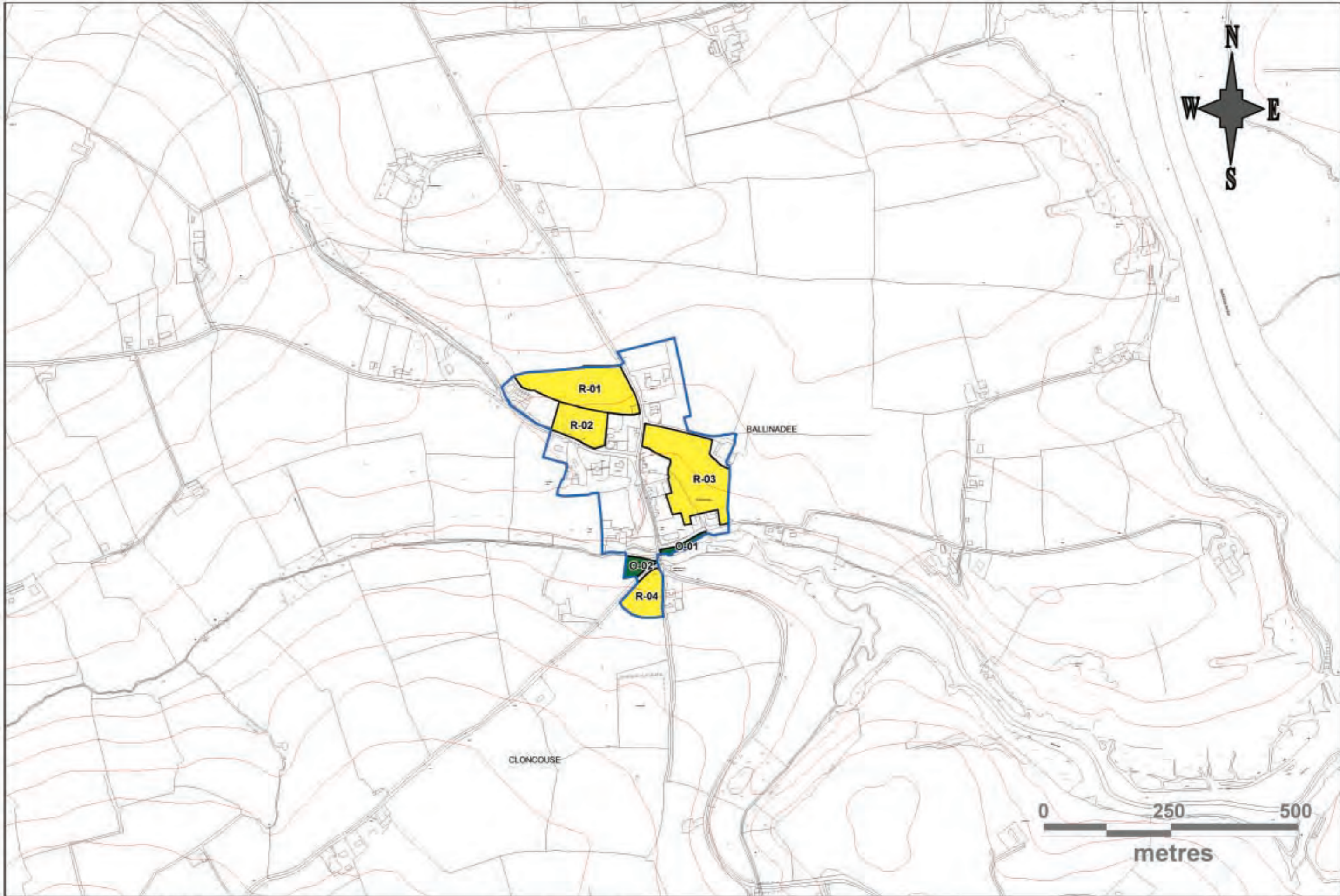
4.5.1. The specific residential zoning objectives for Ballinadee are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include street frontage development.	1.55
R-02	Medium density residential development to include a mix of house types and sizes and the retention of natural boundaries. The layout should be for village scale development including frontage development.	0.7
R-03	Low density residential development to include provision for serviced sites and the retention of natural boundaries.	2.0
R-04	Low density residential development to include the retention of natural boundaries and the provision of a landscaping buffer along the southern boundary.	0.6

**Open Space, Sports, Recreation and Amenity**

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain active open space for informal public recreation.	0.1
O-02	Passive Open Space.	0.2



## 5 Ballinspittle

### 5.1 BALLINSPITTLE IN CONTEXT

**5.1.1.** Ballinspittle is an attractive village with a traditional streetscape located approximately 7 kilometres to the south-west of Kinsale and 13.5 kilometres to the south-east of Bandon.

**5.1.2.** In the overall strategy of this Local Area Plan, Ballinspittle is designated as a **village** within the Bandon Electoral Area. The strategic aims for the village are to encourage the consolidation of the village centre, preserve the unique character and streetscape of Ballinspittle and to promote sympathetic development involving a mix of house types in tandem with the provision of services.

**5.1.3.** The village is located within the study area of the Cork Area Strategic Plan and is to the south of the Rural Housing Control Zone. In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

**5.1.4.** It is also an objective of the Cork County Development Plan 2003 (as varied) to recognise the essential role of rural villages in the long term sustainability of rural areas and to encourage a significant proportion of new development during the lifetime of the plan to be located in existing villages.

### 5.2 PLANNING CONSIDERATIONS

**5.2.1.** Ballinspittle is a well-established village with an attractive streetscape and a number of important community facilities including a primary school, church, garda station, public houses, supermarkets, post office, health centres, petrol station, agricultural co-operative, other retail services, play school, bed and breakfast, garage, GAA pitches and tennis court.

**5.2.2.** Ballinspittle's Catholic Church is entered in the initial Record of Protected Structures.

**5.2.3.** There is a stream flowing through the village, which flows southwards to Garrettstown Strand.

**5.2.4.** Ballinspittle is served by a septic tank, however, this public facility is at capacity and requires upgrading. The existing septic tank does at times pollute the stream in the village and ultimately

Garrettstown Strand. Difficulties relating to the public sewer are most acute during the summer months.

**5.2.5.** The existing public water supply serving Ballinspittle is from a bored well source, which is at capacity. In the village and surrounding areas there are difficulties with iron and manganese intrusion in the public water supply. Water quality problems are most acute during the summer months.

**5.2.6.** Ballinspittle has remained relatively undeveloped in recent years. Three individual parcels of land were identified in the 1996 County Development Plan (as varied) for residential use or for agriculture with the option for housing. However, due to the fact that the public septic tank and water supply are at capacity, no small to medium scale development has occurred within the village. Only part of one of the parcels of land, zoned AH2 in the 1996 Plan, has been developed by Cork County Council, as an extension to an existing housing estate.

**5.2.7.** There have been some footpath improvements undertaken within the village, as part of the village renewal schemes.



### 5.3 PROBLEMS AND OPPORTUNITIES

**5.3.1.** Ballinspittle's attractive rural setting, range of community facilities and urban form makes it an attractive location for development. It is important that any future development maintains the integrity of the surrounding landscape and that the rural character of the area is not undermined.

**5.3.2.** The existing lack of adequate water and sewerage facilities within the village limits the potential for additional development at present. Improvements to both the public water supply and public

sewer are required if any small to medium scale estate type development is to occur within Ballinspittle.

**5.3.3.** Cork County Council's "Assessment of Water Services Needs 2004" indicates that it is intended to extend the Inishannon Water Supply Scheme to serve Ballinadee, Ballinspittle and Garrettstown. The works proposed under the Rural Towns and Villages Initiative, would improve the water supply and distribution network in Ballinspittle, meet with projected demands, ensure security of supply and compliance with Drinking Water Regulations. Preliminary report documents on this scheme are with the Department of the Environment, Heritage and Local Government awaiting approval.

**5.3.4.** The "Assessment of Water Services Needs 2004" also lists the provision of a new wastewater treatment plant to serve the village. Rehabilitation of the existing sewer network and the provision of storm water separation is also proposed. The listed works are intended to provide capacity to meet projected demand and to reduce Biological Oxygen Demand (BOD) and nutrient loads to the Ballinspittle River.

**5.3.5.** The village is located on the main access road to Garrettstown and Garylucas and may afford some opportunities for tourism related development.

**5.3.6.** It should be noted that the assimilative capacity of the Ballinspittle River may be an issue for any future development.

### 5.4 PLANNING PROPOSALS

**5.4.1.** The development boundary for the village of Ballinspittle defines the extent of the built up area, whilst also allowing for some expansion for residential development.

**5.4.2.** During the life of this Plan, development will focus mainly on lands in close proximity to the village centre. The development strategy envisaged in this Plan for Ballinspittle allows for a limited amount of additional development and six sites have been identified for residential use. It is important that any residential development is complimented by improvements to community facilities.

**5.4.3.** To allow the village to develop in an orderly manner, it is particularly important that improvements are made to the existing public sewerage network and that the proposed improvements to both water supply and water quality serving the village are implemented. The scale and form of future development will be very much dependant on improvements to the villages' infrastructure.



R-06	Low density residential development to include a mixture of house types and sizes, the retention of natural boundaries and the provision of tree planting along the northern boundary.	0.8
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**Open Space, Sports, Recreation and Amenity**

5.5.2. The specific open space, sports, recreation and amenity zoning objective for Ballinspittle is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Active Open Space; maintain existing playing pitches, tennis court and open space.	4.4

**5.5 SPECIFIC ZONING OBJECTIVES: BALLINSPITTLE**

**Residential Areas**

5.5.1. The specific residential zoning objectives for Ballinspittle are set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-01	Medium density residential development.	1.1
R-02	Medium density residential development to include a mix of house types and sizes.	1.2
R-03	Medium density residential development to include a mix of house types and sizes.	1.3
R-04	Very low density residential development, individual serviced sites.	2.0
R-05	Low density residential development to include street frontage development, a mixture of house types and sizes, the retention of natural boundaries and the provision of tree planting along the northern and eastern boundaries.	1.6

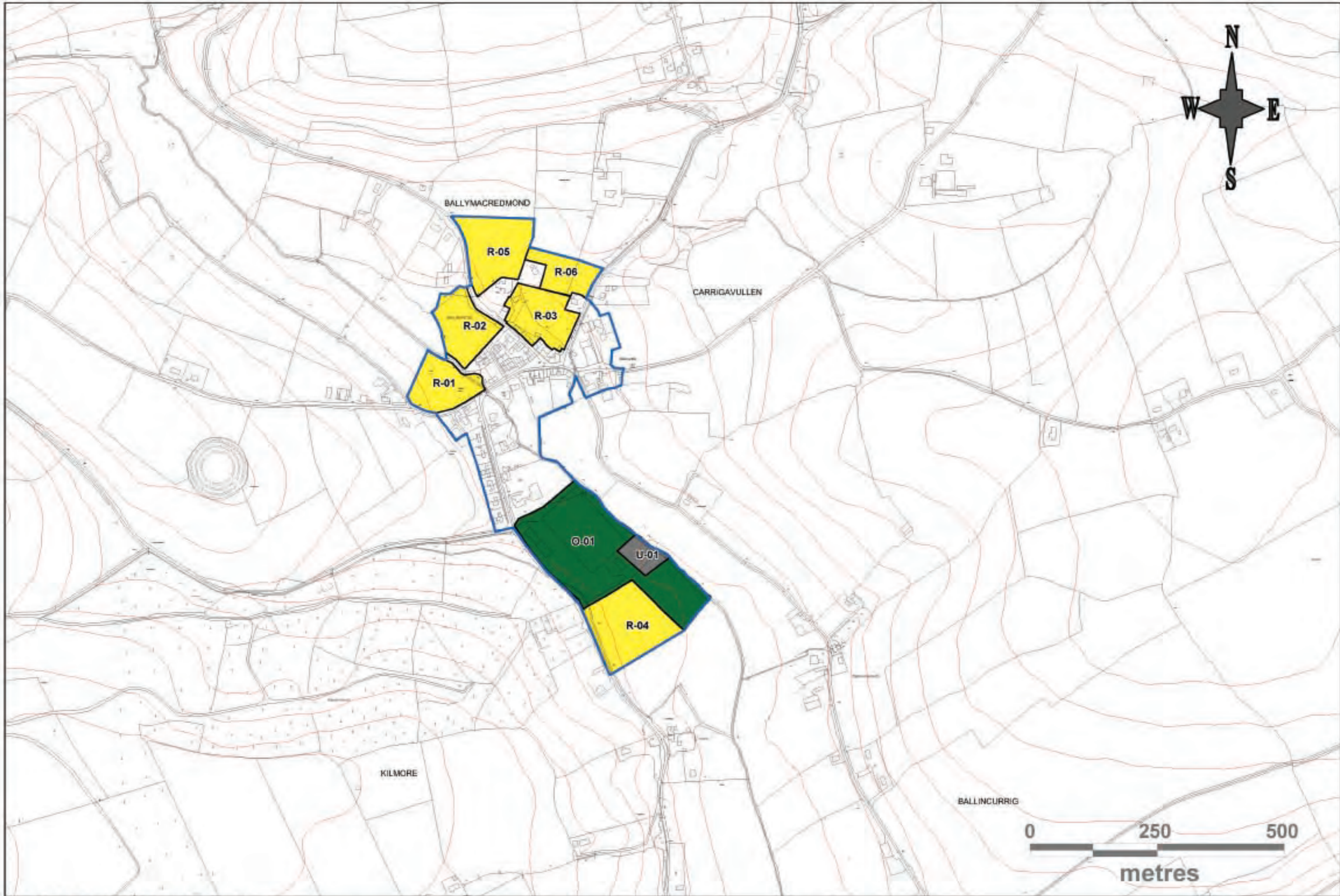
**Utilities and Infrastructure**

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

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
U-01	Maintain existing septic tank and percolation area.	0.4







## 6 Belgooly

### 6.1 BELGOOLY IN CONTEXT

**6.1.1.** Belgooly is located approximately 4.5 kilometres to the northeast of Kinsale and 4 kilometres to the south of Riverstick. The main road through the village is the R600, which links the village with Cork City to the north and Kinsale to the south. The R611, which links Belgooly with Carrigaline extends eastwards from the village.

**6.1.2.** In the overall strategy of this Local Area Plan, Belgooly is designated as a **village**. The strategic aims for the village are to encourage the consolidation of the village firmly within its rural setting, to strengthen the village core, to promote sympathetic development in tandem with the provision of services and to protect the tidal Belgooly River.

**6.1.3.** The village is located within the study area of the Cork Area Strategic Plan and the lands that surround the village are within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). In the Rural Housing Control Zone it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

**6.1.4.** In the 1996 County Development Plan, Belgooly was identified as a location which would provide an alternative housing location for those who were not residents of the Kinsale area, but wished to live in a rural location convenient to Kinsale. Since 1996 there has been significant residential development in Belgooly.

### 6.2 PLANNING CONSIDERATIONS

**6.2.1.** Belgooly village is well established and current services in the village include a church, a petrol station incorporating a shop and post office, public houses, a community centre and a bicycle shop. There is no primary school in the village and the nearest school is located outside of the village, to the north-west. The village is served by a public bus service.

**6.2.2.** The Belgooly Flour Mill, a ruinous building within the village is entered in the initial Record of Protected Structures.

**6.2.3.** The River Stick flows on the western edge of the village and joins the tidal Belgooly River to the south of the village.

**6.2.4.** In recent years, Belgooly has experienced a significant amount of residential development. Three individual parcels of land were identified in the 1996 County Development Plan (as varied) for housing and one of the parcels of land also made provision for a caravan/camping park. A further site was zoned within the village as agriculture with the option for a caravan/camping park. Substantial residential development has occurred in the village and two of the sites zoned as residential or agriculture with the option for housing have been developed since 1996. Similarly, a large housing development "Riverbank" to the south-west of, and adjoining the village, has recently been completed.

**6.2.5.** Belgooly has a sewerage collection network which serves the village, and discharges via a septic tank to the foreshore. The existing septic tank serving Belgooly is at capacity and requires upgrading. Primary treatment is needed prior to any further development discharging to the sewer. A new sewerage scheme is proposed for Belgooly and contract documents are almost complete and ready to go to the Department of the Environment, Heritage and Local Government for approval. Two recent residential developments in Belgooly have been serviced by individual private waste water treatment units.



**6.2.6.** At present the existing water supply serving the village is from a bored well source and the network is at capacity. Proposals for the augmentation of the village water supply are with the Department of the Environment, Heritage and Local Government for approval.

**6.2.7.** There are footpaths and public lighting serving parts of the village.

**6.2.8.** There are some derelict sites within the village, which may afford some opportunities for village centre renewal and/or redevelopment.

### 6.3 PROBLEMS AND OPPORTUNITIES

**6.3.1.** Belgooly's attractive rural setting, range of community facilities and ease of access has made it a popular location for new development in recent years.

**6.3.2.** It is important that the village core is strengthened and that further development maintains the integrity of the surrounding rural area and the rural character and setting of the village. There is scope for some additional commercial/mixed use activity in the village core area. Adequate parking should also be provided.

**6.3.3.** Public sewerage and water network constraints limit the development potential of the village at present. However, it is proposed to upgrade the existing water supply and sewerage system in the village under the Serviced Land Initiative. Cork County Council's "Assessment of Water Services Needs 2004" includes the intention to provide a new well, pump-house, reservoir and treatment in Belgooly, to ensure capacity to meet projected demands, provide security of supply and compliance with Drinking Water Regulations.

**6.3.4.** The scale and form of development in the future will be very much dependant on improvements to the villages infrastructure.

**6.3.5.** The village's location on the main Cork-Kinsale road may afford some opportunities for tourism development.

### 6.4 PLANNING PROPOSALS

**6.4.1.** Consolidation of the village as a provider of important local services along with some limited residential expansion is considered the most appropriate strategy for the village. It is important that residential development will be developed in tandem with improvements to and maintenance of community facilities within the village.

**6.4.2.** To allow the village to develop in an orderly manner, it is particularly important that improvements are made to the existing public sewerage network and water supply schemes.

**6.4.3.** The development boundary for Belgooly is largely determined by infrastructural and topographical constraints. This boundary defines the extent of the built up area, whilst also allowing for additional development. During the lifetime of this Local Area Plan, the main focus of development will be on low lying lands in closest proximity to the village core. Development to the south-east and east of the village is restricted due to the elevated and exposed nature of these lands.

**6.4.4.** There are also opportunities within the village core to redevelop existing derelict sites with mixed use developments, such

as the ruinous old mill building, which would also enhance the streetscape of Belgooly.

### 6.5 SPECIFIC ZONING OBJECTIVES: BELGOOLY

#### Residential Areas

6.5.1. The specific residential zoning objectives for Belgooly are set out in the following table:

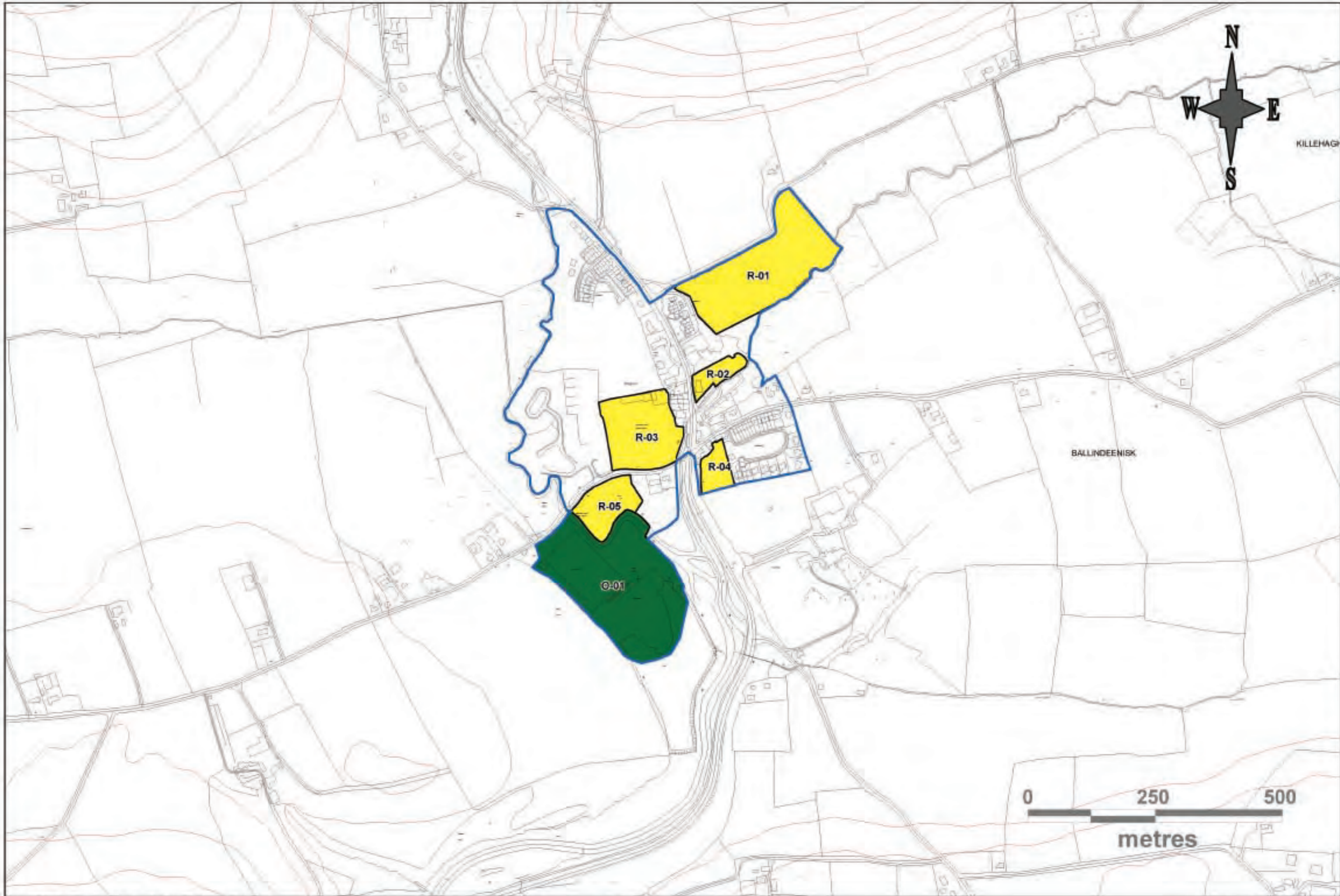
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include the maintenance of existing hedgerows, road improvement works at the north-eastern end of the site and the provision of a 10 metre wide landscaping buffer along the eastern boundary.	3.8
R-02	High-density residential development, including terraced units.	0.4
R-03	Medium density residential development including a high quality design and layout incorporating a mix of house types and sizes.	2.0
R-04	Low-density residential development, with access through existing estate to north, to include tree planting along the western boundary.	0.5
R-05	Low-density residential development including the provision of serviced sites.	1.0

#### Open Space, Sports, Recreation and Amenity

6.5.2. The specific open space, sports, recreation and amenity zoning objective for Belgooly is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active Open Space, maintain existing playing pitches and open space.	5.3





# 7 Crossbarry

## 7.1 CROSSBARRY IN CONTEXT

7.1.1. Crossbarry village is located approximately 12 kilometres south west of the Cork City boundary. The village is situated at a crossroads location and the line of the old West Cork Railway runs through the southern part of the village. The Aughnaboy River, a tributary of the Owenboy River, also runs north/south through the village.

7.1.2. In the overall strategy of this Local Area Plan Crossbarry is designated as a **village** within the Bandon Electoral Area. The strategic aims for Crossbarry are to encourage the consolidation of the village, enhance the village core and to promote sympathetic development in tandem with the provision of services.

7.1.3. The village is surrounded by lands that lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.

## 7.2 PLANNING CONSIDERATIONS

7.2.1. The village has a number of important services including a shop incorporating a post office and petrol filling station, a pub, garage workshop and car dealers, a hairdressers and a pitch. There is also a child care facility to the east of the village. A daily bus service operates between Crossbarry and Cork City and between Crossbarry and Bandon. Since 1996 there has been significant residential development within the village.

7.2.2. Crossbarry Bridge is listed in the initial Record of Protected Structures.

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

7.2.4. The road realignment objective for the R589, identified in the 1996 County Development Plan (as varied), for the village has not yet been realised.

7.2.5. Crossbarry is currently served by the Inishannon Water Supply Scheme. Although the supply is considered adequate to meet

current needs, future development may be constrained by distribution network capacity.

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

7.2.7. It should be noted that the phosphorus levels of this section of the River Aughaboy are currently an issue in the receiving waters of this settlement.



## 7.3 PROBLEMS AND OPPORTUNITIES

7.3.1. Crossbarry's rural setting and proximity to Cork City, Bandon, Ballincollig and Brinny has made it a popular location for new development in recent years. However, the loss of the village's rural character resulting from insensitive large-scale development could seriously undermine the attractiveness of the village.

7.3.2. It is important that further development maintains the integrity of the village, that additional ribbon development to the east of and south of Crossbarry, in particular, is restricted and that the integrity of the Rural Housing Control Zone surrounding the village is maintained.

7.3.3. The lack of a public sewer limits development potential in the village. Cork County Council's "Assessment of Water Services Needs 2004" indicates that it is intended to provide a new sewerage scheme to serve Crossbarry, with capacity to meet projected demands and eliminate existing inappropriate discharges.

7.3.4. Other important issues for the village include the realignment of the R589 to ease traffic movements together with the provision of additional public footpaths and public lighting.

## 7.4 PLANNING PROPOSALS

7.4.1. Consolidation of Crossbarry as a provider of important local services, the provision of an enhanced village core, along with some limited residential expansion is considered the most appropriate strategy for the village. During the life of this Plan, some expansion will be accommodated in the village.

7.4.2. An opportunity site within the village core has been identified and improvements to this area are considered important. There are opportunities to develop a new village centre consisting of mixed uses in the village, which would in turn enhance the village, provide for a more attractive streetscape and allow for a broader range of services in Crossbarry.

7.4.3. The development boundary for the village defines the extent of the built up area, whilst allowing for some expansion for residential and mixed use development.

7.4.4. During the life of this Local Area Plan, development will focus mainly on lands to the western and southern ends of the village centre and four sites are zoned for residential development.

## 7.5 SPECIFIC ZONING OBJECTIVES: CROSSBARRY

### Residential Areas

7.5.1. The specific residential zoning objectives for Crossbarry are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include the maintenance of existing mature trees and hedgerows with access from minor county road.	4.3
R-02	Low density residential development to include the provision of an amenity walk along old railway line.	2.8
R-03	Medium density residential development to include the provision of an amenity walk along old railway line.	2.7

R-04	Low density residential development to include the provision of serviced sites, the retention of natural boundaries and the provision of a broad leaf tree planted buffer along the southern boundary. A flood study may be required.	4.6
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**Town Centre / Neighbourhood Centre**

7.5.2. The specific town centre / neighbourhood centre zoning objective for Crossbarry is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
T-01	Opportunity site to redevelop village core for mixed use development, including the provision of a new streetscape with ground floor commercial/retail units with overhead residential use.	1.8

**Open Space, Sports, Recreation and Amenity**

7.5.3. The specific open space, sports, recreation and amenity zoning objective for Crossbarry is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Active Open Space, maintain existing playing pitch.	2.5

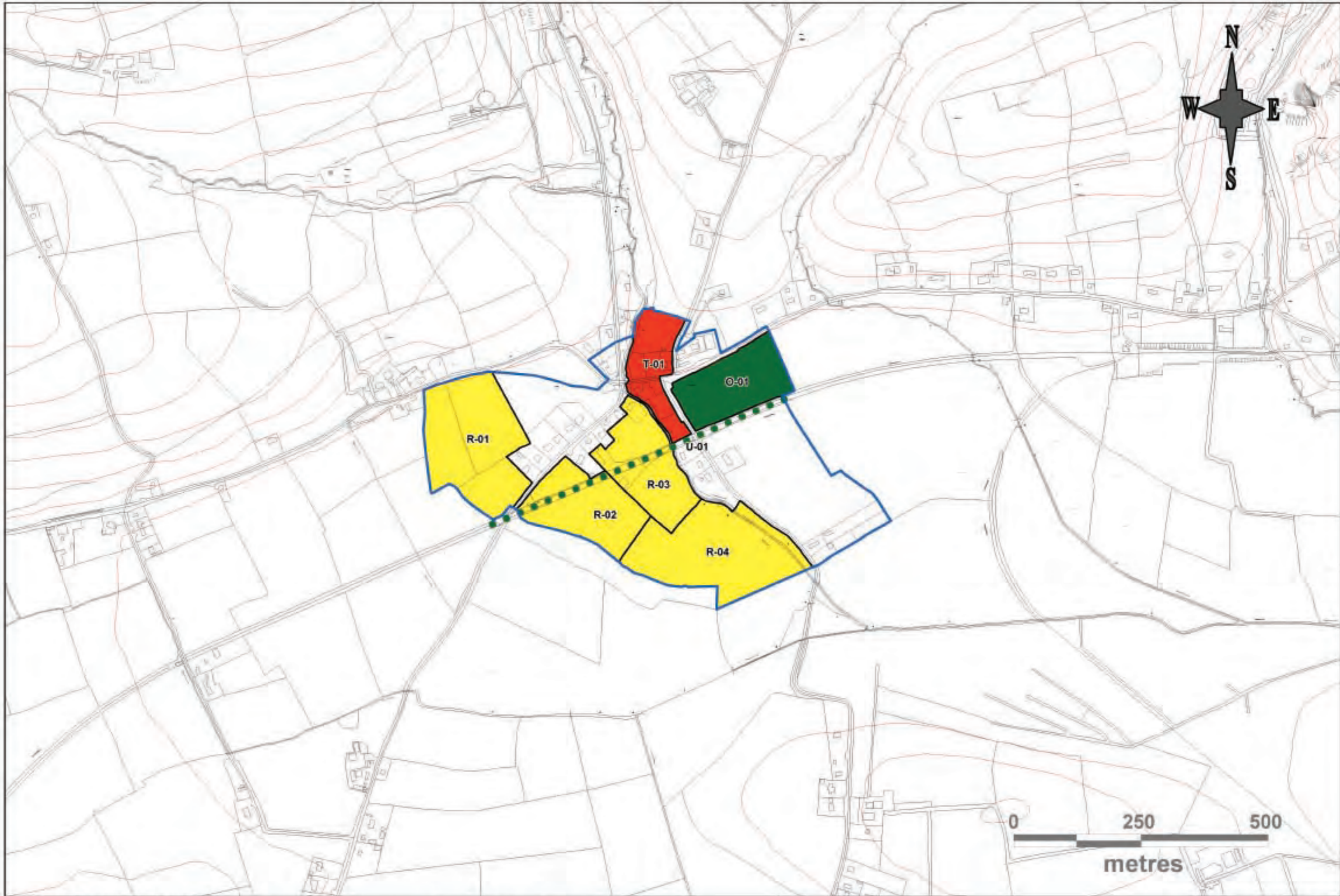
**Utilities and Infrastructure**

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

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
U-01	Develop and maintain amenity walk.	







# 8 Halfway

## 8.1 HALFWAY IN CONTEXT

**8.1.1.** Halfway is located 2 kilometres northwest of Ballinhassig, 4 kilometres to the northeast of Inishannon and 13 kilometres to the north east of Bandon. To the immediate south of Halfway lies the Owenboy River and the National Secondary Road, the N71.

**8.1.2.** The old Cork-Bandon Road runs through the settlement and to the north of this roadway, levels rise steeply. The old West Cork Railway line lies to the north of the settlement and a disused viaduct is also located on this elevated ground. Priest's Bridge currently forms the western boundary of the Halfway.

**8.1.3.** In the overall strategy of this Local Area Plan, Halfway is designated as a **village**. The strategic aims for the village are to consolidate the village core, encourage the renewal or redevelopment of sites within the village and to allow small-scale expansion through individual or multiple housing development.

**8.1.4.** Halfway is surrounded by lands that form part of the Metropolitan Green Belt and the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied). The eastern end of the settlement is located in the A3 zone of the Metropolitan Green Belt (Gogganshill townland) and the western part of the settlement is located within the Rural Housing Control Zone (townland of Ballyhooleen).

**8.1.5.** The A3 zone of the Metropolitan Green Belt relates to areas in the green belt, which are relatively built up and may be suitable for a limited amount of further development. It is an objective to recognise the individual housing needs that may arise from time to time, of people that live or grew up within a particular A3 area. Such needs may be accommodated within the same A3 area, subject to the availability of a suitable site and normal planning considerations.

**8.1.6.** In the Rural Housing Control Zone, it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

## 8.2 PLANNING CONSIDERATIONS

**8.2.1.** Current facilities within Halfway include a shop with post office and petrol station, a public house and a Garda station. A second public house in the village recently closed. Halfway is also served by a daily bus service.

**8.2.2.** No development boundary was established for Halfway in the 1996 County Development Plan (as varied). The 1996 Plan stated that development in Halfway would be constrained by its position between a steep hillside and the new Cork-Bandon Road. It was also stated that Halfway had a significant commercial function. Since 1996 two residential schemes have been permitted in the village, the largest of which is currently under construction.

**8.2.3.** There is no public sewer in the settlement at present. However, a development has been permitted and is currently under construction, which provides for the installation of a waste water treatment plant. This treatment plant will be taken in charge by Cork County Council and will have a population equivalent of 450 persons, with capacity to accommodate existing and permitted development in the village and eliminate existing inappropriate discharges to the Owenboy River. The new treatment plant is also listed in the proposed new sewerage works identified in Cork County Council's "Assessment of Water Services Needs 2004".

**8.2.4.** It should be noted that the biological quality of this section of the River Owenboy is currently an issue in the receiving waters of this settlement. Water supply in the settlement is from the Inishannon Water Supply Scheme.



**8.2.5.** Some of the lands in the vicinity of Halfway, particularly to the west and south of the village, are subject to flooding and are located on the flood plain of the Owenboy River.

**8.2.6.** There are significant numbers of individual one-off dwellings on the approach roads to Halfway, particularly from the west, fronting onto the Regional Road, the R589.

## 8.3 PROBLEMS AND OPPORTUNITIES

**8.3.1.** Halfway's attractive rural setting and proximity to the N71, to Bandon and Cork City makes it a popular location for development.

However any future development in the settlement should maintain the rural character of the settlement, the integrity of the surrounding greenbelt and the Rural Housing Control Zone.

**8.3.2.** Having regard to the topography of Halfway, to the level of development already permitted within the settlement and the capacity of the new treatment plant, Halfway will have a role in accommodating a limited amount of additional growth.

**8.3.3.** There is potential for some redevelopment of derelict sites/buildings within the settlement, which could form part of a new village type streetscape in Halfway.

## 8.4 PLANNING PROPOSALS

**8.4.1.** The development boundary for Halfway defines the existing extent of the built up area, while allowing for some new residential development within the boundary. The boundary of the settlement is largely determined by topography including the elevated hillside to the north, the Owenboy River and flood plain and the N71 to the south.

**8.4.2.** Development is avoided on the steep slopes to the north of the main road in the settlement, which form an important part of the settlement setting. Development is also avoided on lands that are to the south of the Owenboy River and the N71, on lands to the west of Priest's Bridge or on lands that are liable to flooding.

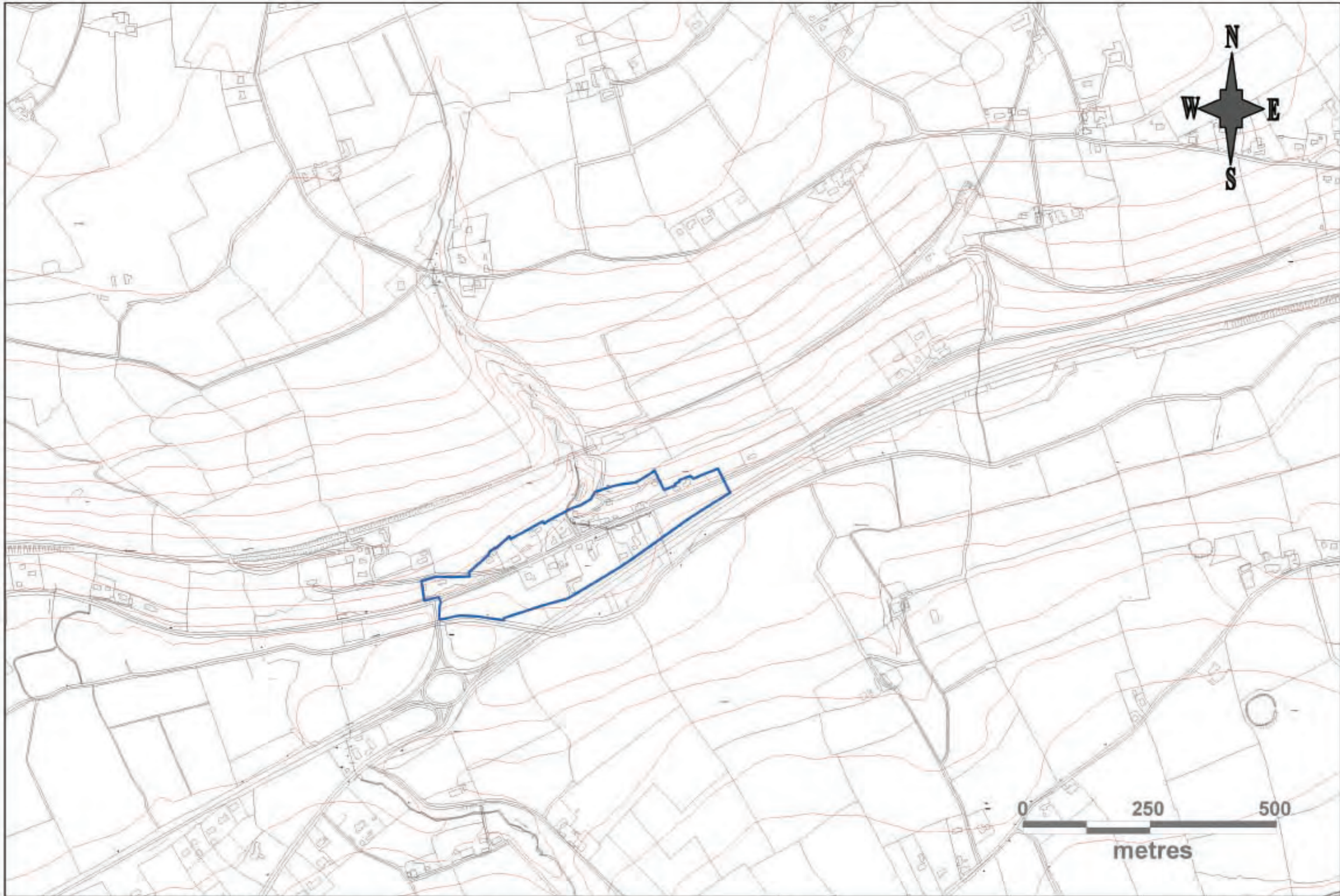
**8.4.3.** Some opportunities exist within the settlement to redevelop derelict properties or vacant sites. Minor improvements to public footpaths are also desirable.

## 8.5 SPECIFIC ZONING OBJECTIVES: HALFWAY

### General Objective

**8.5.1.** The general objective for Halfway is set out in the following table:

Objective No.	General Objective
GEN-01	Halfway will have a role in accommodating a limited amount of additional growth, subject to normal proper planning considerations, having regard to the topography of the settlement, the level of development already permitted and the capacity of the new treatment plant.



## 9 Kilbrittain

### 9.1 KILBRITTAIN IN CONTEXT

**9.1.1.** Kilbrittain village, with an attractive streetscape, is located approximately 9 kilometres to the south of Bandon and 12.5 kilometres to the southwest of Kinsale. The village is bounded to the south and east by wooded lands, which provide an attractive landscape setting for the village.

**9.1.2.** In the overall strategy of this Local Area Plan Kilbrittain is designated as a village within the Bandon electoral area. The strategic aims for Kilbrittain are to encourage the consolidation of the village, to promote sympathetic development in tandem with the provision of services and to maintain the existing character of the settlement.

**9.1.3.** The lands which surround the village are predominantly agricultural and it is an objective of the Cork County Development Plan 2003 (as varied), to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

**9.1.4.** It is also an objective of the Plan to recognise the essential role of rural villages in the long term sustainability of rural areas and to encourage a significant proportion of new development during the lifetime of the plan to be located in existing villages.

### 9.2 PLANNING CONSIDERATIONS

**9.2.1.** There are a number of important services within Kilbrittain village including a church, primary school, parish hall, public houses, garda station, shop, petrol station, other retail services, a playing pitch and tennis court, garage and a post office. There is also an amenity park at the eastern end of the village.

**9.2.2.** The Regional Road, the R600 runs through the village and links Kilbrittain with Bandon to the north. The R600 which extends eastwards through the village from the Church, is also a scenic route, as designated in the Cork County Development Plan 2003 (as varied). The scenic route extends from the village to the coastline at Garranfeen Strand.

**9.2.3.** East of the village, Kilbrittain Castle and Bateman's Bridge are listed in the initial Record of Protected Structures.

**9.2.4.** To the south of the village a large area of land, extending southwards to the coastline, is designated as an area of scenic landscape, where it is an objective of the Cork County Development Plan 2003 (as varied), to preserve the visual and scenic amenities and natural beauty of the area. To the immediate south of the village both Glanduff Wood and Mill Wood, which provide attractive backdrops to the village, are included within the larger area of designated scenic landscape.

**9.2.5.** A short distance to the east of the village lies an estuary, which forms part of Courtmacsherry Estuary. Courtmacsherry Estuary, which includes Garranfeen Strand and Coolmain Bay, is a proposed Natural Heritage Area, containing complex coastal habitats and is also of ornithological importance. Courtmacsherry Estuary is also a Special Area of Conservation.

**9.2.6.** A new waste water treatment plant is under construction at the eastern end of the village.

**9.2.7.** Kilbrittain is served by a public water supply, which comes from a bored well and infiltration gallery and is pumped to a reservoir.

**9.2.8.** There are public footpaths and public lighting within Kilbrittain.

**9.2.9.** Five parcels of land were zoned for housing or agriculture with an option for housing in the 1996 Plan. Two of the parcels of land together with parts of a third have been developed and have allowed for the development of an attractive new streetscape of townhouses, along the northern side of the main street.



### 9.3 PROBLEMS AND OPPORTUNITIES

**9.3.1.** Kilbrittain's rural location and attractive setting has made it a preferred location for recent housing development. It is important that further development maintains the rural character of the village and does not compromise the areas of scenic landscape to the immediate south of the village.

**9.3.2.** Cork County Council's "Assessment of Water Services Needs 2004" lists proposed new sewerage works for the village. It is intended to extend the collection system and construction has commenced on a new waste water treatment plant, to replace the existing septic tank. The rehabilitation of the sewer network is also proposed. The works will provide additional capacity and reduce Biological Oxygen Demand (BOD) and nutrient loads to the Kilbrittain River.

**9.3.3.** To allow the village to develop in an orderly manner it is particularly important that the public sewerage system is upgraded to provide a treatment plant with sufficient capacity to cater for the existing village and the scale of development envisaged in this plan, and so progress on the construction of the waste water treatment plant is welcome.

**9.3.4.** It is important that the village's landscape setting, particularly to the south, is adequately protected.

**9.3.5.** Any new residential development in Kilbrittain should be complemented by improvements to and the maintenance of existing community facilities.

### 9.4 PLANNING PROPOSALS

**9.4.1.** During the life of this Plan, development will focus mainly on lands in closest proximity to the village centre. The scale and form of development will be very much dependant on improvements to the villages' infrastructure.

**9.4.2.** The development boundary for Kilbrittain defines the existing extent of the built up area, whilst also allowing for some additional development.

**9.4.3.** Four sites have been identified for residential use, located primarily to the north of the Main Street in the village.

**9.4.4.** The provision of an amenity walk, along the northern side of the stream in the village is also desirable and should be developed in accordance with any development on the area of land zoned as R-01.

**9.5 SPECIFIC ZONING OBJECTIVES: KILBRITTAIN**

**Residential Areas**

9.5.1. The specific residential zoning objectives for Kilbrittain are set out in the following table;

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include the provision of a creche, the maintenance and strengthening of mature hedgerows, protection of existing stream and the provision of an amenity walk along the northern bank of the stream.	4.8
R-02	Low density residential development to include the maintenance and strengthening of natural hedgerows, protection of the stream and the provision of a 20 metre wide landscaping buffer along the northern boundary. A flood study may be required.	2.6
R-03	Low density residential development to include the maintenance and strengthening of natural hedgerows, protection of the stream, the provision of a 20 metre wide landscaping buffer along the northern boundary and the provision of an amenity walk along the northern boundary. A flood study may be required.	2.6
R-04	Medium density residential development to include the maintenance and strengthening of natural hedgerows and the provision of a landscaping buffer along the southern boundary.	1.5

**Open Space, Sports, Recreation and Amenity**

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing amenity park	0.4
O-02	Open Space, to include the maintenance of playing pitch.	4.9

**Utilities and Infrastructure**

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

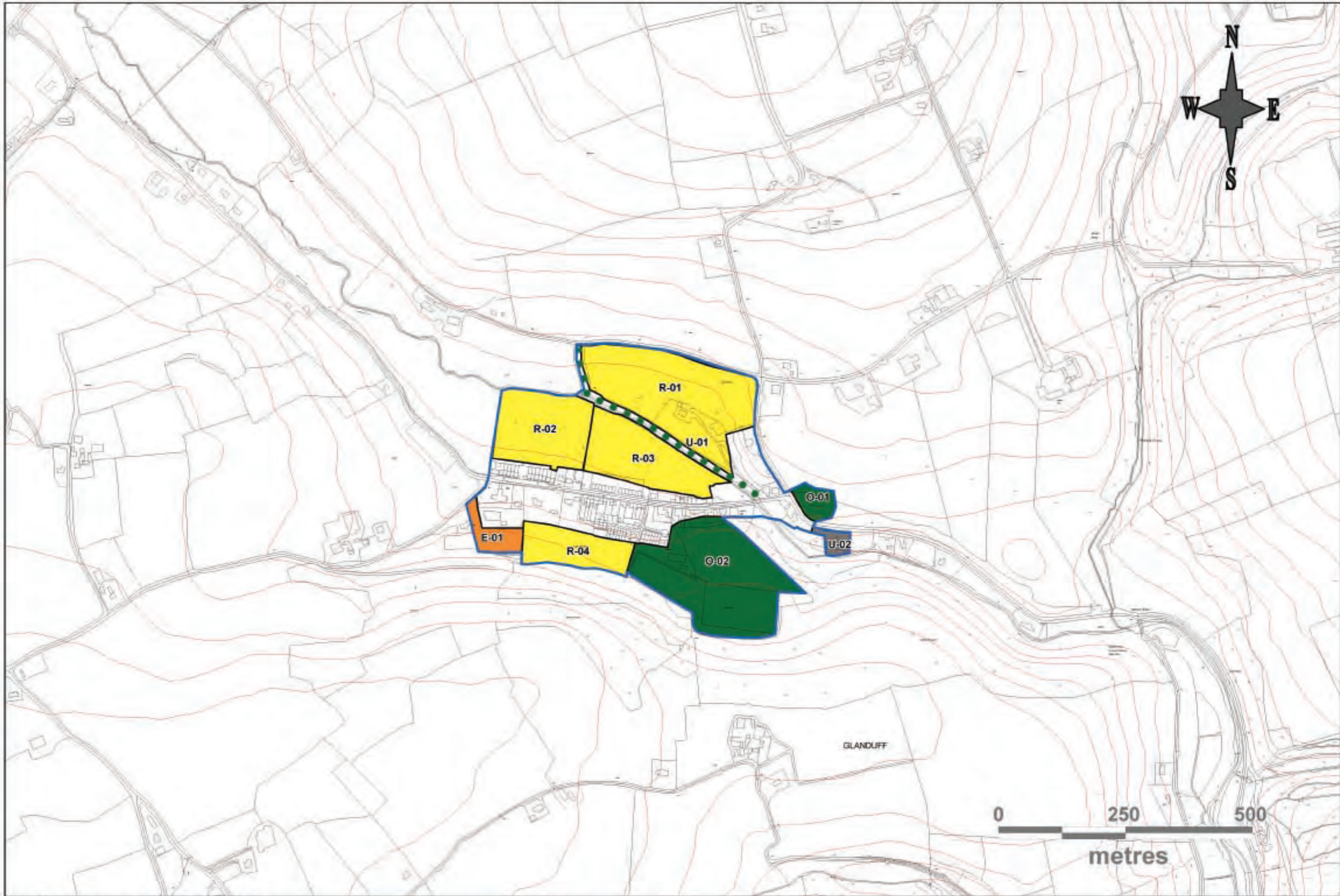
Objective No.	Specific Objective	Approx Area (Ha)
U-01	Develop and maintain amenity walk	
U-02	Sewage treatment plant.	0.3

**Educational, Institutional and Civic**

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Extension to school	0.6





# 10 Newcestown

## 10.1 NEWCESTOWN IN CONTEXT

10.1.1. Newcestown village is located approximately 10 kilometres to the northwest of Bandon and 7 km to the northeast of Ballineen/Enniskeane. Newcestown is located on a hillside and within the village levels rise from south to north.

10.1.2. In the overall strategy of this Local Area Plan Newcestown is designated as a **village**. The strategic aims for Newcestown are to encourage the consolidation of the village core and to encourage residential development within the village complimented by improvements to community facilities and the provision of services.

10.1.3. The village is located at the western end of the Cork Area Strategic Plan study area and is also within the study area of the North and West Cork Strategic Plan. In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied), to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

10.1.4. It is also an objective of the Plan to recognise the essential role of rural villages to the long term sustainability of rural areas and to encourage a significant proportion of new development during the lifetime of the plan to be located in existing villages.

## 10.2 PLANNING CONSIDERATIONS

10.2.1. Newcestown has a number of important services including a shop, post office, primary school, church, public house, petrol station, garage, pitch and putt club, tennis court, GAA grounds and a community centre.

10.2.2. In recent years, the village has experienced limited growth, confined to a number of individual dwellings within the village and a number of individual dwellings on the approach roads to the village.

10.2.3. Three individual parcels of land were zoned in the 1996 County Development Plan (as varied), for "frontage housing" or for "agriculture with the option for cluster-type housing". However, no village type or estate type developments, apart from a number of individual dwellings have been developed on two of the parcels of land zoned in the 1996 Plan.

10.2.4. The Catholic Church within the village is entered in the initial Record of Protected Structures. Similarly, to the south of the village St. Patrick's Church of Ireland in Farranthomas is also entered in the initial Record of Protected Structures.

10.2.5. Newcestown has a water supply from a bored well source, however, there is no reservoir serving the village. There are proposals for a reservoir to be built. The water distribution network is inadequate at present.

10.2.6. There is no public sewer serving the village and there are no proposals to provide a public sewer. At present all dwellings are served by septic tanks or individual treatment plants. Further development in the village is limited by the inadequate water supply network and the lack of a public sewer.

10.2.7. There are limited areas of public lighting and public footpaths within the village.



## 10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. Newcestown's rural setting and range of community facilities makes it an attractive location for development. Additional development in the village should maintain the integrity of the surrounding landscape, the attractiveness of the area and the rural character of the village.

10.3.2. It is important that the hillside setting of the village is adequately protected and that the scale, design and form of any new developments are appropriate to the elevated location of the settlement.

10.3.3. Improvements to the water supply network are required to facilitate the villages' expansion.

10.3.4. Further improvements providing for public footpaths, street lighting and street furniture within the village would also be desirable.

## 10.4 PLANNING PROPOSALS

10.4.1. During the life of this plan, development will focus mainly on the lands close to the village centre. The scale and form of development will be very much dependant on improvements to the village's infrastructure.

10.4.2. The development boundary for the village defines the existing extent of the built up area, whilst also allowing for some expansion of residential development.

## 10.5 SPECIFIC ZONING OBJECTIVES: NEWCESTOWN

### Residential Areas

10.5.1. The specific residential zoning objectives for Newcestown are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include the provision of frontage housing and serviced sites.	2.1
R-02	Medium density residential development to include the provision of frontage housing and the maintenance of existing tennis courts.	0.4
R-03	Low density residential development to include the provision of serviced sites.	2.7
R-04	Low density residential development to include the provision of serviced sites, based on a single entrance from the public road and the provision of a landscaping buffer along the southern boundary.	1.1



**Open Space, Sports, Recreation and Amenity**

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

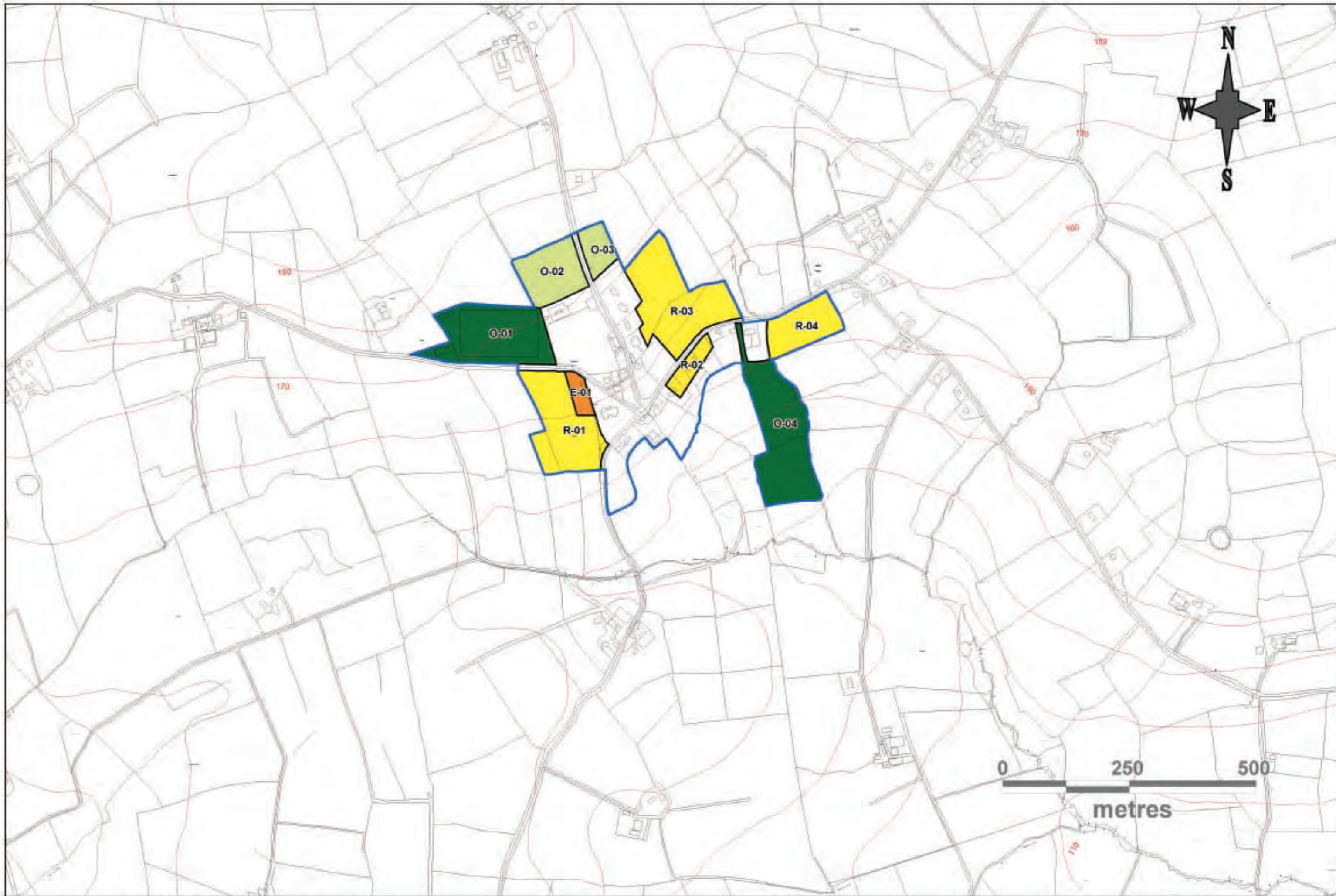
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing playing pitches	2.4
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.	1.3
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.	0.5
O-04	Maintain existing pitch and putt club	2.7

**Educational, Institutional and Civic**

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Extension to cemetery	0.3





# 11 Old Chapel

## 11.1 OLD CHAPEL IN CONTEXT

11.1.1. Old Chapel is located a short distance from Bandon, approximately 1 kilometre to the west of Bandon town. Old Chapel retains a separate identity from that of Bandon. The busy National Secondary Road, the N71 runs through Old Chapel. The Regional road, the R602 serving Timoleague also stems from Old Chapel.

11.1.2. In the overall strategy of this Local Area Plan, Old Chapel is designated as a **village**. The strategic aims for Old Chapel are to encourage the consolidation of the village, to enhance the village core, to promote sympathetic development of an appropriate scale in tandem with the provision of services and the maintenance of the settlements identity, independent to that of Bandon.

## 11.2 PLANNING CONSIDERATIONS

11.2.1. Old Chapel village is well established and in recent years has experienced a number of residential developments. Current services within the village include a public house, shop, other retail services, petrol stations with forecourt shops, playing pitches and some areas of small industry which include a mill, garages and tool hire centre together with an Eircom depot.

11.2.2. Old Chapel is accessed by a good road network, has easy access to Bandon and is also easily accessible from the N71. The village was bypassed in recent years and the N71 helps to identify Old Chapel as a separate settlement. The village is also served by a daily bus service.

11.2.3. There are public footpaths and public lighting within the village. However, there are deficiencies in the provision of footpaths to serve the entire village.

11.2.4. To the north of the N71 there is an area of Scenic Landscape, as designated in the Cork County Development Plan 2003 (as varied). This area of scenic landscape extends over the hillside to the north of Old Chapel, in the Castlebernard area, where it is an objective to preserve the visual and scenic amenities and natural beauty of the area. This area is also identified as Castlebernard Conservation Area, designated as an Architectural Conservation Area in the Cork County Development Plan 2003 (as varied).

11.2.5. The public sewerage facilities serving Old Chapel are linked to Bandon. The network in Bandon is inadequate and this limits the

possibilities for future development in Old Chapel. One of the recent developments within Old Chapel is served by an individual treatment plant.

11.2.6. The village is served by a public water supply, from the Bandon Water Supply Scheme.

11.2.7. It should be noted that the biological quality of this section of the River Bandon is currently an issue in the receiving waters of this settlement.

11.2.8. In the 1996 County Development Plan (as varied), six parcels of land were zoned for agriculture with the option for housing, including in-depth housing, frontage housing and country lane development. Three of the individual parcels have now been developed and one partially developed for residential use. Two parcels of land remain to be developed.



## 11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Old Chapel's attractive rural setting, ease of access and proximity to Bandon has made it a popular location for new development in recent years. It is important that further development maintains the integrity of the surrounding rural area, the rural character of the village and ensures that Old Chapel retains a separate identity from that of Bandon.

11.3.2. It is important that a strategic gap between Old Chapel and Bandon is retained, particularly, by avoiding development on the hillside to the north of the N71, in the area of designated scenic landscape or in areas to the east of the village.

11.3.3. There are a number of individual dwellings on the approach road to Old Chapel from Crossmahon and additional individual dwellings fronting onto this public road should be discouraged, to ensure that the settlements of Old Chapel and Crossmahon retain separate identities.

11.3.4. To allow the village to develop in an orderly manner, improvements to the sewerage network are required. Cork County Council's "Assessment of Water Services Needs 2004" indicates that the Bandon Sewerage Scheme has a start date in the 2003-2005 Investment Programme. The upgrading of the Bandon Sewerage scheme is to involve the reduction in flooding risk and storm water overflows, have capacity to meet projected demands, provide for new sewers and storm water separation and nutrient reduction at the wastewater treatment plant.

11.3.5. The "Assessment of Water Services Needs 2004" also outlines the proposal to expand the source output of the Bandon Water Supply Scheme, to construct a new high level reservoir and to extend the watermains, to provide additional capacity for projected demand and ensure security of supply.

11.3.6. There is a need for improved public footpaths in Old Chapel.

## 11.4 PLANNING PROPOSALS

11.4.1. During the life of this Local Area Plan, development will focus mainly on lands close and accessible to the village centre. The scale and form of development will be dependent on improvements to the village's infrastructure and the proposed new works to the Bandon Sewerage and Water Supply Schemes.

11.4.2. The development boundary for the village defines the existing extent of the built up area, whilst allowing for some expansion for residential development.

11.4.3. Five of the areas of land proposed for residential use in this Local Area Plan are retained from the 1996 County Development Plan (as varied). However, the specific objectives for these lands will reflect the role envisaged for the settlement in the future, its location and the topographical and servicing constraints that exist.

11.4.4. It is proposed to further develop the amenities in Old Chapel and to provide greater access to the existing stream.

**11.5 SPECIFIC ZONING OBJECTIVES: OLD CHAPEL****Residential Areas**

11.5.1. The specific residential zoning objectives for Old Chapel are set out in the following table:

<i>Objective No.</i>	<b><u>Specific Objective</u></b>	<i>Approx Area (Ha)</i>
R-01	Medium density residential development, with frontage housing and a broad leaf tree planted buffer along the northern boundary. Access to be from the minor road only.	1.4
R-02	Low density residential development including the provision of serviced sites and a crèche.	3.5
R-03	Low density residential development to include the provision of serviced sites.	1.9
R-04	Low density residential development with access through existing estate.	1.2
R-05	Medium density residential development to include frontage housing.	1.3
R-06	Low density residential development – serviced sites, subject to satisfactory design and layout, to include the retention of natural boundaries and the provision of landscaping buffers along the northern and southern boundaries.	1.8

**Open Space, Sports, Recreation and Amenity**

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

<i>Objective No.</i>	<b><u>Specific Objective</u></b>	<i>Approx Area (Ha)</i>
O-01	Active open space, maintain existing playing pitches.	6.5
O-02	Develop and maintain amenity area.	0.2

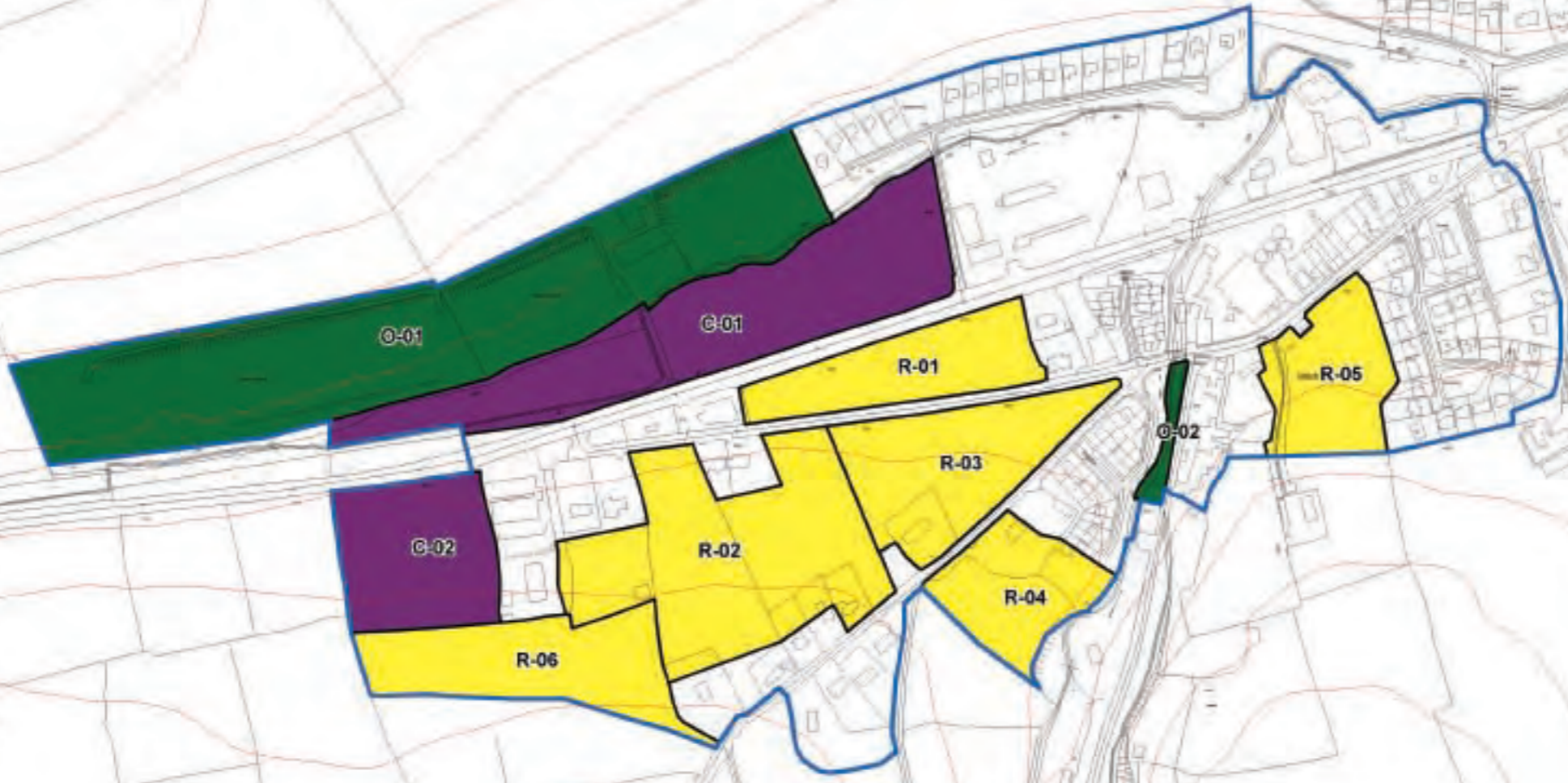
**Commercial Areas**

11.5.3. The specific commercial zoning objectives for Old Chapel are set out in the following table:

<i>Objective No.</i>	<b><u>Specific Objective</u></b>	<i>Approx Area (Ha)</i>
C-01	Hotel and ancillary uses, based on a single entrance off the existing access road serving “Castlewoods”, to include the maintenance and strengthening of natural boundaries and subject to an overall single landscaping scheme for the entire site. Measures to protect the existing stream will also be required.	3.6
C-02	Non-retail commercial – suitable for car showroom development and based on access through the existing commercial development to the east.	1.6



CASTLEBERNARD



# 12 Riverstick

## 12.1 RIVERSTICK IN CONTEXT

12.1.1. Riverstick village is located approximately 8 kilometres to the north of Kinsale and 11 kilometres to the east of Inishannon. The busy Regional Route, the R600, which also serves Kinsale runs through the village. The lands to the east and west of the village core are elevated and overlook the village centre, the R600 and the River Stick.

12.1.2. In the overall strategy of this Local Area Plan, Riverstick is designated as a **village** within the Bandon Electoral Area. The strategic aims for the village are to encourage the consolidation of Riverstick firmly within its rural setting, to strengthen the village core and to promote sympathetic development in tandem with the provision of services.

12.1.3. The lands that surround Riverstick lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). In the Rural Housing Control Zone there are strict controls on commuter housing (except within established villages or village nuclei), where it is an objective to discourage strongly new individual houses and to maintain the character of the rural area. This restriction is relaxed in principle for local rural housing needs.

12.1.4. It is also an objective of the Plan to recognise the essential role of rural villages in the long-term sustainability of rural areas and to encourage a significant proportion of new development during the lifetime of the plan to be located in existing villages.

12.1.5. In the 1996 County Development Plan (as varied), Riverstick along with the settlements of Belgooly and Minane Bridge, was identified as a village that would provide an alternative housing location for those who were not residents of the Kinsale area but wished to live in a rural settlement convenient to Kinsale.

## 12.2 PLANNING CONSIDERATIONS

12.2.1. The village is well established and in recent years has experienced significant residential development. Current services within the village include a church, post office, public house, shop, community centre, petrol station, garage, and sports pitch. There is no primary school located within the village.

12.2.2. Riverstick is accessed via a good road network and has ease of access to Cork City and the airport. The busy Regional Road, the R600 which runs through the village also provides easy access to Kinsale to the south. The village is served by a daily public bus service.

12.2.3. There have been footpath and traffic calming improvements within the village recently.

12.2.4. The River Stick runs through the village and affords opportunities to use the river as a feature and as a future amenity use.

12.2.5. A public sewer has been installed recently to serve the village and there is capacity available in the sewer to meet with projected demands.

12.2.6. The village is also served by a public water supply. There are some difficulties regarding the storage of water, however, the existing system would facilitate some additional small-scale development.

12.2.7. Four individual parcels of land were zoned for residential and commercial use in the 1996 County Development Plan (as varied). Residential developments have taken place on the majority of the lands zoned for residential use in the 1996 Plan.



## 12.3 PROBLEMS AND OPPORTUNITIES

12.3.1. Riverstick's attractive rural setting, ease of access and proximity to Cork City, Kinsale and Bandon have made it a popular location for new residential development in recent years. It is important that further development protects the character and setting

of the village and maintains the integrity of the surrounding rural landscape.

12.3.2. It is important to improve existing village infrastructure and community facilities, in particular by continuing recent improvements to community facilities, by encouraging new facilities to locate in the village and by providing additional traffic calming measures and public footpaths.

12.3.3. There are significant numbers of individual dwellings to the east of the village, fronting directly onto the minor county road towards Cullen Cross Roads and additional individual dwellings in this area, on the approach to the village should be discouraged.

12.3.4. Lands in the vicinity of the River Stick are prone to flooding. It is important that any potential for development in this area is adequately assessed, to avoid the risk of flooding or pollution to the river.

## 12.4 PLANNING PROPOSALS

12.4.1. During the life of this Local Area Plan, development will focus mainly on the lands closest to the village centre and on strengthening the village centre itself.

12.4.2. The development boundary for the village defines the existing extent of the built up area, whilst also allowing expansion for residential development. Development on the more elevated lands to the east and west of the village slopes is avoided.

12.4.3. Four sites have been identified for residential use. It is also proposed to further develop amenities and provide greater access to and enjoyment of the River Stick.

## 12.5 SPECIFIC ZONING OBJECTIVES: RIVERSTICK

### Residential Areas

12.5.1. The specific residential zoning objectives for Riverstick are set out in the following table:



Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development to include the provision of serviced sites, a crèche, a 10 metre broadleaf tree planted buffer along the northern boundary and the retention and strengthening of landscaping along the eastern and western boundaries.	6.2
R-02	Low-density residential development to include the provision of a nursing home, an amenity walk along the river and measures to protect the flood plain. A minimum 50 metre wide buffer of open space, to include a 10 metre wide broadleaf tree planted buffer, shall be provided at the southern end of the site. A flood study may be required.	1.7
R-03	Low-density residential development to include the provision of an amenity walk along the river, measures to protect the flood plain and a broad leaf tree planted buffer along the eastern boundary. A flood study may be required.	2.5
R-04	Medium density residential development to include the provision of frontage housing and the provision of a public car park at the western end of the site.	0.4
R-05	Very low density residential development – serviced sites, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based on a single entrance from the cul de sac.	2.0

#### Special Zoning Objective

12.5.2. The specific mixed use and special use objective for Riverstick is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Mixed use development	0.9

#### Open Space, Sports, Recreation and Amenity

12.5.3. The specific open space, sports, recreation and amenity zoning objective for Riverstick is set out in the following table:

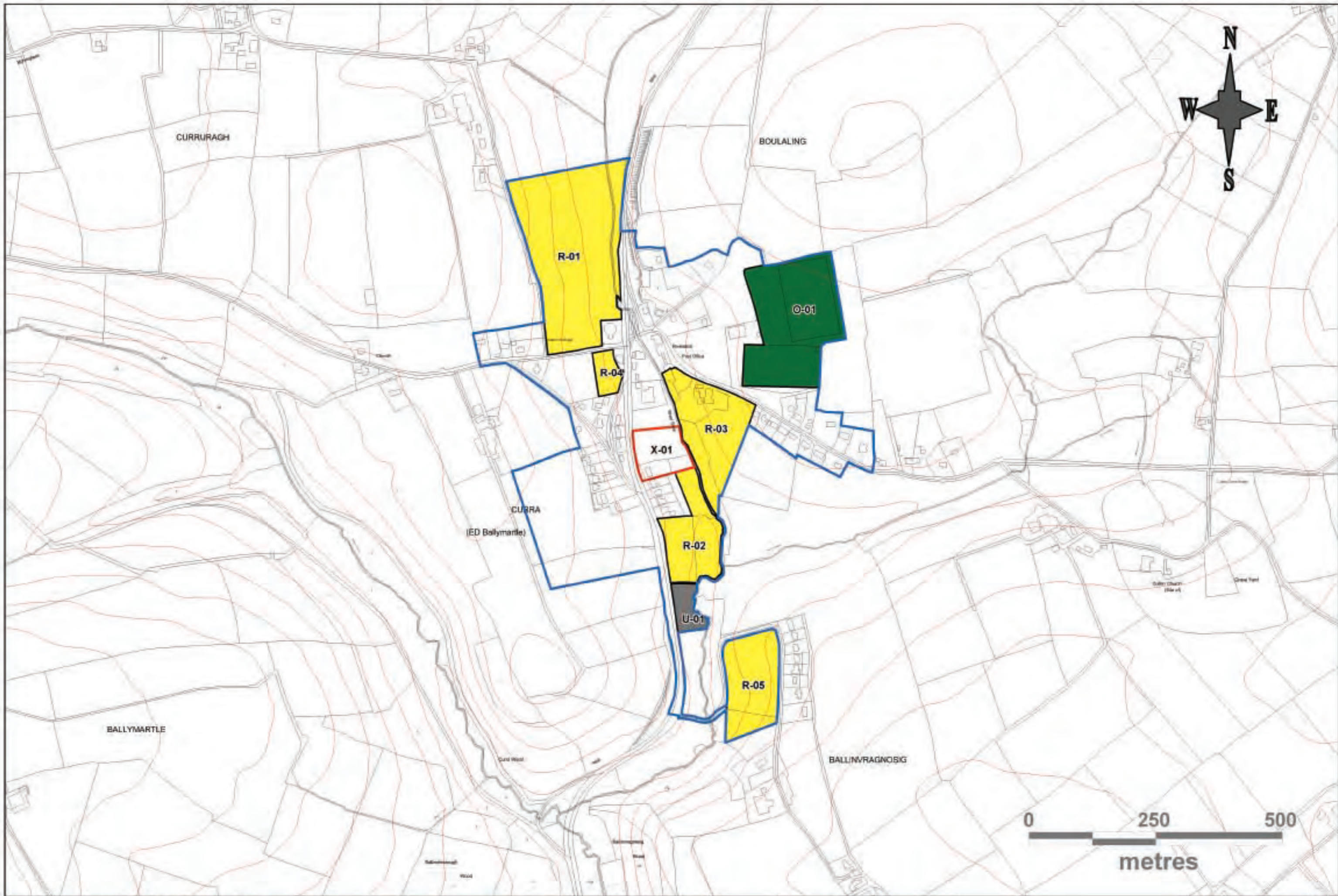
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing playing pitches as active open space.	4.0

#### Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Maintain existing sewage treatment plant.	0.5



















# Legend for Zoning Maps :

## LAND USE CATEGORIES








### Established Areas

-  Primarily Residential
-  Primarily Town Centre / Neighbourhood Centre
-  Primarily Commercial
-  Primarily Industry / Enterprise
-  Primarily Educational / Institutional / Civic
-  Primarily Utilities / Infrastructure
-  Primarily Open Space / Sports / Recreation / Amenity

### New Areas

-  Residential
-  Town Centre / Neighbourhood Centre
-  Commercial
-  Industry / Enterprise
-  Educational / Institutional / Civic
-  Utilities / Infrastructure
-  Open Space / Sports / Recreation / Amenity
-  Primarily Open Space / Sports / Recreation / Amenity (see specific objectives)
-  Special Zoning (see specific objectives)

## OTHER SYMBOLS

-  Development Boundary
-  Specific Objective (refer to text)
-  Amenity Walk ( see specific objectives )
-  Main Road / National Road (Proposed road lines are indicative only)
-  Access Road / Distributor Route (Proposed road lines are indicative only)
-  Access Point
-  Current Seveso Site

**VILLAGE NUCLEI**

Aghyohil

Ballinacurra/Brinny

Ballyfeard

Ballyheada

Crossmahon

Dunderrow

Gaggan

Knockavilla/Old Chapel Cross Roads

Murragh

Nohoval

Tinkers Cross

Upton

# 13 Aghyohil

## 13.1 AGHYOHIL IN CONTEXT

13.1.1. Aghyohil is located approximately 4.5 kilometres to the south-east of Ballineen/Enniskeane and 11 kilometres to the south-west of Bandon.

13.1.2. In the overall strategy of the Bandon Electoral Area Local Area Plan, **Aghyohil** is designated as a **village nucleus**. The strategic aims for the village are to consolidate the growth of the settlement, to encourage small-scale expansion through a combination of frontage housing and low-density individual or multiple housing and to encourage additional community facilities.

13.1.3. The settlement consists of three individual centres/nodes, including a node at Aghyohil Cross Roads, a node adjacent to the Catholic Church and a third node at the primary school/community centre. Aghyohil primary school and a community centre are located approximately 500 metres to the east of the church. Levels rise between the church and the crossroads to the north. Aghyohil Cross Roads is located on an elevated plateau, which affords extensive views to the east.

13.1.4. In the Aghyohil area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied), to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

13.1.5. It is also an objective of the Plan to recognise the essential role of rural villages in the long-term sustainability of rural areas and to encourage a significant proportion of new development during the lifetime of the plan to be located in existing villages.

13.1.6. Facilities in Aghyohil, within the three nodes, include a church, public house, community centre and primary school. A short distance to the west of Aghyohil Cross Roads there are playing pitches.

13.1.7. There are no public sewerage facilities available in Aghyohil at present. There is a recently developed Group Water Supply Scheme serving Aghyohil. There are no footpaths and limited public lighting in the settlement.

13.1.8. It should be noted that the phosphorus levels of this section of the River Owenkeagh are currently an issue in the receiving waters of this settlement.

13.1.9. There have been a number of planning applications for individual dwellings within the settlement and in close proximity to the village, however, development in Aghyohil and in the environs of the settlement has been ad-hoc to date, consisting primarily of individual dwellings.

## 13.2 PLANNING PROPOSALS

13.2.1. The development boundary for Aghyohil defines the existing extent of the built up area, whilst also allowing some expansion for residential development, on lands close to Aghyohil Cross Roads and close to the church.

13.2.2. A limited amount of additional residential development is envisaged in this plan for Aghyohil. It is important that any future residential development is complimented by improvements to and maintenance of existing community facilities, particularly in close proximity to Aghyohil Cross Roads or near the church node.



13.2.3. Infrastructural constraints, the form of the settlement, consisting of three separate nodes, together with the topography of the settlement, limits the area to small-scale development in the near future. Development on elevated and exposed land is avoided.

13.2.4. The loss of the village's rural character resulting from insensitive large-scale development could seriously undermine the attractiveness of the village nucleus. Consolidation of Aghyohil as a provider of local services and the protection of sensitive elevated areas within the settlement are considered important.

13.2.5. In order to encourage consolidation of the settlement, it is considered important to limit the development of additional individual

new dwellings between the church node and the primary school/community centre node. Similarly, additional individual dwellings in the vicinity of Aghyohil village nucleus, fronting onto the approach roads should be discouraged and guided to the designated village area.

13.2.6. Improvements to public lighting and the provision of public footpaths are also desirable.

## 13.3 SPECIFIC ZONING OBJECTIVES: AGHYOHIL

### Residential Areas

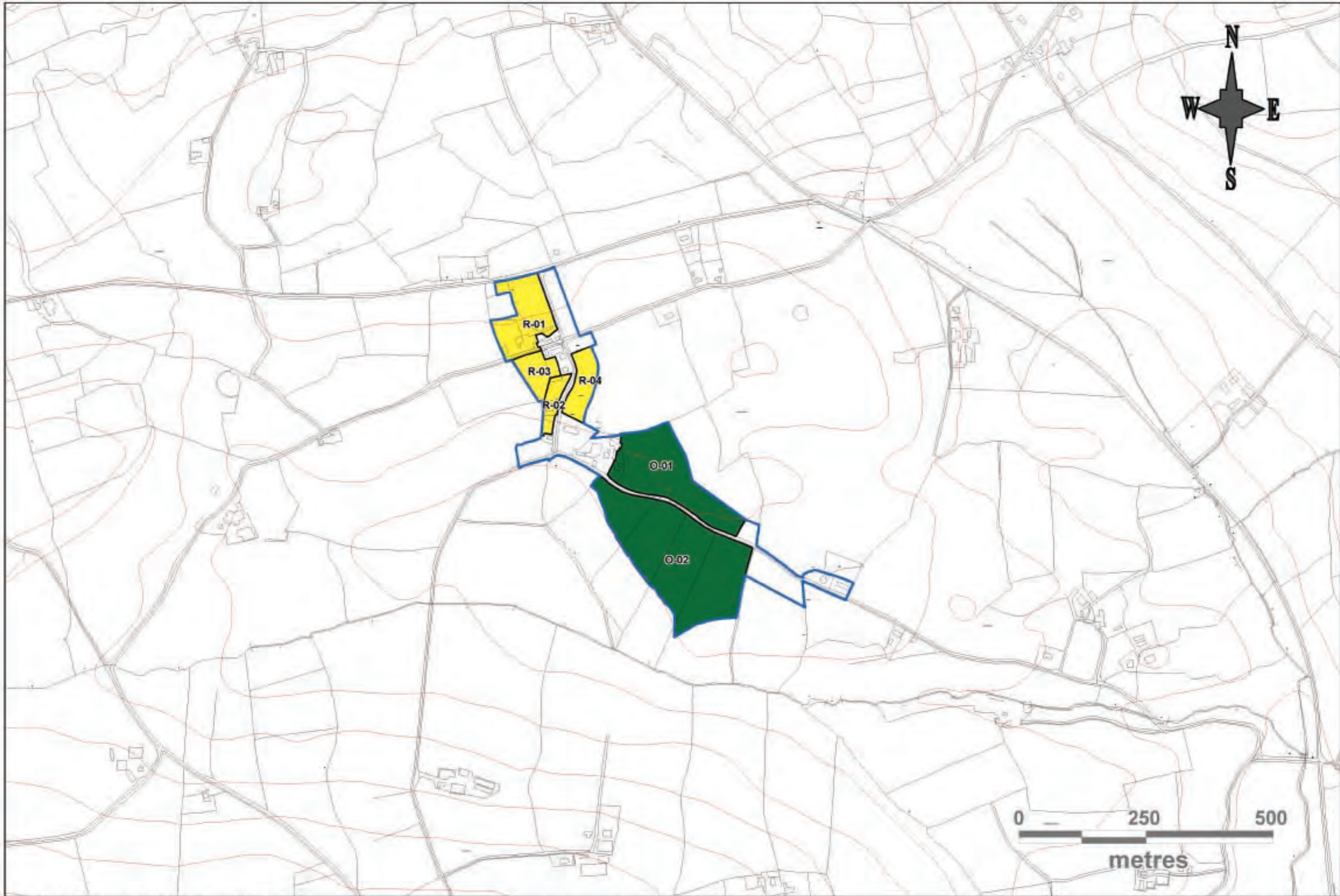
13.3.1. The specific residential zoning objectives for Aghyohil are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, to include the provision of frontage housing.	1.3
R-02	Low density residential development, to include the provision of frontage housing.	0.3
R-03	Low density residential development to include the provision of frontage housing and the maintenance of existing trees along the eastern boundary.	0.5
R-04	Low density residential development to include the provision of a 10 metre broadleaf tree planted buffer along the eastern boundary.	0.61

### Open Space, Sports, Recreation and Amenity

13.3.2. The specific open space, sports, recreation and amenity zoning objective for Aghyohil is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development.	2.3
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development.	4.6





# 14 Ballinacurra / Brinny

## 14.1 BALLINACURRA / BRINNY IN CONTEXT

14.1.1. The settlements of Ballinacurra and Brinny are located approximately 4.5 kilometres to the south-west of Crossbarry and 4 kilometres to the northwest of Inishannon. Ballinacurra includes the area in the vicinity of Ballinacurra Bridge and Brinny includes the lands in the vicinity of Brinny Cross Roads.

14.1.2. In the overall strategy of this Local Area Plan, Ballinacurra / Brinny is designated as a **village nucleus**. The strategic aims for Ballinacurra / Brinny are to consolidate the settlement, to maintain and recognise the importance of existing industries in the area, to support community facilities, to encourage the provision of additional community facilities and to protect the built heritage, including those structures entered in the initial Record of Protected Structures.

14.1.3. The busy Regional Road, the R589 runs east-west through Brinny Cross Roads. However, road alignment within the settlement is relatively poor.

14.1.4. A stream, which adjoins the River Brinny at Brinny Bridge runs through Ballinacurra.

14.1.5. Current facilities within Ballinacurra / Brinny include a pub and a pitch and putt club. In the vicinity of Brinny Cross Roads there is a church and to the east of Brinny Cross, towards Upton, there are playing pitches.

14.1.6. A large pharmaceutical firm employing in excess of 400 people, is located in Ballinacurra / Brinny, adjacent to and to the northwest of Brinny Cross Roads. To the western end of the settlement there is a sand and gravel quarry, which also incorporates a tarmacadam company.

14.1.7. The lands that surround the settlement are within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

14.1.8. There are a number of structures in Ballinacurra / Brinny or in the vicinity of Ballinacurra / Brinny that are entered in the initial Record of Protected Structures. These include Tuck Mill, Kilmore, The Old Rectory, Brinny Corn Mill, Church of Ireland (in ruins) and the Former Church of Ireland at Brinny.

14.1.9. There are no public sewerage facilities in Ballinacurra / Brinny. There are no public lighting facilities or footpaths. The settlement is served by a Group Water Supply Scheme.

14.1.10. It should be noted that the biological quality of this section of the River Brinny is currently an issue in the receiving waters of this settlement.

14.1.11. A daily public bus service serves Brinny Cross Roads.



## 14.2 PLANNING PROPOSALS

14.2.1. Ballinacurra / Brinny's rural setting, level of existing employment and proximity to Bandon and Inishannon makes it an attractive location for development. The development boundary for Ballinacurra / Brinny defines the extent of the built up area, whilst also allowing for some small-scale expansion within the settlement. During the life of this plan, development will focus mainly on consolidating the settlement of Ballinacurra / Brinny.

14.2.2. The poor road alignment in Ballinacurra / Brinny and its approach roads, the existing stream and topography of the settlement together with the limited range of public and community facilities available, limit the development potential of the settlement.

14.2.3. Development is avoided in close proximity to the pharmaceutical plant and the existing sand and gravel quarry. There may be opportunities within the settlement to redevelop the old corn mill building, listed in the initial Record of Protected Structures, which adjoins the public road, as residential use or as a mixed-use development.

14.2.4. There are a number of individual dwellings on the approach roads to Ballinacurra / Brinny, particularly fronting directly onto the

R589. Further extensions to the existing ribbons of development on the approach roads to the settlement should be discouraged.

## 14.3 SPECIFIC ZONING OBJECTIVES: BALLINACURRA / BRINNY

### General Objective

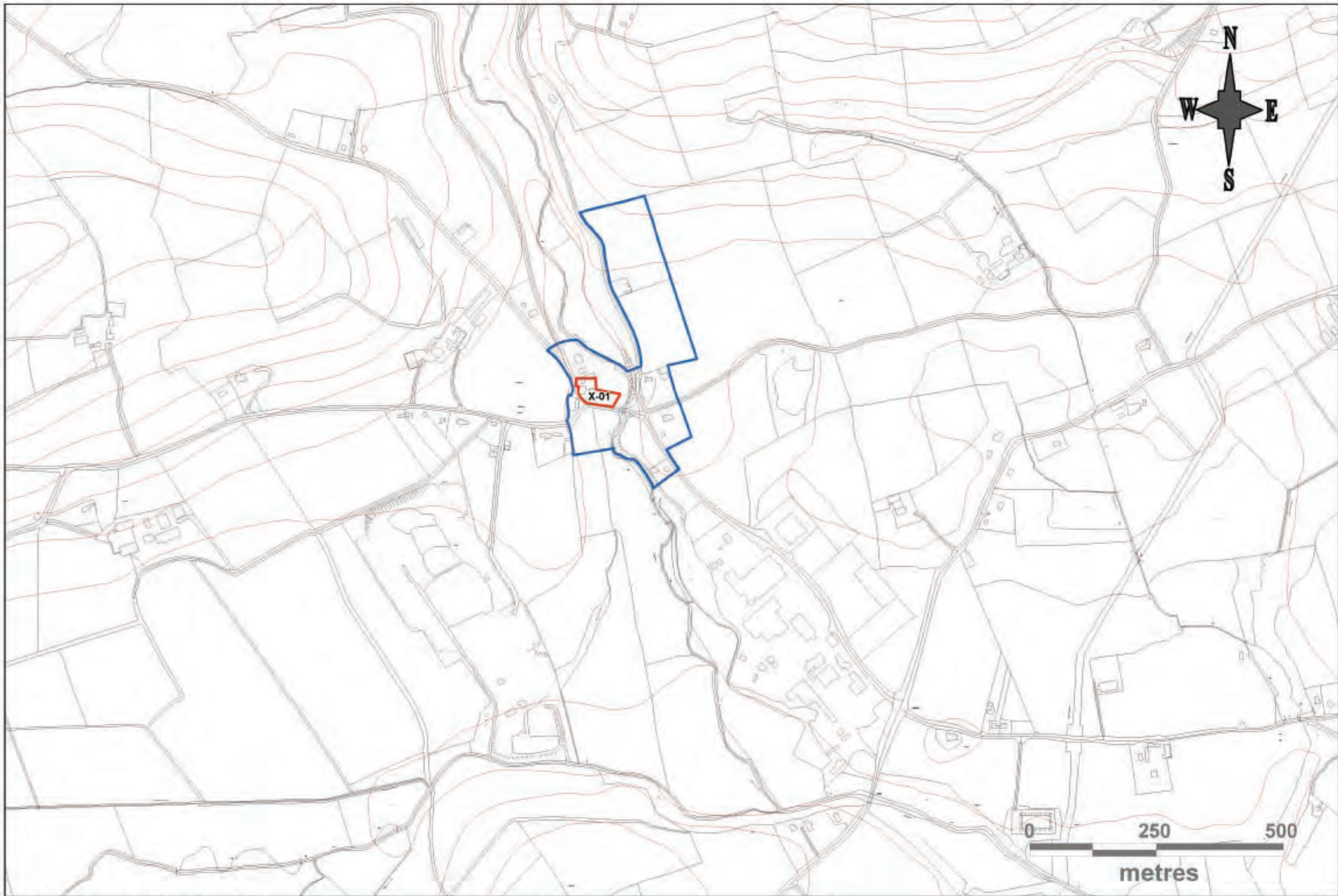
14.3.1. The general objective for Ballinacurra / Brinny is set out in the following table:

Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.

### Special Zoning Objective

14.3.2. The specific mixed use and special use objective for Ballinacurra / Brinny is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Opportunity site to renovate and redevelop site of old Corn Mill for mixed use development.	0.3



# 15 Ballyfeard

## 15.1 BALLYFEARD IN CONTEXT

15.1.1. Ballyfeard is located approximately 6.5 kilometres to the southeast of Riverstick, 2.5 kilometres to the west of Minane Bridge and 3.5 kilometres to the north of Nohoval. The R611 Regional Road, runs through the settlement and provides easy access to both Bandon and Belgooly.

15.1.2. In the overall strategy of this Local Area Plan, Ballyfeard is designated as a **village nucleus**. The strategic aims for the village nucleus are to encourage small-scale expansion through low-density individual or multiple housing, to encourage the re-development of existing community facilities and to promote additional facilities within the settlement.

15.1.3. The lands that surround the village are within the designated Rural Housing Control Zone, as established in the Cork County Development Plan, 2003 (as varied) where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

15.1.4. Current facilities in Ballyfeard include a health centre and recycling facilities. There is also a currently unused petrol station and associated shop in Ballyfeard, which provides an opportunity for re-development. A short distance to the south of the settlement, fronting directly onto the R611, there is a Garda station.

15.1.5. There are no public sewerage or public water facilities available in Ballyfeard at present.

15.1.6. It should be noted that the biological quality of this section of the River Minane is currently an issue in the receiving waters of this settlement.

15.1.7. There is a small extent of footpath in Ballyfeard but there are no public lights present.

## 15.2 PLANNING PROPOSALS

15.2.1. The limited range of community facilities and the lack of public sewerage and water facilities limits the development potential of Ballyfeard to small-scale development.

15.2.2. It is important that future development maintains the integrity of the settlement and of the surrounding rural area, within the Rural

Housing Control Zone. The rural character of Ballyfeard should not be undermined by insensitive inappropriate development.

15.2.3. The development boundary for Ballyfeard defines the extent of the built up area, while allowing for some small-scale expansion.



15.2.4. During the life of this Local Area Plan, some small-scale development is encouraged within Ballyfeard, as an alternative to dispersed one-off housing. Development in the village nucleus should lead to growth in the village and may lead to the redevelopment of the existing petrol station and shop. It is important that the scale and nature of any proposed development, respects the rural character of the area and that existing mature trees and hedgerows are protected.

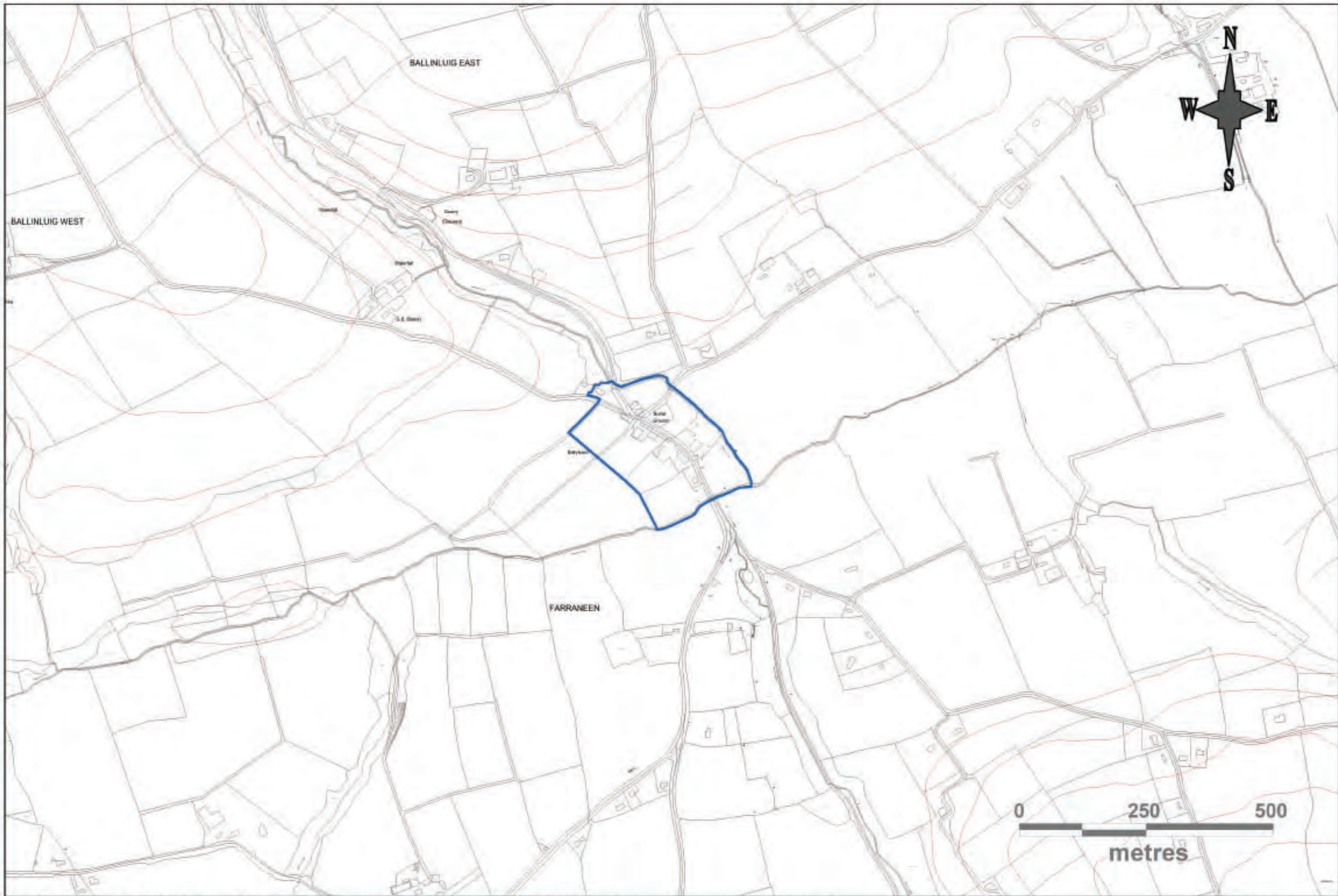
15.2.5. Residential development at low density is envisaged, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of any scheme, along with a high quality informal layout of sites with safe pedestrian access, based on a single entrance from the public road.

## 15.3 SPECIFIC ZONING OBJECTIVE: BALLYFEARD

### General Objective

15.3.1. The general objective for Ballyfeard is set out in the following table:

Objective No.	General Objective
GEN-01	Residential development at low density is envisaged, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of any scheme, along with a high quality informal layout of sites with safe pedestrian access, based on a single entrance from the public road.



# 16 Ballyheada

## 16.1 BALLYHEADA IN CONTEXT

16.1.1. Ballyheada is located approximately 1 kilometre to the south of Halfway, 3.5 kilometres to the south-west of Ballinhassig and 7 kilometres to the north-east of Inishannon.

16.1.2. In the overall strategy of this Local Area Plan, Ballyheada is designated as a **village nucleus**. The strategic aims for the village nucleus are to consolidate the settlement core, allow for small-scale expansion, sympathetic to the existing settlement involving low-density individual or multiple housing and to encourage the provision of additional community facilities.

16.1.3. The land that surrounds Ballyheada is located within the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

16.1.4. Current facilities in Ballyheada include a primary school and church. Planning permission has been granted for the provision of a new church car park opposite the church. The primary school was constructed in 1988 and appears to be inadequate in size at present to meet existing demands. Temporary accommodation is used to provide extra accommodation for the primary school.

16.1.5. In the 1996 County Development Plan (as varied) Ballyheada and Ballinhassig were identified as settlements within the Owenabue River Valley that offered the most potential for expansion. Reference was made to a large site opposite the church and school that would be suitable for development, though this would be dependent on an improved water supply and provision of a waste water package treatment plant. A development boundary was established for Ballyheada and the lands within the development boundary identified as an "Area for further study". The vast majority of the lands within the 1996 development boundary have not been developed. Existing residential development within the development boundary consists of a number of individual dwellings.

16.1.6. There are no public sewerage facilities in Ballyheada at present and there are no proposals to install a public sewer in the settlement.

16.1.7. It should be noted that the biological quality of this section of the River Owenboy is currently an issue in the receiving waters of this settlement.

16.1.8. There is a Group Water Supply Scheme in Ballyheada, however, there is limited capacity within the scheme to accommodate additional development. Cork County Council's "Assessment of Water Services Needs 2004" indicates that it is intended to upgrade the existing water supply, which would ensure security of supply and would have capacity to meet projected demands.

16.1.9. Approach roads to the settlement are poor and substandard.

16.1.10. There are some limited public lighting facilities in Ballyheada, located in close proximity to the church. The settlement does not have public footpaths.

## 16.2 PLANNING PROPOSALS

16.2.1. Ballyheada's rural setting, proximity to the N71 and Cork City makes it an attractive location for development, however, the loss of the settlement's rural character resulting from insensitive large-scale development could seriously undermine the attractiveness of the area. To allow the village to develop in an orderly manner, it is particularly important that any future residential development is complimented by additional improvements to the range of existing community facilities in Ballyheada.

16.2.2. In this Local Area Plan, the development boundary identified in the 1996 County Development Plan (as varied), and the largely undeveloped lands that lie within it have been retained. The purpose of the development boundary is to contain some limited development.



16.2.3. The lack of public sewerage facilities in the settlement, the absence of proposals to provide a public sewer in Ballyheada, the poor standard of access roads and the limited range of community facilities limit the type and scale of development appropriate to the settlement.

16.2.4. Any proposals for development in Ballyheada will be considered on issues of scale, services, access and compliance with the objectives of this Local Area Plan.

16.2.5. It is important to focus growth and the pressure for one-off dwellings within the settlement of Ballyheada, to ensure that the settlement does not merge with existing ribbons of development to the east and west and to ensure that Ballyheada retains its own identity, independent to that of the Halfway.

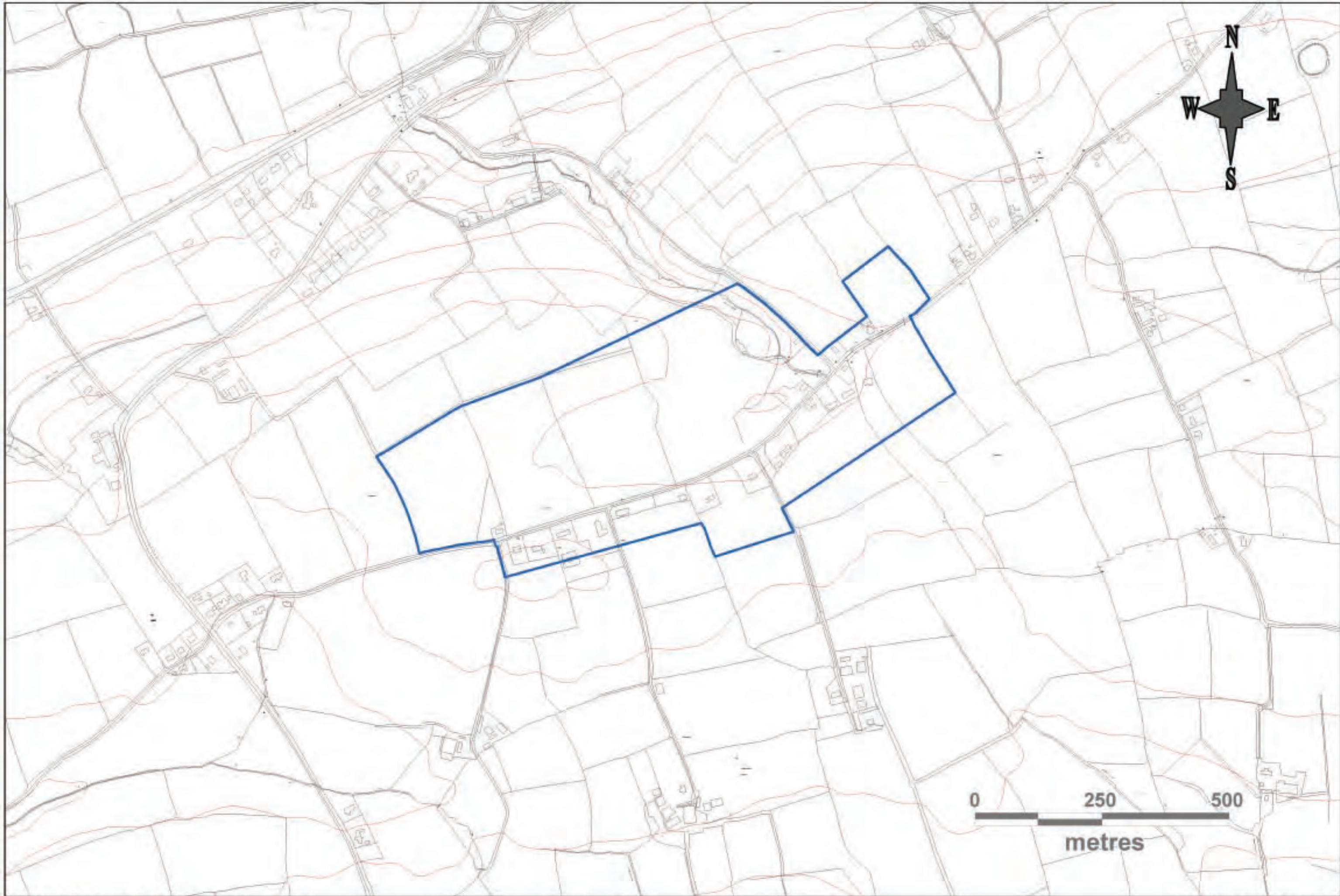
16.2.6. Other important issues include the need for an enhanced streetscape together with the provision of street lighting and public footpath to improve pedestrian safety in the settlement.

## 16.3 SPECIFIC ZONING OBJECTIVES: BALLYHEADA

### General Objective

16.3.1. The general objective for Ballyheada is set out in the following table:

Objective No.	General Objective
GEN-01	Before any development can take place in Ballyheada, an Action Area Plan must be submitted for all of the lands within the development boundary. The Action Area Plan must address the provision for new residential development of an appropriate scale to respect the rural character of the area, public open space, community facilities, a local shop, creche and nursing home. No development may take place within the development boundary until such time as sewage disposal and surface water disposal are agreed with the Council's Infrastructure, Sanitary and Environment departments. Agreements on improvements to access roads is a prerequisite to development.



# 17 Crossmahon

## 17.1 CROSSMAHON IN CONTEXT

17.1.1. Crossmahon is located less than 3.5 kilometres to the southwest of Bandon and 1.5 kilometres to the southwest of Old Chapel. Crossmahon is situated at a locally elevated location and affords extensive views over lands to the north and south.

17.1.2. Crossmahon is designated as a **village nucleus** in the overall strategy of this Local Area Plan. The strategic aims for Crossmahon are to consolidate the settlement around the crossroads and pub and to allow for small-scale expansion which would be sympathetic in scale and form to the existing settlement, through low density individual or multiple housing.

17.1.3. In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

17.1.4. There is a public house in Crossmahon and the primary school lies approximately 400 metres to the east of the crossroads. There are significant numbers of individual dwellings in the vicinity of Crossmahon, with large numbers of dwellings straddling both sides of the public road to the east and west of the crossroads in particular.

17.1.5. In the vicinity of Crossmahon, Crossmahon School and Milton House are entered in the initial Record of Protected Structures. Similarly, in closer proximity to Old Chapel an Old Cotton Mill and Mount Prospect House are also recorded.

17.1.6. There are no public sewerage facilities serving Crossmahon at present. The settlement is served by a public water supply scheme. Infrastructural and topographical constraints limit the area to small-scale development in the near future.

17.1.7. It should be noted that the biological quality of this section of the River Bandon is currently an issue in the receiving waters of this settlement.

17.1.8. There are no footpaths or public lighting in Crossmahon.

## 17.2 PLANNING PROPOSALS

17.2.1. During the life of this plan, development will focus mainly on consolidating the village nucleus core, in the vicinity of the crossroads. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing some very limited expansion for residential development.

17.2.2. Having regard to the limited range of facilities in the settlement together with the proximity of Crossmahon to the larger settlements of Bandon and Old Chapel, very limited residential expansion is considered the most appropriate strategy for the settlement. Any development within the settlement should be sympathetic in scale and form and suburban type layouts and design should be avoided.



17.2.3. Crossmahon's rural setting and proximity to Bandon makes it an attractive location for development, however, it is important that the settlement retains its identity and that a strategic gap remains between Crossmahon and Old Chapel. Additional individual dwellings fronting onto the road between Crossmahon and Old Chapel should be discouraged.

17.2.4. It is important that the landscape setting of Crossmahon is adequately protected, by avoiding extending or joining together existing ribbons of development on the hillside and minimising visual impact(s) of developments through appropriate design and adequate screening.

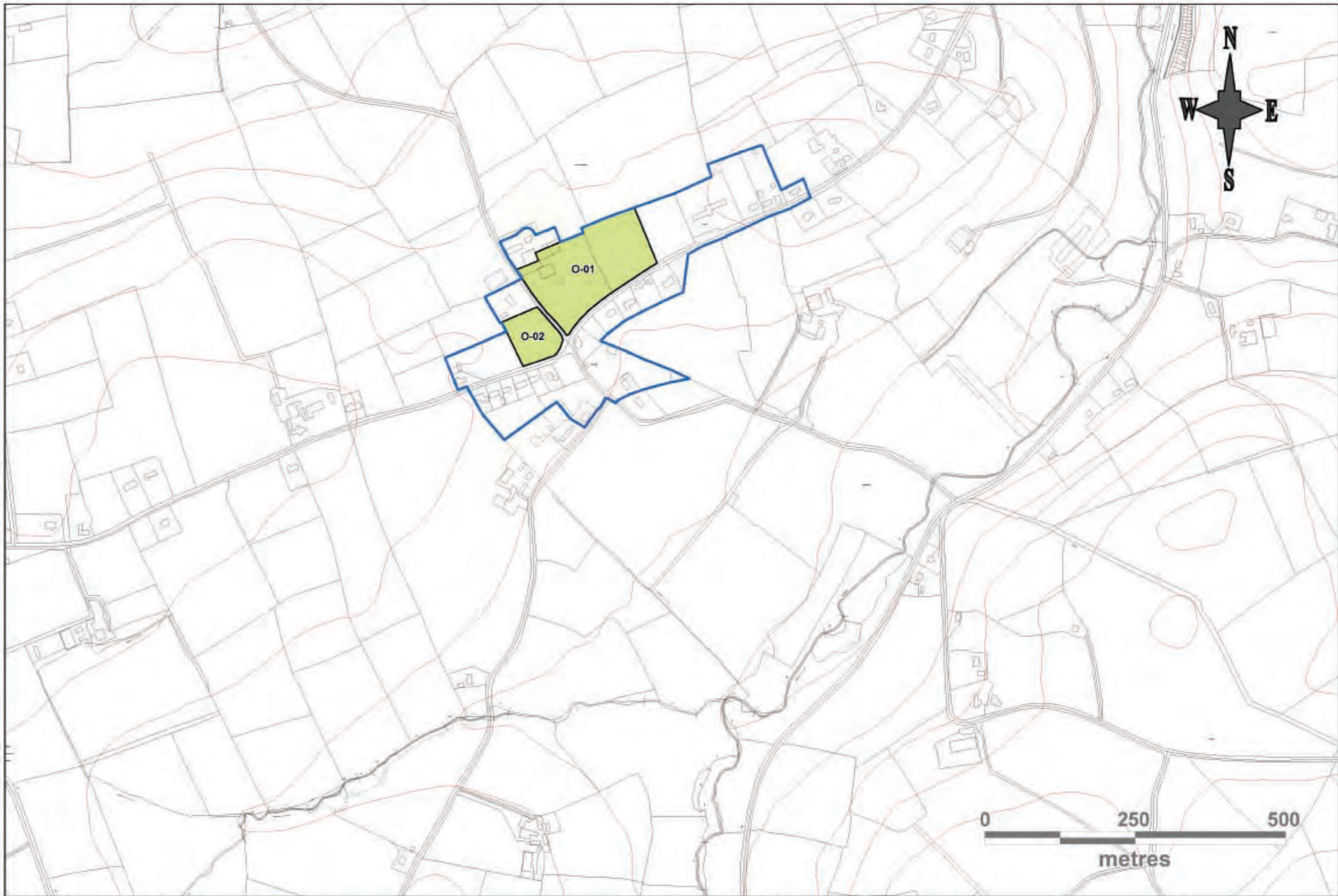
17.2.5. The provision of public lighting and public footpaths is also desirable.

## 17.3 SPECIFIC ZONING OBJECTIVES: CROSSMAHON

### Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.	2.4
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.	0.6





# 18 Dunderrow

## 18.1 DUNDERROW IN CONTEXT

18.1.1. Dunderrow is located approximately 5.5 kilometres to the north-west of Kinsale and 6.5 kilometres to the south east of Inishannon. The Regional Road, the R605 runs to the immediate east of the settlement and is a designated scenic route, as established in the Cork County Development Plan 2003 (as varied). A short distance to the south east of Dunderrow, at Ballythomas Cross Roads, the R606 merges with the R605 and then extends north-westwards, adjoining Dunderrow. The R606 also links Inishannon with Kinsale.

18.1.2. In the overall strategy of this Local Area Plan, Dunderrow is designated as a **village nucleus** in the Bandon Electoral Area. The strategic aims for the village are to consolidate the settlement, allow for small-scale expansion which would be sympathetic to the existing settlement, through low density individual or multiple housing and to encourage the provision of additional community facilities within Dunderrow.

18.1.3. Dunderrow and the lands that surround the settlement are located within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.

18.1.4. Dunderrow functions as a local service centre and community facilities within the settlement include a primary school and a public house. The old primary school is located approximately 800 metres to the east of Dunderrow and is currently unused. There are no buildings or other structures in the initial Record of Protected Structures within Dunderrow. A large pharmaceutical firm employing in excess of 450 people is located in Dunderrow and has been operating from Dunderrow since 1981.

18.1.5. A specific map or zonings were not included in the 1996 County Development Plan (as varied), however, since 1996 there has been three residential developments in the settlement, providing terraced housing, detached dwellings and serviced sites.

18.1.6. The increase in population, which the settlement has experienced in recent years, has put extra demands on the village's infrastructure and community facilities. It is particularly important that new community facilities are encouraged in the village nucleus.

18.1.7. There is a public water supply serving Dunderrow. However, having regard to the level of development that has taken place within the settlement since 1996, the existing water network is inadequate to accommodate additional development. Cork County Council's "Progress Report on Water Services' Projects 2004" indicates that it is intended to upgrade the existing Group Water Scheme in Dunderrow.

18.1.8. A new development of serviced sites within the settlement is being served by a private waste water treatment plant located to the south of the settlement. This treatment plant may have the potential to be upsized to accommodate some additional development.

18.1.9. There are some areas of Dunderrow served with public lighting and footpaths.



## 18.2 PLANNING PROPOSALS

18.2.1. During the life of this Plan, development in Dunderrow will focus mainly on consolidating the village nucleus as a provider of local services along with some limited residential expansion on low lying lands, in close proximity to the village centre.

18.2.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some limited expansion for residential development. Development on steeply sloping lands is avoided. Development on lands outside of the development boundary should be resisted, particularly to the west due to the steeply sloping nature of the land, which adjoins the designated scenic route.

18.2.3. The scale and form of any future development will be very much dependant on improvements to the settlement's infrastructure, particularly in relation to public sewerage and water facilities.

18.2.4. Dunderrow's attractive rural setting, ease of access to Inishannon and Kinsale and existing industry has made it an attractive location for development in recent years. However, the loss of the settlement's rural character resulting from insensitive large-scale development could seriously undermine the attractiveness of the area.

18.2.5. It is important that residential development is complimented by improvements to community facilities. Improvements to public lighting and public footpaths are also desirable.

## 18.3 SPECIFIC ZONING OBJECTIVES: DUNDERROW

### Residential Areas

18.3.1. The specific residential zoning objectives for Dunderrow are set out in the following table;

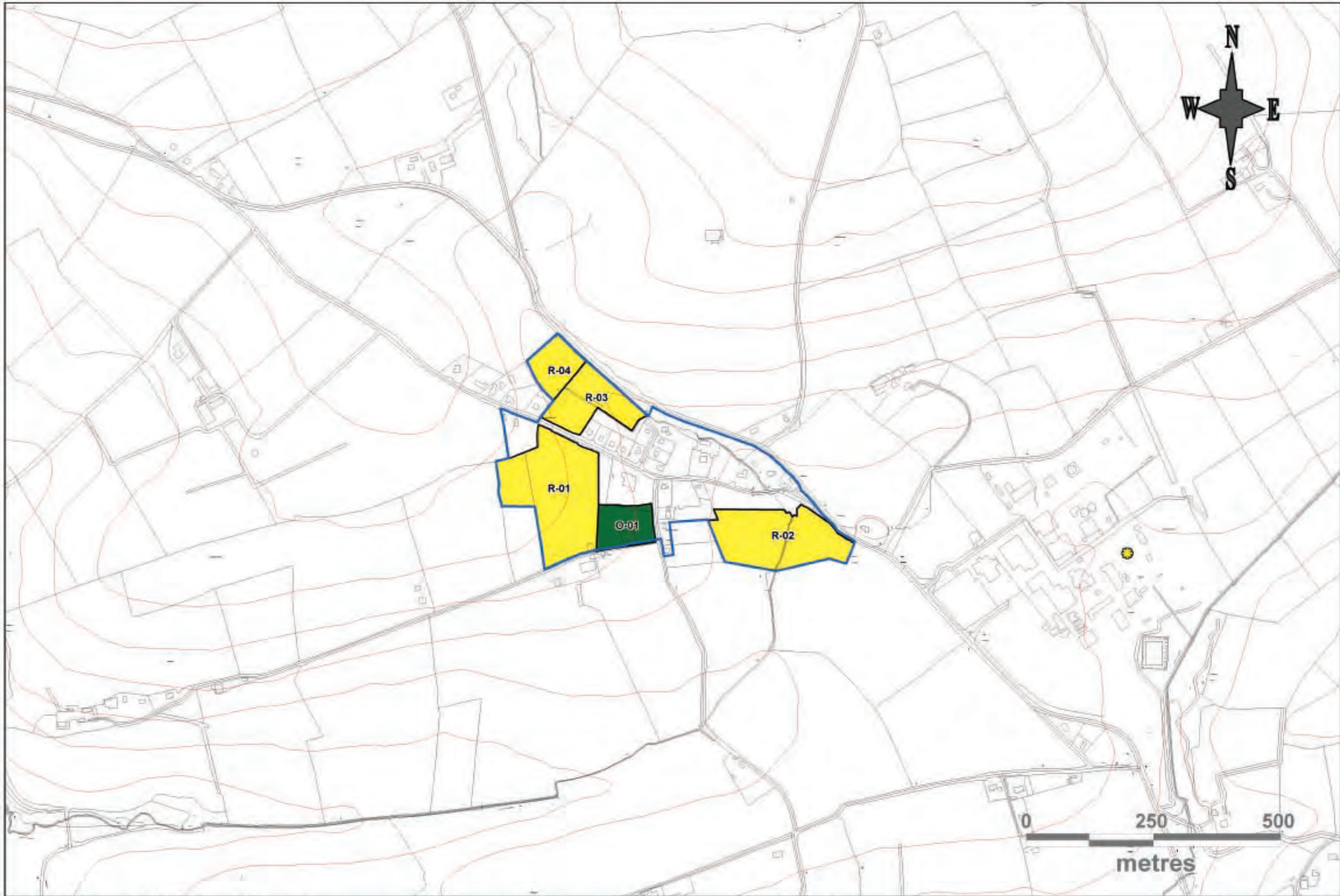
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Very low density residential development, individual serviced sites to include the retention and strengthening of natural boundaries and the provision of a tree planted buffer along the southern boundary.	3.5
R-02	Low density residential development to include a mixture of house types and sizes and the provision of a broad leaf landscaping buffer along the southern boundary.	2.6
R-03	Low density residential development to include the provision of broad leaf planting along the north-western boundary. Access shall be through the existing estate development or from the minor county road to the south; no access to this site shall be made from the R605.	1.4
R-04	Low density residential development to include the provision of broad leaf planting along the north-western boundary. Access shall be through the existing estate development or from the minor county road to the south; no access to this site shall be made from the R605.	0.8

**Open Space, Sports, Recreation and Amenity**

18.3.2. The specific open space, sports, recreation and amenity zoning objective for Dunderrow is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.	0.9





# 19 Gaggan

## 19.1 GAGGAN IN CONTEXT

19.1.1. Gaggan, located approximately 5 kilometres to the west of Bandon, is made up of a number of individual dwellings, which developed at a junction on the former West Cork Railway line. Gaggan lies to the immediate south of the current National Secondary Road, the N71 and allows ease of access to Bandon to the east and Clonakilty and West Cork to the west.

19.1.2. In the overall strategy of this Local Area Plan, Gaggan is designated as a **village nucleus**. The strategic aims for the settlement are to consolidate the settlement, allow for small-scale expansion which would be sympathetic with the existing settlement, through low density individual or multiple housing, to encourage the provision of additional community facilities within Gaggan and to preserve the character of the settlement.

19.1.3. The lands, which surround Gaggan are primarily agricultural. In this area, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

19.1.4. Community facilities in Gaggan include a church and a community centre. The community centre lies to the north of the N71. The dwellings, which make up the settlement of Gaggan and the church, lie to the south of the N71.

19.1.5. A short distance to the east of Gaggan lies The Farm Period Residence, which is entered in the Record of Protected Structures.

19.1.6. To the east of Gaggan, there is a proposed Natural Heritage Area, which forms part of Bandon River Valley. This area is of importance due to its remnants of broad leaved oak woodlands and unmodified river bed. The Bandon Valley is also reported to have otters in many places and is also an important area for fishing.

19.1.7. There is a public water supply serving Gaggan, which comes from the Bandon Water Supply Scheme. There is no public sewer in Gaggan at present.

19.1.8. There are no footpaths and limited public lighting, adjacent to the church in Gaggan.

19.1.9. It is important that any development in the settlement maintains the integrity of the surrounding primarily agricultural landscape and that the rural character of the settlement is not undermined by insensitive and inappropriate forms of development. Development on the sloping land, to the south of the settlement, should be avoided.

## 19.2 PLANNING PROPOSALS

19.2.1. Gaggan's attractive rural setting, ease of access, historical development and proximity to Bandon makes it an attractive location for development. The development strategy envisaged in this Plan for Gaggan focuses mainly on consolidating the village nucleus.

19.2.2. The development boundary for the village nucleus defines the extent of the built up area, whilst also allowing for some expansion for residential development.

19.2.3. Having regard to the limited range of facilities in the settlement together with the proximity of Gaggan to the larger settlements of Bandon and Old Chapel, very limited residential expansion is considered the most appropriate strategy for the settlement.

19.2.4. Any development fronting directly onto the N71 should be discouraged. Similarly, any development on the hillside to the south of the settlement should be avoided.



## 19.3 SPECIFIC ZONING OBJECTIVES: GAGGAN

### Residential Areas

19.3.1. The specific residential zoning objectives for Gaggan are set out in the following table;

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include frontage housing.	0.55

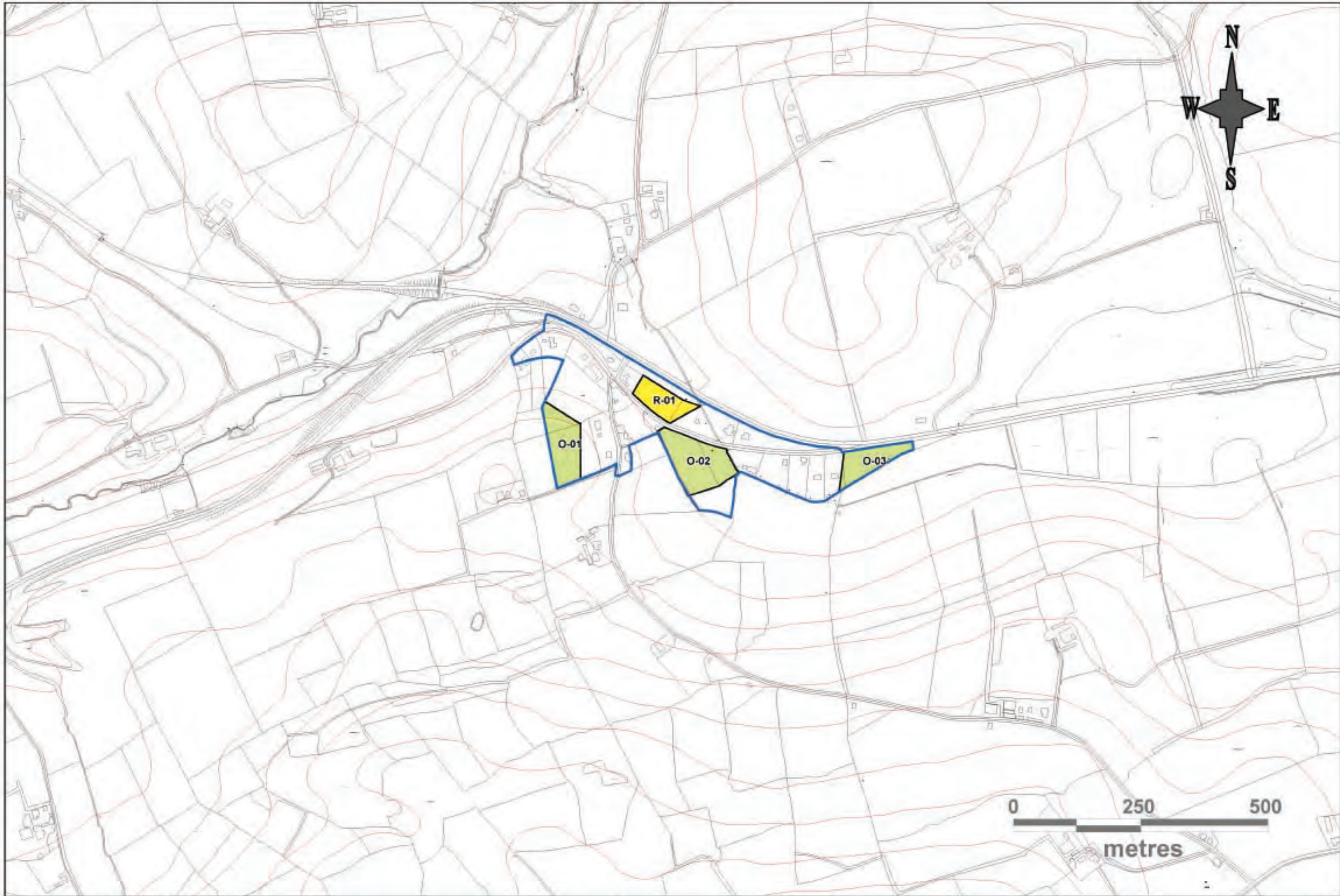
### Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme, along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.	0.9
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road.	1.2

O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe access and based on access through the adjoining lands to the west. Existing natural boundaries should be retained and strengthened.	0.6
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## 20 Knockavilla / Old Chapel Cross Roads

### 20.1 KNOCKAVILLA / OLD CHAPEL CROSS IN CONTEXT

20.1.1. Knockavilla / Old Chapel Cross Roads is located 7 kilometres to the northeast of Bandon and 4 kilometres to the northwest of Inishannon.

20.1.2. In the overall strategy of this Local Area Plan, Knockavilla / Old Chapel Cross Roads is designated as a **village nucleus**. The strategic aims for the village nucleus are to consolidate the settlement core and, having regard to the sensitive hillside location of the settlement, to allow for small-scale expansion which would be sympathetic to the existing settlement, through low density individual or multiple housing, and to encourage the provision of additional community facilities. In the settlement strategy for the Bandon Electoral Area Local Area Plan, Knockavilla / Old Chapel Cross Roads will have a role in accommodating a limited amount of growth.

20.1.3. Knockavilla / Old Chapel Cross Roads lies within the Cork Area Strategic Plan Study Area and is located on a hillside, with levels falling from northeast to southwest and from north to south within the settlement. The settlement affords extensive views to the south. There is a ringfort, "Cashel Fort", to the northwest of the settlement.

20.1.4. The lands that surrounded Knockavilla / Old Chapel Cross Roads lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs. There are a number of one-off dwellings on the approach roads to the settlement.

20.1.5. Current facilities in Knockavilla / Old Chapel Cross Roads include a shop, a public house, a primary school and a church.

20.1.6. St. Patrick's Catholic Church, is entered in the Record of Protected Structures. To the south of the development boundary, Upton House, currently operating as a nursing home, is also entered in the Record of Protected Structures.

20.1.7. There are no public sewerage or water facilities serving the settlement and there is nowhere to discharge small treatment works to, due to the lack of a receiving water. There is a Group Water Supply Scheme operating to the south of the village nucleus, which might be extended to provide for the settlement.

20.1.8. There are also difficulties regarding the discharge of surface water from this hillside area and surface water often runs downhill towards the Regional Road, the R589. Roads in the vicinity also require improvement.

20.1.9. In the 1996 County Development Plan (as varied) stop lines were identified to indicate the development boundary for Knockavilla / Old Chapel Cross Roads and three parcels of land were zoned as "Agriculture with the option for housing". Largely due to the lack of services in the village nucleus, no development has occurred within the settlement to date.



### 20.2 PLANNING PROPOSALS

20.2.1. The lack of public sewerage and water facilities together with the lack of a stream to discharge to within Knockavilla / Old Chapel Cross will act as limiting factors on the level of new development capable of being accommodated within the settlement.

20.2.2. It is important that any new development in the settlement maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that new development on the hillside is of an appropriate design, provides for additional landscaping and will not visually dominate the wider landscape. Landscaping buffers will be required to screen any developments on the hillside.

20.2.3. The development boundary for the settlement defines the extent of the built up area, whilst also allowing for some expansion for residential development. The development boundary is largely determined by the stop-lines and areas of land zoned as "Agriculture with the option for housing" in the 1996 Plan. The existing zoned lands are largely undeveloped and are retained.

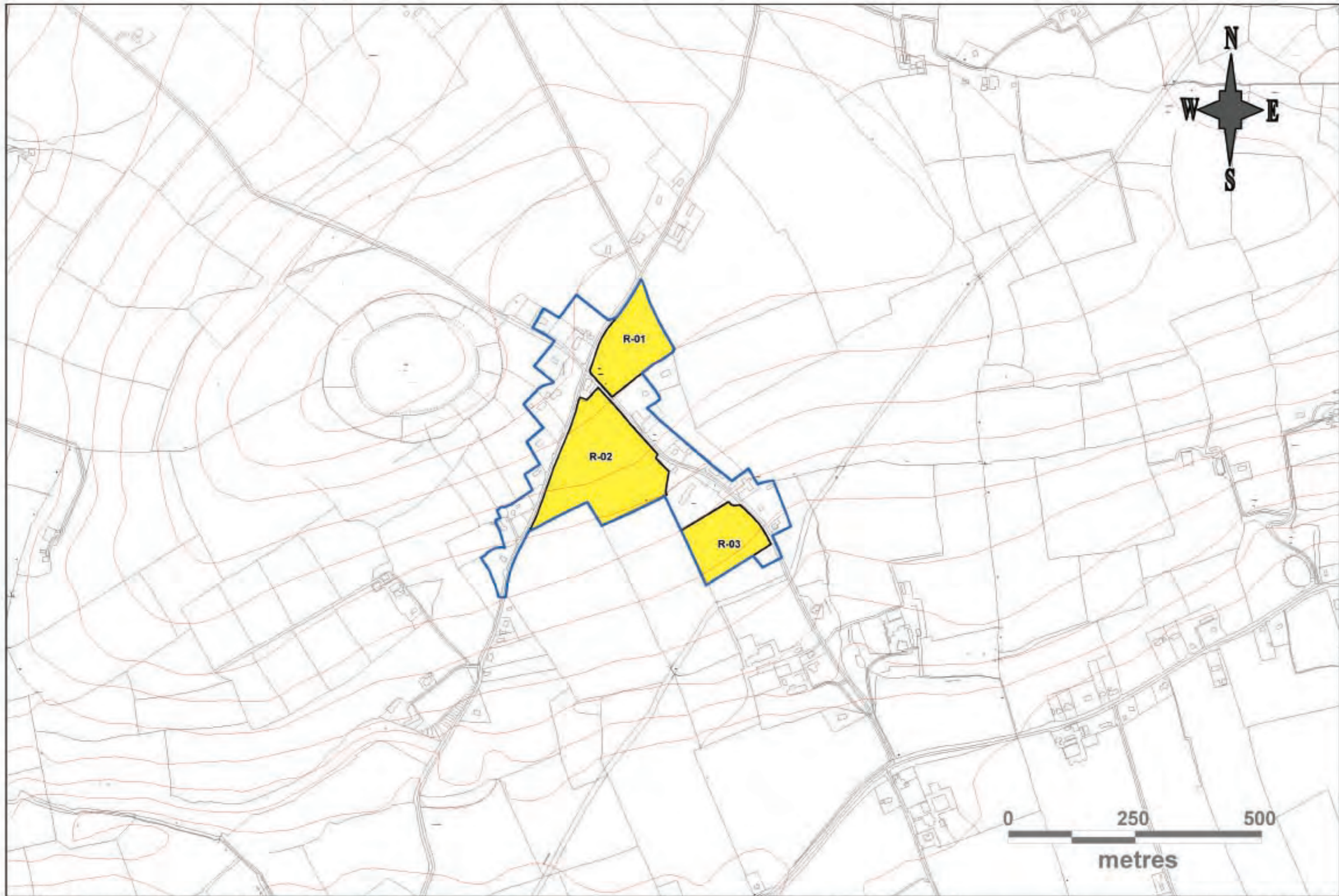
20.2.4. Some public lighting and footpaths would be desirable in the village nucleus.

### 20.3 SPECIFIC ZONING OBJECTIVES: KNOCKAVILLA / OLD CHAPEL CROSS ROADS

#### Residential Areas

20.3.1. The specific residential zoning objectives for Knockavilla / Old Chapel Cross Roads are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development including the retention of existing natural boundaries.	1.9
R-02	Low-density residential development including the provision of serviced sites and provision for substantial broad leaf tree planting along the northern and western boundaries.	4.1
R-03	Low-density residential development including the retention of natural boundaries.	1.6



# 21 Murragh

## 21.1 MURRAGH IN CONTEXT

21.1.1. Murragh adjoins the busy Regional Road, the R586 and is located 2.5 km to the east of Ballineen/Enniskeane and 11 km to the west of Bandon. Murragh Lake lies to the southeast of the settlement.

21.1.2. In the overall strategy of this Local Area Plan, Murragh is designated as a **village nucleus**. The strategic aims for the settlement are to maintain the character of the settlement and to allow for very small-scale expansion which would be sympathetic with the existing settlement, through the redevelopment of derelict structures within the development boundary and/or the development of low density individual or multiple housing. In the settlement strategy for the Bandon Electoral Area, Local Area Plan, Murragh will have a role in accommodating a very limited amount of growth.

21.1.3. There are no existing community facilities in Murragh. A local shop, which did operate in Murragh has recently closed. There is a sand and gravel quarry to the east of the village, adjoining and extending southwards from the R586.

21.1.4. Palace Anne House in Murragh is entered in the Record of Protected Structures.

21.1.5. Palace Anne Mill, a structure that was previously in a ruinous state adjoining the R586 has recently been renovated to provide apartments within the settlement.

21.1.6. This settlement is within the North and West Cork Strategic Plan Study Area and at the western end of the Cork Area Strategic Plan Study Area. In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

21.1.7. It is also an objective of the Plan to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

21.1.8. There are no public sewerage facilities available within the settlement. Water supply to Murragh comes from the Bandon Water Supply Scheme.



## 21.2 PLANNING PROPOSALS

21.2.1. The lack of public sewerage facilities will act as a limiting factor on the level of new development capable of being accommodated within the settlement. Similarly, the lack of community facilities within the settlement may detract from the attractiveness of the area as a location for small-scale residential development.

21.2.2. It is important that any new development in Murragh is of an appropriate scale, is sympathetic to the scale of the settlement, maintains the integrity of the surrounding rural landscape and the rural character of the settlement.

21.2.3. There are derelict structures within the settlement, which could act as opportunity sites and may be suitable for their conversion to residential use.

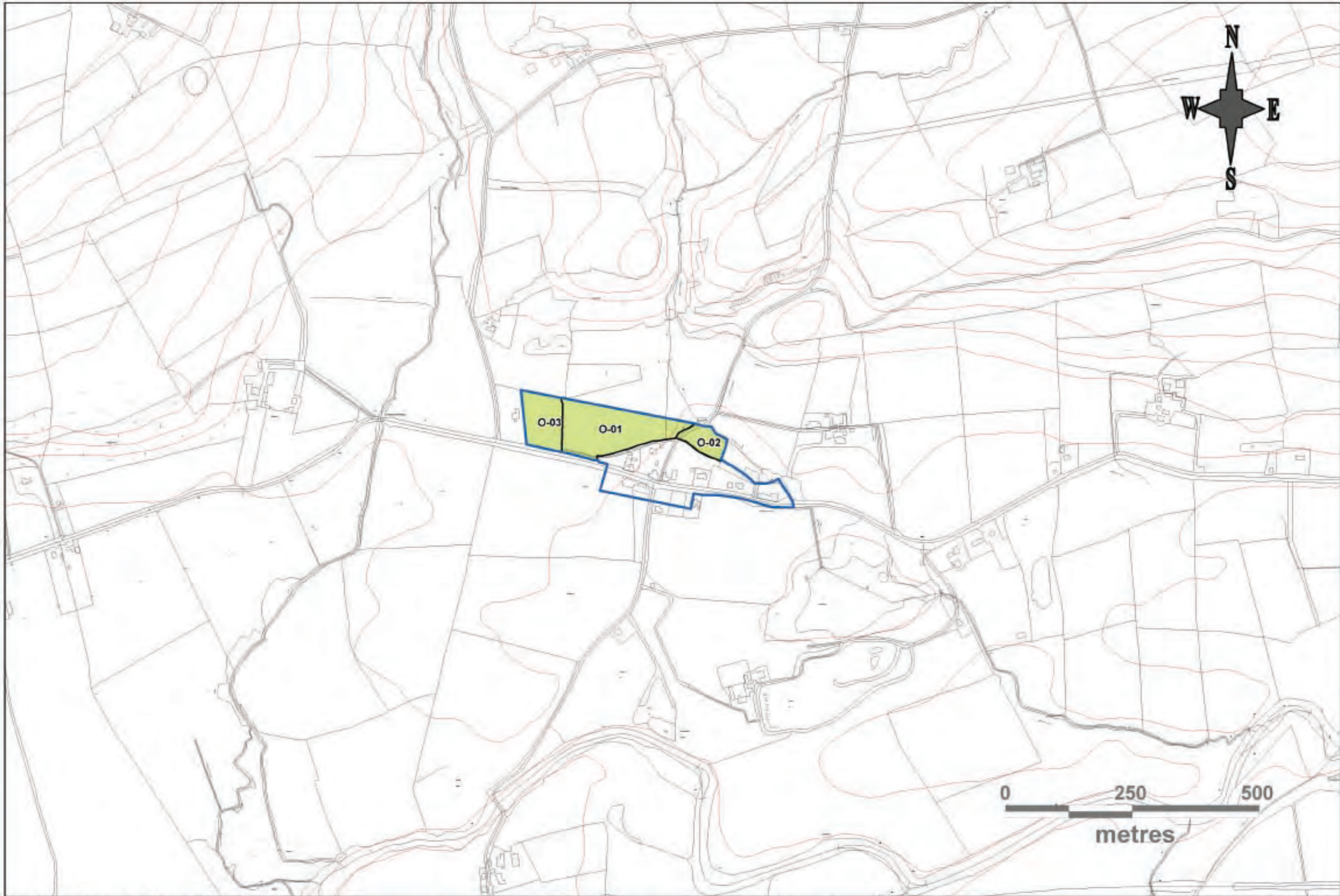
21.2.4. The development boundary for Murragh defines the existing extent of the built up area, whilst also allowing some expansion for residential development.

## 21.3 SPECIFIC ZONING OBJECTIVES: MURRAGH

### Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual new dwellings, at low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road. No direct access shall be permitted from the R586.	1.8
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual new dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme, along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road. No direct access shall be permitted from the R586.	0.4
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual new dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme, along with a high quality informal layout of sites with safe pedestrian access and based on a single entrance from the public road. No direct access shall be permitted from the R586.	0.8



## 22 Nohoval

### 22.1 NOHOVAL IN CONTEXT

22.1.1. Nohoval is located approximately 6 kilometres to the south-east of Belgooly, approximately 3.5 kilometres to the south of Ballyfeard and approximately 5 kilometres to the southwest of Minane Bridge. Southwards of the settlement, levels rise steeply, providing an attractive backdrop to the south of Nohoval. Levels also fall more gently from north to south to the north of the settlement, with Nohoval lying in a valley area.

22.1.2. In the overall strategy of this Local Area Plan, Nohoval is designated as a **village nucleus**. The strategic aims for the settlement are to maintain the unique character of the settlement, to allow for small-scale expansion which would be sympathetic with the existing settlement, through the redevelopment of low-lying areas with low density individual or multiple housing.

22.1.3. Nohoval is within the Cork Area Strategic Plan Study Area and the lands in and surrounding Nohoval lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). In the Rural Housing Control Zone there are strict controls on commuter housing (except within established villages or village nuclei) and it is the objective to restrict urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

22.1.4. Current services within Nohoval include a shop, public house, restaurant, churches and recycling facilities. Nohoval Church of Ireland within the settlement is entered in the Record of Protected Structures.

22.1.5. There has been an attractive residential scheme developed in the village nucleus centre, fronting onto the street. This terrace of units has a central archway with access to additional units and car parking at the rear. This development has added positively to the streetscape of the settlement.

22.1.6. To the south of Nohoval and extending southwards to the coastline, the land is designated as scenic landscape. It is an objective of the Cork County Development Plan 2003 (as varied) to preserve the visual and scenic amenities and natural beauty of the area.

22.1.7. There are no public sewerage facilities available in the settlement. The Progress Report on Water Services' Projects 2004

indicates that preliminary discussion with trustees regarding a new Group Water Supply Scheme, "Nohoval 2" have commenced.



### 22.2 PLANNING PROPOSALS

22.2.1. Nohoval's attractive setting and character together with the range of services within the settlement makes it an attractive location for development.

22.2.2. The development boundary for the village defines the extent of the built up area, whilst also allowing for some expansion.

22.2.3. Development on the elevated lands to the south of the settlement is avoided, to protect the designated scenic landscape to the south of the settlement, which provides the backdrop for the village. Within the settlement strategy for the Bandon Electoral Area, Nohoval will have a role in accommodating a limited amount of growth.

22.2.4. During the life of this plan, development in Nohoval will focus mainly on the redevelopment of sites within the development boundary and small scale residential development to the north of the village. Development, which would improve the streetscape of the settlement, will also be given consideration.

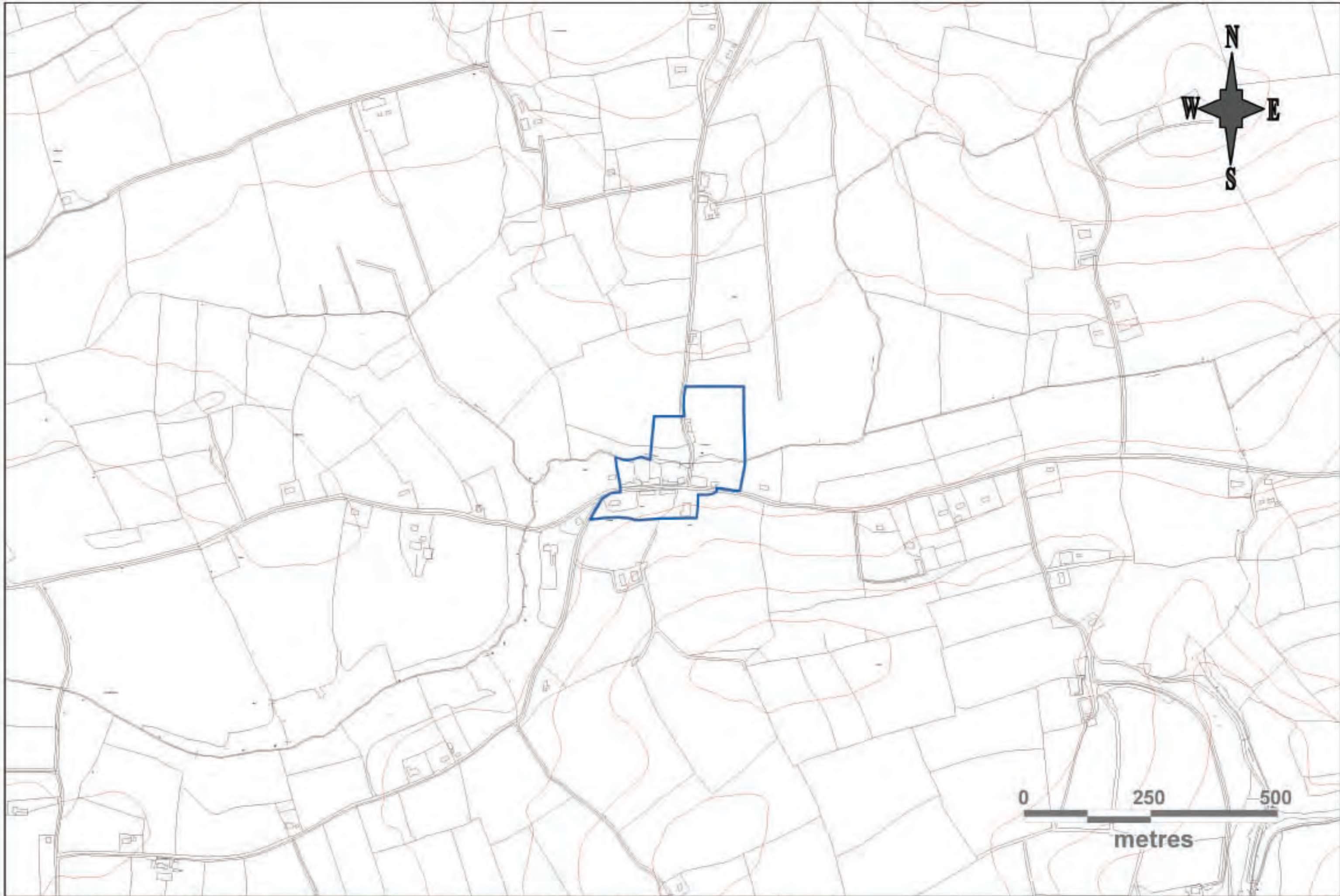
22.2.5. It is important that any new development in Nohoval maintains the streetscape, is of an appropriate scale and encourages the maintenance of existing services.

### 22.3 SPECIFIC ZONING OBJECTIVES: NOHOVAL

#### General Objective

22.3.1. The general objective for Nohoval is set out in the following table:

Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



## 23 Tinkers Cross

### 23.1 TINKERS CROSS IN CONTEXT

**23.1.1.** Tinkers Cross adjoins a minor county road and is located approximately 4 kilometres to the northwest of Bandon. There is a gentle rise in levels from south to north within the settlement.

**23.1.2.** In the overall strategy of this Local Area Plan, Tinkers Cross is designated as a **village nucleus**. Tinkers Cross will have a role in accommodating a limited amount of growth. The strategic aims for the settlement are to allow for small-scale expansion which would be sympathetic with the existing settlement, through low-density individual or multiple housing and to encourage the provision of additional community facilities within Tinkers Cross.

**23.1.3.** Tinkers Cross is located within the North and West Cork Strategic Plan Study Area and in the western end of the Cork Area Strategic Plan Study Area. In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

**23.1.4.** It is also an objective of the Plan to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

**23.1.5.** The current service available in Tinkers Cross is a primary school, i.e. Laragh Primary School.

**23.1.6.** There are no public sewerage or public water supply facilities available in the settlement. There are long-term proposals to bring public water facilities to Tinkers Cross under the rural water enhancement scheme, which would be connected to the Bandon supply. However, the provision of a public water supply is unlikely to happen in the short-medium term.

**23.1.7.** There are no public footpaths or public lighting in the settlement.

**23.1.8.** In the 1996 County Development Plan (as varied) a large development boundary for Tinkers Cross was identified. However, no development has occurred in the settlement since 1996 and all of the lands identified within the development boundary in 1996 remain for the most part undeveloped.



### 23.2 PLANNING PROPOSALS

**23.2.1.** The lack of public sewerage and water facilities will act as a limiting factor on the level and form of new development capable of being accommodated within the settlement. Similarly, the lack of community facilities within the settlement may detract from the attractiveness of the area as a location for residential development. It is important that any new development in the settlement maintains the integrity of the surrounding rural landscape and the rural character of the settlement. No estate type development is envisaged in Tinkers Cross.

**23.2.2.** It is important that any new development in the settlement on the higher lands within the development boundary is of an appropriate design and will not visually dominate the wider landscape.

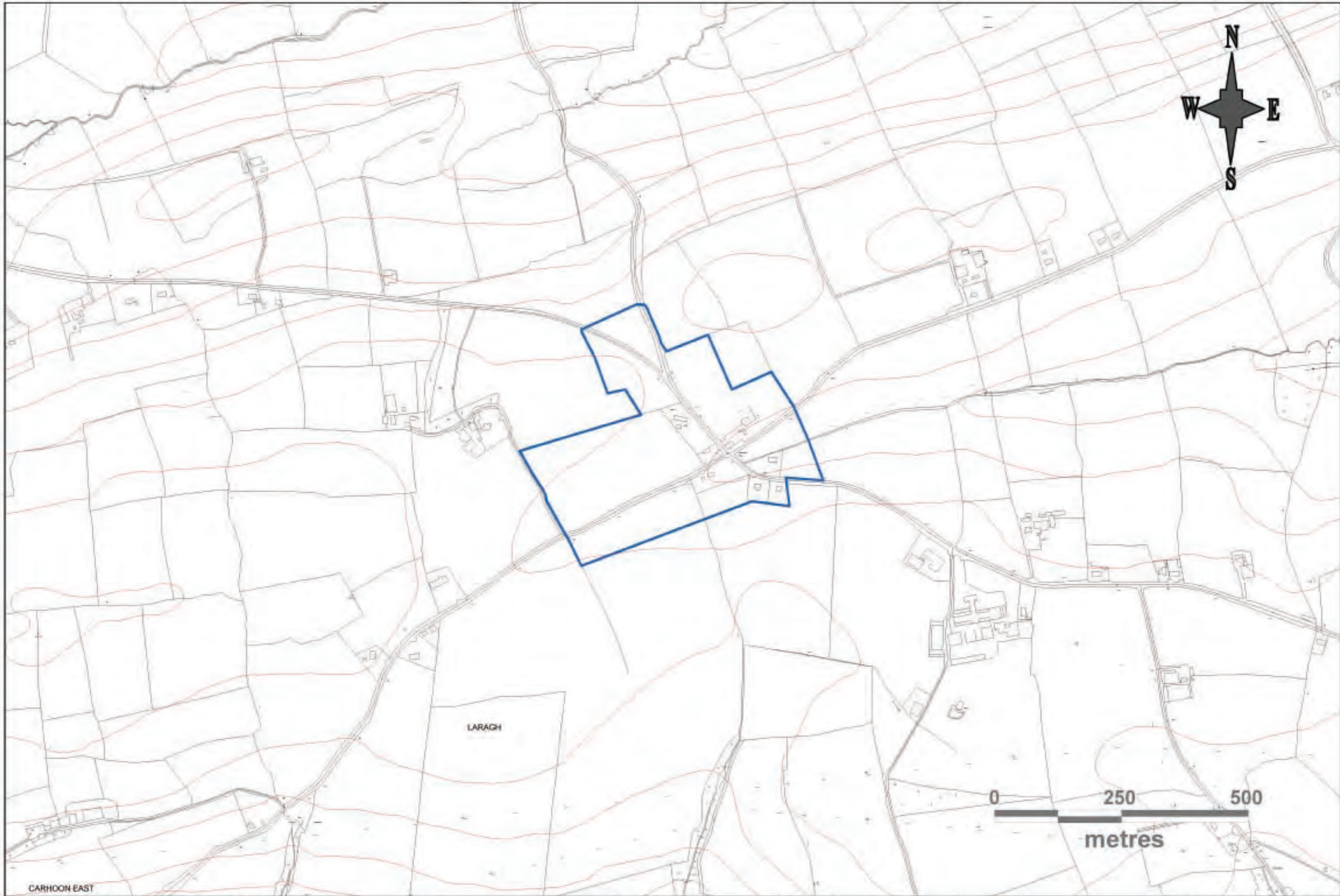
**23.2.3.** The development boundary identified in the 1996 County Development Plan (as varied) and the largely undeveloped lands within it are retained in this local area plan. The purpose of this development boundary is to contain some limited development.

### 23.3 SPECIFIC ZONING OBJECTIVE: TINKERS CROSS

#### General Objective

**23.3.1.** The general objective for Tinkers Cross is set out in the following table:

Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.



CARHOON EAST

LARACH



**Cork County Council  
Local Area Plans**

**Bandon Electoral Area Local Area Plan**

*Issue 1  
- September 2005*

**Settlement Map 23  
Tinkers Cross**



## 24 Upton

### 24.1 UPTON IN CONTEXT

24.1.1. Upton adjoins the old railway line and lies approximately 2.5 kilometres to the north of Inishannon, 7 kilometres to the northeast of Bandon and approximately 2.5 kilometres to the southwest of Crossbarry.

24.1.2. In the overall strategy of this Local Area Plan, Upton is designated as a **village nucleus**. Within the settlement strategy for the Bandon Electoral Area Local Area Plan, Upton will have a role in accommodating a limited amount of growth.

24.1.3. This settlement is within the North and West Cork Strategic Plan Area and at the western end of the Cork Area Strategic Plan Study Area. The lands in and surrounding Upton lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). Within the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated houses. This restriction is relaxed in principle for local rural housing needs.



24.1.4. Current facilities in Upton include a public house. There is also a haulage company and their associated offices based in Upton.

24.1.5. There are no public sewerage or water supply facilities available in the settlement.

24.1.6. There are a number of one-off dwellings in the vicinity of Upton, however, there has been little recent development in the settlement itself.

### 24.2 PLANNING PROPOSALS

24.2.1. The lack of public sewerage facilities will act as a limiting factor on the level of new development capable of being accommodated within the settlement. Similarly, the lack of community facilities within the settlement may detract from the attractiveness of the area as a location for residential development.

24.2.2. It is important that any new development in Upton is of an appropriate scale, maintains the integrity of the surrounding rural landscape and the rural character of the settlement.

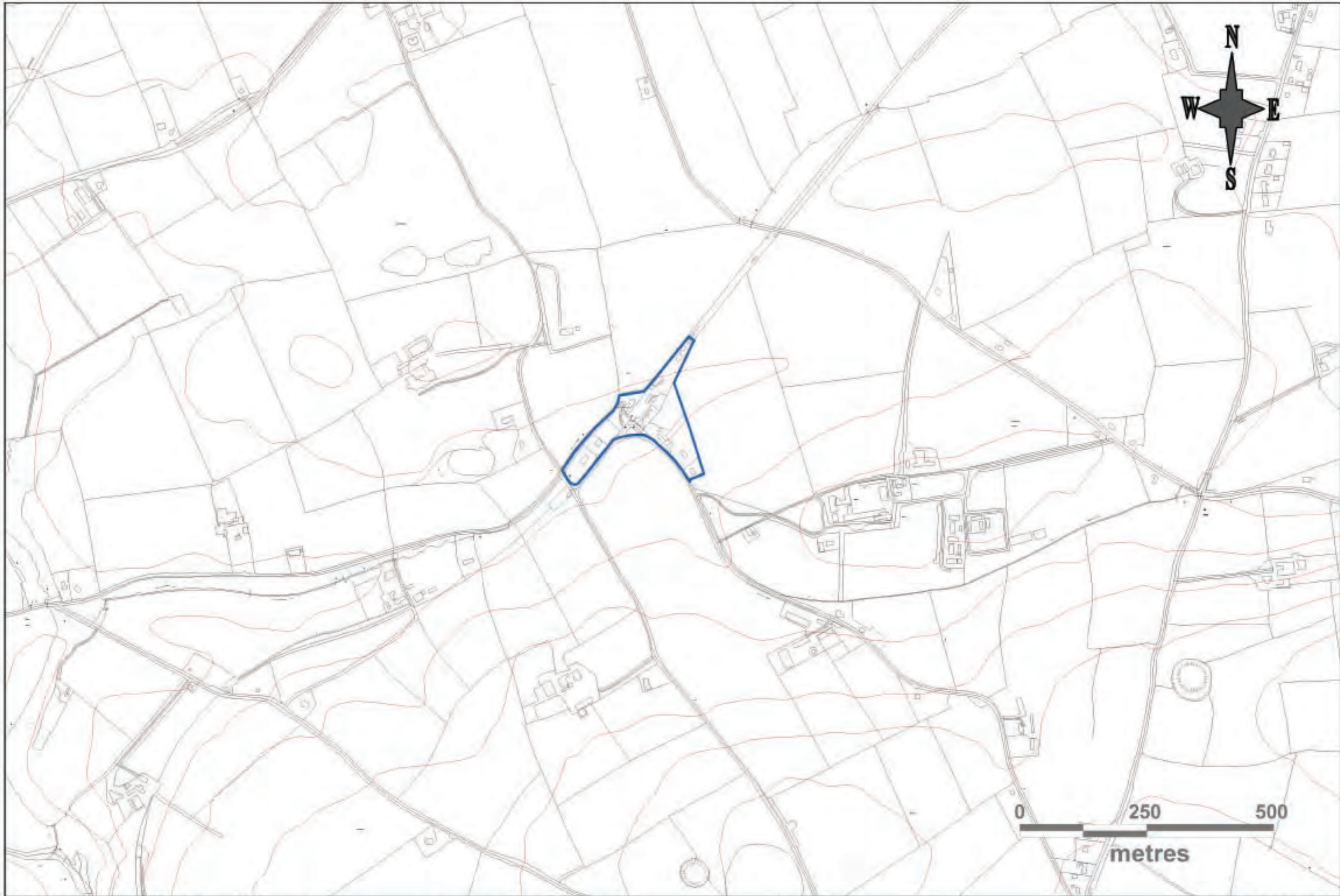
24.2.3. The development boundary for Upton defines the existing extent of the built up area, whilst allowing some limited expansion for residential development.

### 24.3 SPECIFIC ZONING OBJECTIVE: UPTON

#### General Objective

24.3.1. The general objective for Upton is set out in the following table:







Objective No.	General Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations.












# Legend for Zoning Maps :

## LAND USE CATEGORIES





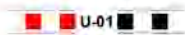


### Established Areas

-  Primarily Residential
-  Primarily Town Centre / Neighbourhood Centre
-  Primarily Commercial
-  Primarily Industry / Enterprise
-  Primarily Educational / Institutional / Civic
-  Primarily Utilities / Infrastructure
-  Primarily Open Space / Sports / Recreation / Amenity

### New Areas

-  Residential
-  Town Centre / Neighbourhood Centre
-  Commercial
-  Industry / Enterprise
-  Educational / Institutional / Civic
-  Utilities / Infrastructure
-  Open Space / Sports / Recreation / Amenity
-  Primarily Open Space / Sports / Recreation / Amenity (see specific objectives)
-  Special Zoning (see specific objectives)

## OTHER SYMBOLS

-  Development Boundary
-  Specific Objective (refer to text)
-  Amenity Walk ( see specific objectives )
-  Main Road / National Road (Proposed road lines are indicative only)
-  Access Road / Distributor Route (Proposed road lines are indicative only)
-  Access Point
-  Current Seveso Site

**OTHER LOCATIONS**

Ballymartle

Barrels Cross

Browns mills

Garrettstown/Garylucas

Gogganshill

Jagoes Mills

Kilcolman

Killeady

Kilmacsimon Quay

Oysterhaven

## 25 Ballymartle

### 25.1 BALLYMARTLE IN CONTEXT

**25.1.1.** Ballymartle is located on a wooded hillside, with levels falling from south to north. Ballymartle lies approximately 2 kilometres to the east of Riverstick and 4.5 kilometres to the south of Ballinhassig.

**25.1.2.** In the overall strategy of this Local Area Plan, Ballymartle is recognised as a centre which provides a local service. Within the settlement strategy of this Local Area Plan, a very limited amount of further development may be suitable in the vicinity of Ballymartle, provided that it is in compliance with the overall objectives of the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated dwellings. This restriction is relaxed in principle for local rural housing needs.

**25.1.3.** Current facilities within Ballymartle include a church, which is also entered in the Record of Protected Structures.

**25.1.4.** There are no public sewerage or water supply facilities available in Ballymartle.

**25.1.5.** Ballymartle does not have a wide range of services and offers limited scope for further development.



### 25.2 PLANNING PROPOSALS

**25.2.1.** As Ballymartle is located within the Rural Housing Control Zone, it offers very limited community facilities and does not have public services available. Any additional development should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

**25.2.2.** The hillside setting of Ballymartle, together with its areas of mature trees, which define the character of the settlement, require protection.

**25.2.3.** The Planning Authority shall investigate lands in the vicinity of the existing graveyard for the provision of a public car park.

## 26 Barrels Cross

### 26.1 BARRELS CROSS IN CONTEXT

**26.1.1.** The settlement of Barrels Cross is located at Barrels Cross Roads, to the southwest of Kinsale and to the northeast of Ballinspittle. Barrels Cross adjoins the busy Regional Road the R600, which links Kinsale to Ballinspittle. The R604 which serves the Old Head also extends southwards from Barrels Cross.

**26.1.2.** In the overall strategy of this Local Area Plan, Barrels Cross is recognised as a centre which provides a local service. There is an existing shop in Barrels Cross with an area of open space to the immediate south of the shop. A number of individual dwellings lie a short distance to the north of the shop and front directly onto minor county roads. Similarly, to the south of the existing shop a number of dwellings also front onto the R600, the R604 and other minor county roads.

**26.1.3.** The designated Scenic Route the A63 which extends from Inishannon to Ballinadee to Kinsale Western Bridge runs through Barrels Cross. Similarly, the scenic route the A64 extends southwards from the Bandon River Estuary through Barrels Cross and extends to the Old Head of Kinsale. To the north of Barrels Cross lands are designated as scenic landscape along the northern and southern sides of the Bandon River Estuary.

**26.1.4.** The settlement is located within the Cork Area Strategic Plan study area. In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

### 26.2 PLANNING PROPOSALS

**26.2.1.** Having regard to the location of Barrels Cross in close proximity to Kinsale, the Old Head of Kinsale and the coast, the area is seen as an attractive area for individual dwellings and there is pressure in this area for individual new dwellings. A very limited amount of further development may be suitable in the vicinity of Barrels Cross. However, any additional development in Barrels Cross should be subject to the availability of suitable sites, normal proper planning considerations and should not compromise the area's attractiveness or landscape setting.



## 27 Brownsmills

### 27.1 BROWNSMILLS IN CONTEXT

**27.1.1.** Brownsmills is an attractive small settlement, located a short distance to the north of Kinsale. Brownsmills lies in relative close proximity to the north of the development boundary of Kinsale Environs, as established in the Cork County Development Plan, 2003 (as varied). Brownsmills is a short distance to the east of the busy Regional Road, the R607 which links the Halfway with Kinsale.

**27.1.2.** In the overall strategy of this Local Area Plan, Brownsmills is recognised as a centre which provides a local service. There is an existing public house in Brownsmills together with some attractive old mill buildings and a stone faced apartment building. The old mill building, Browns Mills, is listed in the initial Record of Protected Structures.

**27.1.3.** A small stream flows through Brownsmills.

**27.1.4.** The settlement is located within the Cork Area Strategic Plan study area and the lands that surround Brownsmills lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

### 27.2 PLANNING PROPOSALS

**27.2.1.** A very limited amount of further development may be suitable in the vicinity of Brownsmills. However, any additional development in Brownsmills should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.



## 28 Garrettstown / Garylucas

### 28.1 GARRETTSTOWN / GARYLUCAS IN CONTEXT

**28.1.1.** Garrettstown / Garylucas is a coastal settlement and holiday resort, located approximately 3 kilometres to the south of Ballinspittle and 8 kilometres to the south-west of Kinsale. Garrettstown Strand and White Strand lie to the western end of the settlement and Bullen's Bay lies to the east. Garrettstown / Garylucas is a popular holiday resort and day trip location which is particularly busy during the summer months. The settlement has a permanent year round population, but the population of the area during the summer months is significantly higher.

**28.1.2.** The Garrettstown / Garylucas area comprises largely of dispersed and linear residential development. There are different nodes in the Garrettstown / Garylucas area, consisting of an existing settlement centre adjacent to the public house at the eastern end, a centre in the vicinity of the local shop/former hotel and a further centre at the western end of Garrettstown Strand.

**28.1.3.** In the overall strategy of this Local Area Plan, Garrettstown / Garylucas is recognised as a location which consists of a number of settlement nodes and is also a popular holiday and day trip resort. Due to its sensitive scenic and coastal setting, environmental designations and topographical constraints, consolidation of the settlement is considered the most appropriate strategy for Garrettstown / Garylucas. The strategic aims for the settlement are to consolidate the settlement's individual centres, allow for small-scale expansion which would be sympathetic with the existing settlement, to encourage the provision of additional community facilities, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and scenic landscape within and surrounding the settlement.

**28.1.4.** Holiday accommodation consists mainly of large numbers of second-homes, and caravan / mobile home parks in Garrettstown / Garylucas, predominantly located adjoining the coastline and along the approach roads from Ballinspittle (R604) and on the approach road from Barrel's Cross (the R604).

**28.1.5.** Garrettstown / Garylucas is situated within an extensive area of designated scenic landscape, which extends along the coastline and includes the Old Head of Kinsale. It is an objective of the Cork County Development Plan 2003 (as varied) to preserve the visual and scenic amenities and natural beauty of this area. The scenic

landscape and coastal setting form important elements to the overall setting of Garrettstown / Garylucas.

**28.1.6.** The Regional Road, the R604, which runs through Garrettstown / Garylucas is a designated scenic route, the A64. The A64, extends southwards from Barrel's Cross along the Old Head of Kinsale peninsula and then extends along White Strand and Garrettstown Strand and then northwards towards Ballinspittle.

**28.1.7.** Garrettstown has a convenience shop, public houses, a nursing home, pitch and putt club, tennis courts, recycling facilities and other facilities within the settlement which support the tourist industry. There are also caravan facilities, self-catering accommodation and bed and breakfast accommodation in the area.

**28.1.8.** There is a derelict hotel within the settlement and permission has been granted on this site for the demolition of the existing hotel and the construction of a new 20 bed hotel with bar and restaurant together with 24 apartments for short-term letting. The redevelopment of this site will provide for additional community and tourist facilities in a central location within an established node in the settlement.

**28.1.9.** Amenities in the area include the two blue flag beaches of Garrettstown Strand and White Strand with associated beach walks, a pitch and putt course and tennis courts. There are public car parking facilities available and a new car park has also been provided recently adjacent to White Strand.

**28.1.10.** The beaches in the area, particularly White Strand, are subject to coastal erosion. Cork County Council has been involved in measures to reduce coastal erosion. Groynes or other coastal protection measures may be needed to maintain and re-establish the beach network in the area.

**28.1.11.** Garrettstown Marsh, which extends northwards from Garrettstown Strand, is a proposed Natural Heritage Area and is of significant value as a lagoonal marsh with characteristic plants and is relatively undisturbed. Similarly, Garylucas Marsh, a proposed Natural Heritage Area is coastal, lime rich and unpolluted and is also a site that has been recorded as being a feeding area for Hen Harriers. It is important that any future tourism development protects the unique assets of these proposed Natural Heritage Areas.

**28.1.12.** Garrettstown House, located to the north-west of Garrettstown / Garylucas is entered in the Record of Protected Structures.



**28.1.13.** There is a public water supply serving Garrettstown / Garylucas, however, there are water problems in the area during peak periods. Similarly, in this area ground water contains iron and manganese. It is proposed to extend the Inishannon Water Supply Scheme to serve Ballinadee, Ballinspittle and Garrettstown under the Rural Towns and Villages Initiative, as listed in the Cork Water Services Investment Programme 2004-2006. Preliminary report documents for this scheme are with the Department of the Environment, Heritage and Local Government awaiting approval.

**28.1.14.** There is no public sewer in Garrettstown / Garylucas. However, Cork County Council's "Assessment of Water Services Needs 2004" indicates that a new sewerage scheme in Garrettstown has been approved to complete planning. The proposed infrastructure is intended to have capacity to meet projected demands, eliminate existing inappropriate discharges and ensure compliance with Bathing Water Regulations. Since the preparation of the Draft Plan, a site has been chosen for the location of the treatment works. Consultants have almost completed the construction design and final documents are almost ready to go to the Department of the Environment, Heritage and Local Government for approval.

**28.1.15.** In the 1996 County Development Plan (as varied), four small sites were identified for small groups of holiday homes. However, their development was dependent upon provision of a public or group drainage system and improvements to water supply. Since 1996 there has been some additional limited holiday home type schemes in Garrettstown / Garylucas.

**28.1.16.** There are a number of individual dwellings in Garrettstown/Garylucas and on the approach roads to the settlement centres. It is important that further increases in the numbers of individual dwellings in the area, particularly second homes, are curtailed, to maintain the attractive setting of the area. Consideration could be given to locals, seeking permanent year-round occupation of



dwellings, in compliance with the special requirements for rural houses in scenic and coastal areas, established in the Cork County Development Plan 2003 (as varied).



**28.2 PLANNING PROPOSALS**

**28.2.1.** Garrettstown / Garylucas’ attractive coastal setting makes it a popular destination for holidays and day trips. During the life of this plan, development will focus mainly on consolidating the settlement’s centres of development and ensuring that any further individual dwellings on the roads between the individual centres is resisted.

**28.2.2.** In this Local Area Plan, three settlement centres have been identified for Garrettstown / Garylucas and a development boundary has been established for each settlement centre. The development boundary surrounding each settlement centre defines the existing extent of the built up area, while allowing for some residential development or individual site redevelopment within each settlement boundary.

**28.2.3.** It is important that the landscape and environmental setting of the settlements are adequately protected. This can be achieved in part, by avoiding development on prominent hillsides, on proposed Natural Heritage Areas and in areas of ecological importance. It is also important that the coastline, particularly those areas that may be susceptible to coastal erosion, are protected from inappropriate development.

**28.2.4.** The provision of an identifiable centre for the area, such as on the site of, or in close proximity to, the derelict hotel site, which is to be redeveloped, would benefit both the local community and tourists to the area and provide for a broader range of community/tourist facilities in Garrettstown / Garylucas.

**28.3 SPECIFIC ZONING OBJECTIVES: GARRETTSTOWN / GARYLUCAS**

**General Objective**

**28.3.1.** The general zoning objective for Garrettstown / Garylucas is set out in the following table;

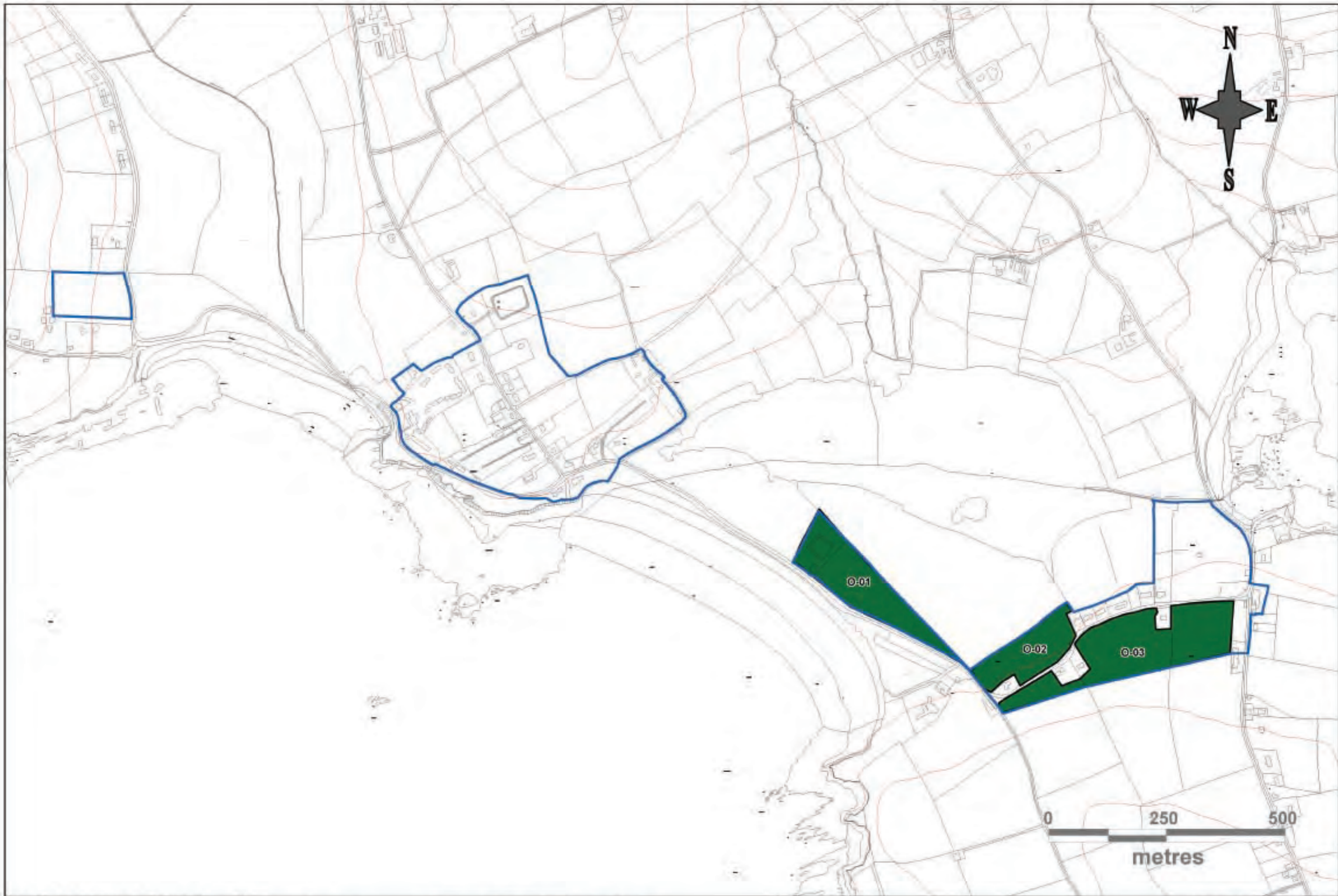
Objective No.	General Objective
GEN-01	Consideration may be given to the provision of single or multiple dwellings or to the redevelopment of sites within each development boundary, subject to satisfactory sanitary services and normal proper planning considerations.

**Open Space, Sports, Recreation and Amenity**

**28.3.2.** The specific open space, sports, recreation and amenity zoning objectives for Garrettstown / Garylucas are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing open space, maintain pitch and putt club and tennis court facilities.	2.9
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development.	1.8
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development.	4.5





## 29 Gogganshill

### 29.1 GOGGANSHILL IN CONTEXT

**29.1.1.** Gogganshill is located 2 km to the northwest of Ballinhassig, 4.5 km to the south of Waterfall and 9 km to the north-east of Bandon. Gogganshill is located in a locally elevated situation, with levels rising northwards within the area. The hillside location of Gogganshill forms part of the attractive setting of the area.

**29.1.2.** Lands in Gogganshill lie within the designated A1, A2 and A3 areas of the Cork Metropolitan Green Belt, and within the Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied). It is an objective of the Plan that the lands that lie within the Metropolitan Green Belt are reserved generally for use as agriculture, open space and recreation uses. In the Rural Housing Control Zone, it is an objective generally to restrict individual urban generated dwellings. This restriction is relaxed in principle for local rural housing needs.

**29.1.3.** In the overall strategy of this Local Area Plan, Gogganshill is recognised as a centre which provides local services. A very limited amount of further development may be suitable within the A3 area or Rural Housing Control zone of Gogganshill, provided that it is in compliance with the overall objectives of the relevant settlement policy as set out in the Cork County Development Plan 2003 (as varied). Similarly, any development permitted within the A1 and A2 Green Belt areas should only be given consideration if it does not conflict with the overall objectives of the Metropolitan Green Belt, established in the Cork County Development Plan 2003 (as varied).



**29.1.4.** Currently there is a church and primary school located in Gogganshill and the area is largely characterised by established ribbons of development fronting onto minor county roads. The majority of existing dwellings in the area are located on relatively small sites and served by individual septic tanks.

**29.1.5.** There is a public water supply serving Gogganshill. There is no public sewer in the area.

### 29.2 PLANNING PROPOSALS

**29.2.1.** In Gogganshill's any additional development should be in accordance with the objectives for the Metropolitan Green Belt and should be subject to the availability of suitable sites and normal proper planning considerations. The hillside setting of Gogganshill, which defines the character of the local area, should be protected.

**29.2.2.** A small area of land in Gogganshill has been removed from the Metropolitan Green Belt and now forms part of the Rural Housing Control Zone. Any additional development on these lands shall be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

## 30 Jagoes Mills

### 30.1 JAGOES MILLS IN CONTEXT

**30.1.1.** Jagoes Mills is a small settlement at a crossroads, located a short distance to the north of Kinsale. Jagoes Mills adjoins the busy Regional Road, the R607 which links the Halfway with Kinsale. Two minor county roads also converge at Jagoes Mills.

**30.1.2.** In the overall strategy of this Local Area Plan, Jagoes Mills is recognised as a centre which provides local services. There is an existing public house and pottery workshop in Jagoes Mills. The pottery workshop lies in an old mill which dates back to the seventeenth century. There are also a number of individual dwellings which front directly onto the R607 and the minor county roads in the vicinity of Jagoes Mills.

**30.1.3.** Mullendully Bridge is located at Jagoes Mills where two small streams converge and then extend southwards to Browns Mills to the southeast.

**30.1.4.** Hettyville House at Farrangalway lies a short distance to the west of Jagoes Mills and is listed in the Record of Protected Structures.

**30.1.5.** Farrangalway Golf Course also lies a short distance to the northwest of Jagoes Mills.

**30.1.6.** Jagoes Mills is located within the Cork Area Strategic Plan study area and the lands that surround the settlement lie within the designated Rural Housing Control Zone, as established in the Cork County Development Plan 2003 (as varied), where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

### 30.2 PLANNING PROPOSALS

**30.2.1.** As Jagoes Mills is located within the Rural Housing Control Zone and offers limited community facilities, any additional development should be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.



## 31 Kilcolman

### 31.1 KILCOLMAN IN CONTEXT

**31.1.1.** Kilcolman is located approximately 4.5 kilometres to the south of Murragh and 5 kilometres to the east of Ballineen/Enniskeane. Kilcolman is also located to the east of Farran Cross Roads and to the south of the River Bandon.

**31.1.2.** In the overall strategy of this Local Area Plan, Kilcolman is recognised as a centre which provides local services. Kilcolman does not have a wide range of services. A very limited amount of further development may be suitable in the vicinity of Kilcolman, subject to normal proper planning considerations.

**31.1.3.** The lands, which surround Kilcolman are primarily agricultural. In this area it is an objective of the Cork County Development Plan 2003 (as varied), to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.



**31.1.4.** It is also an objective of the Plan to recognise the special needs of rural communities and it is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

**31.1.5.** Current facilities in Kilcolman include a church and a primary school.

**31.1.6.** Garrivol Church of Ireland (St. Mary's) and Church Hill House to the south are entered in the Record of Protected Structures.

**31.1.7.** There are no public sewerage or water supply facilities available in Kilcolman.

### 31.2 PLANNING PROPOSALS

**31.2.1.** Kilcolman has limited community facilities and does not have public services available. Any additional development must be in accordance with the objectives of Cork County Development Plan 2003 (as varied) and should be subject to the availability of suitable sites and normal proper planning considerations.

## 32 Killeady

### 32.1 KILLEADY IN CONTEXT

**32.1.1.** Killeady is located approximately 11 km to the northeast of Bandon, 5 km to the northeast of Inishannon and 3.5 km to the west of Halfway. Current facilities in Killeady include a public house, playing pitches and a child care facility.

**32.1.2.** In the overall strategy of this Local Area Plan, Killeady is recognised as a centre which provides local services. A very limited amount of further development may be suitable in the vicinity of Killeady, provided that it is in compliance with the overall objectives of the Rural Housing Control Zone, established in the Cork County Development Plan 2003 (as varied).

**32.1.3.** The settlement is located within the Cork Area Strategic Plan study area and the lands that surround Killeady lie within the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.



**32.1.4.** The busy Regional Road, the R589 runs through Killeady and in the vicinity of Killeady (north of the R589) levels rise to the north-east. Road alignment is poor in Killeady.

**32.1.5.** On the approach roads to Killeady, from the east, northeast and west there are large numbers of individual dwellings that front onto the R589 or other minor county roads.

**32.1.6.** To the north of Killeady there is an existing quarry.

**32.1.7.** There are no public sewerage or water supply facilities available in Killeady and there are also problems relating to surface water disposal in the area.

**32.1.8.** There are no public lighting or public footpath facilities in Killeady.

### 32.2 PLANNING PROPOSALS

**32.2.1.** As Killeady is located within the Rural Housing Control Zone, has limited community facilities, does not have public services and is served by a poorly aligned road, any additional development needs to be in accordance with the objectives of the Rural Housing Control Zone and should be subject to the availability of suitable sites and normal proper planning considerations.

**32.2.2.** Development should avoid the lands in close proximity to the existing quarry. Similarly, development should also avoid the elevated lands to the east of Killeady, on Killeady Hill.

**32.2.3.** The existing sports pitches within Killeady should be maintained.

**32.2.4.** Killeady can benefit from its access and proximity to the settlements of Crossbarry and the Halfway, both of which have experienced growth in recent years and provide a wider range of services than are available in Killeady. While it is important that links between Killeady and nearby settlements exist, strategic gaps between the settlements are also of importance and should be retained.

**32.2.5.** It is important that any new development in Killeady maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that any new development will not visually dominate the wider landscape or lead to further increases in the numbers of individual houses fronting directly onto the R589 or the minor county road to the northeast of Killeady.

## 33 Kilmacsimon Quay

### 33.1 KILMACSIMON QUAY IN CONTEXT

**33.1.1.** Kilmacsimon Quay is an attractive settlement with an established streetscape that overlooks and adjoins the Bandon Estuary. Kilmacsimon Quay is located approximately 4 km to the southeast of Inishannon and 8 km to the northwest of Kinsale.

**33.1.2.** In the overall strategy of this Local Area Plan, Kilmacsimon Quay is recognised as a centre that provides a local service. A very limited amount of further development may be suitable in the vicinity of Kilmacsimon Quay, provided that it is in compliance with the overall objectives of the Cork County Development Plan 2003 (as varied), and normal proper planning considerations.

**33.1.3.** Current facilities within Kilmacsimon Quay include a public house and a boat yard. An old mill within the settlement has recently been renovated and converted to residential use. There is also an attractive long established terrace of dwellings in the settlement, which adds to the character of the area.

**33.1.4.** Kilmacsimon Quay is situated within an area of designated scenic landscape, where it is an objective to preserve the visual and scenic amenities and natural beauty of the area.



**33.1.5.** A proposed Natural Heritage Area in the Bandon Estuary adjoins Kilmacsimon Quay. The proposed Natural Heritage Area has important aquatic habitats, wetlands and wetland vegetation.

**33.1.6.** The designated Scenic Route, the A63 lies in close proximity to Kilmacsimon Quay, extending from Cloghane Cross Roads along the Bandon Estuary towards Inishannon.

**33.1.7.** In this area, which is primarily agricultural, it is an objective of the Cork County Development Plan 2003 (as varied) to support the economic viability of primarily agricultural areas and to support existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.

**33.1.8.** It is also an objective of the Plan to recognise the special needs of rural communities and in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

### 33.2 PLANNING PROPOSALS

**33.2.1.** Due to the settlement's scenic landscape setting, the area of nature conservation in the adjoining Bandon Estuary, the elevated lands to the south of the existing settlement, the existing limited community facilities and the poor access road serving Kilmacsimon Quay together with its limited range of public services, capacity for new development is limited.

**33.2.2.** The settlement's estuarine setting and existing boatyard allow some potential for marine based tourism development.

**33.2.3.** There is potential for some redevelopment of some derelict sites/buildings within the settlement, which could form part of a new or extended streetscape in Kilmacsimon Quay.

**33.2.4.** Development on the elevated lands to the southern side of the access road serving Kilmacsimon Quay should be discouraged, to preserve the visual amenities of the area and protect areas of scenic landscape.

**33.2.5.** Any additional development, on greenfield sites in Kilmacsimon Quay, needs to be in accordance with the objectives of the Cork County Development Plan 2003 (as varied) and should be subject to the availability of suitable sites and normal proper planning considerations. No medium to large-scale development is envisaged in Kilmacsimon Quay.

**33.2.6.** A pedestrian walk, along the southern bank of the River Bandon would be desirable to allow for greater accessibility to the river.



## 34 Oysterhaven

### 34.1 OYSTERHAVEN IN CONTEXT

**34.1.1.** Oysterhaven is a scenic coastal settlement, which lies approximately 6 kilometres to the south-east of Belgooly and approximately 3.5 kilometres to the south-west of Nohoval.

**34.1.2.** In the overall strategy of this Local Area Plan, Oysterhaven is recognised as a centre which provides important services to the tourism and recreation industries. A very limited amount of further development may be suitable in Oysterhaven, provided that it is in compliance with the overall objectives of the Cork County Development Plan 2003 (as varied) and the Rural Housing Control Zone established in the Plan. The designated scenic landscape and scenic route must be protected in accordance with the objectives of the Cork County Development Plan 2003 (as varied).

**34.1.3.** There are limited community facilities in Oysterhaven. Current services are primarily tourist or sports and recreation related and include self-catering tourist accommodation, an outdoor pursuits centre and a coastguard's station all of which are important to the tourist and recreation industry in the area. The outdoor adventure centre and the coastal setting of Oysterhaven, attract visitors on a daily and specialist holiday basis.

**34.1.4.** Oysterhaven is characterised by a large number of one off dwellings on both sides of the A58 designated scenic route, which extends to the south from the outdoor pursuits centre towards the Coastguard Station. The A58 ends in a cul de sac, adjacent to the Coastguards Station and is poorly aligned.

**34.1.5.** Oysterhaven is within the Cork Area Strategic Plan study area and the lands in Oysterhaven are within the designated Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

**34.1.6.** The Coastguards Station in Oysterhaven and Walton Court in the vicinity of Oysterhaven are entered in the Record of Protected Structures.

**34.1.7.** The entire headland within which Oysterhaven is located is in an area of Scenic Landscape, where it is an objective of the Cork County Development Plan 2003 (as varied) to preserve the visual and scenic amenities and natural beauty of the area.

**34.1.8.** There are no public footpaths or public lighting in Oysterhaven.



### 34.2 PLANNING PROPOSALS

**34.2.1.** Oysterhaven's attractive rural and coastal setting, together with the range of tourist and recreation facilities makes it a popular visitor and residential location. Having regard to its very sensitive scenic and coastal location, it is important to protect the environment and the landscape setting of Oysterhaven.







**34.2.2.** The lack of public sewerage and water supply facilities and road access to the settlement will act as factors, which limit the level of new development capable of being accommodated in the settlement. Similarly, the limited range of community facilities within the settlement may detract from the attractiveness of the area as a location for residential development.

**34.2.3.** Any additional development needs to be in accordance with the objectives of the Rural Housing Control Zone and objectives relating to Rural Houses in Scenic and Coastal Areas and should be subject to the availability of suitable sites and normal proper planning considerations. If these considerations are achieved, a very limited amount of residential development may be accommodated, to facilitate the individual housing needs of persons that live or grew up within the local area.










# Legend for Zoning Maps :

## LAND USE CATEGORIES





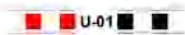


### Established Areas

-  Primarily Residential
-  Primarily Town Centre / Neighbourhood Centre
-  Primarily Commercial
-  Primarily Industry / Enterprise
-  Primarily Educational / Institutional / Civic
-  Primarily Utilities / Infrastructure
-  Primarily Open Space / Sports / Recreation / Amenity

### New Areas

-  Residential
-  Town Centre / Neighbourhood Centre
-  Commercial
-  Industry / Enterprise
-  Educational / Institutional / Civic
-  Utilities / Infrastructure
-  Open Space / Sports / Recreation / Amenity
-  Primarily Open Space / Sports / Recreation / Amenity (see specific objectives)
-  Special Zoning (see specific objectives)

## OTHER SYMBOLS

-  Development Boundary
-  Specific Objective (refer to text)
-  Amenity Walk ( see specific objectives )
-  Main Road / National Road (Proposed road lines are indicative only)
-  Access Road / Distributor Route (Proposed road lines are indicative only)
-  Access Point
-  Current Seveso Site



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