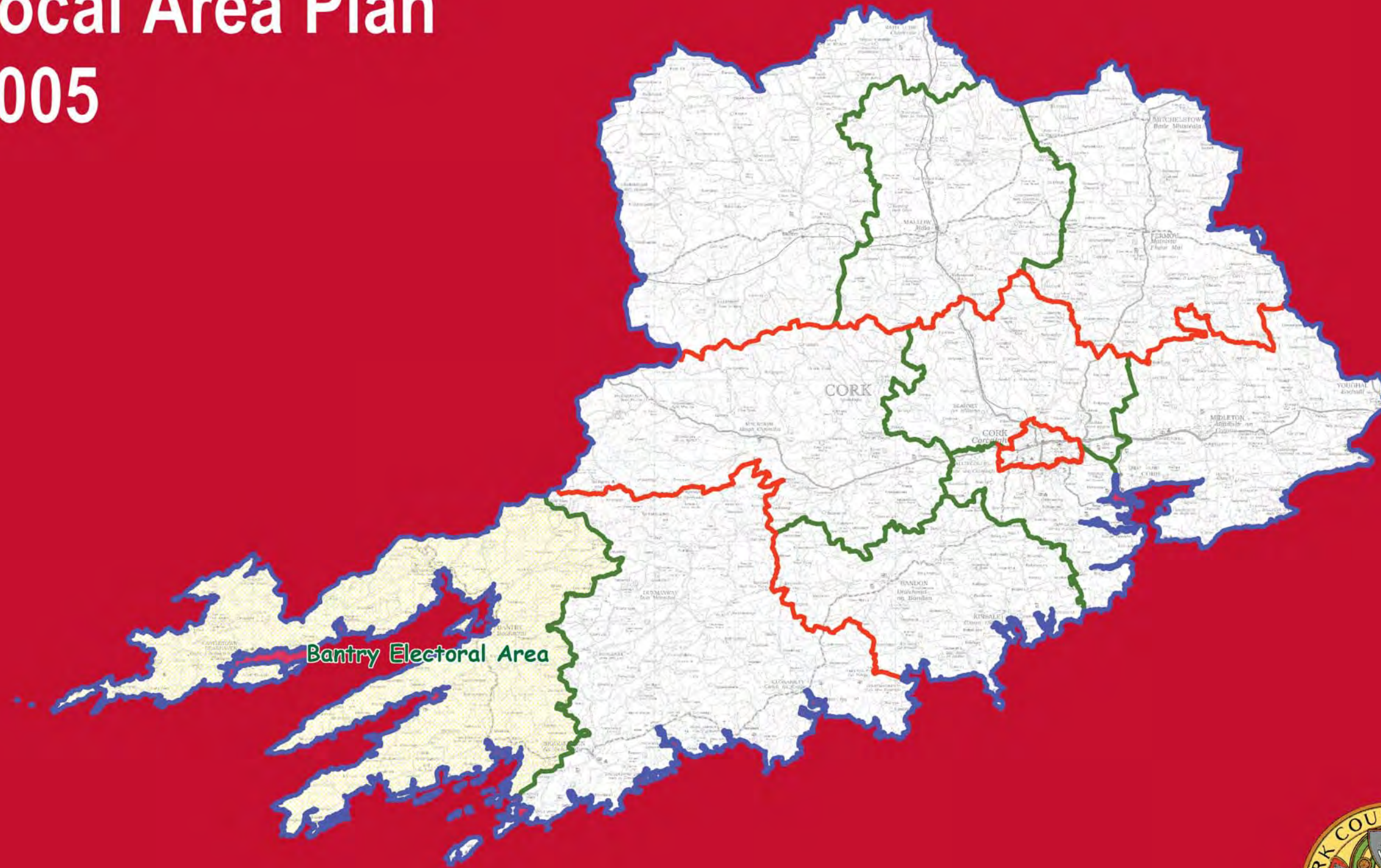


# Bantry Electoral Area Local Area Plan 2005



*Cork County Council*





# Bantry Electoral Area Local Area Plan

## SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
No. 1	September 2005	Bantry 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



# Bantry Electoral Area Local Area Plan September 2005

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

1.1 Introduction.....	1
1.2 Purpose of the Plan.....	1
1.3 The Process that has been Followed.....	1
1.4 Main Settlements.....	1
1.5 The Form and Content of the Plan.....	1

## Section 2 Overall Strategy

2.1 Strategic Planning Context.....	3
2.2 Settlement Strategy.....	5
2.3 Land Use and Zoning.....	6
2.4 Green Belts Around Towns.....	7

## Section 3 Local Area Strategy

3.1 The Bantry Electoral Area Strategy.....	17
3.2 Growth and Development in the Bantry Electoral Area.....	17
3.3 Population Trends and Forecasts.....	18
3.4 Distribution of Growth.....	18
3.5 Settlement Structure in the Bantry Electoral Area.....	18
3.6 Housing Land Supply.....	19

## Section 4 Employment and Economic Activity

4.1 Strategic Principles.....	21
4.2 Agriculture.....	22
4.3 Industry and Enterprise.....	22
4.4 Retail and Commerce.....	22
4.5 Fisheries.....	23
4.6 Tourism.....	23
4.7 Mineral Extraction.....	23
4.8 Forestry.....	24

## Section 5 Transport and Infrastructure

5.1 Strategic Principles.....	25
5.2 Transport.....	25
5.3 Water Supplies and Drainage Schemes.....	26
5.4 Waste Recovery and Recycling.....	26
5.5 Energy and Communications.....	27
5.6 Telecommunications.....	27

## Section 6 Housing and Community Facilities

6.1 Strategic Principles.....	29
6.2 Housing – Overall Approach.....	29
6.3 Residential Densities Within Main Towns.....	29
6.4 Residential Densities in Smaller Settlements.....	29
6.5 Community Facilities.....	29

## Section 7 Environment, Heritage, CLÁR, and the Islands

7.1 Strategic Principles.....	31
7.2 The Natural Environment.....	31
7.3 Scenic Amenity, Views and Prospects.....	31
7.4 Built Environment.....	32
7.5 Cultural Heritage.....	32
7.6 Archaeological Heritage.....	32
7.7 CLÁR Areas.....	32
7.8 Islands.....	33
7.9 Landscape Assessment.....	33

## Section 8 Settlements and Other Locations

<b>Main Settlements</b> .....	38
1. Bantry.....	39
2. Castletownbere.....	45
3. Schull.....	49
<b>Key Villages</b> .....	52
4. Ballydehob.....	53
5. Durrus.....	56
6. Glengarriff.....	60

<b>Villages</b> .....	64
7. Ahakista.....	65
8. Allihies.....	68
9. Ardgroom.....	70
10. Ballylickey.....	72
11. Crookhaven.....	74
12. Eyeries.....	78
13. Goleen.....	80
14. Kealkill.....	82
15. Kilcrohane.....	84
<b>Village Nuclei</b> .....	86
16. Adrigole.....	87
17. Church Cross.....	87
18. Coomhola.....	88
19. Dromore.....	88
20. Kilcoe.....	88
21. Lowertown.....	89
22. Pearson's Bridge.....	89
23. Rossmackowen/ Waterfall.....	89
24. Toormore.....	90
25. Urhan.....	90
<b>Other Locations</b> .....	92
26. Ardnageehy Beg.....	93
27. Barleycove.....	96
28. Bere Island.....	98
29. Dursey Island.....	100
30. Heir Island.....	101
31. Long Island.....	102
32. Whiddy Island.....	103



## Section 1

# Introduction to the Bantry 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 those matters that must be included in a Local Area Plan. Consideration can only be given to matters that relate to the proper planning and sustainable development of the 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.
- Contain information on the likely significant effects on the environment of implementing the plan.
- 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

1.2.3. 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 towns, 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 Bantry 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 145 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 16 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.

## Section 1: Introduction to the Bantry Electoral Area Local Area Plan

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 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, CLÁR and the Islands:** 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:** 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 including a number of general maps and zoning maps. It also includes those other locations such as holiday resorts, island communities and green belt settlements.

## 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) and the North and West Cork Strategic Plan 2002 – 2020 (and, in the parts of the County around Cork City, the Cork Area Strategic Plan 2001 – 2020).

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 National Spatial Strategy is intended to open up new opportunities for everyone by bringing people, services and jobs closer together. The National Spatial Strategy has designated Cork city as a national gateway with Mallow supporting it as a hub.

2.1.5. The National Spatial Strategy proposes that towns such as Bantry and Castletownbere be promoted as self-sustaining towns which build up their employment and service functions to strengthen the wider areas they serve.

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

2.1.6. The Regional Guidelines support the National Spatial Strategy and Cork Area Strategic Plan 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*

2.1.7. 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.

2.1.8. 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 Dept. 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 pressure in areas, such as the Bantry Electoral Area, for second homes and holiday lets is also recognised as requiring a policy response. 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 Corporation 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 childrens 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.

**Bantry Bay Charter**

2.1.18. A key characteristic of the Bantry Electoral Area is the extended coastline of the area and its proximity to the sea. The coastal zone is a very special place with unique interactions between people and their environment. Historically different parts of the coast have been managed by separate agencies. The interrelations between people and their natural environment is not confined within administrative boundaries and so there is a clear need for regulatory bodies to work together to best manage the coastal zone.

2.1.19. Cork County Council has taken the lead in this field through its participation in the development and implementation of the Bantry Bay Coastal Zone Charter. This Charter is the first Integrated Coastal Zone Management Plan in Ireland. It was developed between 1997 and 2000 on the basis of consensus amongst all local stakeholders and regulatory bodies on how the coastal zone should be managed. Following the completion of the Charter an office was established to oversee its

implementation. The office closed in 2003 due to lack of government funding. The Charter remains as an agreed set of principles and the lessons of the project have helped define the way ahead for coastal management in County Cork.

**Cork Area Strategic Plan**

2.1.20. 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 (see map below). The Cork Area Strategic Plan 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. None of the Bantry Electoral Area is included within the Cork Area Strategic Plan area.



**North and West Cork Strategic Plan**

2.1.21. The North and West Cork Strategic Plan (N&WCSP) focuses on areas of County Cork outside of the Cork Area Strategic Plan (CASP) study area (see map above). The document recognises that the greatest threat to the area lies in the continuous decline of population, with the population profile combining to militate against achieving a more sustainable population pattern. The Plan envisages that in reversing population loss and rural decline, the retention and in-migration of young adults is critical to the areas’ future well-being. 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.

2.1.22. A key spatial development measure recommended by the North and West Cork Strategic Plan 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 1996 and 2021, it will be necessary to prioritise development within towns and villages. The Strategy recommends that around 40% of all new houses would be in towns and 30% in villages, compared to the current distribution of around 25% in towns and 10% in villages.

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

2.1.23. The Cork County Development Plan (as varied) 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 Cork Area Strategic Plan and the North & West Cork Strategic Plan (for the remainder of the county outside the Cork Area Strategic Plan area). The local area plans are informed by the County Development Plan which sets out policies and objectives for the planning of local areas. The Plan 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**

2.1.24. The Local Area Plan process is the final stage in the preparation of development plans which will give county-wide coverage of plans from the strategic to detailed local level.

**2.1.25.** The Cork County Development Plan 2003 (as varied) set out in Chapter 10, the approach to development at the local level. The County Development Plan proposed a set of 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 inter-relationships 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, Carrigtwohill 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)**

**2.1.26.** 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 County Development Plan 2003) 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-run 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 National Spatial Strategy 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 generally 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 will also include **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 / or secondary school
- Church or other community facility

- Convenience shops, pubs and either comparison shops or other retail services
- Industrial or office based employment
- Post Office/ bank / ATM / building society
- Garda station
- Primary healthcare facilities (GP doctor / pharmacy)
- Sports facility
- Mains sewerage
- Mains water
- Public transport
- Served by a regional road
- Traffic calming / management scheme / off street car parking
- Bring site/recycling facility

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 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;

DB 1-1	<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>
DB 1-2	<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 general 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>
DB 1-3	<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 up to 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 development boundaries, either in this Local Area Plan or the Cork County Development Plan 2003 (as varied), the zoned 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 an objective of this Local Area Plan:

<b>LU 1-3</b>	<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>
---------------	---

## 2.4 Green Belts Around Towns

### Background

**2.4.1.** The Cork 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 Cork County Development Plan 2003 (as varied) 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 County Development Plan recognises that it is beneficial for smaller towns to have reasonably strict controls in their immediate hinterland, as these are generally the areas 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 Dept. 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 County Development

Plan 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, in line with the North and West Cork Strategic Plan, 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 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 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 Cork County Development Plan 2003 (as varied), 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 catchments 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 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. In the Bantry Electoral Area, the towns of Bantry, Castletownbere and Schull are the subject of new Green Belts in this way.

**2.4.11.** The physical extent of the area of each Green Belt is substantially 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 to accommodate the individual housing needs of a person who wishes to live and/or work in the area in which they were brought up.

**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 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><b>Green Belts Around the Ring and County towns</b></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 (as varied).</p>
<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>

**The Bantry Green Belt**

**2.4.16.** Bantry town has a spectacular setting with land rising steeply to the south-east, sequences of ridges and individual round hills (drumlins) within the town and to the east, south-west and north, and fine views of and from the town over Bantry Bay.

**2.4.17.** There are numerous designated Scenic Routes around the town – the N71 to both the south and north; the R591 Durrus road; the coast road along the north side of the Sheep’s Head peninsula; the road and path south from the Derreengreanagh (Vaughan’s Pass) viewing point; and the two routes out towards Dunmanway (via Lough Boffinna

and Trawlebane) from Ardnageehy Beg. The Bantry drumlins are an identified Area of Geological Interest.

**2.4.18.** The village of Ballylickey lies just 5km to the north, and the key villages of Glengarriff and Durrus lie 17km to the north and 10 km to the south, respectively.

**2.4.19.** There is a considerable sprawl of housing along most routes from the town, but especially along the N71 towards Ballylickey and onto Glengarriff. There is significant pressure for development outside of but close to the town, and because of the premium on sea views, a significant proportion of this is either on coastal or higher ground. Particularly intrusive are those development where the ground has been built up, and/or all trees and hedgerows removed to maximise views out of the site. Unrestricted development around the town would dissipate the potential for developing the town and the rural villages further out, and in some cases prejudice the more efficient development of lands at some point in the future as the town further expands. For these reasons it is considered important that further development of these areas is generally resisted.

**2.4.20.** An area has been identified where some development of individual houses could take place without compromising the overall objectives of the green belt. This is adjoining the Bantry development boundary on the minor roads to Dunmanway, in the vicinity of the 1996 Housing Cluster at Ardnageehy Beg.

**2.4.21.** Overall, provision has been made for small scale and individual house development, providing the character of the area remained open and rural, in or near Bantry by both the Cork County Development Plan 2003 (as varied) and this Plan as follows:

- Sixty-five and a half hectares within the development boundary of the town identified by the Cork County Development Plan 2003 (as varied) as open space where there may be some potential for small scale residential development;
- Village Nucleus at Coomhola; and
- Extensive areas outside the green belt and the designated scenic and coastal areas where there is no objection in principle to individual rural houses; and
- Whiddy Island; and
- Area within the proposed Green Belt, where objective GB 1-2 applies, where this form of development could be acceptable (28 ha).

**The Castletownbere Green Belt**

**2.4.22.** An important and attractive characteristic of the town of Castletownbere is the dramatic mountainous backdrop which forms the setting of the town. The roads from the town eastwards towards

Glengarriff, northwards towards Eyerries, and westwards towards Allihies and Dursey Island, are designated scenic routes.

**2.4.23.** There is significant pressure for development outside of but close to the town, but given the topography such development is almost always highly visible either by its elevation, or position along the main roads and coast. It also dissipates the potential for developing the town and the rural villages further out. For these reasons it is considered important that further development of these areas is generally resisted.

**2.4.24.** The village of Eyerries is just over 7km to the north. Allihies lies about 18km away to the west.

**2.4.25.** To the north of the town the land rises steeply towards the pass over towards Eyerries. It is therefore highly visible from parts of the town, the mainland to the south and west, and Bere Island opposite. Some development, including houses and some industrial and transport uses as well as the Council Depot and civic amenity site, have been developed in this area, but it remains at the moment predominantly open and should be retained so.

**2.4.26.** To the west of the town a scattering of houses on the rising land is rather visible and should not be consolidated.

**2.4.27.** To the south-west of the town the road is not so affected by ribbon development as that to the east, and further development along here should be resisted. Further out there is a cluster of housing on higher ground around Clonglaskan and Cahergarriff. Further consolidation here should also be resisted.

**2.4.28.** To the east there is an extensive ribbon of development along the main road, only the first 2.5 kilometres of which lies within the development boundary. Further ribbon development beyond the development boundary should be strongly resisted.

**2.4.29.** There is also considerable sprawl along and above the minor east-west road just inland of the main road to the east of the town. Some of this is highly visible, particularly those on higher ground inland of the minor road, and those houses which have been built on an elevated platform and/or have cleared trees and vegetation to improve their sea view. However, if these particular problems are avoided there is some potential for development of individual houses.

**2.4.30.** An area adjacent to the development boundary to the north-east of the town is also judged to offer some potential for individual houses in a rural setting but relatively close to the town. This area is visible from the road in from Eyerries, but otherwise relatively unobtrusive despite its elevation. It is close to some existing one-off development and zonings for future development, and despite its rural qualities is within potential walking or cycling distance of the town centre and schools. Such journeys would also be made more manageable and pleasant if the connecting path proposed by Development Plan Objective O-01 for Castletownbere were implemented.

**2.4.31.** Another area identified as having some further potential for low density residential development is that between the south of the town and Traillaun harbour. Further development in this area is likely to require some upgrading to the road via Cametrigane, and therefore the potential need for a special development contribution for such works should be investigated. Existing development in this area is relatively well integrated into the landscape by the extensive trees and hedges around it, and it should be ensured that any new development in the area provides and/or retains such planting.

**2.4.32.** Overall, provision has been made in or near Castletownbere for small scale and individual house development, providing the character of the area remained open and rural, by both the Cork County Development Plan 2003 (as varied) and this Plan as follows:

- Around 2 ha within the development boundary of the town identified as open space where there may be some potential for small scale residential development;
- Village Nuclei at Urhan and Adrigole; and
- Extensive areas outside the green belt and the designated scenic and coastal areas where there is no objection in principle to individual rural houses; and
- Bere Island; and
- Areas within the proposed Green Belt, where objective GB 1-2 applies, where this form of development could be acceptable (53 ha).

### ***The Schull Green Belt***

**2.4.33.** Schull benefits from a beautiful location and setting, wrapped, as it is, around the head of the bay and backed by rising ground including, to the west and north, a prominent ridge rising to Mount Gabriel.

**2.4.34.** The whole of the fringe of the bay is designated Scenic and Coastal Area. Almost every road coming into the town, eight in total, is a designated Scenic Route. The whole of the harbour is part of the Roaringwater Bay and Islands proposed Natural Heritage Area and candidate Special Area of Conservation.

**2.4.35.** The key villages of Ballydehob and Durrus lie about 7km and 17km, respectively, to the east and north, while the village of Goleen is about 15km west.

**2.4.36.** Schull does not suffer extensive ribbon development along the main roads out of town to the same degree as most of the other towns in West Cork, and this advantage should be maintained.

**2.4.37.** There are areas of ribbon development, especially around the southern edge of the development boundary, and further growth of these should be resisted.

**2.4.38.** There are also areas where there is a fairly close clustering of individual houses. Some of these, where they could be further developed without encroaching further into the setting of the town, have been specially identified (see below).

**2.4.39.** The green belt has been drawn as closely as possible while including the key areas in the setting of the town and especially sensitive areas such as the Croagh estuary.

**2.4.40.** Opportunities for limited development within the green belt have been identified to the north-west of the town, in an area which has seen a number of dwellings constructed, and which, while high, is less obtrusive than some areas. Areas closer to the main road and proposed relief road are excluded because they offer the potential for fully serviced and more urban type development at some stage in the future and should not be compromised by one-offs. A sizeable area beyond is identified where some development of individual dwellings could be accommodated.

**2.4.41.** Overall, provision has been made in or near Schull for small scale and individual house development, providing the character of the area remained open and rural, by both the Cork County Development Plan 2003 (as varied) and this Plan as follows:

- 0.5 ha within the development boundary of the town identified as open space, but where there may perhaps be some limited potential for small scale residential development;
- Village Nuclei at Lowertown and, further afield, Toormore;
- Extensive areas outside the green belt and the designated scenic and coastal areas where there is no objection in principle to individual rural houses; and
- Areas within the proposed Green Belt, where objective GB 1-2 applies, where this form of development could be acceptable (22 ha).

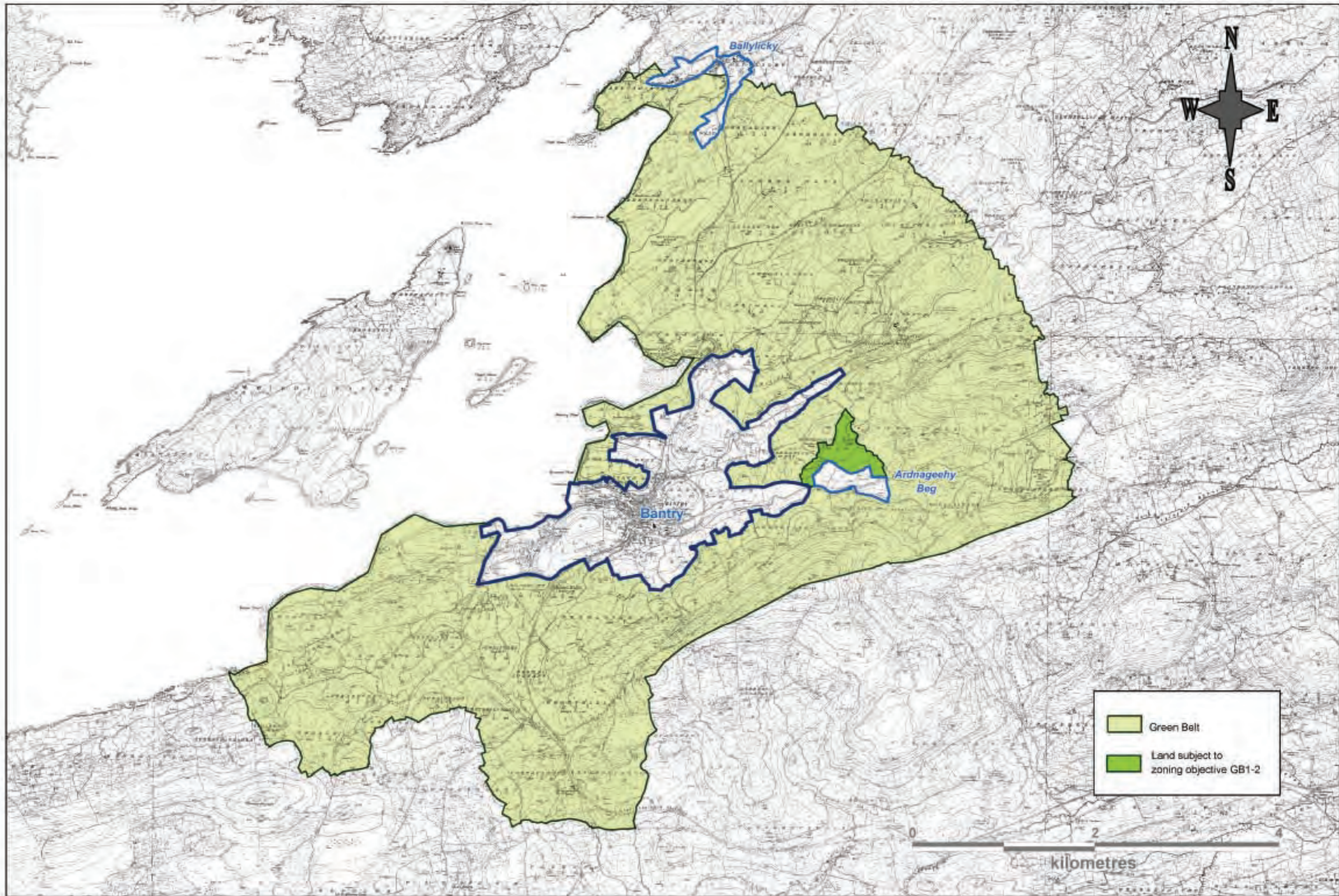


**Green Belts Maps**

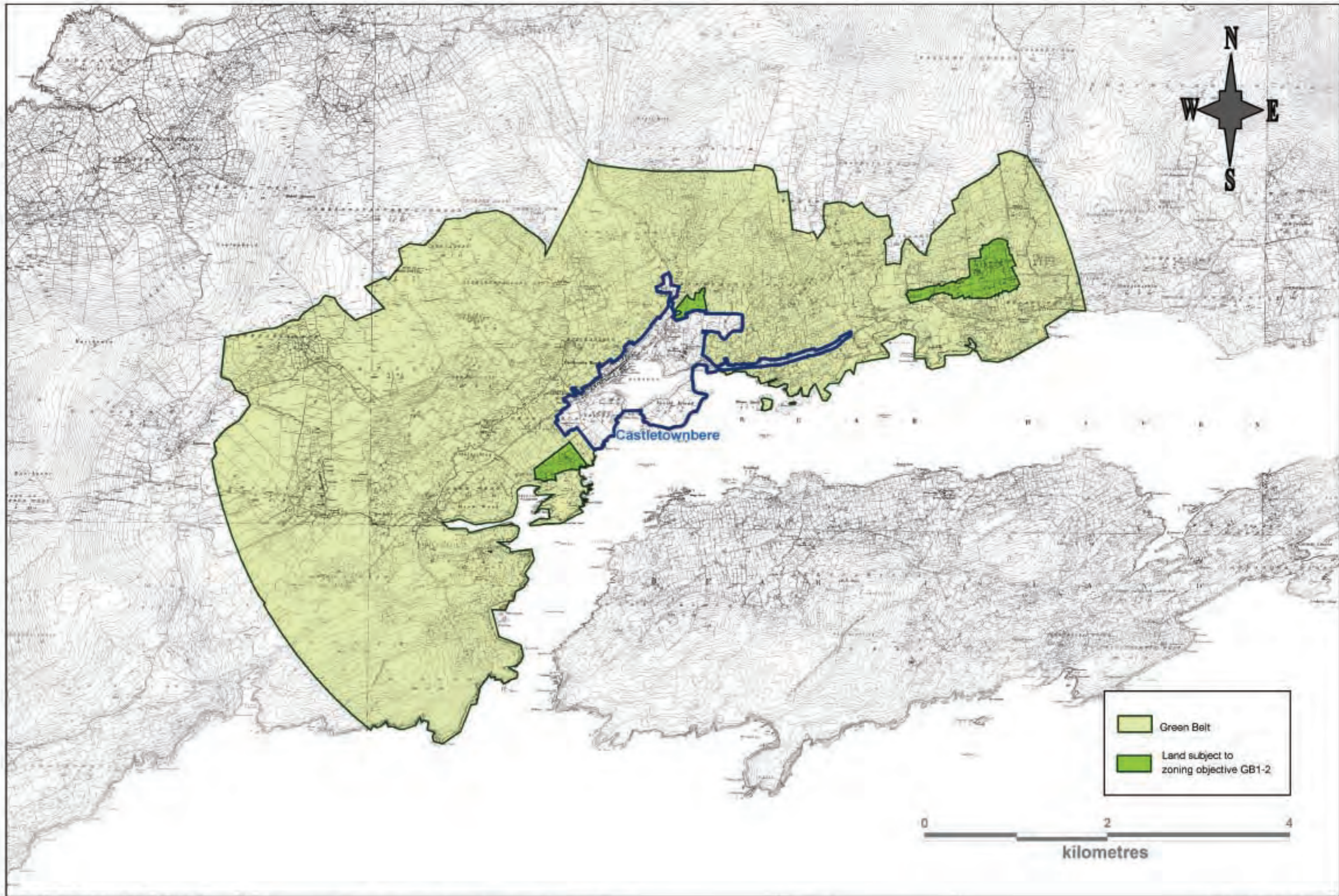
Bantry

Castletownbere

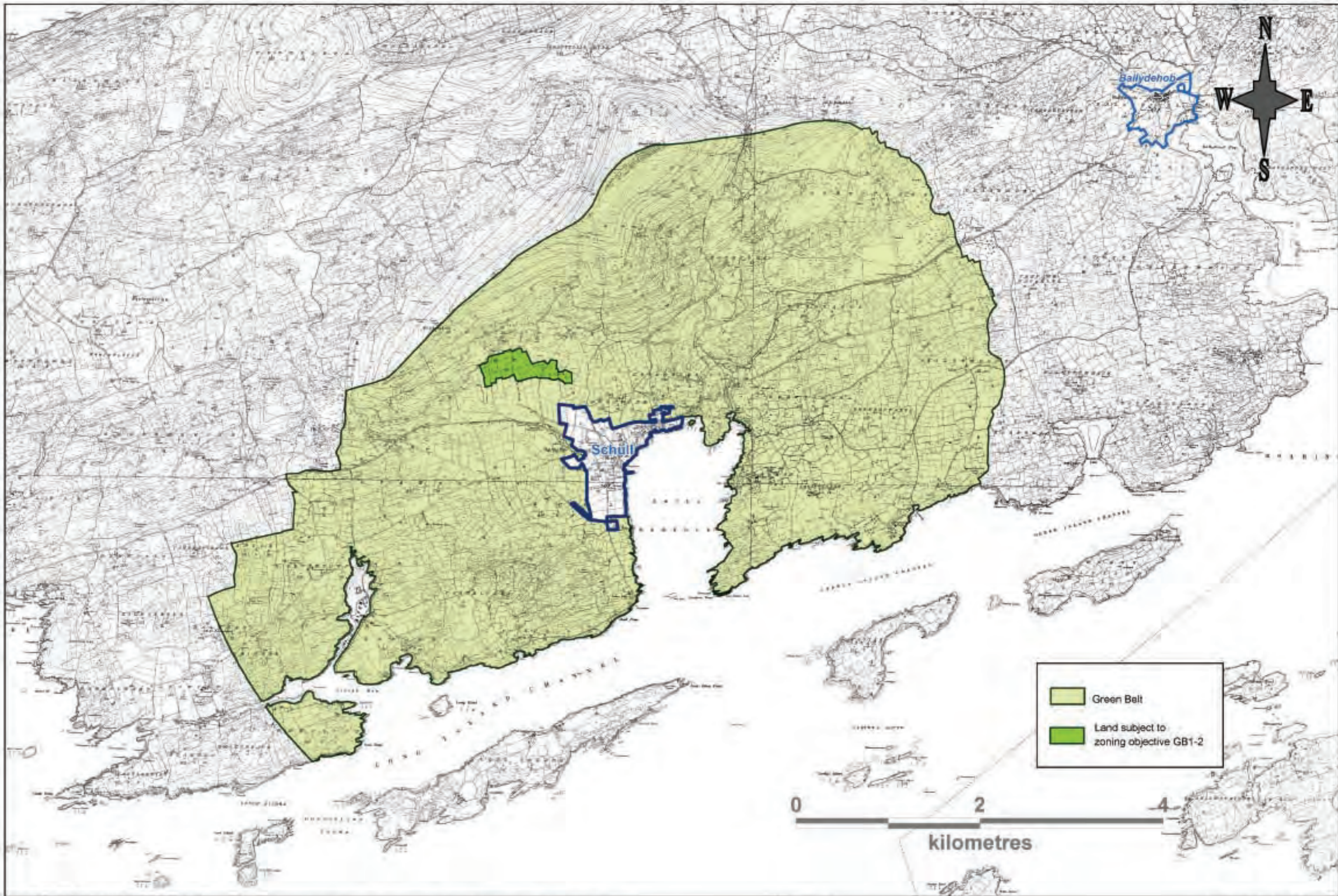
Schull













## Section 3 Local Area Strategy

### 3.1 The Bantry Electoral Area Strategy

#### Context

**3.1.1.** The Bantry Electoral Area covers approximately 1076 square kilometres (416 sq miles) and is one of two electoral areas in the West Cork Division (the other being Skibbereen Electoral Area). It is located at the western periphery of County Cork, and comprises the Mizen, Sheep's Head and Beara peninsulas; Dursey, Bere, Whiddy, Long, Heir and other islands; and a coastal strip running from the Ilen river in the south to the Sheehy Mountains in the north. Skibbereen Electoral Area lies to the east, and to the north Bantry Electoral Area abuts County Kerry.

**3.1.2.** Most of the area is characterised as 'Rugged Ridge Peninsulas' in the Landscape Character Assessment, with two areas of 'Ridged and Peaked Upland' along the eastern, inland, boundary of the Electoral area, and an area of 'Glaciated Cradle Valleys' in its extreme north.

**3.1.3.** The three main towns of **Bantry**, **Schull**, and **Castletownbere** are all ports. **Bantry**, with a population of around 3,000, is by far the largest in the area. It also has the widest range of services and housing, and the broadest based economy. **Castletownbere** has a population of around 900, and **Schull** 600. Each of these towns has a hinterland of rural farmland, tourist amenities and villages and smaller settlements. Parts of the electoral area may also look to towns outside of the electoral area, such as Kenmare and Skibbereen, for some services and employment. Links outside the area to Cork City, and to the other South-West towns of Dunmanway, Clonakilty and Macroom are important. The Cork County Development Plan 2003 (as varied) has designated a number of scenic routes and special landscape areas in the electoral area.

**3.1.4.** A number of agencies or programmes with a specific geographic remit operate within the area, including CLÁR, West Cork Leader, Bantry Bay Charter and Comhdail Oilean na hÉireann. The whole of the Electoral Area, with the exception of the Aghadown North DED (just outside Skibbereen), falls within the CLÁR area.

**3.1.5.** Key issues identified for the Local Area Plan include:

- The long term health of the rural areas depends, paradoxically, on a strengthening of the nearby towns and key villages.
- The local economy, also, can best be strengthened by concentrating development in towns and larger villages.

- Concentration of development is the strategy most likely to strengthen the area's ability to compete for funding and facilities.
- The protection of the environment is essential to the long-term prosperity of the area.

**3.1.6.** The Bantry Local Area Plan, for these reasons, concentrates on measures which foster the development of towns and villages, including enhancement of the potential facilities and services, delivery of infrastructure, and the protection of the environment from landscape degradation and pollution.

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

**3.2.1.** Like much of rural Ireland, Bantry Electoral Area has seen in recent decades a loss of young people. In the remoter areas this is occurring to the extent that it threatens the capacity of the local population to reproduce itself and long term prospects for jobs in the area. All but 2 DEDs (District Electoral Divisions) in Bantry Electoral Area suffered a net loss of the age group who reached their twenties during this period, and all but five DEDs a loss of more than 25%. The two remaining DEDs experienced a gain or no change. Whether this worrying trend has slackened or accelerated during the economic boom of recent years will be investigated when further detailed results from the last census are available.

**3.2.2.** In general the rural areas are seen as good places to live by older people and some families, but not so by many young people. It is important to note that the characteristics of rural living are experienced differently by different sectors of the population. Young people are less likely to have independent access to transport, and the rural housing market is generally not relevant to their immediate needs and aspirations. Indeed, as young people tend to have less money than older people, the limited markets operating in rural areas does not generally focus on young people.

**3.2.3.** Young people are often attracted away by the livelier culture of cities, the employment and business opportunities offered by their stronger economies, and the markets which are sufficiently large and diverse to cater to their particular needs. In the context of the current situation, where cities are the motors of the economy, planning cannot reverse these trends, but it may be possible to make enough difference at the margins in encouraging local young people to stay or return, or young outsiders move in, to sustain the population. Without such a change the future of the remoter rural areas is grim, and we may well start seeing abandonment, or at least gross under-use, of even recently completed dwellings.

**3.2.4.** In order to achieve this change it will be necessary to:-

- improve the opportunities for employment of young people, both in terms of numbers of jobs and quality of employment (pay, conditions, prospects and satisfaction, etc.);

- increase the range and quality of services and facilities relevant to young people;

Critically, all of these must be accessible.

**3.2.5.** At the same time as these areas are losing younger people there has been an in-migration to the area of older people, so that the total population levels have not fallen as dramatically as the earlier youth figures would suggest. Between 1996 and 2002 most of the 37 DEDs in the Electoral Area gained overall population, and 6 stayed roughly the same, while only 12 saw a fall.

**3.2.6.** Net losses are recorded for areas around the middle of the Mizen peninsula, the end of the Sheep's Head Peninsula, **Allihies**, **Bere Island**, and an area between **Adrigole** and **Castletownbere**. The heaviest proportional losses are inland in the remoter upland areas. The distribution of the areas seeing a fall in total population seems to indicate that remoteness is associated with declining permanent population, as is pressure for holiday/second homes.

**3.2.7.** Concentrations of high proportional gains are evident in a band from Baltimore (outside this Electoral area) through **Durrus**, and up to **Glengariff**. This may well relate to the combination of the area being relatively accessible to the rest of the country via the N71, within easy reach of the facilities of **Skibbereen**, **Ballydehob**, **Schull** and **Bantry**, and close to (in some cases in sight of) the sea. Further large relative gains for this period were observed towards the end of the Mizen Peninsula.

**3.2.8.** It is notable that the areas which have experienced population decline do not generally coincide with the areas with scenic, coastal or green belt controls on new development. Indeed, across the County most of the DEDs with population growth have been subject to such controls. At a County-wide level the match between areas of growth and areas of planning controls is even stronger. This shows that scenic, coastal and green belt controls are not, as is popularly supposed, the cause of population loss. Rather they are a response to development pressure which can have a cumulative damaging impact.

**3.2.9.** Holiday and second homes are common throughout most of the Electoral Area. The precise numbers of these is difficult to establish, but a comparison of the number of households recorded in the Census with the number of An Post residential delivery points is reckoned to give a fair indication. On this basis it appears that at least 10% of the houses throughout most of the Electoral Area are holiday or second homes. For most of the Mizen, Sheep's Head and Beara peninsulas and some islands this rises to 37% and more.

**3.2.10.** The existence of, and high demand for, holiday and second homes, can make access to housing more difficult for local people. There are also important effects on the local economy. Second homes tend to put relatively little into the local economy, whereas regularly let holiday homes bring more money in. In both cases the consumption patterns of occupants are likely to be very different from permanent



residents, thus generating some additional jobs but in some cases weakening the provision of services and facilities that are relevant to local, especially young, people.

**3.2.11.** The presence of holiday and second homes is one of the reasons that the numbers of houses does not relate directly to the size of the (local) population. Another is the change in household size. In recent years the size of households (the number of people in each) has tended to fall, a trend seen across most of Europe. More people are living alone, and families are generally smaller than they used to be. The fall in household size in Ireland started later than elsewhere in Europe and has recently become quite rapid. The impact of this is that more homes are needed for the same size of population, (though ready availability of homes, both physically and financially, itself contributes to the change in household size), but that the mix of houses required is changing, with a greater need for smaller properties.

**3.2.12.** The 2002 Census indicated that a total of 563 households were created during the period 1996-2002 in the Bantry Electoral Area. Of these, approximately 150 (27%) were in the urban areas of **Bantry**, **Schull** and **Castletownbere** and the remaining 413 (73)% were in the villages and rural areas. All but 7 of the DEDs in the Bantry Electoral Area saw a rise in number of households. The total fall of 57 households across those 7 DEDs was probably largely the result of permanent dwellings being bought for holiday or second homes.

**3.2.13.** Estimates for future growth are contained in the section 'Population trends and forecast' below.

### 3.3 Population Trends and Forecast

**3.3.1.** The Central Statistic Office (CSO) Census of 2002 indicates that a total of 563 households were created during the period 1996-2002 in the Bantry Electoral Area. Of these, approximately 150 were in the urban areas of **Bantry**, **Castletownbere**, and **Schull** and the remainder were in the smaller towns, villages and rural areas.

**3.3.2.** The growth strategy for the Bantry Electoral Area will be guided by a combination of the long-term perspective (1996-2021) made by the North and West Cork Strategic Plan and the medium term forecasts of the County Development Plan (2003-2009).

<b>Bantry Electoral Area</b>	<b>2002 Census</b>	<b>2011 Forecast</b>	<b>Growth 2002-2011</b>
Population	18,840	20,493	1653
Households	6,827	7,452	625

### 3.4 Distribution of Growth

Of the estimated total growth figure of 625 households, it is estimated that in the 3 main towns of **Bantry**, **Castletownbere** and **Schull**, there would be a total growth of 290 households. In the remainder of the electoral area, that is the key villages, villages and agricultural areas (including village nuclei), it is forecast that there will be an additional 335 households over the period.

<b>Estimated growth to 2011 (households)</b>	<b>Main Settlements</b>	<b>Key villages, villages and agricultural areas</b>
Bantry Electoral Area	290	335

**3.4.1.** The North West Strategic Study made the recommendation that all urban development nodes (**Castletownbere** and **Bantry**) should have a focused and co-ordinated approach to the development and enhancement of the towns so that the household numbers are doubled by 2021. In a major programme of town and village renewal and development, a pro-active role needs to be taken for promoting the development of the key villages and villages.

**3.4.2.** This Strategy envisaged that across North and West Cork County there should be a target of 30% of all new houses to be located in villages (including all key villages and villages but excluding all main towns and the agricultural areas), and 30% in the agricultural areas.

**3.4.3.** In addition to the natural growth forecast, the North and West Strategy suggested that there could, with concerted action to strengthen towns and villages, be an additional 1500 households created across the whole area of the North and West Cork Strategic Plan by 2021. This translates to approximately 118 new households in the Bantry Electoral Area to 2011.

### 3.5 Settlement Structure in the Bantry Electoral Area

**3.5.1.** The most appropriate locations to accommodate planned growth in the electoral area are guided by the North and West Strategic Study and the Cork County Development Plan 2003 (as varied). Between them they identify **Bantry**, **Castletownbere** and **Schull** as key strategic growth centres (urban development nodes), which will perform both service and employment functions (i.e. a jobs-led growth as a counter balance to Metropolitan Cork). 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). It is an objective in the County Development Plan to support existing villages and smaller settlements.

**3.5.2.** In principle the priority for this growth should be in villages that can be easily serviced by water and sanitation. Although there are infrastructural deficiencies of one sort or another in most settlements in the Bantry Electoral Area, those which do have schemes in train for improvements, or offer the potential for economic improvements, have been identified in consultation with the Council's Engineering Division. In addition to the availability of sanitary infrastructure, adequate access to shops, community facilities, employment opportunities, social services (schools and health facilities), and regular public transport are also priorities. Of the villages in the electoral area, **Ballydehob**, **Durrus** and **Glengarriff** exhibit the best all round potential for growth, based on the availability of adequate infrastructure services and other factors.

**3.5.3.** A number of **villages** were part of the 1996 Development Plan or have been newly identified (e.g. Kealkill) in the overall development strategy for the electoral area. There are also a number of **village nuclei** identified in accordance with the Local Plan settlement strategy. They have been grouped together in the table below to show the distinction between the settlement strategy of main towns, key villages, villages, village nuclei and other settlements.

**3.5.4.** The following table outlines the settlement network for the Bantry Electoral Area, and summarises the Strategic aims for each of the settlements:

<b>Settlement Type</b>	<b>Strategic Aims</b>
<b>MAIN TOWNS</b> <b>Bantry</b> <b>Castletownbere</b> <b>Schull</b>	<b>Bantry</b> Development as the primary urban centre for a large rural hinterland with an important deepwater port related role as well as key employment, marine industry, service and tourism.
	<b>Castletownbere</b> Consolidation as a key fisheries harbour and an important local and employment centre; promotion of its role as a marine-based tourism and employment location.
	<b>Schull</b> Development of the town within its coastal setting; continued promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.

Settlement Type	Strategic Aims
<b>KEY VILLAGES</b> Ballydehob Durrus Glengarriff	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> Ahakista Allihies Ardgroom Ballylickey Crookhaven Eyeries Goleen Kealkill Kilcrohane	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> Adrigole Church Cross Coomhola Dromore Kilcoe Lowertown Pearson's Bridge Rossmackowen/ Waterfall Toormore Urhan	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 LOCATIONS</b> Ardnageehy Beg Barleycove Bere Island Dursey Island Heir Island Long Island Whiddy Island	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.

3.5.5. The other settlement areas in Bantry Electoral Area are the holiday resort of **Barleycove**; the island communities of **Dursey**, **Bere**, **Whiddy**, **Long** and **Heir**; and the housing cluster from the 1996 Development Plan at **Ardnageehy Beg**.

3.5.6. In order to achieve sustainable patterns of settlement in the electoral area as envisaged in the North and West Cork Strategic Plan and the County Development Plan, the Local Area Strategy must increase the amount of development in towns and villages by attracting additional population, based on inward migration and on successful economic and environmental policies.

3.5.7. It is therefore important to provide a proactive approach to town and village regeneration and growth through local efforts to create attractive urban environments, development of third level education and training facilities, decentralised administrative posts and increased tourism based livelihoods and improved access to infrastructure and public transport links. Village development should be promoted in the range of existing villages and those village nuclei that exhibit potential for sustainable growth (village nuclei that are at cross roads or at the location of primary schools, churches, pubs and other facilities).

3.5.8. The Local Area Plan for the Bantry Electoral Area supports the County Development Plan policy as outlined in Section 3.3.13, where it states that there is no specific planning objection in principle to individual rural housing, subject to normal proper planning considerations as listed in sections 3.3.16 – 3.3.18 of the Cork County Development Plan 2003 (as varied). This policy is specific to rural areas, which are not experiencing high levels of pressure for development, where there is no restrictive settlement policy and where it contributes to rural regeneration. The Sustainable Rural Housing Guidelines published by the Department of the Environment, Heritage and Local Government in April 2005 support this policy approach.

3.5.9. The aforementioned guidelines also acknowledge the trends for development of holiday homes in coastal and scenic parts of the country and emphasise the importance of clustering such tourism driven activity in or adjoining small towns and villages. Again, this approach to tourism development is reflected in Objective ECO 4-2 of the County Development Plan.

### 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 for all the towns and villages of West Cork as well. In determining whether enough land has been provided for housing in the smaller towns and villages within the Bantry 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.

3.6.2. In this Local Area Plan, approximately 26 ha (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 centre development or on sites with "special" zonings.

3.6.3. It is considered that sufficient lands have been zoned in the smaller towns and villages to accommodate the needs of the Bantry 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.

3.6.4. In some villages (e.g. Kilcrohane) former housing zonings have been omitted to allow a wider range of potential types and densities of development than previously provided for by the former zoning objective. In all such cases, the new designation would permit the type of development for which the land was previously zoned.



## 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 Cork 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. The North and West Cork Strategic Plan recognized that certain parts of the electoral area exhibit declining population and more recently declining employment. In order to expand the productive potential of the Bantry Electoral Area, the North and West Cork Strategic Plan identifies a number of requirements such as:

- Strengthening the competitiveness of the local economy by stimulating direct foreign investment through the involvement of the IDA investment programme. Key locations for additional foreign investment would be the existing main towns of Bantry and Castletownbere, where social, economic and environmental conditions exist to support direct investment. It is important to protect these traditional economic activities through balanced land use planning.
- Industrial development should be more sympathetic to local resources and needs, capitalising on prior initiatives, such as the Bantry Enterprise Park. These existing resources should be reinforced by ensuring that there is adequate broadband telecommunication infrastructure and improved access.
- Diversification of agricultural employment through improvements in the efficiency of operations (by increases in competitiveness and scale of operations). Many agricultural related employment centres (timber, creameries, food processing and distribution,

fishing) in the electoral area need to be reinforced with other support industries that can feed off the primary industry.

- Raising educational attainment in the area to assist in retaining populations that would otherwise leave for the cities. There is a need to widen the courses available to people when they leave school, so that they can be undertaken within the area where they live, thereby retaining them in the community.
- Development of a land use strategy that protects traditional economic activities at the same time as encouraging a more self sustaining local employment base through the provision of adequate and attractive, serviced industrial land in the towns and villages; the provision of key social and economic services (schools, health centres, banks, shops etc); an improvement to the public transport network and the provision of an attractive environment for the construction of good quality and affordable housing in the towns and villages.

4.1.3. The mainstay of the economy in Bantry has been the tourism industry. Agriculture, forestry, fishing, aquaculture, food preparation, mining, transport, manufacturing, the oil terminal and local services are also important components of the local economy. Manufacturing and large-scale, high-technology services are under-represented compared to the national average.

4.1.4. Precedent plans indicate the development of facilities which extend the tourist season as a priority, and highlight the potential to further develop marine related leisure, and forestry and related industry, in the West Cork area. It will also be useful to try to identify the land-use needs of the existing commerce and industry in the area, and to facilitate these as far as possible.

4.1.5. Despite some notable success stories, it is regrettable that agriculture and some of the traditional resource-based industries of the area are in decline, whether in terms of jobs, income, investment, or some combination of these. Tourism is a major component of the local economy, but recent years have shown how vulnerable the industry is to changes in visitor numbers and spend. It is therefore important that the area continues to support this economic base, but looks beyond it to broaden the local economy. A number of agencies are involved in promoting and supporting business in the electoral area, and it is not intended to review their programmes and policies, or issues such as grants and training. Rather, the objective here is to concentrate on some key factors which have a direct land-use planning dimension.

4.1.6. The area's relative remoteness, small and highly dispersed population, and absence of any concentration of skills relevant to key growth industries, limits the potential for inward or local investment in business development. On the other hand the stunning scenery, perceived quality of life, and relatively undeveloped local economy are factors which can positively influence business, locational and start-up decisions.

4.1.7. Remoteness is a mixed blessing. Whilst it makes it difficult for local firms to access the larger markets in the cities and further afield, it does give local firms servicing the local area a degree of protection. Research suggests that the opening up of remoter areas by high quality new roads, etc., generally has a negative effect on established local businesses as the area becomes exposed to stronger regional and national businesses and markets. The North and West Cork Strategic Plan proposes upgrading of the Bandon-Bantry route as a strategic priority, and this is being pursued by Cork County Council. This should ease the situation somewhat, but it is unrealistic to expect any fundamental change to Bantry Electoral Area's accessibility in the medium term. In the long term the predicted substantial rise in the cost of oil, together with any significant technological or economic changes, may well deliver a radically different circumstance.

4.1.8. Perhaps more critical and feasible within the context of the Local Area Plan are improvements to internal communications within the area. Most businesses depend on physical access to their customers and workforce, and the poor road network and limited public transport reduces the area from which these are likely to be drawn. Substantial funding for improvements is unlikely to be forthcoming, but the prospects for capturing the limited funding available, as well as making the most of the existing network, could be incrementally improved by encouraging, as far as is appropriate, concentration of new homes and businesses in the larger towns and along bus routes.

4.1.9. The area's landscape and scenery is a key economic asset, not just for the tourist industry, but also in attracting footloose businesses. The importance of this can be highlighted by considering how many tourists or incoming investors the area would have in the absence of this asset. Anecdotal evidence suggests that some people view the location and design of much recent development as degrading the scenic quality of rural Ireland. If such a view of the Bantry area becomes widespread it could have severe impact on the local economy. At present the general view seems to be that West Cork is not yet so badly affected as some other tourist areas in the West of Ireland. This means that there is the opportunity to gain a competitive advantage for the area by protecting and promoting this environment. The Council has a difficult task in balancing individual preferences and proposals against the wider public interest, including the local economy. There are no easy fixes, but there may be some scope for selective local responses which encourage development in certain locations which are otherwise restricted, provided that this results in a net reduction in the pace of development in sensitive areas.

4.1.10. The quality of the environment is also important to the local economy in that pollution can restrict or increase the costs of economic development. For instance the downgrading of the water quality for Bantry Bay has added to the costs of the shellfish trade, the pollution from Castletownbere has limited the potential for mariculture around Bere Island, and the attainment or retention of 'Blue Flag' designated beaches can affect tourist numbers.

## 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 such as the Bantry Electoral Area. 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 in the Bantry area 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 employments 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.

## 4.3 Industry and Enterprise

**4.3.1.** The Cork County Development Plan 2003 (as varied) supports the expansion and development of the chemical and pharmaceutical sectors in the future.

**4.3.2.** Policies in the Local Area Plans will 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.

**4.3.3.** 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 FDI 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.

**4.3.4.** The Bantry Electoral Area has a range of industry and enterprise, but this is mostly at a small scale and service orientated. Manufacturing and large-scale, high-technology services are under-represented compared to the national average. Rural based industrial development exists in the form of transport operations, small distribution depots, and quarries.

**4.3.5.** Industry and enterprise in the area is supported through provision of support and premises variously provided by Cork County Council, CLÁR, West Cork Enterprise Board, IDA, and others.

**4.3.6.** The Local Area Plan seeks to build 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.

**4.3.7.** Manufacturing in the area is diverse and generally small scale and includes sectors such as building components, pharmaceuticals and food products. The area's remoteness from large markets and labour forces, together with the dispersed settlement pattern, militates against large scale

or highly specialised manufacture, so this is unlikely to become a major component of the local economy in the foreseeable future. Nevertheless the Local Area Plan supports the provision of industrial land and accommodation in the settlements, and especially the larger ones, in order to maximise and broaden the economic base of the area.

**4.3.8.** The oil terminal at Whiddy is one of the few large-scale industrial facilities, and its long term potential should not be prejudiced by incompatible development in the vicinity.

## 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 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 affecting 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 Variation to the Cork County Development Plan (March 2004) introduces a retail hierarchy where the main town of Bantry is classified as a Town Centre.

**4.4.8.** Neighbourhood centres are identified as meeting the locals' primary needs for convenience shopping but also includes some level of comparison shopping. In the Bantry Electoral Area the smaller towns of Castletownbere and Schull could be categorised as neighbourhood centres.

**4.4.9.** Many of the other villages have convenience shops and the odd comparison shop to satisfy local demand. The growth in the number of new convenience shops associated with the petrol stations located out of town need to be considered in the context of the new Objective 4.3.52 of the retail variation. The assessment of retail applications is guided by the amendment to objective ECO 3-10, which is the sequential test, a mechanism to guide the determination of the application. This test will also be used in the small towns and villages, when determining any application for retail development.

**4.4.10.** Recent surveys of the convenience shopping carried out by the County Council officials in the electoral area show that there is a substantial amount of proposed retail development. This potential increase in retail convenience floor space is in excess of that allocated by the Retail Strategy and this indicates that there is a need for a revision of the data supplied to inform future retail planning of the area.

## 4.5 Fisheries

**4.5.1.** Fishing and mariculture are important to both the economy and the character of the area. The fishing industry overall has been hard pressed by changes in stocks and international regulation. Castletownbere is Ireland's largest white fish port, but the many smaller piers and harbours around the Electoral Area are also well used and contribute to the vitality of the area.

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

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

**4.5.4.** Mariculture is another important component of marine industry in the area, Bantry Bay mussel farming being a particular example. In particular mari-culture has been identified as an opportunity for the islands, which find it difficult to compete with the mainland in fishing. Many of the same issues about harbour facilities and management apply equally to the mariculture industry as to fishing.

**4.5.5.** A significant component of the area's process industries are dependent on the fishing and mariculture industries, for instance various facilities at Dinish Island, Castletownbere, and shellfish depuration plants.

## 4.6 Tourism

**4.6.1.** West Cork is well known as a tourist destination, and tourism contributes significantly to the economic activities in the county. Bantry Electoral Area is well endowed with a number of tourist attractions that have been developed and promoted, including:

- An attractive coastline with a number of beaches which attract a large number of tourists in the summer months.
- A number of accessible islands that provide the visitor with a contrasting schedule of views and experiences.
- A number of archaeological, architectural and historical attractions throughout the electoral area, including Bantry House, Dunboy Castle, Allihies mines, etc..
- Attractive towns and villages, many with fantastic settings, such as Bantry, Schull, Ahakista, Crookhaven and Eyeries.
- Location on the principal route (N71) through to other West Cork/Kerry tourist destinations such as Clonakilty, Baltimore, Kenmare, Dingle, Killarney.
- A beautiful and challenging environment, and a range of facilities and services, for marine leisure activities.
- An attractive countryside of rolling hills, wild mountains, rugged cliffs and sandy beaches.
- Important festivals such as the Bantry Mussel Fair, West Cork Chamber Music Festival, various regattas and rallies, etc.

**4.6.2.** Tourism is crucial to the Bantry Electoral Area's economy. Probably the key element in attracting tourists to the area is its landscape, scenery and character. It is thus vital that the quality of these assets is protected.

**4.6.3.** The further development of the tourism industry is an important aim of the Plan, particularly the potential to extend the tourism season.

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

**4.6.5.** In accordance with the adopted Strategic Plan, large-scale developments should usually be located in the largest settlements. New

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

### Holiday Homes

**4.6.6.** Holiday and second homes are common throughout most of the Electoral Area. The precise numbers of these is difficult to establish, but a comparison of the number of households recorded in the Census with the number of An Post residential delivery points is reckoned to give a fair indication. On this basis it appears that at least 10% of the houses throughout most of the Electoral Area are holiday or second homes. For most of the Mizen, Sheep's Head and Beara peninsulas and some islands this rises to 37% and more.

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

**4.6.8.** The existence of, and high demand for, holiday and second homes, can make access to housing more difficult for local people. There are also important effects on the local economy. Second homes tend to put relatively little into the local economy, whereas regularly let holiday homes bring more money in. In both cases the consumption patterns of occupants are likely to be very different from permanent residents, so generating some additional jobs, but in some cases weakening the provision of services and facilities that are relevant to local, especially young people.

## 4.7 Mineral Extraction

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

**4.7.2.** In Chapter 4 of Volume 1 of the Cork County Development Plan 2003 (as varied), Employment and Economic Activity, objectives are included to identify (ECO 5-2) and safeguard (ECO 5-3) our mineral reserves and to minimize the impacts (ECO 5-4) of mineral extraction.

**4.7.3.** In April of 2004, the Department of the Environment and Local Government published guidelines for planning authorities on planning for the quarrying industry through the development plan and determining applications for planning permission for quarrying and ancillary activities. The guidelines are intended to be a practical guide to the implementation of section 261 of the Planning and Development Act, 2000. S.261 commenced on the 28th April 2004 and provides for a new registration system for quarries.

**4.7.4.** 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.

**4.7.5.** Though not the major force it was long ago, the extractive industries make an important contribution to the economy of the Bantry area. Of particular note is the large quarry near Derrylough on the south side of the Beara peninsula.

## 4.8 Forestry

**4.8.1.** 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, Volume 1, Employment & Economic Activity, 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.

**4.8.2.** 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.

**4.8.3.** 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.

**4.8.4.** 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.

**4.8.5.** 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 Cork 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. The Bantry Electoral Area is heavily dependent on road transport and, in particular the private car.

5.2.2. It is an objective of the Cork County Development Plan 2003 (as varied) to support the following:

- 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.
- initiatives which provide greater accessibility by bus between rural towns/villages with their more remote hinterlands.

#### Public Transport

5.2.3. The relative paucity of public transport in the Bantry Electoral Area is an inconvenience to many residents, a deterrent to some tourists, and a drag on the development of the local economy. On the other hand, the dispersed nature of settlements and development in the area militates against provision of viable public transport services.

5.2.4. Bus services are provided to the main towns in the electoral area but many of the villages and village nuclei do not have a full bus service, due to their remoteness and positions on the secondary roads. Bus services are particularly important in low population density, dispersed rural areas, where population mobility levels can be low.

5.2.5. Rural transport projects have a key role to play in providing public transport services, particularly in peripheral areas and in facilitating access to services in the key service towns and Hubs. There are a number of rural transport services in the region operating under the Rural Transport Initiative (RTI), which is funded by the Department of Transport and administered by Area Development Management (ADM). Bantry Rural Transport is the only one in the Bantry Electoral Area.

5.2.6. While these projects have become very successful in providing public transport services where none existed before, there is scope for improving the integration of these services with other scheduled services such as those of Bus Éireann. There is scope for the local authorities in the region to examine the extent to which such integration can be improved upon and to bring forward proposals in conjunction with the parties concerned. Rural taxi services are increasing in number and also provide a quality service to many rural areas. They provide an important 'feeder system' and suit the dispersed character of many areas in the region.

5.2.7. The various island ferries (and the Dursey cable car) are an important part of the public transport infrastructure of the area. As well as a lifeline for islanders, they facilitate and attract tourist visits to the area.

5.2.8. The rail service to the area has long ceased and there is no foreseeable prospect of any change to this situation. Better links to the national rail network at Cork and Killarney would be desirable.

5.2.9. Given the terrain and low density of population it is also unlikely that public air travel will operate from the area during the Plan period. Better links to Cork and Kerry airports could, however, improve accessibility.

#### Road Network

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

5.2.11. The only national route in the area, the N71, follows an indirect route in both directions for most of the area. Consequently more direct regional roads carry a significant proportion of the traffic to and from the area. In particular the R586, from Bandon to Bantry, has been identified by the North and West Cork Strategic Plan as having strategic importance to the development of the area, and a programme of improvement to this route is now being progressed.



5.2.12. The R584, R585 & R587 network is also important in connecting the northern part of the area to Cork and the wider road system, and this is likely to increase in importance with the recent opening of the Ballincollig By-Pass, and if and when the Cork-Macroom dual-carriageway is completed.

5.2.13. The proposed Bantry relief road is intended to remove much through traffic on the N71 from the centre of Bantry, but no firm date has yet been set for the construction of this.

5.2.14. Preliminary investigations of potential relief roads for Castletownbere and Schull have been carried out, but these are unlikely to proceed during the Plan period.

5.2.15. Some of the settlements within the electoral area would benefit from road improvements such as traffic calming, the provision of appropriate signage, or road widening/junction improvements.

5.2.16. The demand for car parking within the settlements, especially the larger ones, continues to grow. The dispersed nature of much recent development exacerbates this trend.

5.2.17. The Non-National Roads 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.

5.2.18. It is considered that there may be suitable locations in the Bantry 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**

5.2.19. Bantry (including Whiddy), Castletownbere and Schull harbours are very important to the character and economy of the area. A large number of smaller piers and harbours are also important in spreading economic activity through the more rural parts of the area, and providing convenient links to the islands.

5.2.20. A data base of coastal access points is being prepared by Cork County Council at present and this will assist future planning of, and investment in, harbours in the area. Significant funds are being invested in the maintenance of the piers and slipways and management of the coastline.

5.2.21. There is no airport in the Electoral Area, but there is a small privately owned landing strip in occasional use just to the west of Bantry.

**Pedestrian and Cyclists**

5.2.22. 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 provision has been highlighted in specific zonings in the Local Area Plan.

5.2.23. Waymarked paths (such as the Beara way) 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 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 Water Needs Assessment 2003 for West Cork was prepared by the local authority for funding through the Department of Environment, Heritage and Local Government. 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.

5.3.6. The South Western River Basin District project will be undertaken from 2004 to 2007. It will characterise the surface waters, ground waters and tidal waters and prepare a strategy for the achievement of good quality water where this does not exist and maintenance of good quality where it does. The project will be carried out by contract under the direction of a steering group comprising representatives of the local and public authorities with responsibility for waters. The cost of the project will be approximately €8 million. Particular attention is, and will be, given to the maximisation of the efficiency of existing schemes. This will be achieved through better management of energy use and more use of computer controls will improve operation and reliability of the plants and reduce operating costs.

5.3.7. Continuous upgrading of rural sewage treatment plants will improve the quality of our surface and ground waters. Water conservation and leakage detection programmes will continue. These types of projects will enable the Council to meet greater demands while delaying the need for the provision of expensive extensions to treatment plants and trunk mains. Separation of storm water from foul sewage will improve the operational efficiency and the quality of the treated effluent discharged from our sewage treatment plants.

5.3.8. The water needs assessment provides a programme of investment in water schemes, sewerage schemes and storm-water drainage schemes, both upgrading and new construction for the period 2003-2005.

5.3.9. The Bantry Electoral Area is included in the Cork Water Strategy Study, which will identify the strategic needs in West Cork for the next twenty years.

**Water Quality**

5.3.10. 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 S.I .258/1998: The Local Government (Water Pollution) Act 1977 ( 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.

5.3.11. There are large numbers of caravan parks, hostels and restaurants throughout the Electoral Area, all of which have limited facilities for wastewater treatment. Three harbours/Bays in this area are designated under the Shell Fish Directive. Any expansion or intensification of use in the above sectors must be sustainable with existing wastewater treatment facilities.

**Drainage**

5.3.12. 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 DoEHLG has not yet responded to the OPW document, it is prudent that the LAPs 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.
---------------	--

**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)

5.4.2. The Cork County Development Plan 2003 (as varied) has an objective to promote the development of waste management facilities through a hierarchy of waste management (bring sites, civic amenity sites, waste transfer sites and landfills). 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.

**5.4.3.** Bring sites are proposed throughout the County and Bantry Electoral Area. Civic amenity sites raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency. It is important to ensure they are located where these impacts are minimised as much as possible. The 1996 County Development Plan was varied in 1999 to include the designation of an area north of Castletownbere at Foildarrig for the provision of a waste transfer/civic amenity site. Since the adoption of the Cork County Development Plan 2003 (as varied), this facility has been constructed and is in operation since July 2004. The Council operates a landfill site at Derryconnell.



## 5.5 Energy and Communications

**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.

**5.5.2.** The Cork County Development Plan 2003 (as varied) has many varied objectives to deal with the application for wind energy projects and the County Council has produced a guidance paper on strategically suitable and un-suitable wind energy projects in the county.

**5.5.3.** Cork County has significant wind resources, a certain amount of which may be amenable to exploitation as a renewable electricity source. The county also has a diverse set of landscapes with varying degrees of sensitivity to different kinds of development such as wind turbines and wind farms. Having studied both the wind speeds and the landscapes of

the county on a broad level, the Council has identified, in broad strategic terms, two special areas; namely 'strategic search areas' where wind farm activity could be encouraged and 'strategically unsuitable areas', where wind projects would be normally discouraged because of high landscape sensitivity.

**5.5.4.** Much of the Bantry Electoral Area has high wind speeds, but also great landscape sensitivity, hence there are no 'Strategic Search Areas', and much of the Electoral Area is identified as 'Strategically Unsuitable Areas'. The County Council intends to produce a Planning Guidance and Standards series with detailed documentation on the development control considerations for wind-farm development.

## 5.6 Telecommunications

**5.6.1.** Eircom has indicated that within a period of twelve months most towns with a population in excess of 1,500, will have access to broadband services. Notwithstanding the above programmes, the South West is almost unique from a national perspective, in view of the large number of small settlements with populations less than 1,500 people. Innovative approaches such as the employment of satellite, powerline, microwave and wireless technologies will have to be employed to give broadband to these settlements, many of which will be dependent on new Information and Communications Technologies, if they are to expand their local employment potential, within the knowledge based economy of the region.

**5.6.2.** An objective 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; these are supported under the National Development Plan.



## 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 Cork 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. The Cork County Development Plan 2003 (as varied), incorporated the Cork Local Authorities Joint Housing Strategy of 2002 in its entirety and is now guided by the provisions of the strategy. It has introduced a number of new changes to the methodology of providing housing.

6.2.2. A key intention of the Local Area Plan is to encourage a greater proportion of new housing to be located in the villages and larger settlements, in line with the North and West Cork Strategic Plan and the 2003 County Development Plan. The North and West Cork Strategic Plan and the Housing Strategy also emphasise the importance of the provision of a range of housing (size, type, tenure) in order to meet the variety of needs, including those not recently delivered by the market, and especially those of young people. In order to achieve this the provision for these settlements seeks to ensure a good supply of housing land which has the potential to meet a range of preferences. It also seeks to encourage improved residential environments, provision of a variety of housing types and tenures, and easy access to services.

6.2.3. Outside of the settlements, much of the Electoral Area is affected by restrictions on new housing development (though in each case there are certain exemptions for development by local people). The coast and most of the peninsulas are covered by the designated 'Scenic and Coastal' Areas, and green belts around Bantry, Castletownbere and Schull.

6.2.4. These restrictive areas are a response to strong pressure for development which left unchecked would have a damaging effect on the long term environmental and social sustainability of the area. Contrary to

popular belief these restrictions do not lead to loss of population – the areas of the County suffering loss of population are in the main outside these restrictive areas.

6.2.5. Neither is it the case that building houses necessarily leads to population growth. As the economy has strengthened in recent years, people have tended to live in smaller household sizes, thus requiring more houses for the same, or a falling, population. In the coastal areas in particular, there is a high level of second and holiday homes, and a significant proportion of the growing housing stock is being absorbed by these in some areas, at the same time as a fall in resident population.

6.2.6. Outside the restrictive areas mentioned above, and in the case of the Bantry Electoral Area this means mainly the inland areas away from the larger towns, the County Development Plan indicates no objection in principle to individual houses in the countryside.

6.2.7. Since 1999, in West Cork there have been a total of 397 Council housing starts and 157 completions (approximately 40%). Of the schemes in progress, the majority are 3 bedrooms (42) and approximately 48% of the West Cork total of 239 are being built in the Bantry Electoral Area. The majority of these schemes are being built in the main towns of Bantry, Castletownbere and Schull, but there are smaller schemes also being built in places such as Kealkill, Glengarriff, Goleen, Ballydehob, and Kilcrohane.

6.2.8. The Council has bought land for Local Authority Housing in various locations around the Electoral Area. This will be a major contribution to the provision of social and affordable housing, and takes place alongside the contribution (usually 20%) required to be allocated from new private multiple housing developments under Part V of the Planning Act.

### 6.3 Residential Densities Within Main Towns

6.3.1. The County Development Plan 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 settlements, 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 and 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. The problems of poverty and social exclusion exist in both urban and in rural areas. Economic dependency, isolation, unequal opportunity

and participation are compounded by the problems of distance from services and amenities, particularly in our rural areas.

**6.5.2.** In some areas the absence of an adequate transport service and affordable childcare services make it especially difficult for women to avail of training and education or to enter the labour force. 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.

**6.5.3.** The provision of improved public services and infrastructure and the creation of improved employment opportunities assist in reducing many aspects of social exclusion and deprivation.

**6.5.4.** In the Bantry Electoral Area, the importance of the provision of recreational, infrastructural and community services in the form of open space, amenity areas and built facilities is recognised. Some of the villages do not have adequate services and this needs attention in the context of the content of any large housing schemes, and the County Council and other providers' programmes.

#### **Education:**

**6.5.5.** Primary schools are located in or near most of the significant 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 an objective in the local area plans.

**6.5.6.** Secondary schools in the electoral area are located in the main towns of Bantry, Castletownbere and Schull.

**6.5.7.** 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.

**6.5.8.** 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. 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:**

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

**6.5.10.** The hospital is located in Bantry, and there are general practice doctors and pharmacies here and in Castletownbere and Schull. Dentists are found in Castletownbere and Bantry (and also nearby at Skibbereen and Kenmare). Some of the smaller settlements have local community health centres, and there are a number of nursing homes and other facilities around the area.

#### **Recreation:**

**6.5.11.** Community Halls are located in many of the settlements in the area.

**6.5.12.** Recreation and sports are provided for as private and public undertakings and indoor and outdoor facilities. The largest provider of sports and recreation 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 and tennis are also provided for. Several golf courses are found in the electoral area also. In new residential developments the policy objectives in Cork County Council's Recreation, Amenity and Cultural Policy document on the provision of facilities will be implemented.

**6.5.13.** Walking is increasing in popularity and is catered for in successful waymarked walks such as the Beara Way.

**6.5.14.** With such an extensive and beautiful coastline there is a good range of marine leisure activities, many of which share harbour facilities with the fishing and mariculture industries.

#### **Open Space:**

**6.5.15.** Passive open space zonings are shown in the Plan as well as the active recreation uses described above. Open space fulfills 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 it needs to be preserved.

#### **Childcare:**

**6.5.16.** 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, town centres, village centres and locations convenient to transport.

## Section 7 Environment, Heritage, CLÁR, and the Islands

### 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 protects 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 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 Bantry Electoral Area pNHA's (dated September 2002) is given in Volume 2 of the Cork County Development Plan 2003 (as varied) and shown on the Heritage and Scenic Amenity Maps 7, 11, 12, 13, 17 & 18 in Volume 4.

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.

7.2.5. The current list of Bantry Electoral Area cSACs (dated September, 2002) is given in Volume 2 of the Cork County Development Plan 2003 (as varied) and shown on the Heritage and Scenic Amenity Maps 7, 11, 12, 13, 17 & 18 in Volume 4.

7.2.6. 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 Bantry Electoral Area SPAs (dated September, 2002) is given in Volume 2 of the County Development Plan and shown on the Heritage and Scenic Amenity Maps 7, 11, 12, 13, 17 & 18 in Volume 4.

### 7.3 Scenic Amenity, Views and Prospects

7.3.1. Scenic areas and scenic routes are identified in the Cork 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 Cork County Development Plan 2003 (as varied), refer to scenic amenity, routes and views and prospects.

7.3.2. The scenic routes of Bantry Electoral Area are shown on the Heritage and Scenic Amenity Maps 7, 11, 12, 13, 17 & 18 in Volume 4 of the Cork County Development Plan 2003 (as varied). The County Development Plan 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.

7.3.3. The method of landscape assessment is set out in the Guidelines and provides for public consultation on each stage of the process. Initially the County Development Plan 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 County Development Plan.

7.3.4. The current stage of the process is at the "values" stage whereby the values associated with landscape character in local areas are 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 and scenic landscapes as the process will inform the work on the scenic routes and landscapes.

7.3.5. 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 sequence 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.

7.3.6. 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.

7.3.7. 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.

7.3.8. 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.

7.3.9. 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.

7.3.10. 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.

7.3.11. 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.

7.3.12. In the Bantry Electoral Area there are 30 routes classified as scenic routes, reflecting the stunning scenery and views of the peninsulas and other parts of the Plan area.

7.3.13. The Electoral Area also has Cork County Development Plan 2003 (as varied) designated scenic landscape covering much of its coast, and mountain areas around Hungry Hill (Beara), Sugarloaf Mountain and the Caha Mountains (Beara), and Cousane Gap (inland). The scenic landscape areas are shown on the Heritage and Scenic Amenity Maps 7, 11, 12, 13, 17 & 18 in Volume 4 of the aforementioned Plan.

## 7.4 Built Environment

**7.4.1.** In the Bantry Electoral area, the Cork County Development Plan 2003 (as varied) has provided Architectural Conservation Areas (ACAs) in Ballydehob and three parts of Bantry town. 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 Cork County Development Plan 2003 (as varied).

**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 Cork County Development Plan 2003 (as varied) established the initial Record of Protected Structures in County Cork, which includes a draft list of over 1,000 structures, including many in the Bantry Electoral Area.

**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. 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 Cork County Development Plan 2003 (as varied) contains specific objectives in relation to Cultural Heritage. 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 Bantry Electoral Area can make a significant contribution to underpinning the rural economy, stabilising populations and strengthening communities.

**7.5.7.** A prime example of this approach is The Bere Island Conservation Plan which was jointly prepared by the local community, the County Council, the Heritage Council and consultants (see Bere Island section for further details).

## 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 CLÁR Areas

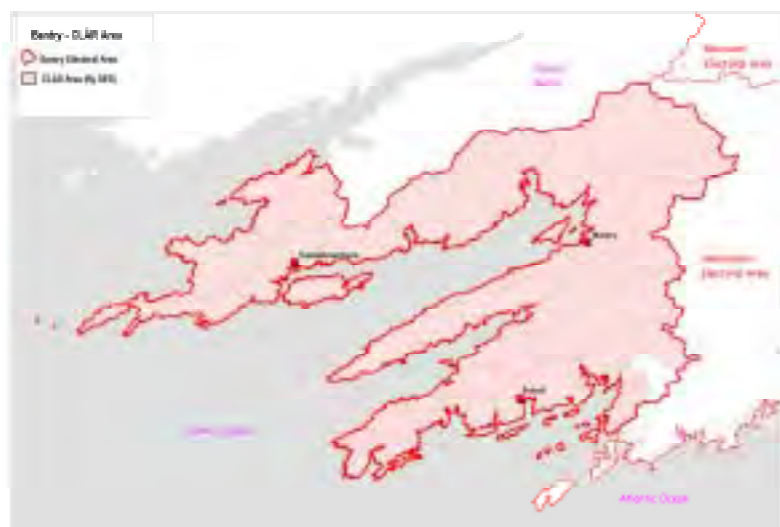
**7.7.1.** With the exception of Aghadown DED (just outside Skibbereen) the whole of the Bantry Electoral Area is within the designated CLÁR area.

**7.7.2.** The programme was started in 2001 by the Minister of State in the Department of Agriculture, Food and Rural Development with the objective of addressing the problem of depopulation and decline in services through re-prioritising investments under the National Development Plan and the provision of a dedicated fund for special projects. The Department of Community and Enterprise is the co-ordinator of the programme in County Cork and the projects identified in the county involve improvements to the roads, water supplies, urban areas, village enhancement, minor health projects, sports capital and electricity. CLÁR (Ceantair Laga Árd-Riachtanais) has 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.

**7.7.3.** The majority of the sixteen areas selected for inclusion in the CLÁR programme were those that suffered the greatest population decline from 1926 to 1996. The average population loss in these regions was 50%. Following on from an analysis of Census 2002 population figures a revision of CLÁR Regions has been undertaken. As a result of this review all existing CLÁR Regions have been retained with many, including Cork, extended.

**7.7.4.** Priorities identified in the selected areas are dealt with in 3 modules: Local Authority, Industry, Enterprise and Health and Education & Community. It also provides co-funding for priority projects such as Non-National Roads, Group Water and Sewerage Scheme, Small Public Water Schemes, Urban and Village Enhancement Schemes, Bi-lingual Signage Scheme, Sports Capital Grant Scheme, Major and Minor Capital Health Projects, Telecommunications and key projects on the Islands.

**7.7.5.** It is a primary objective of this plan to recognise the fundamental principles of the CLÁR programme and it is imperative that we support and maintain traditional historical settlement patterns and the housing needs of local people.



## 7.8 Islands

7.8.1. The islands are an important part of the culture, heritage, ecology, economy and tourist appeal of the County. Within West Cork there are 7 islands with permanent populations, and these fall into two electoral areas, and hence two Local Area Plans, as follows:

**BANTRY Electoral Area Local Area Plan** - (Heir Island, Long Island, Whiddy Island, Bere Island, Dursey Island)

**SKIBBEREEN Electoral Area Local Area Plan** - Oileán Chléire (Cape Clear) and Sherkin Island

The individual islands of Bere, Dursey, Heir, Long and Whiddy are dealt with in more detail separately later in this Plan.

7.8.2. There has tended to be a long-term general decline in the permanently resident population of the islands. The 2002 Census figures currently available do not separately record the Bantry Electoral Area islands with the exception of Bere Island, where there has been a reduction of five persons (to 207) but an increase of two households (to 83) since 1996. In addition to the permanent residents there are substantial numbers of occupants on all the islands, especially in the summer, of second homes and holiday lets, and these would not usually be recorded in the census.

7.8.3. The 1994 West Cork Island Study report (referred to in the 1996 Development Plan) identified;

- The islands of West Cork are numerous, varied and interesting and have substantial opportunity for development (though only 5 within the Bantry Electoral Area are currently permanently inhabited – Dursey, Bere, Whiddy, Long, and Heir Islands)
- The most important aspect of the islands is the need to strike a balance between on one hand; the need for development and the need to increase the population; and on the other hand the need to protect the unique environment.
- Encouragement of “Island House” type development that combines tourist facilities such as accommodation (B & B or

guest house) with other business (e.g. shop or pub); or the ‘Island Business Centre’ concept, mixing small business/ industry or craft units with services like a shop or café.

- The desirability of avoiding the privatisation of uninhabited islands by development for individual holiday/ second homes or complexes not open to the public, and using planning powers to ensure continuing public access to islands and their beaches. Recognition of potential for tourism development on currently uninhabited islands where this preserves public access and is in conjunction with facilities on the mainland or inhabited islands.



- Need for recognition of the lower income and higher costs faced by many permanent island dwellers
- Housing problems caused by second home and holiday let uses pricing permanent residents out of the market, lack of availability of appropriate accommodation to let for young people
- Opportunities for development of marine leisure activities provision
- Importance of special island character, including landscape and traditional buildings, historic remains and archaeology
- Presence of numerous derelict buildings, while new buildings are being developed around.
- Scientific and tourism value of ecology and wildlife
- Promotion of islands through pier notice boards, collective promotions, walkers’ guides
- Desirability of re-routeing of ferries to encourage ‘island-hopping’
- Resource limits in terms of sanitary infrastructure (water, sewerage, rubbish collection, etc.), fish-farming, availability of funding, etc.
- Higher costs to businesses on islands, including agriculture and fishing.

## Section 7: Environment, Heritage, CLÁR and the Islands

- Relevance of co-operative and other joint ventures to address islanders’ needs.
- Need for selective development to support a permanent population, including a cautious approach to tourism provision that produces much development without maintaining many jobs (e.g. second homes and self-catering accommodation)

7.8.4. The Cork County Development Plan 2003 (as varied) recognised the unparalleled reputation of the island communities for resourcefulness and their unique culture and identity. The Plan also recognises the potential of the islands for inward investment from second homes and has identified a number of objectives that encourage and support:

- The need for special planning of access, infrastructure and services
- The development of speciality or niche economic sectors
- High priority for all year round population
- Restriction on the development of individual second homes except where existing homes are being restored or extended
- New development should be sympathetic to individual form and island landscape and traditional building patterns
- Restriction to the developments that lead to individual islands having a single use.

7.8.5. Bantry, Casletownbere and Schull (and Skibbereen in the case of Heir Island) are important centres for the islands in the Bantry Electoral Area, and the retention and development of the towns’ facilities are critical to the long term well being of the island population. Conversely, visitors to, and residents from, the islands are important to the economies of those towns. It is in recognition of such factors that the North and West Cork Strategic Plan places such importance on the development of the principal towns and villages as being crucial to the well being of their more rural hinterlands, including the islands.

## 7.9 Landscape Assessment

### Landscape Assessment in County Cork

7.9.1. 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.

7.9.2. 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 concentrate 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.

7.9.3. 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 character description and values.

#### LANDSCAPE OF BANTRY ELECTORAL AREA

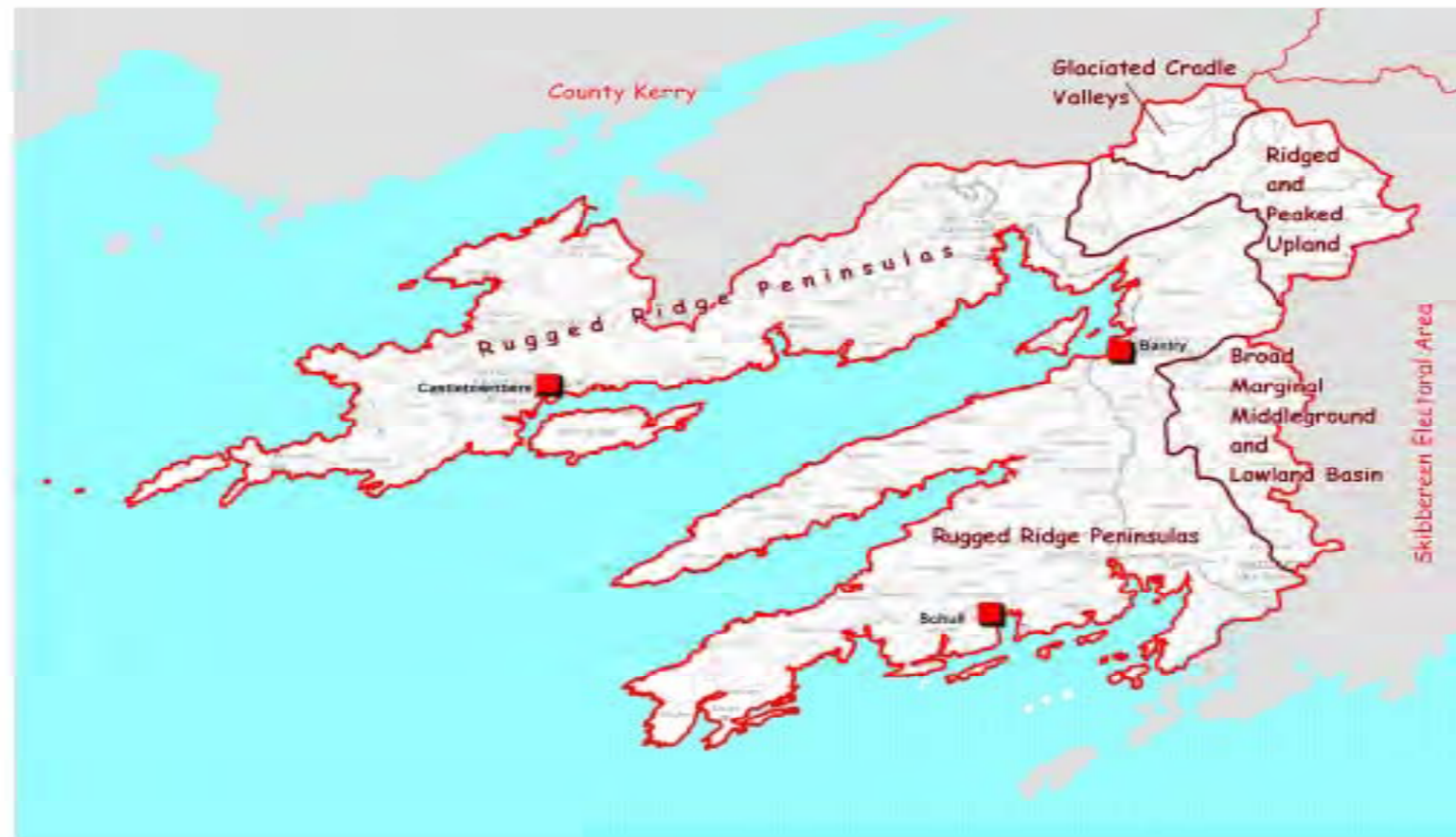
7.9.4. The landscape of the Bantry Electoral Area is dominated by the Peninsula areas, which cover an area of over nine hundred square kilometres in the western part of the Electoral Area. The eastern part of the Electoral Area has a mix of landscape types including Glaciated Cradle Valleys, Ridged, Peaked and Forested Upland and part of the Broad Marginal Middleground and Lowland Basin of the River Ilen. These landscape types and associated values are summarised below.

##### *Rugged Ridge Peninsulas*

7.9.5. This landscape type is located in the extreme southwestern corner of Ireland. The predominant components of this landscape type include rocky peninsulas such as Mizen Head, Beara and Sheep's Head, separated by drowned valleys and relatively low-lying bays such as Bantry, Dunmanus and Roaringwater Bay. The high ridges and mountainous peaks of the peninsulas, such as Hungry Hill, are characterised by a jagged profile and include the occasional corrie lake and steep pass while others, notably on the Mizen Head peninsula, are more rounded with occasional rock outcrops and streams. The same variety and ruggedness characterises much of the shoreline, with rocky promontories and islands extending out into the sea. The sheltered recesses of the bay areas typically comprise flatter terrain extending inland and rising to low ridges and hills, including drumlins within Bantry Bay. Roaringwater Bay includes many small islands, including Long and Heir Islands, while Bantry Bay includes Whiddy Island and the notably larger Bere Island. The exceptional depth of Bantry Bay provides a natural harbour, which can accommodate large ocean-going tankers, while the large metal storage cylinders of the oil terminal are significant features in this coastal landscape.



Schull, and the villages of Allihies and Eyeries which provide a particular feature in the landscape due to the varied colour of their buildings. The combination of exceptionally mild micro-climate in this area of Ireland and the fertile ground in the bays has resulted in cultivated exotic gardens, including the gardens on Garinish Island near Glengarriff, which are of international renown and add to the natural beauty of the landscape. To the east and in bays offering shelter, the coastline is less rugged and predominantly fertile and given to dairying and some tillage.



7.9.6. Typically the rocky peninsulas comprise a mix of moorland, some relatively fertile patches of farmland and woodland including some smaller patches of coniferous plantations on higher ground. Fields of regular shape are more prevalent inland on the flatter ground but become more irregularly shaped and less fertile on the slopes of the surrounding hills, and include patches of bracken, rush and scrub as well as a mix of broadleaf hedgerows and coniferous shelterbelts.

7.9.7. Farmsteads are scattered on lower ground and comprise small houses and outhouses, with towns, villages and hamlets located along the coast, with larger examples including Castletownbere, Bantry and

##### *Values associated with the Rugged Ridge Peninsulas*

7.9.8. The Peninsular coastline found in southwest Cork is valued nationally for its scenic and natural quality, including rugged topography and unique formation including a mix of peninsulas, bays, mountains, inlets, harbours and islands, such as Mizen Head, Hungry Hill, Fastnet Rock, Sheep's Head, Beara Peninsula, Carbery Islands and Cape Clear Island, which is also a nationally important Gaeltacht area with associated linguistic, cultural and educational values. This landscape is also valued both nationally and within County Cork for the quality of its built environment, particularly regarding the retention of traditional

vernacular buildings and the exceptional vernacular quality and setting of individual buildings and farmsteads as well as the quality of its towns and villages, particularly Allihies and Eyeries, Castletownbere, Bantry, Durrus, Schull, Ballydehob, Goleen and Baltimore, and heritage buildings and structures on Bere Island.

**7.9.9.** The area is also highly valued for its tourism and recreation, due mainly to its scenic amenities, extensive coastline and marine leisure, which attracts large numbers of domestic and international visitors. This in turn creates a huge demand for associated developments such as second homes and holiday homes.

**7.9.10.** The range, quality and diversity of important habitats, chiefly associated with the rocky coastline and upland areas are also of international importance, while at a local level the area is valued as a place to live and for its farmland, much of which is comprised of marginal agricultural land.

#### ***Ridged, Peaked and Forested Upland***

**7.9.11.** The ridged, peaked and forested upland landscape type borders much of the mid-western boundary of County Cork, from Kealkill in the south to Millstreet in the north. This landscape type comprises a rolling mountainous topography at a relatively high elevation, and includes such areas as the Cousane Gap and the southern slopes of the Boggeragh Mountains. Soils are of low fertility and experience relatively high levels of rainfall due to its elevation and location in the southwest of Ireland, resulting in poor growing conditions and limited vegetation including moorland, heath and scrub. Isolated or clusters of fields, are scattered along lower slopes, giving this landscape type a small scale dimension, to the otherwise open moorland. Urban settlements tend to be located on lower ground and include, for example, Ballingeary, Inchigeelagh, Carriganimmy and Millstreet.

#### ***Values associated with the Ridged, Peaked and Forested Uplands***

**7.9.12.** This landscape comprises a substantial component of the Muskerry Gaeltacht, which is of national significance for its linguistic and educational value. In addition a nationally important example of undamaged, intact and growing blanket bog exists at Mullaghanish. Within County Cork this landscape is valued for its scenic amenity, particularly its rolling countryside, narrow shallow lakes and complex topography, its expansive views and scenic routes, including the Cousane Gap. This landscape is also valued locally as a place to live and for its farmland, much of which is of marginal agricultural quality and often used for commercial forestry.



#### ***Glaciated and Forested Cradle Valley***

**7.9.13.** This landscape type is found in a number of locations in County Cork. It is formed by intensive glacial erosion, leaving armchair-like formations gouged out of the mountainside, such as Gougane Barra. The mountainsides are steeply scarped, falling to a flat but limited valley floor which typically accommodates a small lake and/or river. The predominance of blanket peat combined with the relatively high level of rainfall experienced due to elevation and location in the southwest of the country, result in poor growing conditions and limited vegetation, which typically comprises gorse as well as stunted broadleaf trees and shrubs. Rush and willow are quite common on lower wetter areas, especially in small patches of previously improved land and along watercourses. In recent years, a patchwork of coniferous plantations, occupy a significant portion of these valleys. Buildings and other structures are scarce in this landscape type, however Gougane Barra does contain historical remains of medieval stone buildings along side a nineteenth century stone oratory as well as contemporary tourist facilities.



#### ***Values associated with the Glaciated and Forested Cradle Valley***

**7.9.14.** Gougane Barra is valued nationally for its remote and natural character, the dramatic quality of its physical landscape, as well as containing important ecological, archaeological, historic, architectural features including monastic remains and an eighteenth century church, which also has a spiritual and religious significance and is a widely recognised and iconic image throughout the country. In addition to the above, this Gaeltacht area is important for its linguistic, educational, folklore and literature significance, and as a result, it is valued by large numbers of visitors for recreation, educational and tourism purposes.

There are limited areas of agricultural land, which are of local importance.

#### ***Broad Marginal Middleground and Lower Basin***

**7.9.15.** This landscape is comprised of a broad shallow basin of the River Ilen and its tributaries, and is enclosed by rugged ridges and rocky outcrops. The area is bordered by Mullaghmesha, Nowen Hill and Millane Hill to the north, Mount Kid to the west and Carrigfadda to the east, and falls gently southwards and gradually expands in width towards Skibbereen. Landcover at lower elevations mostly comprises relatively fertile pasture but with rush on hillsides and on low lying flatter and wetter ground. Low-lying areas are characterised by relatively small fields with low to medium sized hedgerows, while higher ground is characterised by patches of rough scrub and small patches of coniferous plantations. Buildings are sparsely located, comprising occasional houses,

## **Section 7: Environment, Heritage, CLÁR and the Islands**

farmsteads and sheds, which are generally screened by hedgerows, scrub and woodland and by the complexity of terrain. Towns and villages in this landscape type include Drimoleague to the north and Drinagh to the east.

#### ***Values associated with the Broad Marginal Middleground and Lower Basin***

**7.9.16.** This landscape is valued locally for its unspoilt natural beauty and strong natural character shaped by non-intensive farming, the vernacular quality of its built environment, which is particularly prevalent in such villages as Drimoleague and in scenic areas such as at Sheparton. The landscape is limited in terms of agricultural productivity with some upland areas being used for forestry, however the area is highly valued by local residents as a place to live and has a strong sense of identity based largely on continuity of settlement.



## Section 8

### Settlements and Other Locations

#### ***Main Settlements***

Bantry  
Castletownbere  
Schull

#### ***Key Villages***

Ballydehob  
Durrus  
Glengarriff

#### ***Villages***

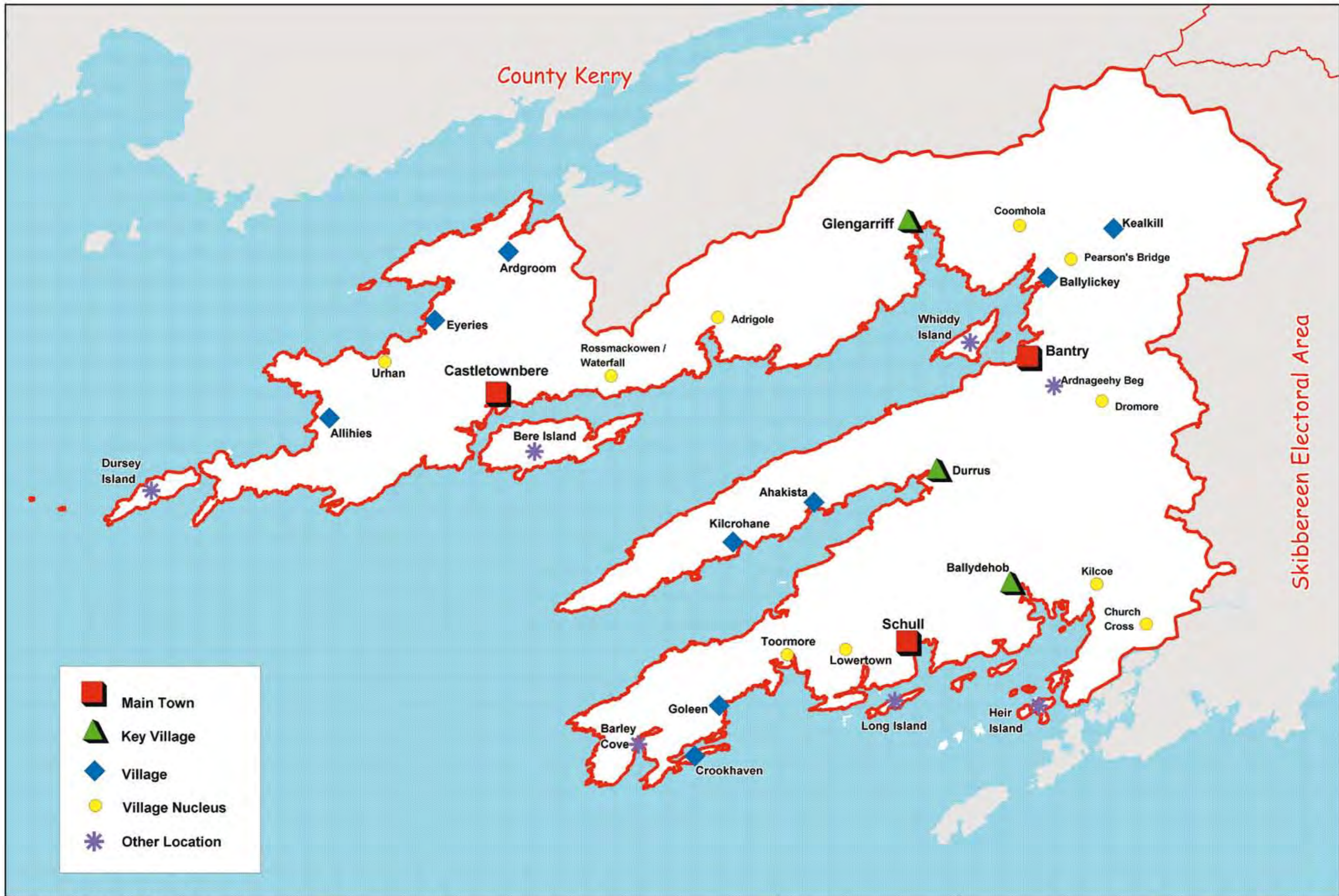
Ahakista  
Allihies  
Ardgroom  
Ballylickey  
Crookhaven  
Eyeries  
Goleen  
Kealkill  
Kilcrohane

#### ***Village Nuclei***

Adrigole  
Church Cross  
Coomhola  
Dromore  
Kilcoe  
Lowertown  
Pearson's Bridge  
Rossmackowen/Waterfall  
Toormore  
Urhan

#### ***Other Locations***

Ardnageehy Beg  
Barleycove  
Bere Island  
Durse Island  
Heir Island  
Long Island  
Whiddy Island



***Main Settlements***

Bantry

Castletownbere

Schull

# 1 Bantry

**Bantry, a county town and growth/development centre, is situated 80 Km west of Cork and is one of the larger towns in West Cork. Bantry is a major service, community and civic centre serving an extensive hinterland.**

**The overall strategy aims to develop Bantry as the primary urban centre for a large rural hinterland, with an important port related role and key employment functions in the marine, service, and tourism industries.**

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

## 1.1 Bantry in Context

**1.1.1.** In this Local Area Plan, Bantry is identified as a Main Settlement in the Bantry Electoral Area, while retaining its status as a county 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 Bantry are to encourage its development as a primary urban centre for a large rural hinterland. It has an important deep-water port and acts as an employment centre for the marine industry and the service and tourism sectors.

### Population Growth

**1.1.2.** The 1996 census recorded a population of 2,936 persons, equivalent to 1,039 households, in the town of Bantry. By the year 2000, it is estimated that this had grown to a population of 3,080 persons, equivalent to 1,110 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by 240 households by the year 2011.

**1.1.3.** This would bring the 2011 population to around 3,360 in approximately 1,350 households.

**1.1.4.** The North and West Cork Strategic Plan suggests that towns like Bantry 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 230 households or so (in addition to the figures set out above) by 2011 and this has been reflected in the zoning provisions of the Cork County Development Plan, 2003 (as varied).

### Key Planning Considerations

**1.1.5.** The town of Bantry is located at the head of a narrow inlet on the eastern shore of Bantry Bay. This inlet is enclosed by steep slopes that provide natural shelter and a dramatic and attractive landscape setting for the town centre. Much of the sloping open land around the town that overlooks Bantry Bay is designated Scenic Landscape.

**1.1.6.** Because of this unique topography and landscape setting, much of the sloping and elevated land around the town centre is unsuitable for development either because of servicing difficulties or because of the contribution that the land makes in its open state to the setting of the town. Of particular importance is Bantry House, its grounds and setting.

**1.1.7.** The town centre of Bantry contains architectural and urban design features of considerable importance. Wolfe Tone Square is a dominant open space and is one of the most important townscape features in the rural part of the county. The contrast between this expanse of open space, its setting and the close-knit Georgian and Victorian shopping streets to the east give the town a special character and charm.

**1.1.8.** For this reason much of the town centre, including Wolfe Tone Square has been designated as an Architectural Conservation Area. Details of this can be found in Volumes 2 & 4 of the Cork County Development Plan, 2003 (as varied).

**1.1.9.** Throughout the town as a whole, there are 44 buildings or other structures entered in the Record of Protected Structures.

**1.1.10.** There are two separate water supply sources serving the town. Both sources have problems of water quality and peak demand exceeds capacity. There are proposals for a new Regional Water Supply Scheme to serve Bantry, the hinterland and parts of the Sheep's Head and Mizen Peninsulas. This scheme is funded under the Water Services Investment Programme and is at an advanced planning stage. There will be at least a three year construction period and water shortages may be encountered during the summers for this period.

**1.1.11.** There are proposals to upgrade the existing sewerage scheme with a new waste water treatment plant. This scheme is funded under the Water Services Investment Programme and is at an advanced planning stage.

**1.1.12.** Surface water from most of the existing developed areas drains into the Mill River, the capacity of which is limited. Although preliminary work towards a solution for this problem has been undertaken, there are no firm proposals for its implementation.

**1.1.13.** There is a by-pass road proposed for the eastern part of town, which, when complete should relieve traffic congestion in the town centre.

**1.1.14.** Limited availability of car parking at peak times may have a long term effect on the vitality of the town centre, and lead to pressure for out of town centre development which could be an even more serious threat. Land is zoned at Church Road for an additional car park. Opportunities for further car parking provision should be examined as they become available, and consideration given to whether changes in existing parking controls could make better use of the available space.

### Problems & Opportunities

**1.1.15.** In recent years, Bantry has experienced some growth, mainly for residential, industrial and commercial development. Despite the introduction of a one-way system, the town continues to suffer adverse effects arising from the conflict between through and local traffic. There is a shortage of car parking facilities at peak times.

**1.1.16.** A significant number of sites that were zoned for housing in the 1996 County Development Plan remain undeveloped. The possible construction of the relief road to the south of the town centre may encourage the development of some of these sites.

**1.1.17.** The topography of the town centre limits opportunities for its expansion. Pressure for retail and commercial development in peripheral locations could progressively undermine the vitality and attractiveness of the town centre.

**1.1.18.** Proposals for a new pier on the north side of the harbour are well advanced. It is envisaged that this facility would cater for freight shipment and docking for fishing, government and oil industry vessels etc. Development of this nature would help broaden the economic base of the town and surrounding area, and support the various marine industries around Bantry Bay. The pier development's success is dependent on the availability of adjacent land for storage and other marine related activities.

**1.1.19.** The main issues for the town include internal traffic management and parking, consolidating and expanding the town centre, and ensuring provision for growth in a range of town centre uses.

## 1.2 Overall Zoning Approach: Bantry

**1.2.1.** The development boundary for Bantry includes all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

**1.2.2.** In some cases, the specific objective for areas of established primarily open space 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.** Special attention will be paid to the necessity to facilitate the tourist industry in the town centre, particularly the demand for tourist accommodation, cultural and entertainment facilities, shopping, special attractions and tourist related traffic.

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

**1.2.5.** A number of sites have been given 'Special' zoning objectives because they involve either a mix of uses across the above categories or uses that do not fall squarely into these categories. These included the quays to the north and south of the harbour, and the potential development areas at Rope Walk and on the hill immediately to the east of the town centre. In the latter two cases the zoning makes provision for the preparation of a planning and development brief.

### 1.3 Specific Zoning Objectives: Bantry

#### Residential Areas

**1.3.1.** Much of the land zoned for residential development in Bantry was originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan. Because of this, and in order to ensure that no shortage of developable land arises during the life-time of this plan, many of these zonings have been continued into the Cork County Development Plan 2003 (as varied) and subsequently, this Local Area Plan.

**1.3.2.** In the light of the planned growth of both population and households, it was not considered necessary to make further large scale zonings for new residential development.

**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 & affordable housing. For Bantry, 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 Bantry are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	1.6
R-02	Medium density residential development.	4.6
R-03	Low density residential development.	23.3
R-04	Medium density residential development.	9.0
R-05	Medium density residential development.	2.7
R-06	Medium density residential development.	8.5
R-07	Medium density residential development, terraced units.	0.9
R-08	Medium density residential development.	1.8
R-09	Medium density residential development.	6.4
R-10	Medium density residential development to be designed and laid out in accordance with a special planning and development brief for this area (as proposed in objective X-03).	2.9
R-11	Low density residential development, individual serviced sites.	1.1
R-12	Medium density residential development.	1.1
R-13	Medium density residential development.	0.5
R-14	Low density residential development, individual serviced sites.	16.0
R-15	Low density residential development, individual serviced sites.	6.9

#### Industry and Enterprise

**1.3.6.** Much of the land zoned for industry and enterprise development in Bantry were originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan.

**1.3.7.** The topography of the area around Bantry is such that there are relatively few areas suitable for industrial and enterprise development within the existing built up area or close to the town centre. Indeed, in the past, it was necessary to develop the successful Bantry Enterprise Centre in a relatively remote location on Rope Walk. Therefore, although the main areas zoned are in locations that are somewhat removed from the existing built up area, these are considered appropriate areas for new industrial and enterprise development.

**1.3.8.** In addition, provision has been made for harbour and marine related development as part of proposals for a new pier on the north side of the harbour. In order to accommodate an appropriate mix of suitable uses, this area is the subject of a specific zoning objective (see specific objective X - 01).

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate type development for small to medium industrial units.	9.4
I-02	Large single industrial operation.	3.9
I-03	Industrial and/or warehousing and distribution subject to acceptable layout.	13.7
I-04	Office based industry, with option of small to medium scale industry/warehousing on the rear of the site, provided that sufficient space is reserved at the front of the site for office based industry and a landscaped buffer zone between the two categories of use.	6.5

#### Educational, Institutional and Civic

**1.3.10.** A new school site will need to be identified in Bantry to replace the existing school at the Convent, and appropriate alternative

uses identified for the existing school having regard to the importance of the buildings and their visual setting.

**1.3.11.** At the time this plan was prepared, discussions concerning the location for a new school had yet to be concluded and it was therefore inappropriate to include a specific zoning objective in the plan at this stage.

**1.3.12.** The specific educational, institutional and civic objective for Bantry is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Extension to hospital.	0.8

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

**1.3.13.** The unique setting of Bantry town is recognised in the scenic designation of much of the landscape surrounding it. The green hills within the town contribute a great deal to its charm and appearance, and specific objectives are included to protect their openness. This should also help to strengthen the special form of the town.

**1.3.14.** Proposals are being refined to develop a sports complex in the vicinity of the Rope Walk, but these are as yet insufficiently certain to warrant a zoning in this plan.

**1.3.15.** The Peace Park and associated land is a valuable recreational and visual resource and is protected as such.

**1.3.16.** The town benefits from a large number of undeveloped, or relatively undeveloped, small pieces of land. These add to the visual character and to local visual amenity, but can also provide a useful reservoir of in-town locations for further development. Whilst individually they do not all merit permanent protection, in dealing with any future applications for permission to develop such lands, regard should be had to the overall level of open space remaining in the vicinity and in the town as a whole.

**1.3.17.** 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.

**1.3.18.** The specific open space, sports, recreation and amenity zoning objectives for Bantry 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.	27.0
O-02	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.	5.6
O-03	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.	3.7
O-04	This prominent slope to be protected for its significant contribution to the landscape setting of the town and its value for local visual and recreational amenity.	1.5
O-05	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.	1.2
O-06	Open space providing visual amenity and informal public recreation. Retain and promote openness, seating, trees and shrubs.	0.9

Objective No.	Specific Objective	Approx Area (Ha)
O-07	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.	1.1
O-08	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.	8.1
O-09	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.	13.1
O-10	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.	5.7
O-11	Open space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town.	19.7
O-12	Open space of great landscape importance and providing private and semi-public recreational space. Retain general openness, dominance of trees, and parkland quality.	34.9



**Utilities and Infrastructure**

**1.3.19.** The specific utilities and infrastructure objectives for Bantry are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Town Centre Parking.	-
U-02	Proposed local access road.	-
U-03	Proposed relief road.	-
U-04	Road Improvements.	-
U-05	Proposed relief road.	-
U-06	Proposed local access road.	-
U-07	Pedestrian walk.	-

**Special Zoning Objectives**

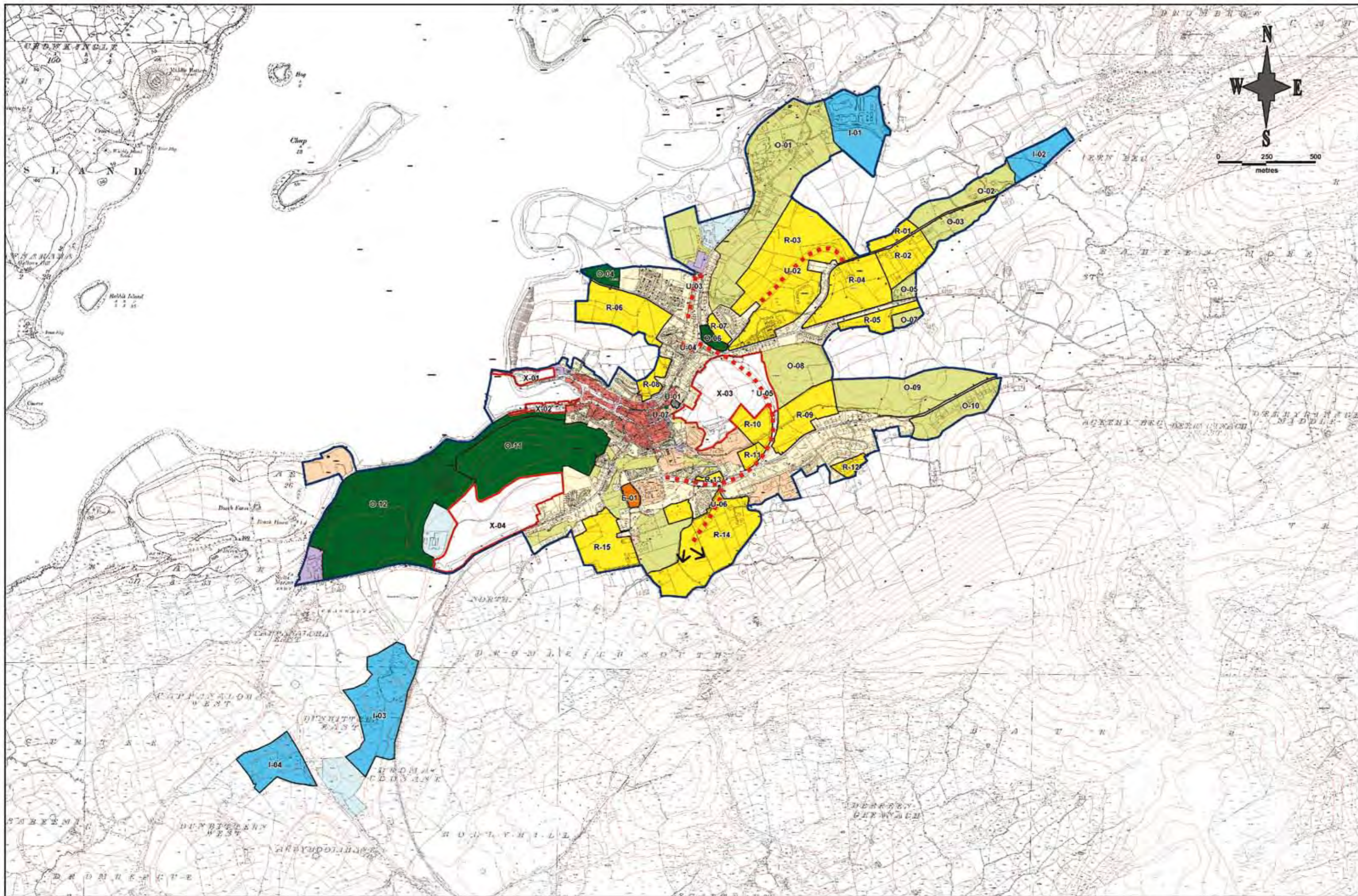
**1.3.20.** A number of areas, in Bantry, that are suitable for development, require a mix of uses including more than one of the normal categories used in the Cork County Development Plan 2003 (as varied) . These sites have been given special zoning objectives to best facilitate their development. They include the quays to both the north and south of the harbour, and the potential development areas at the Rope Walk and on the hill immediately to the east of the town centre. In the latter two cases, the zoning makes provision for the preparation of a planning brief.

**1.3.21.** Nightclub, super-pub and amusement arcade uses are not preferred uses for the South Quays site. This is because they are unlikely to generate the quality of character and urban design sought, and raise difficulties of compatibility with residential amenity of the apartments that are likely to form a significant component on the site.

**1.3.22.** The specific mixed use and special use objectives for Bantry are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Harbour and marine related development.	1.5
X-02	Key redevelopment opportunity, suitable for mixed uses such as apartments; marine activities; leisure; tourism; professional offices; specialist and small scale retail (excluding supermarkets, DIY, car sales); etc. Nightclub, super-pub and amusement arcade proposals would only be acceptable if they form part of a comprehensive scheme for the site and where the scheme provides major benefits for the town in terms of design and mix of uses.  Any development should avoid prejudicing existing marine related activities.  A very high standard of design is required, both in terms of appearance and relationship to adjoining activities. The design should provide for a significant 'gateway' to the town centre, with visual interest at the scales of passing pedestrian, approaching motorist and when viewed across the harbour.	1.1
X-03	Development of this area (including the area that is subject to objective R10) shall be subject to a comprehensive planning and development brief, to be prepared following consultation with landowners. Such a brief shall have regard in particular to the configuration of the proposed relief road, the distinctive topography of the area (which contributes to the visual amenity of the town), the development potential of all the lands (including in particular the potential of the convent lands and the importance of the existing buildings and their setting) and the kinds of land uses (including residential, amenity open space and other suitable uses) that are appropriate in this location. In particular, the brief shall make provision for the form and layout of new development to make a positive contribution to the townscape.	14.0

Objective No.	Specific Objective	Approx Area (Ha)
X-04	An opportunity exists for the development of a range and mix of land uses covering education, recreation, commercial and public utilities. A detailed planning brief needs to be prepared for the site to enable the orderly and most functional development of the land.	15.2





## 2 Castletownbere

*Located on the northern shore of Bantry Bay, Castletownbere is the principal town on the Beara Peninsula. Castletownbere is the largest white fish port in Ireland and also serves as a key support settlement, service and tourist centre.*

*The overall strategy aims to consolidate Castletownbere as a key fisheries harbour and an important local and employment centre and promote its role as a marine-based tourism and employment location.*

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

### 2.1 Castletownbere in Context

**2.1.1.** In this Local Area Plan, Castletownbere is identified as one of the Main Settlements in the Bantry Electoral Area, while retaining its status as an urban development node 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 Castletownbere are to encourage its consolidation as a key fisheries harbour and an important local and employment centre. The plan aims to promote the town's role as a marine-based tourism and employment location.

#### Population Growth

**2.1.2.** The 1996 census recorded a population of 926 persons, equivalent to 306 households in the town of Castletownbere. By the year 2000, it is estimated that this had grown to a population of 950 persons, equivalent to 340 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by 60 households by the year 2011.

**2.1.3.** This would bring the 2011 population to around 1000 in approximately 400 households.

**2.1.4.** The North and West Cork Strategic Plan suggests that towns like Castletownbere 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 70 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the Cork County Development Plan 2003 (as varied).

#### Key Planning Considerations

**2.1.5.** Castletownbere is the primary urban economic and social centre on the remote Beara Peninsula. The fishing industry underpins the economic life of the town and it is therefore important that it can achieve reasonable freedom to grow and expand.

**2.1.6.** The town is also set in a dramatic and largely unspoilt landscape that is an important asset for the development of secondary, tourist based, economic activity.

**2.1.7.** Throughout the town as a whole, there are 19 buildings or other structures entered in the Record of Protected Structures.

**2.1.8.** Ample and good quality drinking water is supplied from Lake Glenbeg. Some water mains are in poor condition and require replacement and a treatment plant upgrade is required.

**2.1.9.** Waste water from the town is either discharged untreated or only subject to primary treatment at present. There are proposals for a new Castletownbere Sewerage Scheme included in the Water Services Investment Programme. Consulting engineers will be appointed shortly to begin work on a new Preliminary Report. Some parts of the existing development in the town are not served by the sewer network and extensions are required. Some areas will require pumping or on site treatment.

**2.1.10.** Generally, surface water is disposed to a combined network. This causes problems at times of peak rainfall. Some surface water runs into stone culverts that serve parts of the town while others drain directly to the sea or streams. Separation of foul and storm sewers will be required for the new sewerage scheme. Any new development will require separate storm and foul sewers.

**2.1.11.** There is only one principal road running east-west through the town, giving rise to certain traffic circulation and parking problems. A preliminary indicative route for a future relief road to the north of the town centre has been identified. There is also a need to identify a new car park location and to provide public lighting and footpaths in a number of locations.

#### Problems & Opportunities

**2.1.12.** Even though the town plays an important role as a tourism hub for the Beara peninsula, Castletownbere is in need of additional high quality tourism accommodation. This would include hotel accommodation (with associated facilities e.g. leisure centre etc.) as well as a range of self-catering enterprises, hostels etc. Such uses will be accommodated within the town at appropriate locations in such a way as to support the general economic vitality of the town. Tourism accommodation proposals could be located on residential lands (at an appropriate scale) but care should be taken to ensure that this does not hinder the provision of dwellings for permanent occupation within the town or the residential amenity of existing dwellings.

**2.1.13.** The principal issues for Castletownbere include improving the social, cultural, commercial, community and civic functions of the town.

### 2.2 Overall Zoning Approach: Castletownbere

**2.2.1.** The development boundary for Castletownbere includes all the areas that are the subject of specific zoning objectives. In addition, it includes some areas of either established or proposed open space that form part of the structure of the town.

**2.2.2.** In some cases, the specific objective for areas of established primarily open space 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.

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

### 2.3 Specific Zoning Objectives: Castletownbere

#### Residential Areas

**2.3.1.** For topographical and accessibility reasons, land has been zoned for new residential development to the north-east and south-west of the town. Revised proposals for a relief road to the north of the town centre (which are indicated in a preliminary way in this plan) may in the longer term open up the potential for some additional suitable residential land with pedestrian links through to the town centre/main street.

**2.3.2.** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Castletownbere, 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 Castletownbere are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, at net density of no greater than 10 dwellings per hectare, with opportunity for individual sites, subject to no buildings being sited on the more elevated parts of the lands, provision of adequate road access for in-depth development and a link to adjoining residential site (R-02).	8.8
R-02	Medium density residential development, country lane layout including provision for access road.	11.6
R-03	Low density residential development.	0.6
R-04	Low density residential development..	0.1
R-05	Medium density residential development.	0.5
R-06	Medium density residential development including provision for access road.	3.1
R-07	Medium density residential development including provision for access road.	3.7
R-08	Medium density residential development including provision for access road.	8.3

#### Industry and Enterprise

2.3.4. The specific industry and enterprise zoning objective for Castletownbere is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Small to medium sized industrial units.	21.4

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

2.3.5. Some 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.

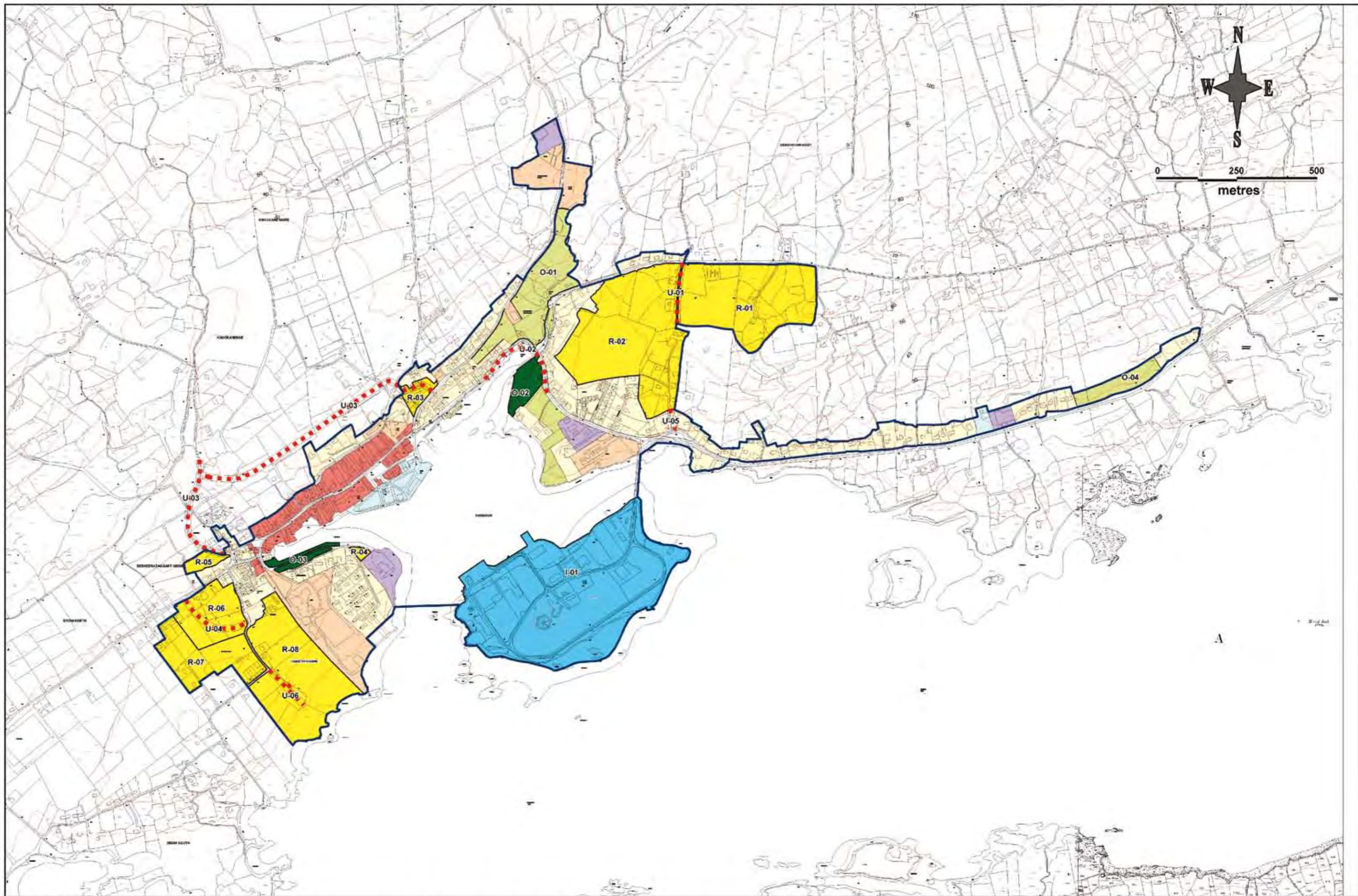
2.3.6. The specific open space, sports, recreation and amenity zoning objectives for Castletownbere are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain generally open in character, with limited potential on the south western part of the lands for residential development on a small scale subject to an overall layout scheme including provision for a footpath or road link between the two roads.	4.6
O-02	Passive open space: Retain openness, trees and parkland quality.	1.1
O-03	Passive open space contributing to character and amenity of the town. Protect trees and view across the site and cove.	0.6
O-04	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.	1.4

#### Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Proposed road realignment to improve entrance to town.	-
U-03	Proposed future relief road to the north of the town centre.	-
U-04	Local access road.	-
U-05	Local access road.	-
U-06	Local access road.	-





## 3 Schull

**Schull is an attractive coastal village overlooking a sheltered harbour and is situated some 20 Km west of Skibbereen. Due to its strategic position on the Mizen peninsula and its attraction as a holiday base, it functions as a key support settlement.**

**The overall strategy aims to consolidate Schull within its scenic coastal setting with continued promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.**

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

### 3.1 Schull in Context

**3.1.1.** In this Local Area Plan, Schull is identified as one of the Main Settlements in the Bantry Electoral Area, while retaining its status as an urban development node 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 Schull are to promote the development of the town within its scenic coastal setting and to continue the promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.

#### Population Growth

**3.1.2.** The 1996 census recorded a population of 595 persons, equivalent to 198 households, in the town of Schull. By the year 2000, it is estimated that the population had fallen to 570 persons but the number of households had grown to 210. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town will accommodate a growth of 40 households approximately by 2011.

**3.1.3.** This would bring the 2011 population of Schull to around 590 persons in 250 households.

#### Key Planning Considerations

**3.1.4.** Schull is located at the head of Schull Harbour on the southern shoreline of the Mizen Peninsula. The landscape setting of the town is of a high quality and is designated scenic landscape.

**3.1.5.** The town is an important employment, service, social and cultural centre for much of West Cork.

**3.1.6.** There are difficulties in meeting the peak demand in water supply and the network is deficient in places. There are proposals to upgrade the existing Schull Water Supply Scheme and to link it to the Skibbereen Regional Water Supply Scheme. This scheme is funded under the Water Services Investment Programme and is at an advanced planning stage. There will be at least a two year construction period and water shortages may be encountered during the summers for this period.

**3.1.7.** The existing sewerage scheme is a combined scheme involving septic tank treatment prior to discharging to the inner harbour. There are proposals for a new Sewerage Scheme with secondary treatment and discharge outside the harbour. This scheme is funded under the Water Services Investment Programme and is at an advanced planning stage.

**3.1.8.** Some local watercourses used for the disposal of surface water pass under buildings in the town centre. There is a serious risk of flooding should these become overloaded at times of peak rainfall. Some development proposals may need to include attenuation or other measures to moderate this risk.

#### Problems & Opportunities

**3.1.9.** In recent years, Schull experienced some growth, mainly for residential development at relatively low densities often related to the tourist accommodation and second home market.

**3.1.10.** Important issues for the town include the need to ensure that the demands for housing from permanent residents is not overwhelmed by that for tourist accommodation or second homes. It is also important to make appropriate provision for the future development of the fishing industry in the town whilst acknowledging the aspirations of other harbour users. The resolution of parking and congestion issues in the town centre is also important.

### 3.2 Overall Zoning Approach: Schull

**3.2.1.** The development boundary for Schull includes all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

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

### 3.3 Specific Zoning Objectives: Schull

#### Residential Areas

**3.3.1.** The principal concern regarding residential development in Schull is to ensure a balance between permanent residents and holiday visitors avoiding an excess of often vacant holiday homes.

**3.3.2.** Holiday home developments, if inappropriately located, can result in a serious loss of vitality in towns such as Schull during the winter months. Therefore, the objectives set out in chapter 4 of the Cork County Development Plan 2003 (as varied) indicate that the land provided for new residential development should not, generally, be used for the provision of tourist accommodation except on a small scale with a suitable layout and configuration that does not interfere with residential amenity.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, serviced sites.	2.6
R-02	Medium density residential development.	1.4
R-03	Medium density residential development, subject to construction of the relief road.	1.7
R-04	Medium density residential development.	1.8
R-05	Low density single storey development or nursing home.	0.6
R-06	Medium density residential development.	3.6
R-07	Medium density residential development.	2.1



Objective No.	Specific Objective	Approx Area (Ha)
R-08	Medium density residential development, permanent occupation. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.	0.5
R-09	Medium density residential development.	3.7

#### Industry and Enterprise

**3.3.5.** Two sites in Schull are set aside for industrial uses. One site is suitable for light industrial uses while the other site located adjacent to the pier is ideal for port related uses.

**3.3.6.** The Council considers that the reservation of the identified lands adjacent to the pier for port related industry is vital to the continued well being of the town, because of its potential importance to marine employment and the character of the town. The Council is particularly concerned that no development should take place on the lands which would prejudice such provision, and that development on adjoining land should be compatible with port related uses and not lead to conflict with, or restraint upon, those uses.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Light Industry.	1.4
I-02	Port related industry, with provision for parking and local relief road.	1.0

#### Town Centre / Neighbourhood Centre

**3.3.8.** The established town centre is considered to be the primary location in Schull for retail and commercial activities and some provision is made for its expansion.

**3.3.9.** The specific town centre / neighbourhood centre zoning objective for Schull is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Retail and retail services to facilitate town centre expansion.	0.4

#### Commercial Areas

**3.3.10.** Provision is made in certain locations for specific forms of commercial development.

**3.3.11.** The specific commercial zoning objectives for Schull are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Commercial non retail.	0.7
C-02	Petrol Filling Station.	0.3
C-03	Hotel.	3.1

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

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

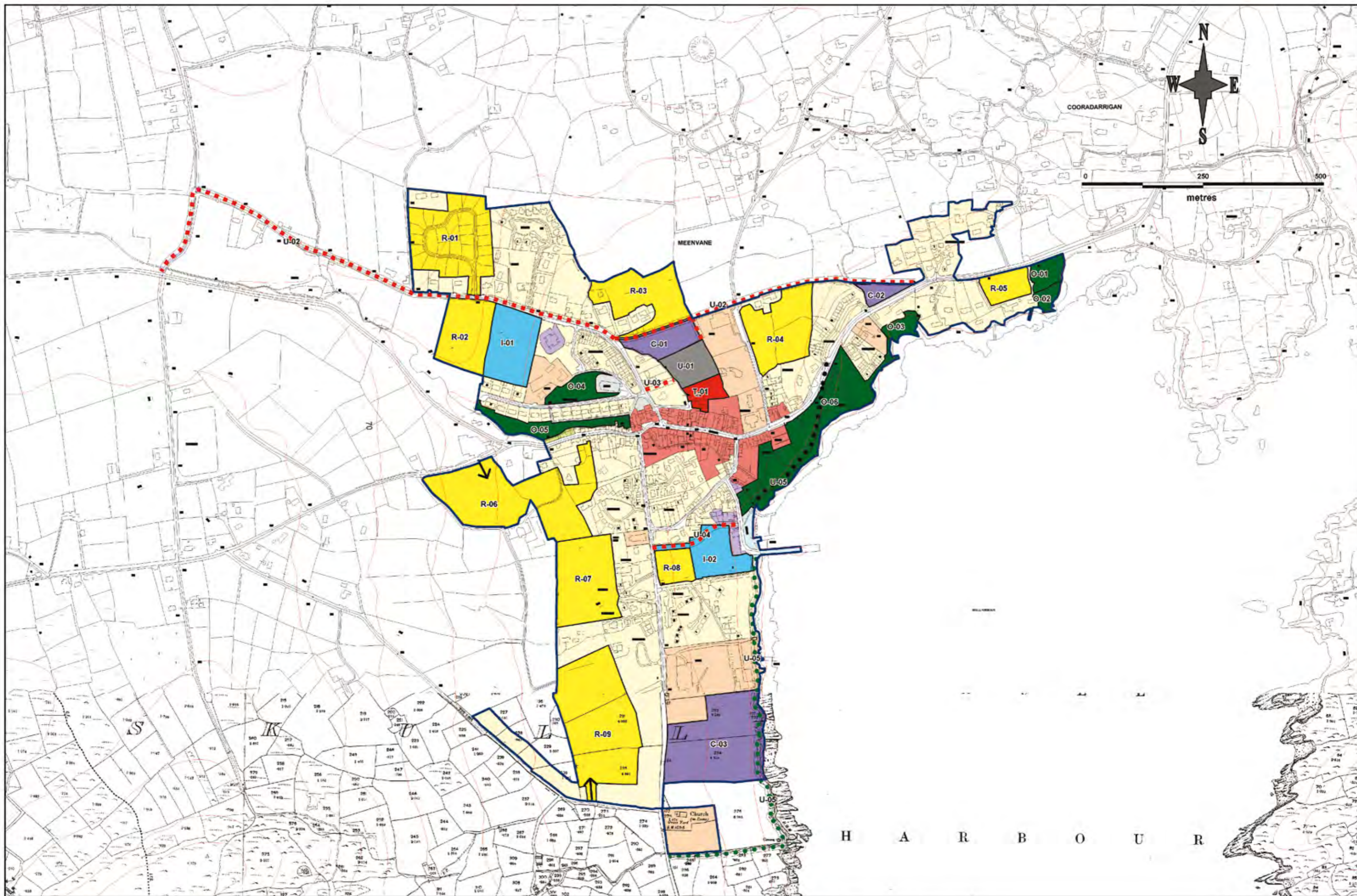
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space and public amenity area. Preserve and promote general openness, views of cove from road, and trees.	0.4
O-02	Passive open space. Preserve trees and general openness.	0.2
O-03	Passive open space and public amenity area. Preserve general openness.	0.3

Objective No.	Specific Objective	Approx Area (Ha)
O-04	Passive open space providing local visual amenity, and accommodating informal recreation and sport. Protect from development and retain trees, hedgerow, and generally green appearance.	0.5
O-05	Passive open space along bank of stream and comprised of private gardens, etc., contributing to the streetscape and visual amenity of the locality. Protect from excessive development and retain/promote high level of tree cover, etc.	0.7
O-06	Passive open space providing informal recreation and sport facility, and incorporating coastal pathway and some existing private residences. Protect general openness, views of sea from road, and retain and provide trees, shrubs and general parkland quality.	2.7

#### Utilities and Infrastructure

**3.3.13.** The specific utilities and infrastructure objectives for Schull are set out in the following table:






Objective No.	Specific Objective	Approx Area (Ha)
U-01	Parking provision.	-
U-02	Northern relief road.	-
U-03	Local access road.	-
U-04	Local relief road.	-
U-05	Develop and maintain pedestrian walkway through open space and along shoreline.	-












# Legend for Zoning Maps :

## LAND USE CATEGORIES





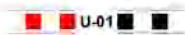


### Established Areas

-  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

**Key Villages**

Ballydehob

Durrus

Glengarriff

## 4 Ballydehob

### 4.1 Main Issues

**4.1.1.** Ballydehob is an attractive small town on the south side of the Mizen peninsula and on the main N71 between Skibbereen and Bantry. The town has a very good range of facilities, including a variety of shops, pubs and cafes, schools (at a short distance), two churches and a regular bus service. There is a modest amount of local employment generating activity.

**4.1.2.** The town has a vibrancy not always found in a settlement of this size. This is a precious quality, especially if young people are to be retained or attracted to the wider rural area.

**4.1.3.** The town's convenience shops are under pressure from the growth of the use of the supermarket in Skibbereen, etc., and this is likely to have been exacerbated by the shift of population into development which is not within walking distance of the Ballydehob shops. There has been some reduction in the number of convenience stores in the town, and this trend could continue. It is considered very important to retain convenience shopping, and this objective could be supported by further housing development within the town and the implementation of restrictions on car based development in the town's surrounding area.

**4.1.4.** The town serves as a base for tourism in the area, and has attractive walks around the river and harbour, and a golf course as well as shops and services aimed at the tourist trade. Further tourist related development is to be welcomed, especially so if it also provides facilities relevant to the resident population. Small and medium scale tourism development, including the provision of rental holiday accommodation, is positively encouraged in or adjacent to the town, provided it is compatible with the scenic qualities of the locality.

**4.1.5.** A significant amount of housing development has taken place within the town itself, but the pace of incremental, sprawling, low density development in the town puts pressure on parking within the town, threatens the character and vitality of the town, and prejudices options for future expansion.

**4.1.6.** A significant amount of land remains undeveloped adjacent to the town, and within the heart of the settlement there are pockets of land which could be infilled. Therefore further housing development is to be facilitated in the town itself, both in the form of zonings, and encouragement of infilling where appropriate, and hinterland development should be discouraged.

**4.1.7.** Some of the recent development which has taken place close to the built up area has not always been well integrated by pedestrian access, so this should be a priority in future development.

**4.1.8.** A 1996 zoning with an option for light industry has not been taken up, and given the proximity of Skibbereen, which is intended to be the main focus for industry in the area, and the proximity of the site to Ballydehob town centre, it has now been zoned for housing. The layout of the development on the site will be required to facilitate access to lands to its rear, in the interests of the proper planning of the area.

**4.1.9.** To the rear and north of Main Street, land uses, which include parking and garages, give rise to some amenity and traffic issues, and the land appears to be relatively under-used. An objective is included which would facilitate appropriate re-development of this area.

**4.1.10.** The water supply serving the area is adequate, and has capacity to accommodate further development. Sewage is treated by a communal septic tank only, draining into the estuary. This has adequate capacity to serve further development, but there are proposals to provide at least secondary treatment. It is included in the Water Services Investment Program and Consulting Engineers are about to be appointed to carry out a Preliminary Report. There are also a number of problems in the collection system that require remedial action. There is a need for storm water drains to serve new development. The area's clay soil means that soakaways are not appropriate.

**4.1.11.** Ballydehob Bay, which abuts the town, is within the Roaringwater Bay and Islands candidate Special Area of Conservation and proposed Natural Heritage Area. Roaringwater Bay and Islands is a site of exceptional conservation importance, supporting diverse marine and terrestrial habitats (including the shallow sheltered bays such as that of Ballydehob), six of which are listed under the EU Habitats Directive. The site is also notable for the presence of Otter and Grey Seals, plus a number of rare species and also supports important sea bird colonies.

**4.1.12.** The railway viaduct in Ballydehob is included in the Record of Protected Structures. Three designated Scenic Routes converge on the village.

**4.1.13.** Within the Ballydehob Architectural Conservation Area -see the Cork County Development Plan 2003 (as varied) -development should conserve and enhance the architectural character and streetscape of the area, and high standards of design will be required. Within this area works affecting the external appearance of a structure (e.g. replacement windows and doors) which would otherwise be exempted development will normally require planning permission. Occupants / developers are therefore advised to contact the planning department before proceeding with any such works.

### 4.2 Specific Zoning Objectives

#### Residential Areas

**4.2.1.** Having regard to the relatively recent amount of housing development that has taken place in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land will be zoned within the development boundary of the village.

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

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development.	0.3
R-02	In depth medium density residential development. Layout must include vehicular and pedestrian access (see U-01) linking through to both existing roads. Separate development of any part of the site will be required to facilitate this. Design and layout should provide strong frontage to the existing road to the north.	1.8
R-03	Residential development. Ridge running across the centre of the site should be kept clear of development. Area to the north should be as high a density as possible compatible with the constraints, including gradients, of the site, and incorporate through pedestrian links and, if practicable, through vehicular link. Area to south of the ridge may be low or medium density.	2.7

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

**4.2.4.** Amenity areas such as a river walk or park also play an essential role in the future sustainable development of this settlement. The area surrounding Ballydehob Bay should also be protected.

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

<i>Objective No.</i>	<b><u>Specific Zoning Objective</u></b>	<i>Approx. Area (Ha)</i>
O-01	Protection of Ballydehob Bay for visual and recreational amenity purposes and to protect the setting of the town.	7.2

**Utilities and Infrastructure Areas**

**4.2.6.** The specific utilities and infrastructure zoning objectives for Ballydehob are set out in the following table:

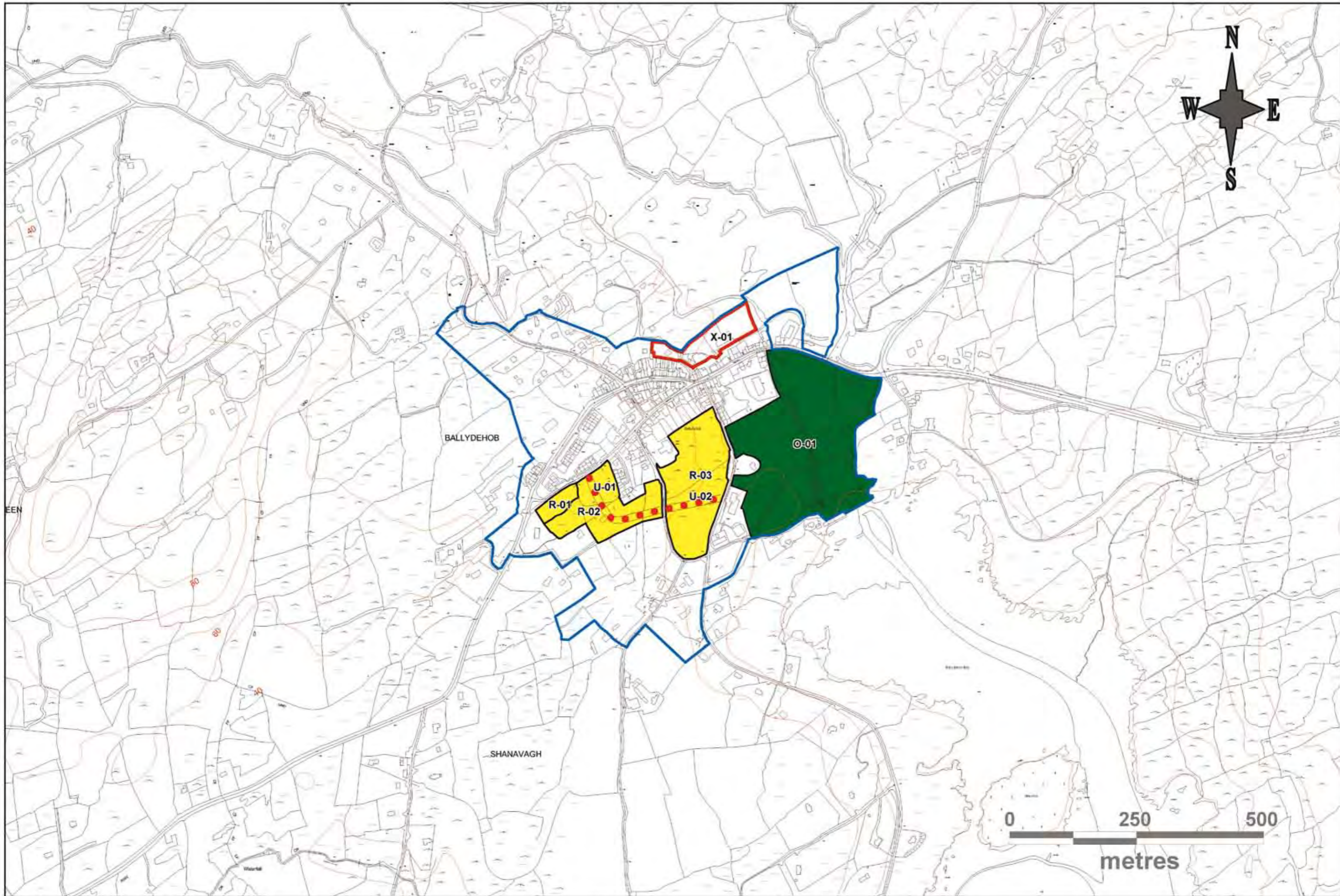
<i>Objective No.</i>	<b><u>Specific Zoning Objective</u></b>	<i>Approx. Area (Ha)</i>
U-01	Vehicular and pedestrian access linking two existing roads through proposed residential development (see R-02). Note alignment is indicative only and not prescriptive.	-
U-02	Pedestrian link and, if practicable, vehicular link between two existing roads through proposed housing development (see R-03).	-

**Special Zoning Objective**

**4.2.7.** Provision has been made in this special zoning objective for the potential redevelopment of the area to the rear of the main street with a range of potential uses, including residential development.

**4.2.8.** The special zoning objective for Ballydehob is set out in the following table:

<i>Objective No.</i>	<b><u>Specific Zoning Objective</u></b>	<i>Approx. Area (Ha)</i>
X-01	Potential redevelopment area with a range of potential uses. Use and design of any new development should have regard to the limited vehicular access to the area, the residential amenity of occupiers of properties on the road frontage, and the desirability of enhancing the physical fabric of the locality.	0.9



## 5 Durrus

### 5.1 Settlement in Context

5.1.1. Durrus is one of the success stories of West Cork in terms of population growth for a smaller settlement. Durrus West DED has seen an increase in population of 16 persons (26%) over the period 1996-2002, while Durrus East has grown by 64 persons (36%). The settlement has an impressive range of services for its size, with a variety of shops, pubs, and churches, a primary school, health centre and nursery. There is also some industry. Being off the main road, the settlement has only a limited public transport service.

5.1.2. The village lies adjacent to and partly within the defined Scenic and Coastal Area, and it is at the junction of two designated Scenic Routes. Nearby Coolnalong Castle is included in the Record of Protected Structures.

### 5.2 Planning Considerations

5.2.1. A significant amount of development has taken place in the area in recent years. The location and design of some of the development has tended to erode the character and boundaries of the place, but there has also been a valuable amount of development taking place close to the heart of the village. Steps must now be taken to ensure that opportunities for future in-depth development close to the facilities are not lost.



5.2.2. To this end, further land has been zoned, together with proposals for new road links to open up this land. A special development charge will be necessary to fund the road and the provision of sanitary infrastructure. The special development scheme will make provision for developers to undertake sections of the infrastructure within their sites and offset this against the development charge which otherwise would have been payable. High standards of design and landscaping will be required in order to give this area a distinctive and attractive sense of place.

5.2.3. Both the water supply scheme and sewerage scheme are currently being upgraded and this should provide adequate capacity for the immediate future. Longer term, there are proposals to connect to the Bantry Regional Water Supply Scheme.

5.2.4. There should be no development seaward of the coast road and between Durrus and Ahakista.

### 5.3 Specific Zoning Objectives

#### Residential Areas

5.3.1. Having regard to the relatively recent amount of housing development that has taken place in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land is located within the development boundary of the village.

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

5.3.3. The specific residential zoning objectives for Durrus are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development, subject to availability of and connection to mains sewerage. Provision of through road linking to identified potential future development lands is required (see U-01), and all reasonable endeavours should be made to provide a direct and convenient pedestrian link to the village core.	4.6

R-02	In depth housing development, subject to availability of and connection to mains sewerage. Partial developments may be low to medium density (resulting in an overall low density for the whole of the zoning when taken with existing development within it). Single houses will not be permitted unless it can be demonstrated that this would not prejudice the density and orderly layout of the entire zoned area.	2.2
R-03	Residential development, maximising density and with design/layout providing a strong frontage to the road, and subject to availability of and connection to mains sewerage.	0.2
R-04	Low density residential development, subject to availability of and connection to mains sewerage.	1.0

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

5.3.4. Existing amenity areas play an essential role in the future sustainable development of this settlement. The specific open space, sports, recreation and amenity zoning objectives for Durrus are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Open Space for sports and recreational amenity.	2.2
O-02	Open Space for visual amenity.	0.05

#### Utilities and Infrastructure Areas

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



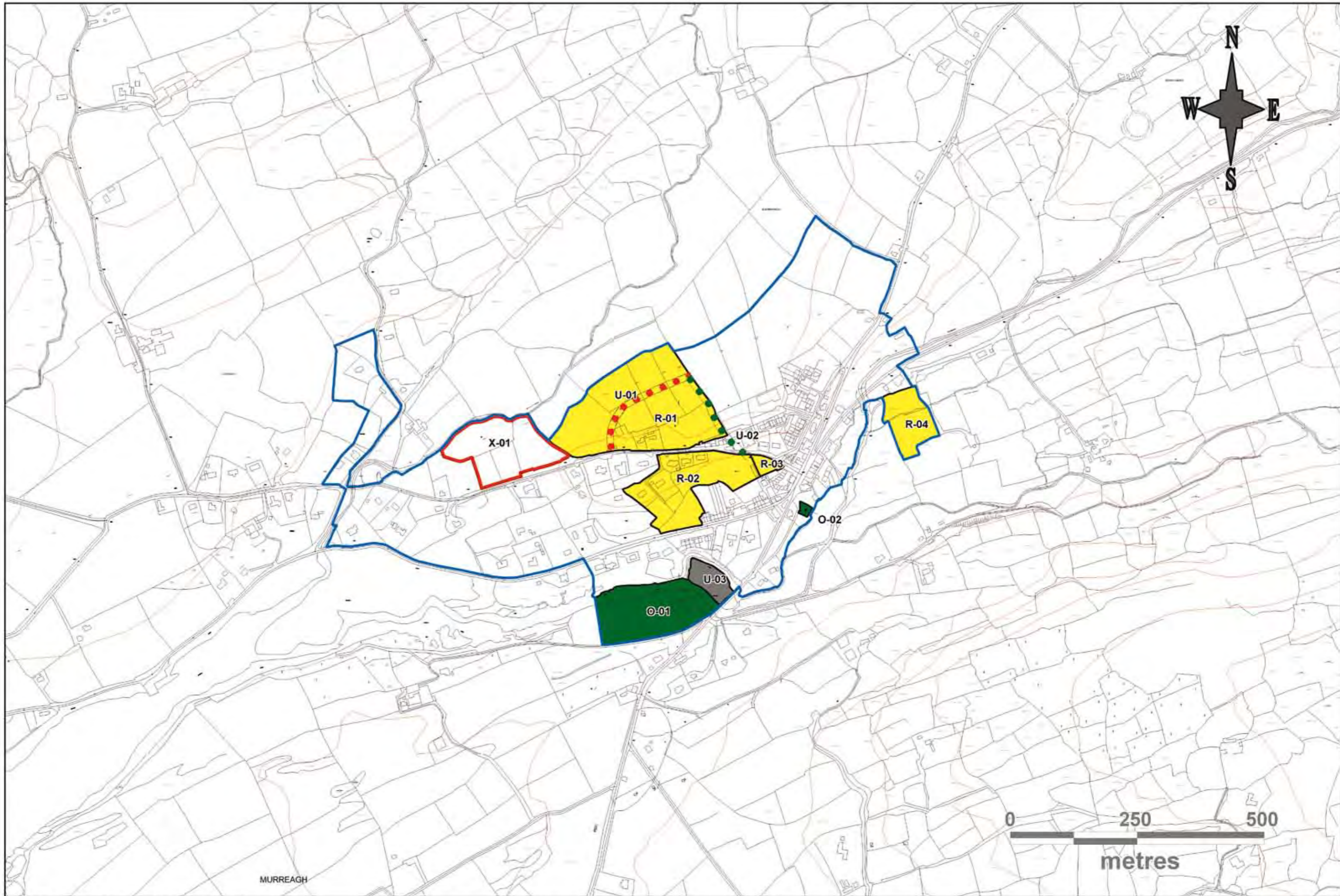
Objective No.	<b>Specific Zoning Objective</b>	Approx. Area (Ha)
U-01	New road providing access to zoned housing development (R-01). Note alignment shown is indicative rather than prescriptive. Area should be protected from development which may prejudice the orderly layout and delivery of the road.	-
U-02	Path (pedestrian and cycle) to provide direct access between proposed housing development and village centre and facilities.	-
U-03	Proposed Waste Water Treatment Plant.	0.4

#### **Special Zoning Objective**

5.3.6. The special zoning objective for Durrus is set out in the following table:

Objective No.	<b>Specific Zoning Objective</b>	Approx. Area (Ha)
X-01	Very low density tourism development.	2.0





## 6 Glengarriff

### 6.1 Settlement in Context

**6.1.1.** This settlement is principally a location for tourist related development, with a mix of hotels, tourist shops, pubs, restaurants, gardens, etc. and a pier serving tourist ferries and fishing boats. It does also act as a small centre providing convenience shopping, employment, doctor, etc. to residents of the rural hinterland. The relative accessibility (compared to the peninsulas, for instance), scenic but gentle landscape, and position on the national route all contribute to its popularity as a location for holiday, second and retirement homes.



**6.1.2.** Much of the area around the village forms the Glengarriff Harbour and Woodland Candidate Special Area of Conservation. This is important because it is the only sizeable area of old Oak woodland remaining in West Cork and is considered second only to Killarney as an example of Oceanic Sessile Oak/Holly woodlands. Furthermore, the site supports populations of four animal species listed on Annex II of the Habitats Directive - Common Seal (the largest colony in the south-west of Ireland), Lesser Horseshoe Bat, Freshwater Pearl Mussel and Kerry Slug. It contains a rich variety of flora and fauna, including rare plants and fungi.

**6.1.3.** The whole of the village and much of its surroundings are included within the defined Scenic and Coastal Area, and there are two designated Scenic Routes.

**6.1.4.** The population of the Glengarriff DED (which extends beyond the village itself) grew by 85 persons (10.8%) to 871 persons, and 53 households (19.9%) to 320 households, between 1996 and 2002.

**6.1.5.** The challenge is to further develop its role as a tourist centre without compromising the scenic qualities which give it its character and attract visitors and investment. Glengarriff is heavily reliant on tourism and it is considered that the encouragement of marine related development in the village would enhance its tourist potential whilst simultaneously providing a broader employment and economic base for the settlement and its surrounding area.

**6.1.6.** There is currently only limited scope for expansion because of restrictions in the water supply. There is sewerage capacity, but at present the settlement is only served by a septic tank system. In the longer term this will need upgrading to provide secondary treatment.

**6.1.7.** At present there is only glass recycling facilities in Glengarriff and where possible, additional recycling facilities shall be encouraged in the village.

**6.1.8.** Development sprawls for a considerable distance from the heart of the settlement, especially in the direction of Bantry, and some development over the years has been rather suburban in character. Together, these risk reducing the long term appeal of the settlement and locality. The extensive nature of permanent and holiday residential development also generates unnecessary traffic and demand for parking in the village core, and the distance from the core of some commercial development dissipates, to some extent, the commercial potential of Glengarriff.

### 6.2 Outline Proposals

**6.2.1.** The 1996 Development Plan did state that further development between Barony Bridge in Glengarriff and Snave Bridge in Ballylickey should be avoided, but this objective was not very prominent in the Plan text and an amount of built development has occurred along this route. It is appropriate to restate that objective in this plan in order to protect the scenic appeal of the locality and avoid continuous ribbon development from Bantry to Glengarriff and to promote development in those and other settlements in furtherance of the objectives of the Cork County Development Plan 2003 (as varied) and the North and West Cork Strategic Plan.

**6.2.2.** The character and appearance of the core of the village is somewhat disparate. The traditional buildings are built to the street frontage, as are some more recent commercial and other developments. Recent houses (and some recent commercial developments), though, tend to be placed back on their plots, giving a rather suburban character, and weakening the definition of the village core. Therefore it is proposed that in the area indicated on the map new development should be built up to the frontage, unless there are over-riding reasons to do otherwise. For instance the area to the north

of the road, zoned for housing in the 1996 Plan, could either be built up to the frontage, or set back far enough to permit the retention of the existing trees on the frontage to a good depth.

**6.2.3.** The visual weakness of the village core is exacerbated by the great width of part of the road. This does allow a good amount of parking space (though this is only fully used for part of the year), but it does have a dominating and negative impact on the visual quality of the village, contributes to the excessive speed of many passing vehicles, and makes it more difficult for pedestrians to cross the road. These issues could be addressed by 'build-outs' at intervals. These could be planted with trees and shrubs, or incorporate pedestrian crossings.

**6.2.4.** At a yet finer grain, some of the buildings are somewhat poorly maintained or presented, and some of the signage is rather unsympathetic in size and character. The Council has little power over the former, but some signage does require permission and therefore controls can be used.

**6.2.5.** If the tourism and residential potential of Glengarriff is to be maximised, there is a need to highlight opportunities for commercial and residential development. There is potential in the core of the village for intensification of both commercial related and residential uses, and areas are zoned for this purpose.

**6.2.6.** Further built development along the N71 between Barony Bridge, Glengarriff and Snave Bridge, Ballylickey should be avoided.



**6.2.7.** The land immediately north of the village development boundary contributes significantly to the scenic and visual amenity of the village and is designated as Scenic Landscape in the Cork County Development Plan 2003 (as varied). There are a number of distinctive trees that need protection and together with its topography and rocky

terrain, it is considered important that these lands should remain predominantly open in character. Any development in this area would have to consider these aspects in addition to the normal planning considerations.

### 6.3 Specific Zoning Objectives

#### Residential Areas

**6.3.1.** Having regard to the relatively recent amount of housing development that has taken place in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land is located within the development boundary of the village.

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

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development for permanent occupation, subject to availability of adequate water supply, and incorporating link road (see U-03 below).	3.4
R-02	Frontage residential development at medium density, subject to availability of adequate water supply.	0.2
R-03	Medium density residential development, subject to availability of adequate water supply .	0.8
R-04	Low density residential development, subject to availability of adequate water supply .	2.0
R-05	Medium density residential development, subject to availability of adequate water supply .	0.4

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

**6.3.4.** Existing amenity areas play an essential role in the future sustainable development of this settlement. The specific open space, sports, recreation and amenity zoning objective for Glengarriff is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Open Space to be protected for visual amenity and scenic qualities.	17.2

#### Utilities and Infrastructure Areas

**6.3.5.** The specific utilities and infrastructure zoning objectives for Glengarriff are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Traffic calming & environmental improvements, including reduction of the visual width of the N71 roadway in the area indicated on the map whilst retaining as much as practicable of the existing on street parking. Such measures should be designed to enhance the visual quality of the area, for instance by the use of natural stone, tree and shrub planting, quality railings or similar materials and measures	-
U-02	Provision of a pedestrian link, an amenity walk and landscaped area to enhance the scenic quality of the area.	-

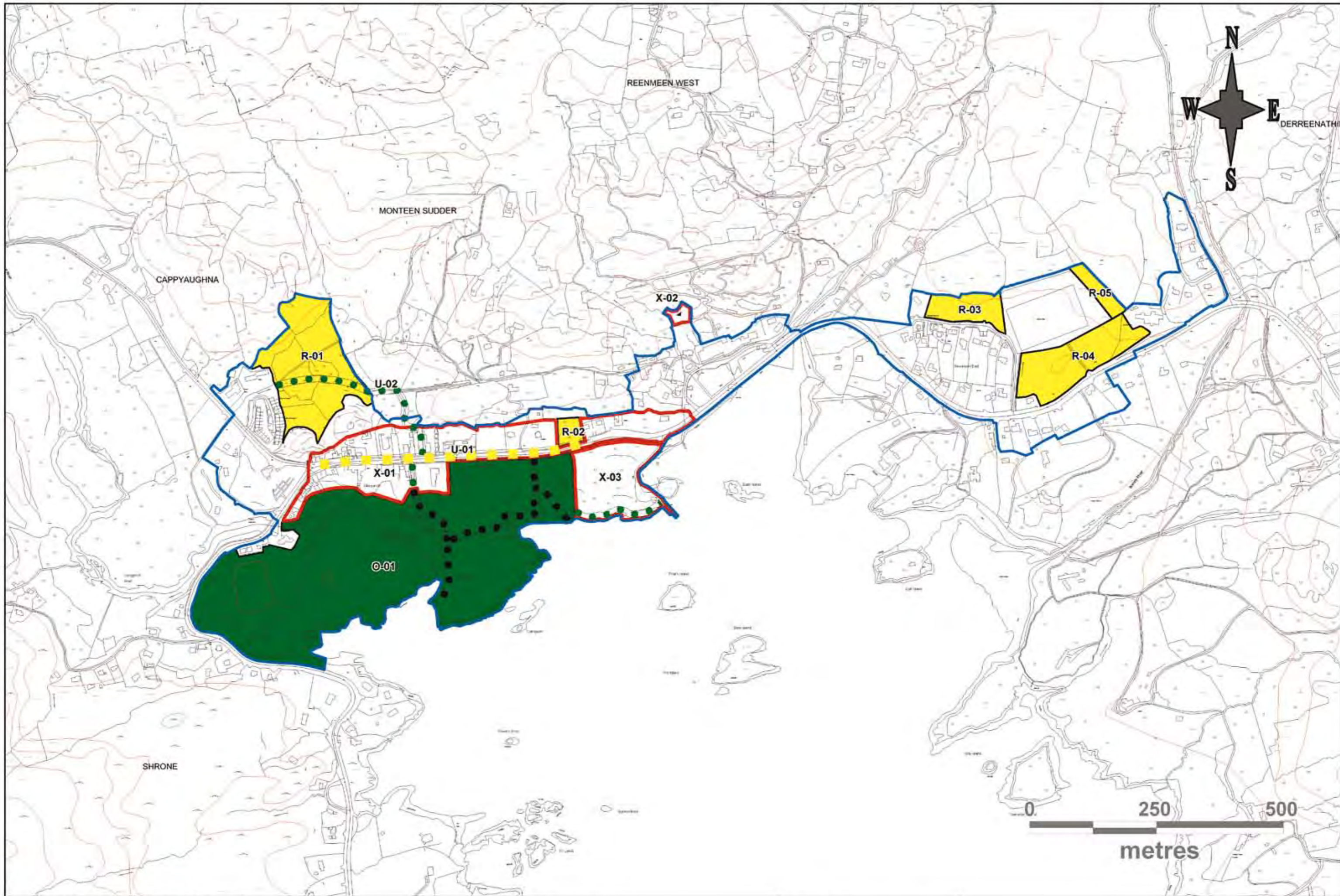
#### Special Zoning Objective

**6.3.6.** Provision has been made in these special zoning objectives for the potential redevelopment of areas to the rear of the main street with a range of potential uses, including residential development.

**6.3.7.** The special zoning objectives for Glengarriff are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Within the village core area indicated on the map, built development should usually abut the road frontage. Where development is, exceptionally, permitted set back from the road frontage, this should be set far enough back so that the road frontage line can be reinforced by dense tree planting or retention of existing trees, and/or substantial walls of quality design and materials across as much of the frontage as is practicable. Off street car parking, where provided, should usually be accommodated to the rear or side of buildings, and frontage parking avoided. Any further development of sites which already have their buildings set back from the road should incorporate frontage treatments along the lines indicated above.	5.9
X-02	Holiday homes complex.	0.1
X-03	An action plan shall be prepared for the entire site outlining proposals for mixed use, comprising community and amenity uses, in addition to some marine related tourism and leisure uses along the eastern portion of the site, close to the pier area. Provision shall be made for additional parking areas and existing trees and landscaping shall be maintained where possible.	2.2



















# Legend for Zoning Maps :

## LAND USE CATEGORIES





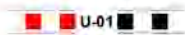


### Established Areas

-  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***

Ahakista

Allihies

Ardgroom

Ballylickey

Crookhaven

Eyeries

Goleen

Kealkill

Kilcrohane

# 7 Ahakista

## 7.1 Settlement in Context

7.1.1. Ahakista is a small, fairly dispersed settlement on the south coast of the Sheeps Head peninsula, about 8km west of Durrus. It has a surprisingly good range of facilities, including a church, school, shop, two pubs, garden centre, a limited bus service and a pier. The wooded surroundings provide a gentler landscape setting than that found in much of this and the other peninsulas.

7.1.2. The whole village lies within the defined 'Scenic and Coastal Area', and a designated Scenic route passes through it. Orthon's (Owen's) Island, in Adrigole Harbour, is a proposed Natural Heritage Area.

7.1.3. The area is popular as a location for holiday and second homes, and there seems to be a high proportion of retirees and immigrants among the resident population. The significant amount of building that has taken place around Ahakista in recent years has not been as a result of local population growth. The overall population has fallen slightly. Ahakista lies at the boundary of Glanlough and Seefin DEDs. Together these fell by 17 persons, or 4% of the population, to 412 persons between 1996 and 2002. Over the same period there was an increase of 5 households, or 3%, to 164.

7.1.4. There is a relatively aged population, and in common with much of West Cork, more than 25% of the young population have left the area in recent years (1986-1996). Part of the reason for this is the relative lack of local employment and cultural activities relevant to young people.

## 7.2 Planning Considerations

7.2.1. The strategy for the area, which is set out in the North and West Strategic Plan and the Cork County Development Plan 2003 (as varied), seeks to maximise the potential for employment and youth relevant facilities by concentrating development in the towns, such as Bantry and Skibbereen, and other larger settlements such as Durrus. Paradoxically, therefore, the best opportunity for gaining employment and services for the rural areas, especially those relevant to young people and the next generation, is to resist larger scale proposals for the small settlements such as Ahakista, and direct these to the larger settlements.

7.2.2. The village has no mains water or sewerage, which limits the growth potential in terms of both amount and type of development. In the longer term a water supply will be brought from Bantry, and sewerage provided, but this is unlikely to occur during the plan period.

## 7.3 Outline Proposals

7.3.1. A substantial amount of land around the village was zoned for residential use in the 1996 Plan. Most of this, especially along the road in the eastern part of the village stretching up towards the church and school, remains undeveloped, while development has taken place on unzoned land around the area. Substantial new zoning cannot be justified on the basis of population trends for the area. However it is considered desirable to provide some new zoning, in the hope that this may take at least some of the pressure for sporadic development outside the settlements and especially on the coast road. Because of the lack of sanitary infrastructure, this must be limited to individual houses and similar scaled developments. It is not intended that the whole of the indicated area is developed. Rather, the loose development boundary provides a wide area within which dispersed dwellings may be located.

7.3.2. The coast road is an important tourist route, and contributes greatly to the scenic quality of the locality, to the benefit of both tourists and local residents. The road between Ahakista and Durrus is particularly sensitive, and new development should generally be resisted along this length. In particular it is suggested that no development should be permitted to the seaward side of this designated Scenic Route, with a specific exception for the commercial premises on a promontory near to Durrus. A small amount of equivalent small-scaled tourist related or local services development could also be acceptable. High quality design and, especially, landscaping (including substantial tree planting) will be required in either case.



7.3.3. There should be no development to the seaward side of the coast road between Ahakista and Durrus (see Durrus section for specific exception to this).

## 7.4 Specific Zoning Objectives

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

7.4.1. Existing amenity areas play an essential role in the future sustainable development of this settlement. The specific open space, sports, recreation and amenity zoning objectives for Ahakista are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Retention and reinforcement of dense tree covering and parkland quality. Built development will not normally be acceptable.	3.5
O-02	Retention and reinforcement of dense tree covering and parkland quality. Built development will only be acceptable where it retains this quality.	2.5

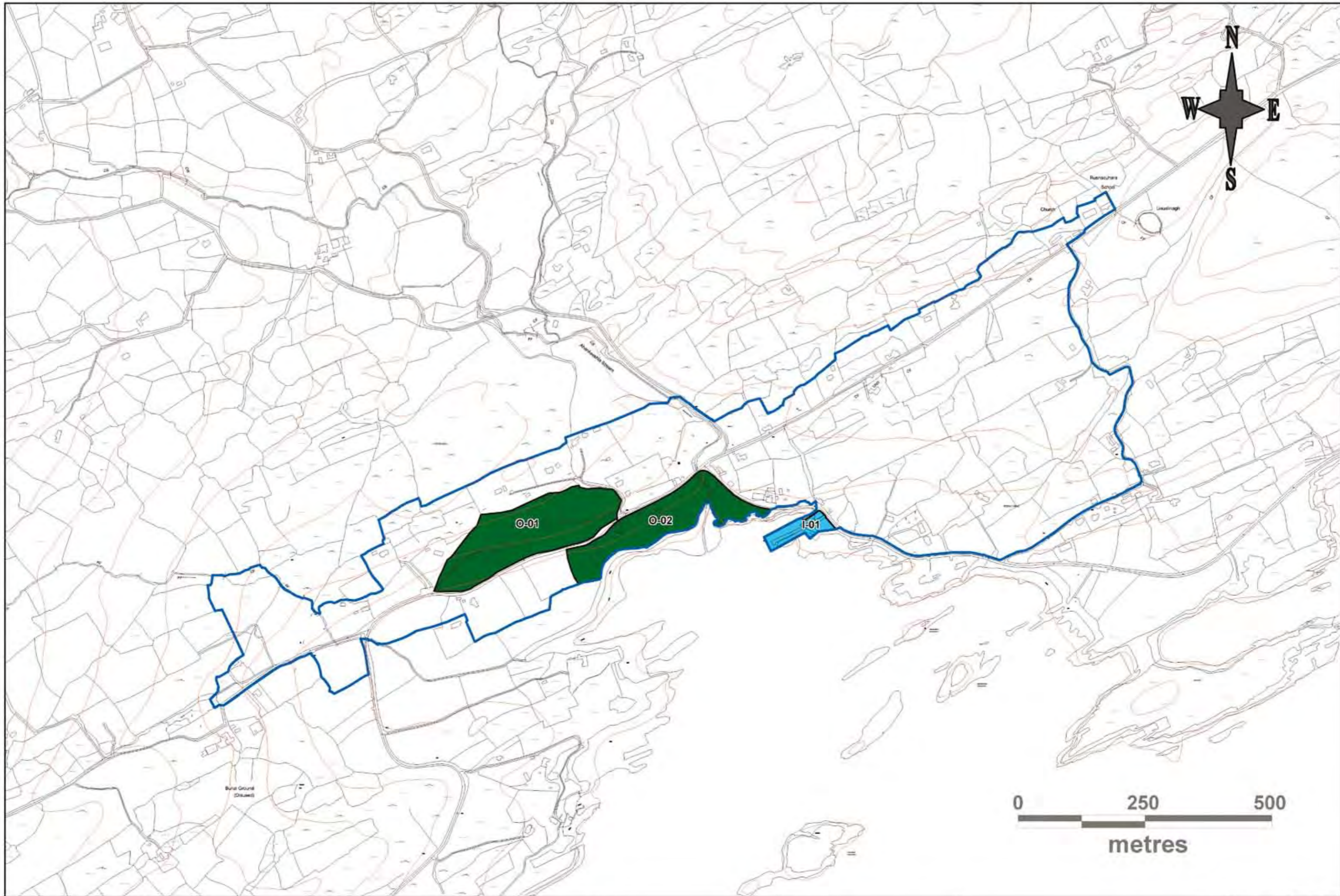
### Industrial Areas

7.4.2. In order to diversify the economic base of this settlement, it is necessary to include zoning objectives for limited marine related industrial development.

7.4.3. The specific industrial zoning objective for Ahakista is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
I-01	Marine related development only. Visual impact to be minimised.	0.4





# 8 Allihies

## 8.1 Settlement in Context

**8.1.1.** Allihies is a small village towards the end of the Beara peninsula. Though it was once a very busy place with over 1,000 people engaged in mining, the mines have long closed, and the area is now largely dependent on tourism with a small resident population.

**8.1.2.** The whole village lies within the defined ‘Scenic and Coastal Area’. A designated Scenic Route passes through it, as does the Beara Way. The area is rich in industrial and other archaeology, and the Allihies Mine Complex is an identified Area of Geological Interest. The Man-Engine House and the Old Mine manager’s House are included in the Record of Protected Structures.

**8.1.3.** The total population of the Kilnamanagh DED, in which Allihies is situated, has grown by 6 persons (1.5%) to 398 persons in the years 1996-2002. Over the same period the number of households grew by 13 (9.9%) to 531. A high proportion, over 25%, of the area’s young people leave around the age of 20 (1986-1996).

**8.1.4.** Notwithstanding the relatively static overall population figures, a substantial amount of development has taken place in recent years. In the Allihies area as a whole around 40% of the properties appear to be holiday or second homes.

## 8.2 Planning Considerations & Outline Proposals

**8.2.1.** Substantial investment in sanitary infrastructure has taken place in recent years, opening up new areas within the village for development. In particular the sewer has been extended, although there is still a need for sewage treatment. The water supply remains poor, albeit with some limited additional capacity. Proposals are being developed to address this, but are unlikely to come to fruition during the plan period.

**8.2.2.** It should be noted that the assimilative capacity of the adjoining Ballydonegan River, which discharges to Ballydonegan Strand, may be an issue for any future development.

**8.2.3.** If these sanitary infrastructure deficiencies are to be remedied it is important to concentrate new development in the village. Given the area’s high dependency on tourism, it is also important to protect the openness and scenic qualities of the surrounding areas. The sporadic development which has taken place away from the village, especially in recent years, which amounts to more than 70 houses, must be curtailed. The community itself, in its submission on the County Development Plan, said that no further development should be

permitted between the village and the beach or between the village and Bealbarnish and this is reflected in an objective.

**8.2.4.** At the same time further lands have been identified within and adjoining the settlement for housing and other development. These should help support and develop services within the village, and take some of the pressure off sporadic development.

**8.2.5.** Given the area’s remoteness, there is little immediate prospect of significant economic development other than that based on tourism. Therefore it is important that the qualities that draw tourists to the area are protected while appropriate opportunities for employment generating tourist development is encouraged. Small scale tourism development which does not erode the character and scenic qualities of the locality is encouraged.

**8.2.6.** An area close to the core is identified for tourist related facilities (including accommodation for holiday lettings) and/or residences (permanent occupation or second homes). This could be at a fairly high density, especially at the western, village core, end of the site. The development of the site would be conditional upon provision of a public foot and cycle path link between the main road through the village and the road to the east. This would enable convenient pedestrian and cycle access to the shops and other facilities from the increasing amount of development taking place on the back road to the west, thus reducing the need for car journeys and the demand for parking in the main street. The line on the map for this foot/cycle path is indicative only, and other alignments, provided they are reasonably direct and convenient, could well be acceptable.

**8.2.7.** There is potential for upgrading the capacity and image of the tourist facilities at the Ballydonegan beach, but it is important that this is done in a way that complements the scenic qualities of the area. Highly skilled and imaginative design would be required in order to enhance the environment and economic potential of the area.

**8.2.8.** There is pressure on parking in the village at peak holiday times and opportunities will be taken to address this as they arise.

**8.2.9.** There should be no further development between the village development boundary and Ballydonegan Beach, or between the village development boundary and Bealbarnish Gap. Exceptions may be made where there is a demonstrated functional and site specific need for a permanently occupied residence, or for the upgrading of the capacity and image of the tourist facilities at the Ballydonegan beach in a way that complements the scenic qualities of the area. Highly skilled and imaginative design would be required for such facilities in order to enhance the environment and economic potential of the area.

## 8.3 Specific Zoning Objectives

### Utilities and Infrastructure Areas

**8.3.1.** The specific utilities and infrastructure zoning objective for Allihies is set out in the following table:

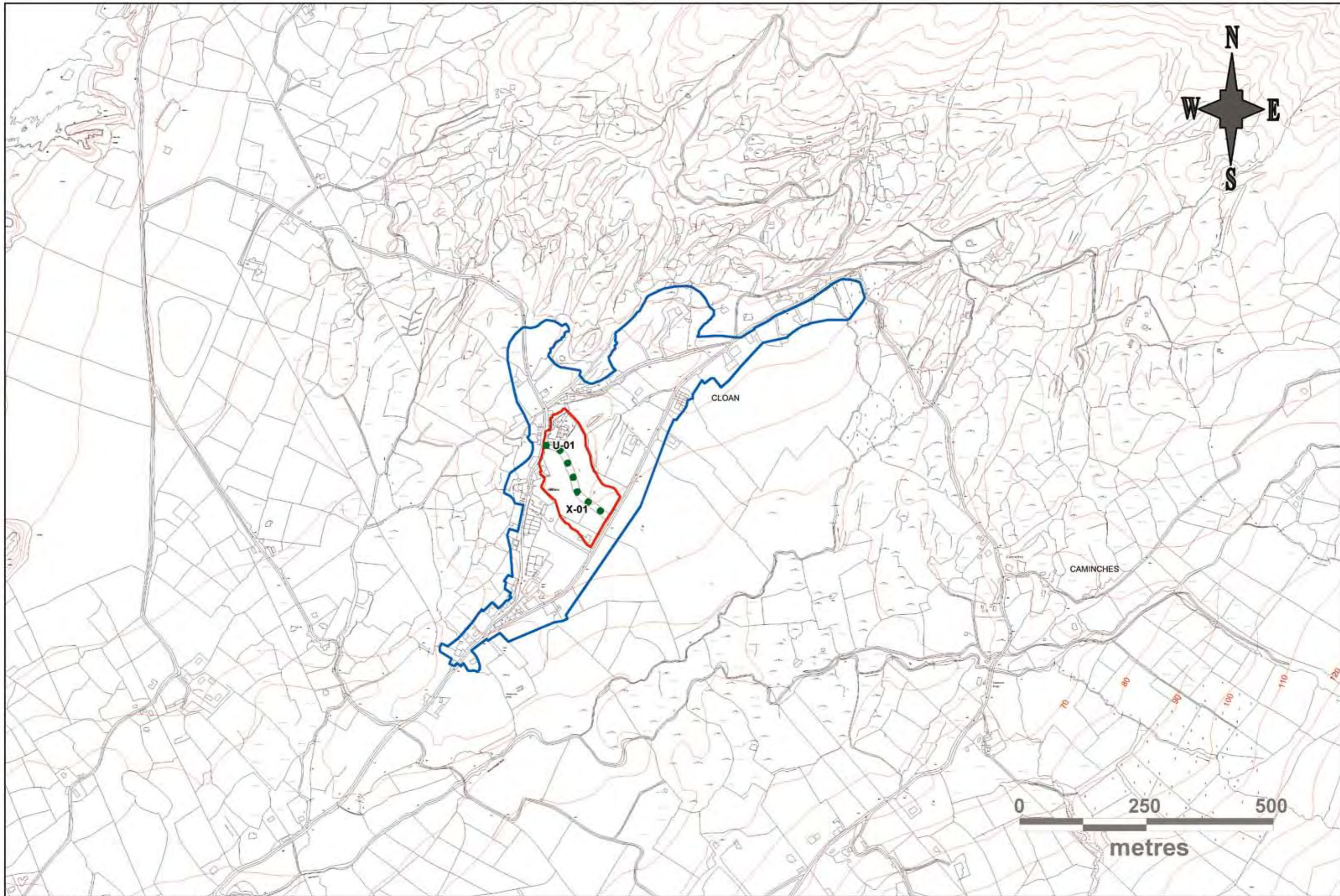
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Pedestrian and cycle route linking the two existing roads (n.b. alignment shown on map indicative only and not prescriptive).	-

### Special Zoning Objective

**8.3.2.** Provision has been made in this special zoning objective for potential tourist related development.

**8.3.3.** The special zoning objective for Allihies is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Area for tourist related facilities (including accommodation for holiday lettings) and/ or residences (permanent occupation or second homes), subject to provision of foot and cycle route through the site (see also objective U-01).	2.2



## 9 Ardgroom

### 9.1 Settlement in Context & Planning Considerations

9.1.1. Ardgroom is a small settlement on the north side of the Beara peninsula, north of Castletownbere and on the road between Eyeries and Lauragh (Co. Kerry). It has a petrol station, shop and a pub.

9.1.2. Immediately adjoining the village's development boundary is the Cappul Bridge proposed Natural Heritage Area and the Glanmore Bog candidate Special Area of Conservation. The whole village lies within the defined 'Scenic and Coastal Area', and two designated Scenic Routes pass through it.

9.1.3. The single 1996 housing zoning has not been developed, but a significant amount of sporadic and ribbon-type housing development has taken place in the wider area around the village, especially on the coast road to the north and along the road out of the village towards Eyeries.

9.1.4. Ardgroom (like Eyeries) lies in the Kilcatherine DED where population increased by 37 persons, or 5%, to 776 between 1996 and 2002. Over the same period the number of households increased by 21, or 8.5%, to 269.

9.1.5. The area around Ardgroom lost more than 25% of the young adult population between 1986 and 1996, while the total population has remained relatively static. The mismatch between the number of resident households and the number of actual houses is accounted for by a high proportion of houses being holiday or second homes.

### 9.2 Outline Proposals

9.2.1. There is little in the way of employment generating activity in and around the village, although the employment opportunities in Castletownbere and Kenmare are relatively close at hand for those with cars. The same can be said, to some extent, for services and facilities relevant to young people.

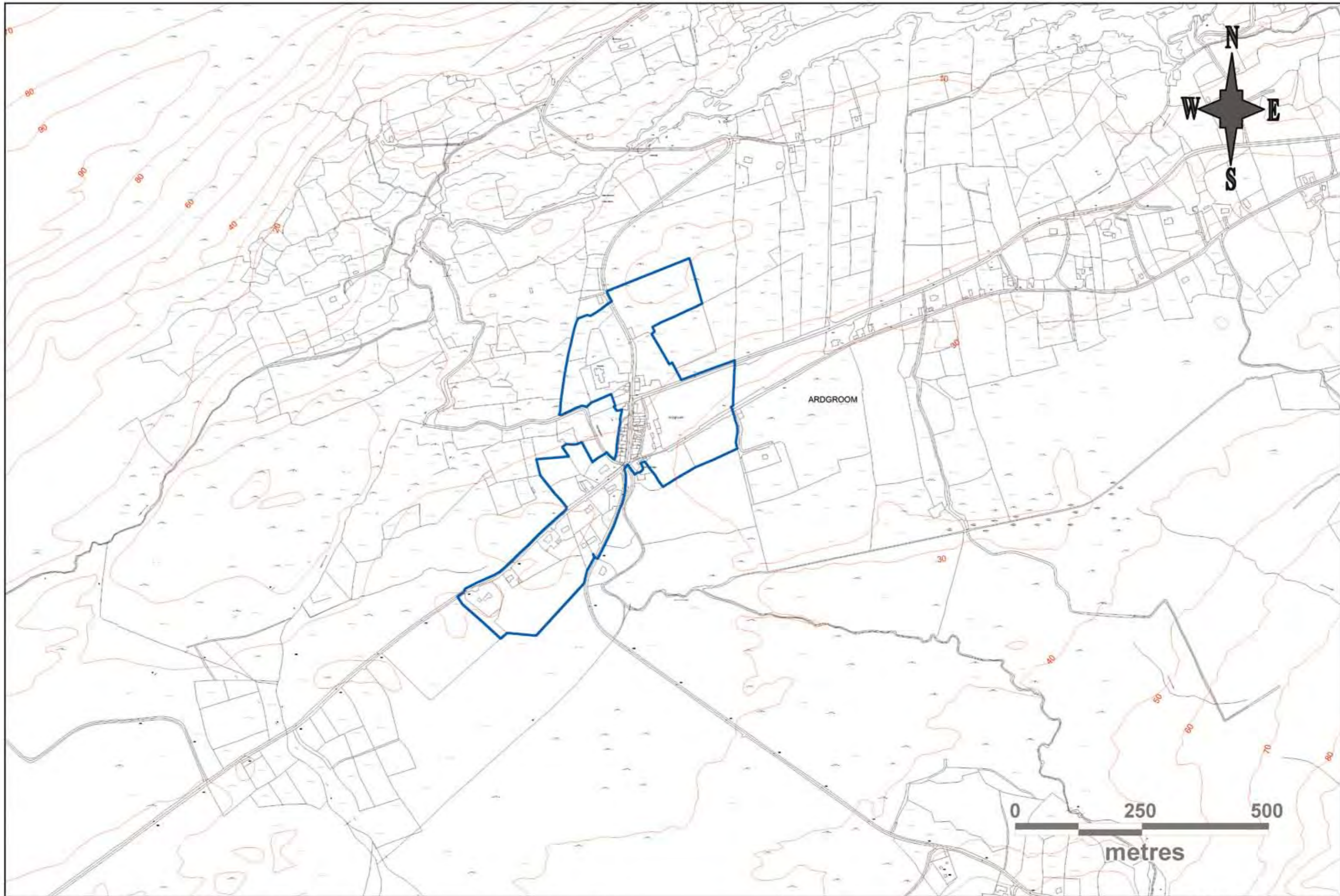
9.2.2. In order to secure the long term future of the area, it is important that any opportunities for substantial sized development are generally directed to Castletownbere or Bantry, where it can contribute to the development of a critical mass. However, a modest amount of housing development can be accommodated close to the village core.

9.2.3. The image of the village does suffer from an amount of decay or under-use, and by the erosion of its character and form by suburban type development on the fringes of the village. The Council would welcome local community generated proposals to tackle such issues.

West Cork Leader has a guidance document on how this might be done.

Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Ardgroom development will generally be encouraged, subject to site limitations and proper planning considerations and gravity connection to sewer.







# 10 Ballylickey

## 10.1 Settlement in Context

**10.1.1.** Ballylickey is a linear settlement on the main N71 road between Bantry and Glengarriff. It has a limited bus service connecting to Bantry, Durrus, Kilcrohane, Kealkill and Ballingeary. There is a petrol station with convenience store, and a church, but there is no school, post office or resident doctor. These and other facilities are available in Bantry, which is only about 3km away.

**10.1.2.** The settlement has a scattering of houses and a range of tourist related facilities including hotels, a large camping/caravan park and a hostel. Otherwise there are no significant employment generating uses.

**10.1.3.** The whole of the village lies within the defined Scenic and Coastal Area, and a designated Scenic Route passes through it. The Seaview House Hotel, Ballylickey (Manor) House, and Reenadisert Court are all included in the Record of Protected Structures, as is nearby Reenydonagan House. Reenydonagan Point is an Area of Geological Interest. In this respect, any further development in the settlement will have due consideration for the area's special scenic and geographical location.

## 10.2 Planning Considerations & Outline Proposals

**10.2.1.** The water supply in the village is part of the Bantry Water Supply Scheme which has limited capacity for expansion pending the construction of the Bantry Regional Water Supply Scheme. This scheme is funded under the Water Services Investment Programme and is at an advanced planning stage.

**10.2.2.** There are proposals for a Sewerage Scheme to serve the area. This scheme is also funded under the Water Services Investment Programme and is at an advanced planning stage. Development may have to be limited until this scheme is in place.

**10.2.3.** In this context, it is appropriate to define only a limited area within the development boundary. Given also the length of the settlement, and the importance of the N71 to the wider area, development which takes access directly from the N71 will not normally be permitted, even within the development boundary or speed limit.

**10.2.4.** Ballylickey has experienced a growth in the construction of holiday homes in the recent past and it is considered that there is now a need to control further development of this type in the area.

## 10.3 Specific Zoning Objectives

**10.3.1.** The general zoning objective for Ballylickey is set out in the following table:

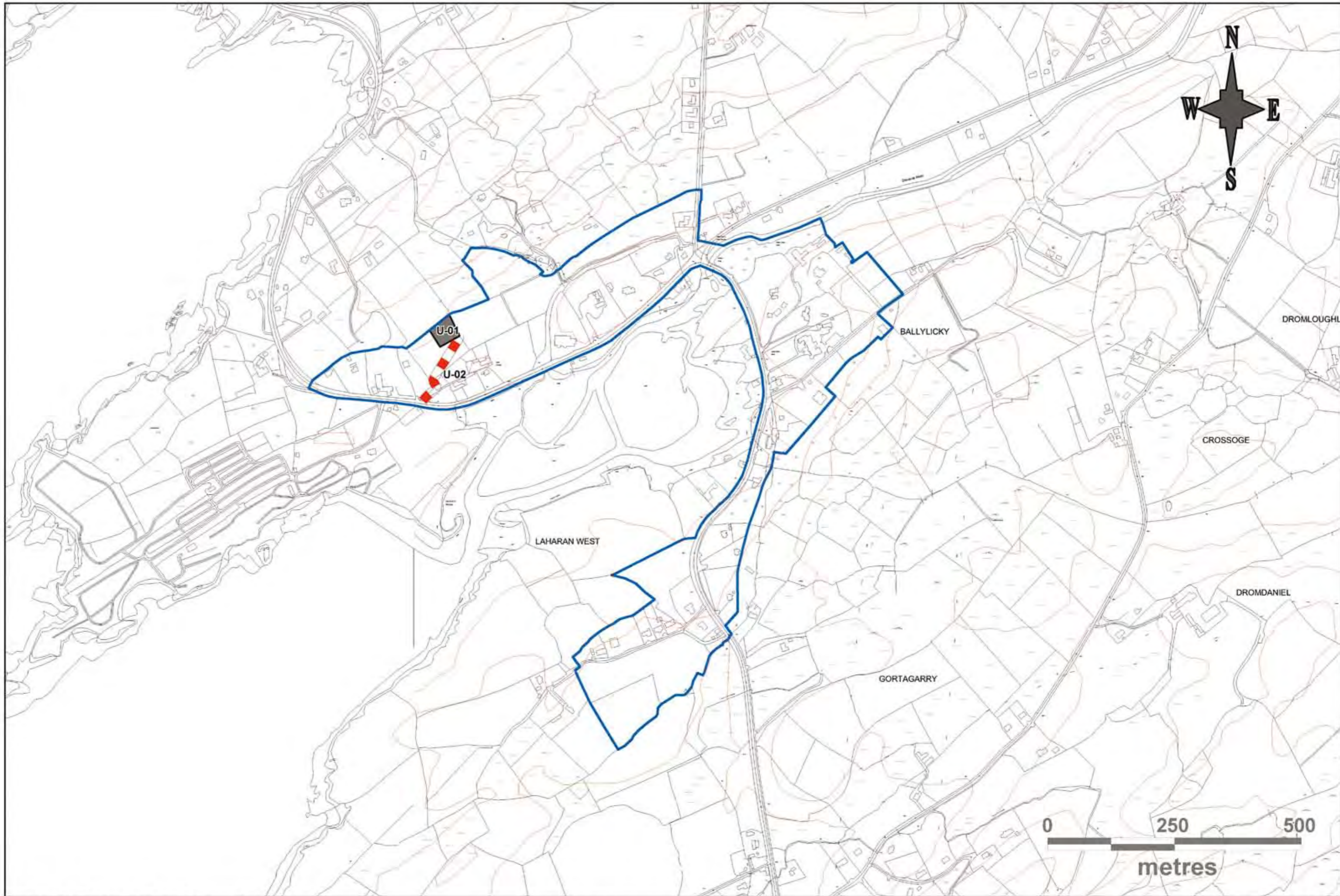
Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Ballylickey only exceptional and very limited development will be permitted until both the shortcomings of the water supply have been rectified and the proposed sewerage scheme is in place. All development will be required to connect to these facilities. Development taking access directly off the N71 will not normally be permitted.

### Utilities and Infrastructure Areas

**10.3.2.** The specific utilities and infrastructure zoning objectives for Ballylickey are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Sewage Treatment Plant	0.2
U-02	Service access to sewage treatment plant.	-





# 11 Crookhaven

## 11.1 Settlement in Context

**11.1.1.** Crookhaven is a small village towards the end of the south side of the Mizen peninsula. It benefits from a beautiful natural harbour and is a popular sailing and holiday resort. While there is a post office, shop, pubs and restaurants, there is no regular public transport (the nearest being Goleen 8km away) and little in the way of year round employment. The Church of Ireland church is only open for part of the summer months. The nearest main towns are Schull (23km), Bantry (43km), and Skibbereen (47km).

**11.1.2.** To the west and east of the village are areas within the Barleycove to Ballrisode Point candidate Special Area of Conservation and proposed Natural Heritage Area. St. Brendan's Church is included within the Record of Protected Structures. Crookhaven is designated as an Area of Geological Interest for its former mines.

**11.1.3.** The whole of the Crookhaven peninsula, and the opposite mainland shore and Rock Island, is within the defined Scenic and Coastal Area. Most of the roads in the area are designated Scenic Routes.



**11.1.4.** The winter population is very substantially lower than that in the summer. Unusually for a location remote from the main centres and with such appeal as a holiday home location, there has been a small (28 persons) but significant (13%) rise in the population of Crookhaven DED between 1996 and 2002.

**11.1.5.** The 'Crookhaven Development Plan' has been prepared, in consultation with local people, to address issues especially in relation to the centre of the village, including traffic management and the use and refurbishment of the piers. However this is not a statutory document. A particular problem highlighted is the need for further car parking to meet peak demand. An area is identified in this plan to provide further parking close to the village core.

## 11.2 Planning Considerations & Outline Proposals

**11.2.1.** A significant amount of housing development has taken place in recent years, including, apparently, a substantial proportion of second homes. There has been little in the way of employment generating development, although public funded improvements to the pier and associated facilities have improved the capacity for marine activity. Much of the new housing has been in the form of ribbon development, to the extent that further development of this nature will be undesirably remote from the core of the village, have excessive environmental impact, or prejudice the potential for in depth development.

**11.2.2.** The village water supply and sewerage is currently inadequate, and it is unlikely that both will be upgraded during the plan period. In this context the scope for development is restricted in the short to medium term.

**11.2.3.** Long term provision is made for in-depth development by the creation of a new loop road to the south of the village. This will provide for housing and holiday development in a location which will reduce the need for car travel and strengthen the support for the existing, and any new, services in the village. Business development, especially marine related, will also be facilitated. A special development charge will be necessary to fund the road and the provision of sanitary infrastructure. The special development scheme will make provision for developers to undertake sections of the infrastructure within their sites and offset this against the development charge which otherwise would have been payable. High standards of design will be required in order to give this area a distinctive and attractive sense of place. Landscaping, including the provision of a significant number of trees will also be critical.

**11.2.4.** In order to encourage such development, and to protect the environmental and scenic quality of the area and the approach to the village (Scenic Route A118 & A119), new housing and holiday development will not be permitted along the R591 between Rock Island and the Crookhaven development limit (by the church).

## 11.3 Specific Zoning Objectives

### Residential Areas

**11.3.1.** Having regard to the relatively recent amount of housing development that has taken place in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land is located within the development boundary of the village.

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

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

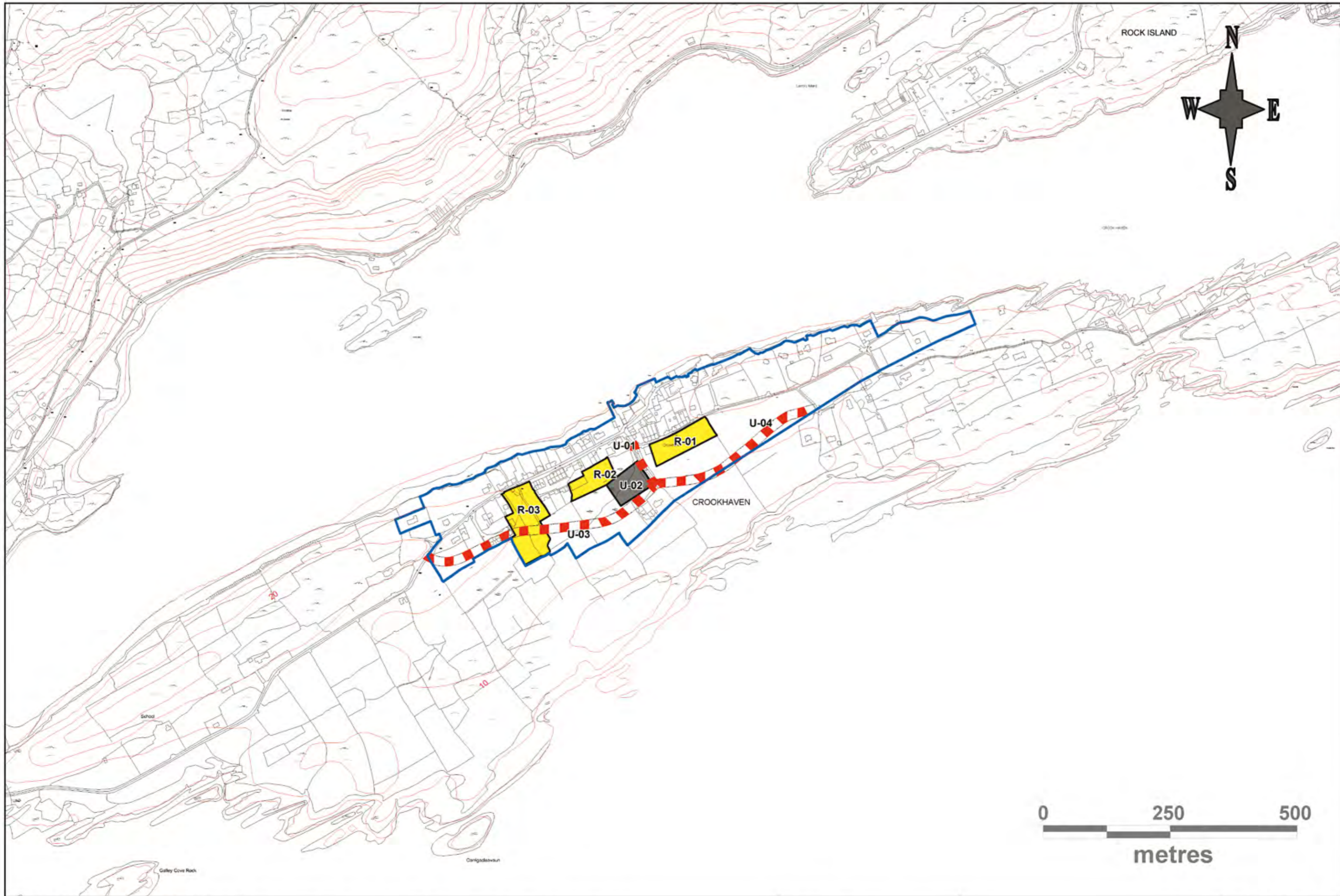
Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Terraced medium density residential development, subject to connection to and availability of capacity of mains water and sewerage.	0.5
R-02	Terraced medium density residential development, subject to connection to and availability of capacity of mains water and sewerage, and fronting the proposed car parking area and backing onto existing development to the north.	0.4
R-03	Medium density residential development for permanent occupation, subject to satisfactory servicing arrangements, and incorporating the proposed relief road U-03.	1.0

### Utilities and Infrastructure Areas

**11.3.4.** The specific utilities and infrastructure zoning objectives for Crookhaven are set out in the following table:

<i>Objective No.</i>	<b><u>Specific Zoning Objective</u></b>	<i>Approx. Area (Ha)</i>
U-01	Access road to serve housing development (R-02), car park (U-02) and, in the long term, loop road (U-03 / U-04).	-
U-02	Car park, to incorporate hard and soft landscaping.	0.4
U-03	Long term potential loop/relief road (Phase 1), to be protected from development which would prejudice its implementation	-
U-04	Long term potential loop/relief road (Phase 2), to be protected from development which would prejudice its implementation	-





# 12 Eyeries

## 12.1 Settlement in Context

12.1.1. Eyeries is a small village on the north side of the Beara peninsula about 6km north of Castletownbere. The village has a good range of services for its size, including a school, church, shop, filling station, health centre, sports pitches, etc., and has a limited bus service to Castletownbere and Kenmare. The village enjoys an impressive scenic setting, a distinctive architectural character and relative accessibility to the facilities of Castletownbere. The defined 'Scenic and Coastal Area' adjoins the village.

12.1.2. Given these characteristics, the level of recent development in the immediate vicinity of the village is relatively modest. There has been development on some of the roads leading from the village, and in some cases this is in danger of coalescing into continuous ribboning, which should be avoided. There has also been quite a lot of scattered development in the surrounding area, particularly in locations with a sea view, much of which is apparently for holiday or second homes. There is little in the way of employment generating activity in the village itself.

## 12.2 Planning Considerations & Outline Proposals

12.2.1. There is some capacity in the village's water supply and sewerage system.

12.2.2. Eyeries (along with Ardroom) lies in the Kilcatherine DED which has seen an increase of 21 households (8.5%) to 269, and 37 persons (5%) to 776, between 1996 and 2002.

12.2.3. The challenge is to facilitate modest growth in the immediate vicinity, in order to support the retention of local services and reduce the pressure for dispersed housing, and to do this in a way that does not compromise the distinctive character of the village and its setting. To this end some land is zoned for development on the edge of the village where, with appropriate design and layout, it can be satisfactorily accommodated. The need to broaden the economic base of the settlement is acknowledged and any proposals for light industrial development within the boundary will be encouraged, subject to normal proper planning and development considerations.

12.2.4. It should be noted that the biological quality of this section of the River Kealincha currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Water Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained. The river discharges to Pallas strand.

## 12.3 Specific Zoning Objectives

### Residential Areas

12.3.1. Having regard to the relatively recent amount of housing development that has taken place in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land is located within the development boundary of the village.

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

12.3.3. The specific residential zoning objectives for Eyeries are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density in-depth housing development, primarily for permanent occupation.	0.4
R-02	Medium density in-depth housing development, primarily for permanent occupation.	0.5
R-03	Medium density in-depth housing development, primarily for permanent occupation.	0.6
R-04	Medium density residential development, primarily for permanent occupation, with pedestrian access via public footpath direct (north) to village centre and cul-de-sac vehicular access taken from road to south. Given its proximity to the Eyeries Wastewater Treatment plant, any development on the proposed site shall maintain a minimum separation distance of 50m from the said plant.	0.6

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

12.3.4. Existing amenity areas play an essential role in the future sustainable development of this settlement.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space to protect views to the west and seaward from the road, in the interests of visual amenity.	1.9

### Special Zoning Objective

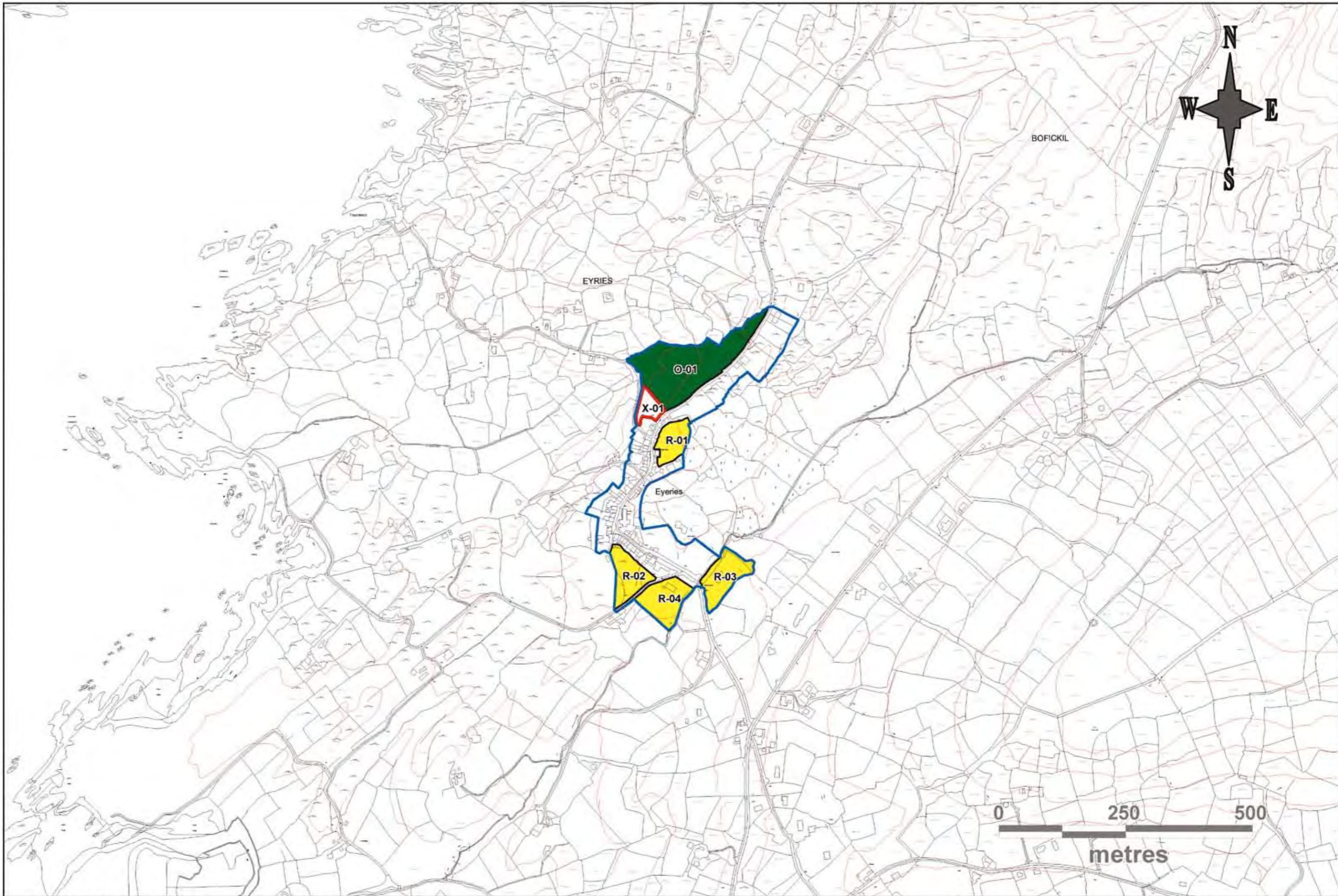
12.3.6. Provision has been made in this special zoning objective for potential tourist related development.

12.3.7. Provision for the possibility of tourism related development is recognised.

12.3.8. The special zoning objective for Eyeries is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	Terraced holiday houses, medium density.	0.2







# 13 Goleen

## 13.1 Settlement In Context

**13.1.1.** Goleen is situated some 14kms south-west of Schull on the eastern fringe of the highly scenic area that stretches from the village to Crookhaven and Mizen Head. The settlement has a good range of facilities for its size, including a school, shops, regular bus service direct to Ballydehob, Skibbereen, Clonakilty and Cork, etc.

**13.1.2.** Like similar settlements of its size, the long term well being of Goleen is somewhat dependent upon the growth of the larger settlements (Schull, Bantry, Skibbereen, & Cork, for instance) and therefore large scale developments should generally be focussed in those settlements (as provided for in the Cork County Development Plan 2003 (as varied) and North and West Strategic Plan). However, there is some scope for additional development within the development boundary.

**13.1.3.** The village does not have the level of tourist facilities that might be expected in such a scenic location on an important tourist route. The scope for development of a larger tourism role may be inhibited by dereliction and the weak character of some frontages to the main road and harbour and measures are necessary to stimulate its tourism function.

**13.1.4.** The coast adjacent to the village lies within the Barleycove to Ballyrisode Point candidate Special Area of Conservation and proposed Natural Heritage Area. The designated Scenic Route (A118) converges in the village. This area should be preserved as open space & protected from development, as it contributes to the visual setting of the village.



## 13.2 Planning Considerations & Outline Proposals

**13.2.1.** A large amount of land, relative to the size of the settlement, was zoned in the 1996 Plan. The majority of this land has been taken-up during the previous plan period and a lot of housing development has also taken place outside the development limits set in the 1996 Plan.

**13.2.2.** Scope for further development is currently limited by poor infrastructure. The water supply is at present inadequate to deal with summer loadings. The sewage treatment is by septic tank only, and even this has reached its capacity. As this drains into the harbour it limits the potential for marine leisure activities and associated tourism development. The potential scale of future development within the village is unlikely in itself to justify the works involved in upgrading this infrastructure, and improvements will therefore have to await their place within wider upgrading programmes. At current rates of public investment this is unlikely to take place within the first 5 years of this Plan.

**13.2.3.** Until such upgrading takes place development within and around the village should be restricted. In the meantime there is scope to develop a more considered and long-term view of the potential of the village.

**13.2.4.** There is substantial scope for infilling within the development boundaries, and there is no need to zone large areas of land for future housing. Where larger parcels of land are zoned it is important that their full development potential is not wasted by piecemeal or ribbon development. These approaches combined will ensure that there is the scope, in the longer term, for both individually developed houses and grouped developments.

**13.2.5.** The area around the harbour is a valuable resource for the future of the settlement. Both this area and the area north & south of the harbour should generally be kept free of built development, and especially housing development, particularly along the coastal Regional Route, R591. Part of the area is low lying, and therefore prone to flooding. There is potential to improve the area for informal leisure activity. Provision of improved signage, picnic area, parking, and perhaps a footpath link, for instance, could improve the area's recreational value to both local residents and tourists.

## 13.3 Specific Zoning Objectives

### Residential Areas

**13.3.1.** Having regard to the relatively recent amount of housing development that has taken place in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land is located within the development boundary of the village.

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

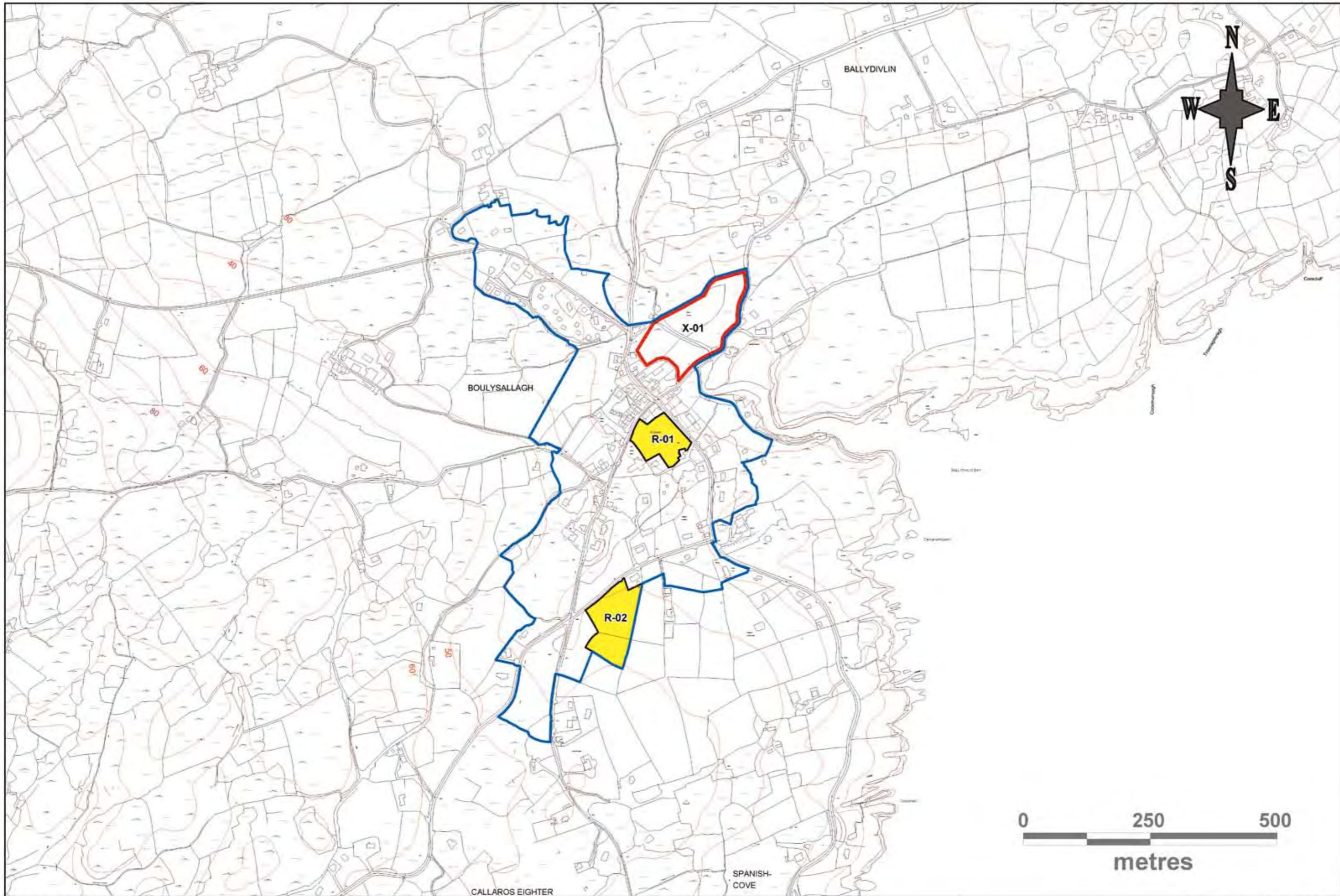
**13.3.3.** The specific residential zoning objectives for Goleen are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density in-depth housing development, subject to availability of adequate water supply and mains sewerage.	0.7
R-02	Medium density housing development, subject to availability of adequate water supply and mains sewerage.	1.2

### Special Zoning Objective

**13.3.4.** The special zoning objective for Goleen is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	An opportunity exists for the development of a range and mix of land uses covering retail, residential, tourism, commercial and amenity. A detailed planning brief needs to be prepared for the overall site to enable the orderly and most functional development of the land. Such a brief shall include drainage and flood prevention proposals.	2.1



# 14 Kealkill

## 14.1 Settlement in Context

**14.1.1.** Kealkill is a small settlement about 10km north-west of Bantry with a range of services which has seen a significant amount of housing and infrastructure development in recent times. It was not specifically dealt with in the 1996 Development Plan, but it is now considered desirable to provide a planning framework for the village in order to foster continued appropriate growth and prevent sprawl.

**14.1.2.** Kealkill has a primary school, convenience store, public houses, farmers' co-operative store, ancillary 'retail' services such as a hairdresser, a limited bus service, and some small scale business uses. It does have some sports facilities, but these are at some distance from the village itself. Kealkill is relatively close, for those with cars, to the secondary schools, higher level services and employment opportunities of Bantry, and it is likely that this is a major factor in its continuing growth in recent years. The settlement does appear, like most in West Cork, to be heavily reliant on car use, and as well as the long term sustainability issues this raises, it gives rise to further pressure for parking in Bantry and other towns. The fact that the settlement lies at the junction of two important regional roads, the R584 and R585, presents an opportunity for improved public transport at some stage in the future if development is concentrated close to the main road in this and other settlements.

**14.1.3.** A designated Scenic Route, A81, starts at the village. Both Carriganass Castle and the Catholic Church are included in the Record of Protected Structures. The Castle is also a candidate Special Area of Conservation.

## 14.2 Planning Considerations & Outline Proposals

**14.2.1.** Recent housing development has, in the main, been fairly well related to the pre-existing pattern of settlement, and has also included a range of house types and tenures. Both these characteristics are ones which are to be encouraged in the future. Particular efforts should be made to avoid sprawl up the hillside to the south and along the roads leading out from the village.

**14.2.2.** The village has an adequate water supply, however, the sewerage system is inadequate. The area served by the existing sewerage system lies to the south of, and surrounding, the main road at the western end of the village. Conveniently, this also lies on an axis between the school/church and convenience store. Hence provision should be made to foster and concentrate further housing growth in this area.

**14.2.3.** It should be noted that the biological quality of this section of the River Owvane currently fails to meet the standards set under the

Local Government (Water Pollution) Act 1977(Water Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this unsatisfactory water quality be remedied by the end of the year 2007. Agriculture is also a pressure on the water quality of the River Owvane.

**14.2.4.** Development in this general area has tended to be rather piecemeal, with long tortuous drives serving individual houses, and wasteful of the potential for future housing development and for a road or footpath link between the higher road in the vicinity of the school and the lower road with its convenience store. Thus the zoning for this area promotes a more coherent approach intended to maximise the potential for development and community benefits.

**14.2.5.** At the eastern end of the village the absence of mains sewerage, the relative remoteness from the bulk of the available services and the desirability of focusing development in order to maximise the long term development of the area, means that further housing development should be resisted. There may be some potential for further development of business premises in this area if it results in both improvements in visual amenity and securing employment opportunities.



**14.2.6.** The castle and adjoining area is a relatively undeveloped amenity and tourism resource. Encouragement will be given to improvements and landscaping to this area, and development in the vicinity will be controlled to avoid prejudicing the future potential of this asset. Signage to the castle and picnic area could be improved and also repeated near the junction with the R585.

**14.2.7.** A location close to the school and church has been identified for a children's playground.

## 14.3 Specific Zoning Objectives

**14.3.1.** The general zoning objective for Kealkill is set out in the following table:

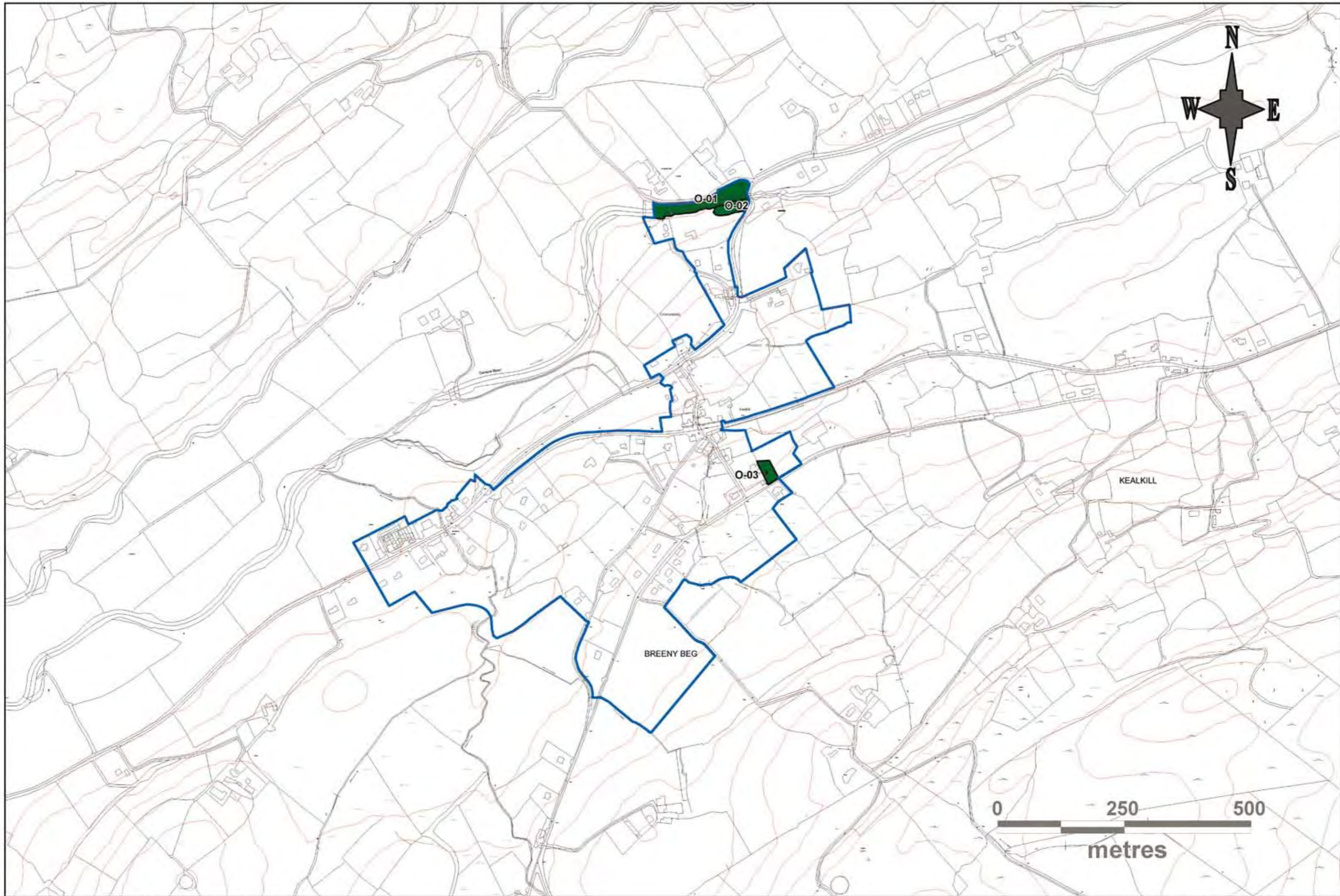
Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Kealkill there will be a general presumption in favour of development, subject to site limitations and the proper planning of the area. Parts of the area may be suitable for individual houses and small groups of houses, whether for permanent occupation, holiday lettings or second homes; small scale business uses compatible (in terms of noise, fumes, traffic and visual amenity) with neighbouring existing and potential housing; or agricultural use. Connections to mains water and sewerage will usually be required.

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

**14.3.2.** Existing amenity areas play an essential role in the future sustainable development of this settlement.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Castle, grounds and adjacent amenity/picnic area to be protected from development in order to maintain the integrity, visual amenity and setting of the castle.	0.5
O-02	Riverbank area facing castle and picnic/amenity area to be protected from development, and tree planting encouraged, in the interests of visual amenity and to maintain and enhance the setting of the castle.	0.1
O-03	Provision of a children's playground.	0.1



# 15 Kilcrohane

## 15.1 SETTLEMENT IN CONTEXT

15.1.1. Kilcrohane is an attractive small village near the far end, and on the south side of, the Sheep's Head peninsula. There is a church, post office, convenience shop, school and limited bus service.

15.1.2. The whole of the village lies within the defined Scenic and Coastal Area, and two designated Scenic Routes meet here. The Sheep's Head Way passes through the village. Nearby to the east is the Farranamanagh Lough candidate Special Area of Conservation and proposed Natural Heritage Area.

15.1.3. The area of Sheep's Head DED, which includes Kilcrohane, has seen a fall in population of 30 persons (16%) during the period 1996-2002. At the same time a significant number of new dwellings continue to be erected, reflecting the area's popularity as a holiday/second home location. A substantial proportion of these are built outside the village, and pressure for such development is most intense close to and in sight of the sea.

15.1.4. A considerable amount of land was zoned in the 1996 Development Plan. Rather than continue the specific zonings from the 1996 Plan, it is considered preferable to be more flexible in the types of development which would be acceptable on these sites, and include these and some intervening parcels of land within a development boundary.



15.1.5. Preliminary design work has commenced on the need for a new treatment plant to serve the settlement. Although at the initial stages, this work highlights the urgent need to increase the capacity of the existing plant. Although the water supply is limited, it could serve some further development. Given the servicing constraints in Kilcrohane it is pertinent to emphasise that any development proposed in Kilcrohane will need to demonstrate acceptable servicing proposals. Land at the western extremity of the development boundary has additional constraints due to its rocky and boggy nature and any development will need to take cognisance of this and also provide acceptable access.

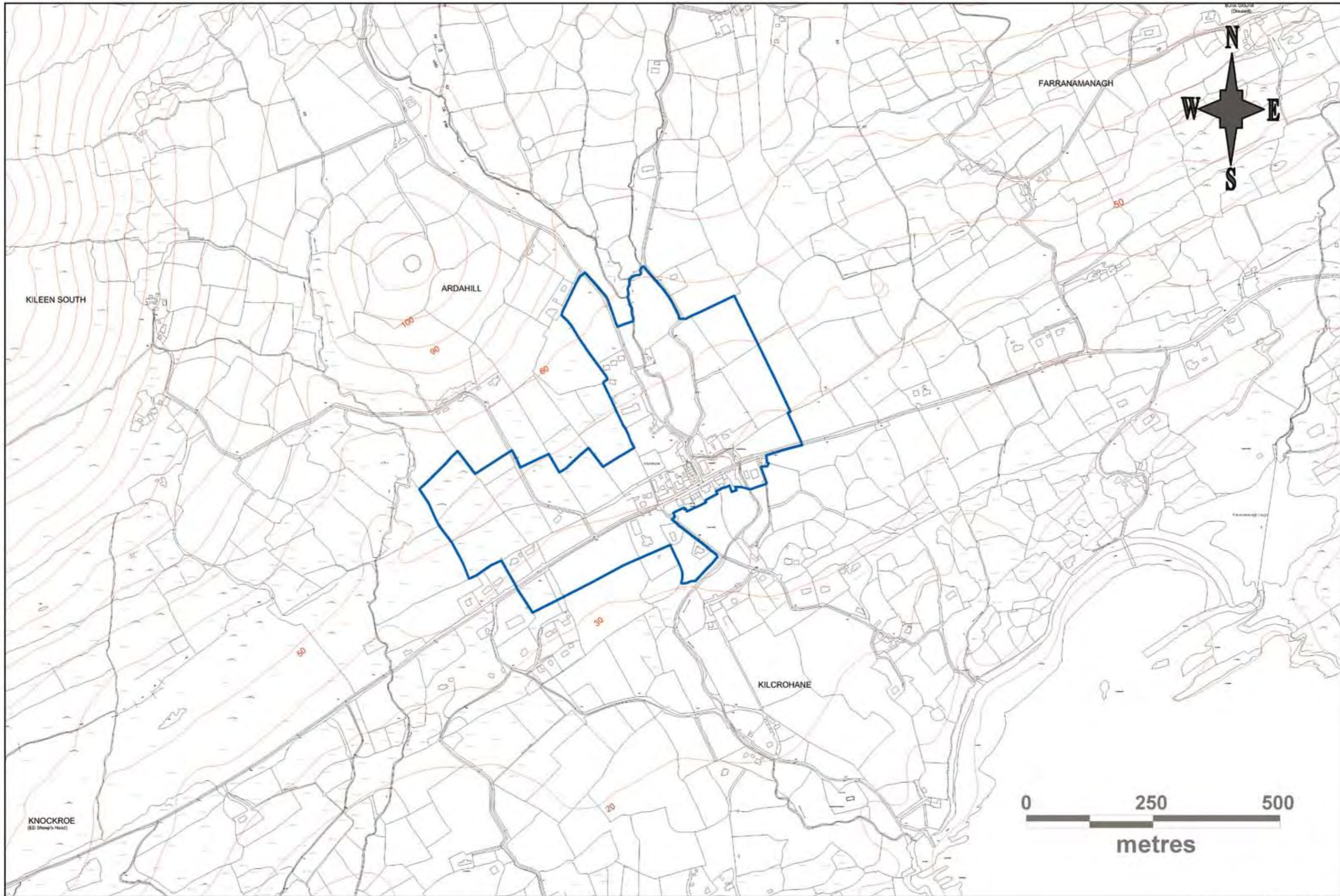
15.1.6. The community submission to the 2003 County Development Plan (as varied) highlighted the lack of jobs on the peninsula. This is unlikely to change substantially in the foreseeable future, and the continued apparent drift to Durrus and other less remote and expensive locations is likely to continue. This is preferable to a wholesale depopulation and loss of young adults to the cities. Efforts are therefore concentrated on securing a modest but continuing supply of a range of permanent housing types in the village, and fostering the development of holiday letting accommodation which may help provide some employment and support the existing services. The former industrial building in the village, previously zoned for industry, is at present not in use. It is considered appropriate to conserve this site and building for the longer term from pressure for housing or retail uses, but to allow a wider range of uses including industrial, commercial (e.g. offices), or community activities.

15.1.7. Some of the recent development on the fringes of the village has been rather suburban in character. This tends to erode the tourism potential and scenic qualities of the area and the character of the village. Encouragement is therefore given to higher standards of design (the Cork Rural Design Guide may help in this regard), and the importance of streetscape and landscaping (including planting) is highlighted.

## 15.2 Specific Zoning Objectives

15.2.1. The general zoning objective for Kilcrohane is set out in the following table:






Objective No.	General Zoning Objective
GEN-01	Within the development boundary of Kilcrohane there will be a presumption in favour of development, subject to site limitations and proper planning considerations. High standards of design, paying attention to streetscape, landscaping and the character of the village, will be expected. Particular encouragement is given to appropriate employment generating uses and facilities relevant to young adults.












# 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***

Adrigole

Church Cross

Coomhola

Dromore

Kilcoe

Lowertown

Pearson's Bridge

Rossmackowen/Waterfall

Toormore

Urhan



## 16 Adrigole

**16.1.1.** Adrigole, which does not have an easily identifiable centre, is a distinctive area and can be described as a significant entry point to the Beara peninsula.

**16.1.2.** Adrigole has a good range of services, (including two schools and a church) but these are dispersed along the main Castletownbere – Glengarriff road, R572. The bus passes through, connecting to Castletownbere, Glengarriff and Bantry.

**16.1.3.** Development should take the form of single houses only, and be located around one of the clusters of services. The area around the head of the bay is particularly sensitive, and any development here would need to be on the landward side of the road, and very carefully sited, designed and landscaped.

**16.1.4.** Development in Adrigole shall be encouraged in the following four development nodes:-

- a) The sign at the entrance to the settlement from the Glengarriff side, where there is a cluster of houses and a pub,
- b) The area around the church, the sailing club & pier, the playing fields, hostel, pub, petrol pumps and the arts & crafts shop,
- c) The area around the National School and the housing cluster,
- d) The area around the camp site, Peg's Shop and the Garda Station.

**16.1.5.** It is an objective of this plan to recognise the need for population growth at this location to include inward migration and development, which would enhance the quality of life and services available to the community. Any proposals should be of a high quality design and meet with normal proper planning considerations as outlined in sections 3.3.16 - 3.3.18 of the County Development Plan 2003 (as varied).

**16.1.6.** This plan also identifies the need for additional tourism or leisure related developments at this location. The need to broaden the economic base of this settlement is acknowledged and any proposals for light industrial or mixed development will be encouraged subject to normal planning considerations.

Objective No.	General Zoning Objective
GEN-01	Encourage small-scale growth, close to the settlement service centres, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations.

## 17 Church Cross

**17.1.1.** Church Cross is located along the N71, between Skibbereen and Ballydehob. The settlement offers a very limited range of services, which are centred around the church. The housing in the area is quite dispersed and further development of this type would be discouraged.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

## 18 Coomhola

**18.1.1.** Coomhola, north of Bantry and east of Glengarriff, is identified as a Village nucleus, where limited development may be permissible. There is a church, school, playgroup and post-office/shop. Older development here is sufficiently well dispersed and landscaped, and works around the contours of the land, to generally avoid being obtrusive. This helps conserve the beauty and character of the locality. Development which requires or results in flattening of sites and removal of screening trees and bushes should be avoided.

**18.1.2.** It should be noted that the biological quality of this section of the River Coomhola currently meets the standards set under the Local Government (Water Pollution) Act 1977 (Water Quality Standards for Phosphorus) Regulations 1998. There is a requirement that this good water quality be maintained.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations.

## 19 Dromore

**19.1.1.** Dromore is located north of the regional road, R586, between Bantry and Drimoleague, circa 6kms south east of Bantry town. The village has good road links to adjoining towns and there is a group water scheme in operation.

**19.1.2.** The small hamlet consists of a cluster of houses, which are centred round the new school and church. The settlement also has a local shop.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

## 20 Kilcoe

**20.1.1.** Kilcoe is located along the N71, between Skibbereen and Ballydehob. The settlement offers a limited range of services, which are centred around the local national school and the church. The housing in the area is quite dispersed and further development of this type would be discouraged.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

## 21 Lowertown

**21.1.1.** Lowertown, situated adjacent to the Schull Green Belt, to the west of Schull, is identified as a Village nucleus. Limited development will be permitted within close proximity to the settlement centre and the area surrounding the church. It therefore does NOT apply to the whole of the Lowertown townland, and excludes the Croagh River estuary, but also includes parts of several other townlands.

**21.1.2.** The area has the church, a farmers' co-operative store, and is on a bus route, providing access to Schull, Goleen, Baltimore, Skibbereen and Cork.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth within 1 km of the church, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations. New accesses directly onto the regional road R592 should be discouraged.

## 22 Pearson's Bridge

**22.1.1.** Pearson's Bridge is located on the R584 circa 1.5 miles from Ballylickey and 6 miles from Bantry town. The settlement has good road links to adjoining towns, and acts as a through road linking Ballylickey/Bantry to Macroom. Pearson's Bridge is a small rural settlement centred on the cross roads at Lisheen Bridge. The pub and B&B clearly form the focal point to the settlement.

**22.1.2.** In recent years a number of permitted developments have contributed to a linear form of development emerging along the approach roads to the settlement. Further development of this type will be discouraged. Any development in the area must have due consideration for the sensitive area surrounding the Ouvane River.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

## 23 Rossmackowen/ Waterfall

**23.1.1.** Rossmackowen/ Waterfall is located along the regional road, R572, circa 5km east of Castletownbere. The small hamlet consists of a cluster of houses, which are centred around a church.

**23.1.2.** Given the settlement's location on the Beara Peninsula, it is imperative that any development must take cognisance of the special scenic quality of the area. Rossmackowen/ Waterfall is located along the designated scenic route, A129, as defined in the Cork County Development Plan 2003 (as varied). Any development, which does take place, shall be of a high quality of design, having regard to the principles as outlined in the Cork Rural Design Guide, as published by Cork County Council. Development should be centred around the existing cluster of houses and the church.

**23.1.3.** It is an objective of this plan to recognise the need for population growth at this location to include inward migration and development which would enhance the quality of life and services available for this community. Any proposals should be of high quality design and meet with normal planning considerations as outlined in sections 3.3.16 - 3.3.18 of the County Development Plan 2003 (as varied).

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured at this location.

## 24 Toormore

**24.1.1.** Toormore, which is located on the Mizen peninsula between Goleen and Schull, has a number of facilities, albeit somewhat dispersed. It is identified as a Village nucleus, where limited development may be permissible.

**24.1.2.** The area close to Gurtyowen Cross, behind the ridge on the R591, is considered suitable for very low density development, subject to satisfactory servicing arrangements. The area south of Toormore Bridge to beyond the megalithic tomb consists of a very sensitive coastal landscape, where development will be discouraged.

Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations.

## 25 Urhan

**25.1.1.** Urhan, which is located on the north side of the Beara peninsula between Eyeries and Allihies, is identified as a Village nucleus, where limited development may be permissible.

**25.1.2.** Urhan comprises a pub, national school, food store and post office and a cluster of houses. It is an objective of this plan to recognise the need for population growth at this location, to include inward migration and development, which will enhance the quality of life and services available for the community. Any proposals for development should be of high quality design and meet with normal planning considerations as outlined in section 3.3.16 – 3.3.18 of the Cork County Development Plan 2003 (as varied).





Objective No.	General Zoning Objective
GEN-01	Permit small-scale growth, close to the settlement centre, normally in the form of individual houses rather than multiple development, as an alternative to dispersed development. Medium to large scale development would not be favoured in such locations.












# 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***

Ardnageehy Beg

Barleycove

Bere Island

Dursey Island

Heir Island

Long Island

Whiddy Island

## 26 Ardnageehy Beg

**26.1.1.** Ardnageehy Beg is located west of Bantry town. The area has no shops, services, community facilities, mains sewerage or public transport links. There is a water supply, and although this is currently subject to the same shortcomings as Bantry, a programme of improvements is planned.

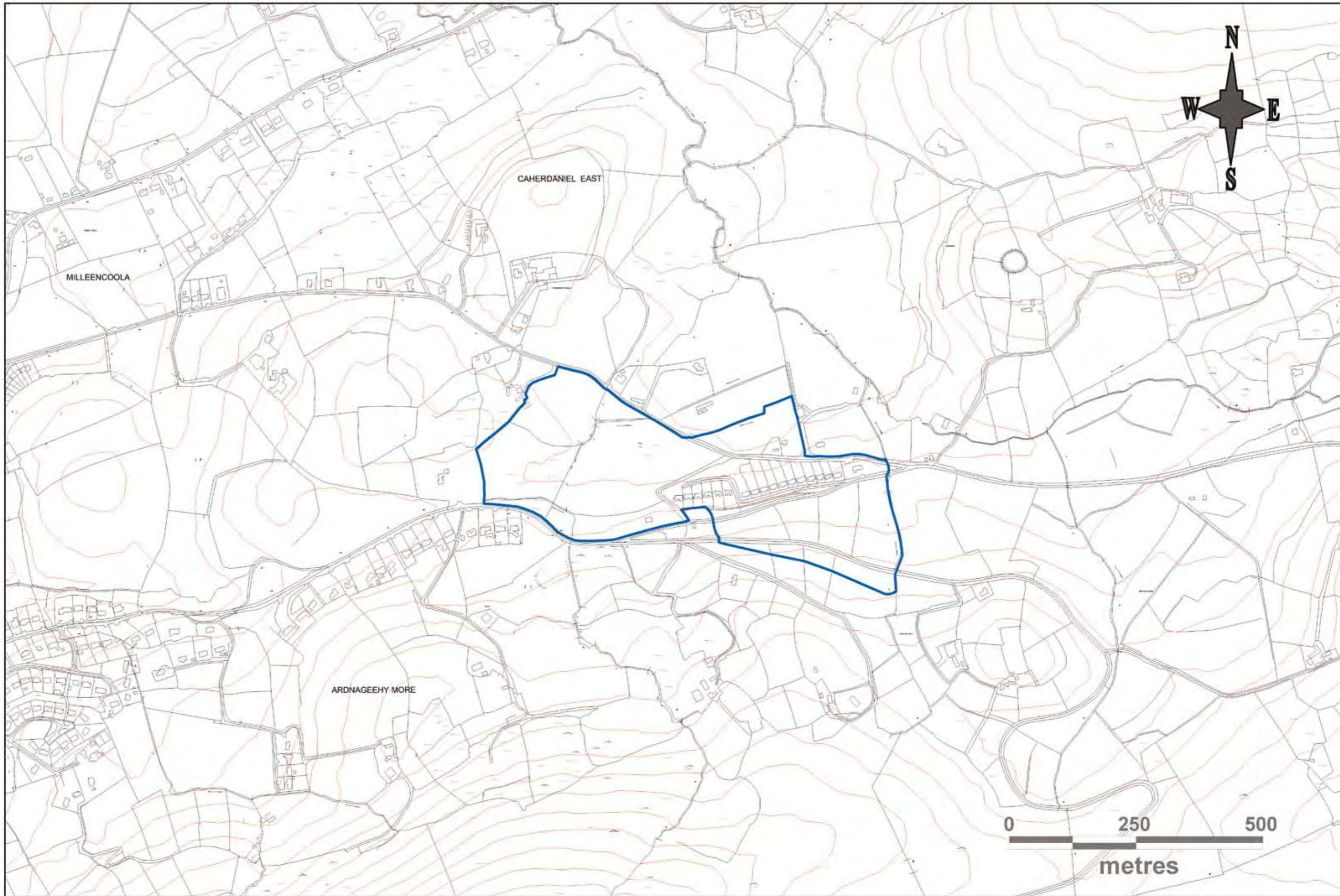
**26.1.2.** Ardnageehy Beg was identified in the 1996 Development Plan as a housing cluster. An amount of housing has developed here over the years, but some of the identified area remains undeveloped. It is considered appropriate to zone an additional amount of land. The eastern part of this, together with the remaining land within the 1996 housing cluster area, is considered suitable for low density residential development, subject to satisfactory sanitary services.

**26.1.3.** Ardnageehy Beg is located within the Greenbelt Area surrounding Bantry town. However, additional residential development will be considered within the development boundary for this settlement, as identified on the zoning map.

<i>Objective No.</i>	<b><u>General Zoning Objective</u></b>
GEN-01	Within the development boundary of Ardnageehy Beg, it is an objective to encourage any new development to be compatible with existing development and should be low density individual houses connected to the existing water supply and providing individual sewerage treatment facilities to the satisfaction of the area engineer. The western portion of the lands within the development boundary, comprising 10 hectares, shall be used for very low-density development subject to the existing servicing constraints of the area.







## 27 Barleycove

### 27.1 Settlement in Context

**27.1.1.** Barleycove is included in this Plan not because it is a significant settlement, but because of its importance for tourism, amenity and ecology. The Council's purchase of the land around the beach, and provision of parking and the access pontoon, helps maximise the tourist and amenity value of the wider area and foster maintenance of the fragile dune ecology. The nearby Mizen Head Centre is an exemplar of quality in design and of context related tourism development.

**27.1.2.** The Barleycove Beaches are an identified Area of Geological Interest, and much of the area falls within the Barley Cove to Ballrisode Point candidate Special Area of Conservation and proposed Natural Heritage Area. It should be noted also that Barleycove Beach is a designated bathing area. This site is of conservation importance for the presence of a number of good examples of coastal habitats. Of particular significance is the fixed dune as this is a priority habitat on Annex I of the EU Habitats Directive. The concentration of rare plants is of special note, as is the high density of Choughs.

**27.1.3.** Designated Scenic Routes A120 (road between Lissagriffin and Mizen Head) and A119 (road from Lissagriffin by Barleycove to Brow Head) pass through the area, the whole of which is defined as Scenic and Coastal Area.

### 27.2 Outline Proposals

**27.2.1.** The private sector hotel complex and caravan park are also very important to the local economy. The hotel complex has been gradually shifting from hotel accommodation to a greater emphasis on self-catering. The hotel is a valuable resource for the area, which unlike holiday/second homes provision is unlikely to be replicated elsewhere in the area. Therefore further erosion of the catered, hotel function is to be resisted, while further holiday/second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed.

**27.2.2.** The caravan park brings a great many tourists to the area and its continued existence is encouraged. The visual quality of the caravan park detracts from the scenic qualities and character of the area. Any intensification of the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New

built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape.

**27.2.3.** Because of its tourism and scenic importance, and remoteness from relevant facilities, the construction of new dwellings is not encouraged. Exceptions are made for permanent residences for those with a local need.

### 27.3 Specific Zoning Objectives

#### Commercial Areas

**27.3.1.** Provision has been made in the plan for two commercial areas for the purposes of expansion of existing tourist related activities.

**27.3.2.** The specific commercial zoning objectives for Barleycove are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
C-01	Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed.	3.8
C-02	Existing caravan park and associated facilities. Any intensification within the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape.	5.5





## 28 Bere Island

### 28.1 Island in Context

**28.1.1.** Bere Island lies just off the south coast of the Beara peninsula, facing Castletownbere. At around 10km long, 3km wide, and 18.5 sq km in area it is the largest of West Cork's islands.

**28.1.2.** The island has an impressive range of facilities and services, including public toilets, shops, pubs, churches, community centre, post-office, restaurant, football pitch, and a permanent nurse. Most other facilities are near at hand in Castletownbere.

**28.1.3.** The 2002 Census recorded 207 persons in 83 households (Bear DED). Though this represents a fall of 5 persons (2.4%) and 2 households (2.5%) since 1996, such stability is unusual for the islands, as is the relative balance between genders and in age structure. In addition to the permanent residences there are around 90 other units of accommodation including second/holiday homes and mobile homes.

**28.1.4.** This success in sustaining population is likely to be influenced by the relative size of the island, the close proximity of the mainland and especially the town of Castletownbere, and the availability of non-farm employment. Around 30 islanders have full-time employment on the island and another 35 commute to the mainland. At the same time about 5 mainlanders commute in the other direction to work on the island.

**28.1.5.** Farming provides employment, mainly part-time, for around 48 people, a third of whom are over 65. The bearing capacity of the land is not high, and is classified as 'seriously disadvantaged'. With the current general pressures on farming, and the average age of Bere Island farmers of 54, (30% of whom are unmarried), it is likely that this level of farming employment will decline in future years.

**28.1.6.** Regular ferries run from Oilean na gCaorach, near the west end of the island, direct to Castletownbere, and from Rerrin, near the east end of the island, to Pontoon on the Castletownbere-Glengarriff road.

**28.1.7.** The island attracts a significant number of tourists for both day-trips and longer stays (the population can treble in summer months). The availability of ferries at both ends of the island, allowing a 'through' trip, may be an additional factor in attracting short-stay visitors to the island. The Beara way traverses the island and there are a number of tourist facilities, including accommodation, shops, restaurant, pubs, and a marina.

**28.1.8.** The island was an important military base and, though now reduced in scale and intensity, the military presence remains an important factor in the island's land use and economy. The military history of the island has also left a rich archaeological heritage of buildings and fortifications. An impressive variety of archaeological sites,

dating from the Bronze Age through the Medieval to the 19th century, are found on Bere Island.

**28.1.9.** The island has a rich ecology, including rare plants. The whole island is designated 'Scenic and Coastal Area' in the 2003 Cork County Development Plan 2003 (as varied). Ballinakilla School, two Martello Towers, and the Lonehort Battery are included in the Record of Protected Structures.

**28.1.10.** Existing residential development is dispersed across the lower parts of the islands, with concentrations in the villages of Rerrin and Ballynakilla. The military base (currently a training camp) is located mainly at the eastern end of the island. The Department of Defence has a private water supply (from a lake) for its premises, and this also supplies about 60 households around Rerrin. A small spring fed group water scheme supplies some properties towards the western end of the island, while the remainder are on individual wells or springs. There have been sporadic problems with the quality of the lake water, and the ground water is assessed to be very vulnerable to pollution because of the geology of the area.

**28.1.11.** Most properties on the island have only individual septic tanks for wastewater, which is particularly worrying given the vulnerability of the water supply to pollution. The Department of Defence has a sewage collection system in the Rerrin area, which requires upgrading to reduce the amount of raw sewage being disposed into the Rerrin Harbour.



### 28.2 Planning Considerations

**28.2.1.** The challenge is to sustain the present stability and balance of the population. The main tools to this are in promoting retention of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities which attract tourists as well as having their own intrinsic merit.

**28.2.2.** The Cork County Development Plan 2003 (as varied), contains a range of broad objectives for islands, coasts, and rural areas in general, and these form the basic framework for decisions on development proposals.

**28.2.3.** The Bere Island Conservation Plan was produced in 2003 by the Heritage Council in partnership with Cork County Council and the Bere Island Community. The purpose of the Conservation Plan is 'to assist the Community and various agencies in conserving the island's heritage, planning the sustainable future of Bere Island and delivering the islander's vision'.

**28.2.4.** Though not produced under the Planning Acts, the Bere Island Conservation Plan provides a useful input into the Local Area Plan, combining as it does the expertise of the consultants and agencies involved with the local knowledge and experience of the island population, developed through a process of consultation. The intention here is to incorporate into the Local Area Plan those aspects which have a direct relevance to land use planning and which are also in conformity with the Cork County Development Plan 2003 (as varied) - the latter being a statutory requirement for local area plans.



### 28.3 Outline Proposals

#### Overall approach

**28.3.1.** Zoning of sites, or a development boundary, is not considered appropriate in such an island context. However, the sustainable development of the island needs to be promoted through balancing the demand for additional physical development, the advantages of concentrating development, and the conservation of a valuable environment.

#### 28.4 Specific Objectives

**28.4.1.** There are no specific development zonings for Bere Island, but the island, coastal, rural and other general objectives of the Cork County Development Plan 2003 (as varied), together with the objectives below, provides a framework for the assessment of development proposals.

Objective No.	Specific Objectives For Bere Island
GEN-01	1. Development which sustains the population, diversifies the economy and conserves the environment of the population will be encouraged.
	2. Development of dwellings or employment uses will be encouraged to locate in, or within short walking distance of the villages of Rerrin and Ballynakilla, where practicable.
	3. The following policies, drawn and developed from the Bere Island Conservation Plan, will be taken into account when assessing proposals.
	4. Priority will be given to the retention of the existing population, the provision of small scale facilities for tourists (especially where this provides employment for permanent residents), and the protection of the environment including the wild and open character of the landscape.
	5. The renovation of ruins or the re-use of redundant buildings will be encouraged.
	6. The re-use of ruins or redundant buildings for short-term holiday accommodation may be permissible. Any such development will be subject to conditions requiring the property to be available on short lets.
	7. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.
	8. Maintain and where possible increase the island's permanent population and its age and gender balance.

Objective No.	Specific Objectives For Bere Island
	9. Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities.
	10. Encourage the availability of an appropriate range of housing provision on the island in terms of size, type, tenure, cost and location.
	11. Achievement of any of the following will weigh in favour of any development proposal - <ul style="list-style-type: none"> <li>a. sustainability;</li> <li>b. use of traditional island skills;</li> <li>c. provision of work opportunities for islanders;</li> <li>d. supports island culture and way of life;</li> <li>e. does not harm the island's environment.</li> </ul>
	12. New development should not threaten the availability and quality of a safe drinking water supply and should preferably be located where it can take advantage of an existing or potential future group scheme.
	13. New development will only be permitted where it can be shown that sewage disposal can be achieved without adding to the risk of pollution of groundwater or of surface water which is or may in the future be used for fresh water supplies.
	14. The development of community based wind power will be encouraged, subject to environmental constraints.

Objective No.	Specific Objectives For Bere Island
	15. Provision of community waste collection and recycling facilities will be encouraged.
	16. The development of infrastructure which supports fisheries or mariculture will be supported, especially where this will benefit islanders, subject to environmental constraints.
	17. Weight will be given to the desirability of conserving marine water quality, biodiversity and the marine heritage in the assessment of relevant development proposals.
	18. Where development is proposed in lowland heath areas an ecological assessment will be required to consider risks to valuable ecological habitat.
	19. Favourable weight will be given to developments which provide for the sustainable appreciation of archaeological sites, including access, interpretation and investigation. Development which adversely affects known or suspected archaeological remains will not normally be permitted. Where, exceptionally, such development is permitted this will be conditional upon provision being made for prior investigation (including excavation where appropriate), recording and, where and as far as practicable, retention <i>in situ</i> of remains.
	20. Sustainable tourist related development based on the natural and cultural heritage of the island and contributing to a balanced economy for the island will be encouraged.

## 29 Dursey Island

### 29.1 Island in Context

**29.1.1.** Dursey Island is located just off the end of the Beara Peninsula. The island, which has a wild and open character, is separated from the mainland by a channel which is narrow but subject to strong tidal flows and rough water. A cable car (run by Cork County Council) provides access to the island.

**29.1.2.** The island has just 9 permanent residents, but a significant numbers of visitors come to the island, including bird-watchers and walkers, especially during the summer. There are stunning views of the Atlantic, especially from the signal tower at the summit of the island. The Beara Way path runs the length of the island, but many visitors do not stray far from the cable car.

**29.1.3.** Almost the whole of the island is a proposed Natural Heritage Area, and it lies within the Kenmare River candidate Special Area of Conservation. There are also significant archaeological remains on the island.

**29.1.4.** The settlement pattern is a few loose clusters along the road running most of the length of the island, with some more dispersed buildings. Some more recent development has tended to be placed in the gaps and a more linear pattern is tending to develop.

**29.1.5.** There is a water supply from the mainland to the island, but no mains sewerage.

### 29.2 Planning Considerations

**29.2.1.** Given its remote location and low numbers of permanent residents, it is most unlikely to gain substantial population or services in the foreseeable future. There is a danger of complete de-population over time.

**29.2.2.** The Cork County Development Plan 2003 (as varied) contains a range of broad objectives for islands, coasts, and rural areas in general, and these form the basic framework for decisions on development proposals.

### 29.3 Outline Proposals

**29.3.1.** Zoning of sites, or a development boundary, is inappropriate in such an island context. Therefore efforts should be concentrated on retaining the existing population levels, encouraging the provision of small scale facilities which encourage tourist visits. The protection of the unique and wild environment which attracts visitors to the wider area, as well as having its own intrinsic merit, should be a priority.

### 29.4 Specific Objectives

#### Development Areas

**29.4.1.** There are no specific development zonings for Dursey Island, but the island, coastal, rural and other objectives of the Cork County Development Plan 2003 (as varied) provide a framework for the assessment of development proposals.

Objective No.	Specific Objectives for Dursey Island
GEN-01	<ol style="list-style-type: none"> <li>1. On Dursey Island priority will be given to the retention of the existing population, the provision of small scale facilities for tourists (especially where this provides employment for permanent residents), and the protection of the environment including the wild and open character of the landscape.</li> <li>2. Construction of new houses will be discouraged except where these are demonstrably required for permanent residence.</li> <li>3. Second home type development will be discouraged, except where these involve renovation of ruins or the re-use of redundant buildings.</li> <li>4. The re-use of ruins or redundant buildings for short-term holiday lets is encouraged. A very limited amount of very small scale development for short-term holiday accommodation may be permissible. This should be clustered with existing buildings. Any such development will be subject to conditions requiring the property to be available on short lets.</li> <li>5. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.</li> </ol>



## 30 Heir Island

### 30.1 Island in Context

**30.1.1.** Heir Island is located in Roaringwater Bay, just north of Sherkin (which is in the Skibbereen Electoral Area). The island is served by a regular ferry service.

**30.1.2.** The Island has a lively mix of about 30 permanent residents (some of long standing, some new) and visitors (including some very long term second home owners). The relative accessibility and benign environment means that development pressure, like nearby Sherkin is high. This makes it very difficult for local people to compete in the housing and land markets on the island.

**30.1.3.** There is a shop and restaurant on the island, and plans for further tourism and marine leisure development by islanders. It is acknowledged that there is no public building or community meeting place on the island and the provision of such a facility will be encouraged.

**30.1.4.** The whole of the island is designated 'Scenic and Coastal Area' and lies within the Roaringwater Bay and Islands proposed Natural Heritage Area and candidate Special Area of Conservation. The island has a distinctive surviving architectural heritage which may warrant designation as an Architectural Conservation Area.

### 30.2 Planning Considerations

**30.2.1.** Given its remote location and the current low numbers of permanent population, it is most unlikely to gain substantial population or services in the foreseeable future. There is a danger of complete de-population over time.

**30.2.2.** The Cork County Development Plan 2003 (as varied), contains a range of broad objectives for islands, coasts, and rural areas in general, and these form the basic framework for decisions on development proposals.

### 30.3 Outline Proposals

**30.3.1.** Zoning of sites, or a development boundary, is inappropriate in such an island context. Therefore efforts should be concentrated on retaining the existing population levels, encouraging the provision of small scale facilities which encourage tourists. The protection of the beautiful environment, which attracts visitors to the island and the wider area, as well as having its own intrinsic merit, should be a priority.

### 30.4 Specific Objectives

#### Development Areas

**30.4.1.** There are no specific development zonings for Heir Island, but the island, coastal, rural and other objectives of the Cork County Development Plan 2003 (as varied) provide a framework for the assessment of development proposals.

Objective No.	Specific Objectives for Heir Island
GEN-01	<ol style="list-style-type: none"> <li>1. On Heir Island priority will be given to the retention of the existing population, the provision of small scale facilities for tourists (especially where this provides employment for permanent residents), and the protection of the environment including the character of the landscape and the architectural heritage.</li> <li>2. Construction of new houses will be discouraged except where these are demonstrably required for permanent residence.</li> <li>3. Second home type development will be discouraged, except where these involve renovation of ruins or the re-use of redundant buildings.</li> <li>4. The re-use of ruins or redundant buildings for short-term holiday lets is encouraged. A very limited amount of very small scale development for short-term holiday accommodation may be permissible. This should be clustered with existing buildings. Any such development will be subject to conditions requiring the property to be available on short lets.</li> <li>5. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.</li> </ol>





# 31 Long Island

## 31.1 Island in Context

31.1.1. Long Island lies in Roaringwater Bay to the south-west of Schull and is separated from the mainland by the narrow Long Island Sound. There is a regular ferry service which serves the island. It makes at least three trips a day during the summer schedule period and one a day for four days a week during the winter schedule period. There are no notable facilities on the island itself, though the services of Schull are close by once the mainland is reached. There is limited scope for tourism based development. The provision of holiday homes will not suffice and some economic development to support the local economy is required.

31.1.2. The resident population is small and unlikely to grow significantly in the foreseeable future or provide sufficient demand for significant on-island services.

31.1.3. There are a number of holiday or second homes on the island.

31.1.4. There are a significant number of derelict houses on the island, and these offer potential. There is also scope for more tourism development such as identified day walks and short-term accommodation in the form of hostel or bed and breakfast.

31.1.5. The whole of the island is designated 'Scenic and Coastal Area' and lies within the Roaringwater Bay and Islands proposed Natural Heritage Area and candidate Special Area of Conservation.

## 31.2 Planning Considerations

31.2.1. Given its current low numbers of permanent population, it is most unlikely to gain substantial population or services in the foreseeable future.

31.2.2. The Cork County Development Plan 2003 (as varied) contains a range of broad objectives for islands, coasts, and rural areas in general, and these form the basic framework for decisions on development proposals.

## 31.3 Outline Proposals

31.3.1. Zoning of sites, or a development boundary, is inappropriate in such an island context. Therefore efforts should concentrate on retaining the existing permanent population levels. The protection of the unique environment, which attracts visitors to the wider area, in addition to having its own intrinsic merit, should be a priority.

## 31.4 Specific Objectives

### Development Areas

31.4.1. There are no specific development zonings for Long Island, but the island, coastal, rural and other objectives of the Cork County Development Plan 2003 (as varied) provide a framework for the assessment of development proposals.

Objective No.	Specific Objectives for Long Island
GEN-01	<ol style="list-style-type: none"> <li>1. On Long Island priority will be given to the retention of the existing population, provision of small scale tourist facilities, and the protection of the environment including the character of the landscape.</li> <li>2. Construction of new houses will be discouraged except where these are demonstrably required for permanent residence.</li> <li>3. Second home type development will be discouraged, except where these involve renovation of ruins or the re-use of redundant buildings.</li> <li>4. The re-use of ruins or redundant buildings for short-term holiday lets is encouraged. A very limited amount of very small scale development for short-term holiday accommodation may be permissible. This should be clustered with existing buildings. Any such development will be subject to conditions requiring the property to be available on short lets.</li> <li>5. All development should be carefully designed, sited and landscaped to retain the character of the island, and avoid harm to the environmental qualities of the locality.</li> </ol>



## 32 Whiddy Island

### 32.1 Island in Context

**32.1.1.** Whiddy Island is located at the head of Bantry Bay, just 2km off Bantry town, to which it is linked by a regular ferry. There is a small shop on the island, and the services of Bantry are only a short distance away.

**32.1.2.** Whiddy Island's population was recorded by the 2002 Census as 29 persons, a fall of 5 persons (14.7%) from 1996. The number of households remained static at 12 over the same period.

**32.1.3.** The oil terminal, occupying the western end of the island, is an important component of the West Cork economy.

**32.1.4.** The whole of the island is designated 'Scenic and Coastal Area'. Two sets of artillery fortifications and Reenavanny Castle are included in the Record of Protected Structures, and at the south-eastern tip of the island lies the Whiddy Island proposed Natural Heritage Area.

### 32.2 Planning Considerations

**32.2.1.** The oil terminal is a key facility which should be protected from development which may prejudice its continued operation and development.

**32.2.2.** Given the proximity to Bantry and the oil workers use of the ferry, an increase in population is unlikely to result in significant additional services on the island.

### 32.3 Outline Proposals

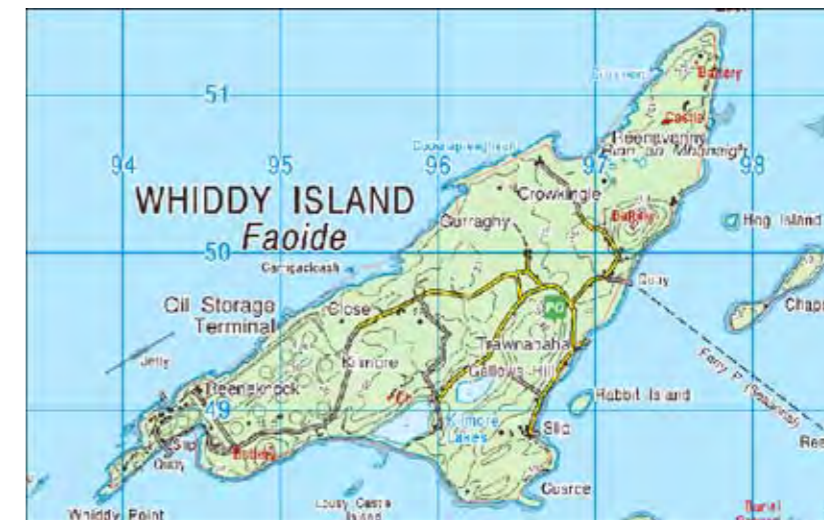
**32.3.1.** Zoning of sites, or a development boundary, is inappropriate in such an island context. Therefore efforts should be concentrated on retaining the existing population levels, encouraging the provision of small scale facilities which encourage tourist visits. The protection of the unique and wild environment which attracts visitors to the wider area, as well as having its own intrinsic merit, should be a priority.

### 32.4 Specific Objectives

#### Development Areas

**32.4.1.** There are no specific development zonings for Whiddy, but the island, coastal, rural and other objectives of the Cork County Development Plan 2003 (as varied) provide a framework for the assessment of development proposals.

Objective No.	Specific Objectives for Whiddy Island
GEN-01	<ol style="list-style-type: none"> <li>1. On Whiddy Island priority will be given to the continued operation and development of the oil terminal, the retention of the existing population, the provision of small scale facilities for tourists (especially where this provides employment for permanent residents), and the protection of the environment including the character of the landscape.</li> <li>2. Construction of new houses will be considered in accordance with the Scenic and Coastal designation of the island and the relevant objectives of the Cork County Development Plan 2003 (as varied).</li> <li>3. Second home type development will be discouraged, except where these involve renovation of ruins or the re-use of redundant buildings.</li> <li>4. The re-use of ruins or redundant buildings for short-term holiday lets is encouraged. A very limited amount of very small scale development for short-term holiday accommodation may be permissible. This should be clustered with existing buildings. Any such development will be subject to conditions requiring the property to be available on short lets.</li> <li>5. All development should be carefully designed, sited and landscaped to retain the character of the island, and avoid harm to the environmental qualities of the locality.</li> </ol>




















# Legend for Zoning Maps :

## LAND USE CATEGORIES





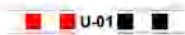


### Established Areas

-  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



[www.corkcoco.ie](http://www.corkcoco.ie)