



Carrigaline Electoral Area Local Area Plan

SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
No. 1	September 2005	Carrigaline Electoral Area Local Area Plan
No. 1	February 2006	Amendment to the Carrigaline Electoral Area Local Area Plan (Curraheen)

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

Carrigaline Electoral Area Local Area Plan September 2005

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Section 1 Introduction to the Carrigaline 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, Carrigwohill and Blarney the maps and text from the Cork County Development Plan 2003 (as varied) is superseded by the Special Local Area Plan (SLAP) for each of these settlements.

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

1.2 Purpose of the Plan

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

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

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

Local Area Plan Principles

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 settlements, villages, village nuclei and the agricultural and coastal areas that surround them. They must not become an attempt to re-make the County Development Plan (CDP).
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).
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 Carrigaline 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 214 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 35 submissions or observations were received in response to the public consultation carried out regarding the proposed

amendment and these submissions were addressed in the Manager's report under section 20 (3) (F) of the Planning and Development Acts (as amended), published in August 2005.

1.3.3. The final phase in preparing the Local Area Plan occurred at a Council Meeting on the 5th and 6th 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.

1.3.4. On the 13th February 2006 an Amendment to this Local Area Plan was adopted by the Members of the Council to incorporate the Curraheen Amendment which provides for the integrated development of an important area of land at the western edge of the city.

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, Carrigwohill 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 Carrigaline Electoral Area Local Area Plan outlining the plans and publications that have informed the Local Area Plan process, the settlement strategy for the electoral area, and covers the topics of land use and zoning, and the Green Belts around towns.

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

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

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

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

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

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

Section 2 Overall Strategy

2.1 Strategic Planning Context

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

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

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

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

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

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

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

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

The Regional Planning Guidelines, May 2004

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

The Integrated Strategy for the Economic, Social & Cultural Development of County Cork, 2002 – 2011.

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

2.1.9. 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

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

Cork Rural Design Guide

2.1.11. 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

2.1.12. The retail strategy prepared jointly with Cork City Council, as required by the Retail Planning 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 form the basis for determining the quantum and location of new retail development.

Joint Housing Strategy

2.1.13. Cork County Council, in conjunction with Cork City Council and the nine Town 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)

2.1.14. 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)

2.1.15. 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)

2.1.16. 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

2.1.17. 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

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

Cork Area Strategic Plan (CASP)

2.1.19. 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 the ring towns of Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal. The CASP also introduces the concept of 'Metropolitan Cork' (comprising the city and suburbs, satellite towns, strategic industrial areas and villages) to be promoted as a single unified growth and development entity. The Carrigaline Electoral Area is included entirely within the CASP area.

**North and West Cork Strategic Plan**

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

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

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

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

Cork County Development Plan 2003 (as varied)

2.1.22. The Cork County Development Plan 2003 (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 CASP and the N&WCSP (for the remainder of the county outside the CASP area). The local area plans will be informed by the County Development Plan which sets out policies and objectives for the planning of local areas. The Cork County Development Plan 2003 (as varied) has a vision for the county that is based on four strategic goals, as follows:

- Enhanced quality of life for all - based on high-quality residential, working and recreational environments, and sustainable transportation patterns.
- Sustainable patterns of growth in urban and rural areas that are well balanced throughout the county, together with efficient provision of social and physical infrastructure.
- Sustainable and balanced economic investment, together with wise management of the county's environmental and cultural assets.
- Responsible guardianship of the county, so that it can be handed on to future generations in a healthy state.

Local Area Plans

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

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

- A fully integrated set of Local Area Plans, covering the entire county, should be prepared in order to bring forward the policies of the County Development Plan at a local level and at the appropriate level of detail;
- Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;
- Local Area Plans should be based largely on established area boundaries. Where important social, environmental and economic links exist that cross these boundaries, mechanisms for joint working should be developed;
- Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;
- Three Special Local Area Plans will be completed for the Blarney-Kilbarry, 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)

2.1.25. The Planning and Development Acts require planning authorities to include in their plans information on ‘the likely significant effects on the environment of implementing the plan’. This requirement was in anticipation of the implementation of the EU Strategic Environmental Assessment Directive (2001/42/EC) that applies to all plans or programmes for which the first formal preparatory action is taken on or after 21st of July 2004. The preparation of the local area plans and special local area plans had commenced before the 21st of July, 2004 and therefore the Directive and subsequent ‘Guidelines for Regional Authorities and Planning Authorities’ (2004) issued by The Department of the Environment, Heritage & Local Government do not apply.

2.2 Settlement Strategy

Strategic Principles

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

- A strong network of settlements is important for sustaining healthy population levels and for enhancing quality of life. Also, the functional relationships between the different types of settlements should be clearly understood;
- Urban sprawl on the edges of the city (and on the edges of towns) should be prevented and a character distinction between the built-up areas and the open countryside should be maintained;
- Existing communities in rural areas should be supported and their local housing needs should be accommodated. The special land use requirements of primarily agricultural areas and the open countryside should also be accommodated;
- Large numbers of dispersed, urban-generated houses in rural areas can have a detrimental effect on the long-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 NSS policy on the location of development recognises that there is a strong relationship between settlement size and the levels of service that can be supported. It also states that accessibility to a wider range of services can be improved by the provision of good quality roads, public transport, information about services and appropriate provision of outreach services.

2.2.4. One of the most important functions of all settlements, small or large, is that they encourage efficiency in the provision of services to those living in the hinterland of the settlement. A single journey to a settlement, usually, gives access to more than one service or facility. Also, businesses that locate close together often benefit from stronger customer bases and larger employment markets.

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

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

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

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

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

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

2.2.10. This strategy of supporting rural settlements is, therefore, based on the identification of a settlements network with a hierarchy of services so that investment in housing, transport, employment, education, shopping, health facilities and community services can be focused 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 facilities

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

- Church or other community facility
- Convenience shop / pub / petrol filling station / Post office
- Mains water / group scheme
- Permanently resident population
- Primary school
- Public transport (Metropolitan area)
- Employment opportunities
- Sports facility

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

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

2.2.17. The local area plans will 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 Local Area Plans, such as places like holiday resorts, areas of individual houses in green belt or other locations and places that do not have the level of service or permanent housing, for example, to warrant inclusion as a village nucleus. These “other” locations do not normally have the type or range of services that village nuclei, villages and key villages have.

2.3 Land Use and Zoning

Development Boundaries

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

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

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

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>Land Use Zoning</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>Specific Zoning Objectives</p> <p>The specific zoning objectives for land in the settlements in the county, together with the development boundaries for these settlements, are as set out in the text accompanying the settlement maps in this plan.</p>

Zoning on Other Lands

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

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

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

Background

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

2.4.2. The CDP outlines the planning principles of a Green Belt as including some or all of the following:

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

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

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

Housing in Rural Locations

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

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

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

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

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

Green Belts around the Ring and County Towns

2.4.10. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 County Development Plan.

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

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

2.4.12. Within this area, the land is generally reserved for agriculture, open space or recreation uses and exceptions to this will only be allowed to accommodate the individual housing needs of an

individual 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 the ring and county towns are advised to consult the Cork Rural Design Guide for advice on site choice, design, and landscaping at an early stage in their preparations.

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

GB 1-2	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <ul style="list-style-type: none"> • The character of the area as a whole will remain predominantly rural and open; • Proposals will not cause linear roadside frontage development (ribbon development) and; • The proposal is consistent with the proper planning and sustainable development of the area.
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2.4.16. In the Carrigaline Electoral Area, within the Metropolitan Greenbelt of Cork, established by the County Development Plan 2003 (as varied), there are no towns subject to a new green belt.

GB 1-1	<p><i>Green Belts Around the Ring and County towns</i></p> <p>(a) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(b) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective SPL 3-6 of the Cork County Development Plan 2003.</p>
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Section 3 Local Area Strategy

3.1 The Carrigaline Electoral Area Strategy

Context

3.1.1. The Carrigaline Electoral Area comprises an area of about 240 sq km and about 73 km of coastline including the western shore of Cork Harbour. The electoral area includes the coastal and harbour settlements of **Crosshaven** and **Ringaskiddy** (also a strategic industrial location) and the satellite towns of **Passage West**, **Ballincollig**, and **Carrigaline**. The electoral area is located to the south and west of Cork City and also includes the **Cork City South Environs** including Douglas, Grange, Frankfield, Donnybrook, Maryborough, Rochestown, Doughcloyne and Togher. The County Development Plan 2003 (as varied) has designated a number of scenic routes and special landscape areas in the electoral area. All of the Carrigaline Electoral Area is within Metropolitan Cork with the exception of its south-eastern corner. The south-eastern corner of the electoral area stretches from **Tracton** and **Minane Bridge** south to **Nohoval**, **Roberts Cove** and **Ringabella Bay** on the coast.

3.2 Growth and Development in the Carrigaline Electoral Area

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

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

3.2.3. The Carrigaline Electoral Area accounts for a substantial amount of the growth envisaged for the area to the south and west of the City. The Cork County Development Plan 2003 (as varied) has made provision for the majority of this population growth, to be located within the main settlements of Ballincollig, Carrigaline, Cork City South Environs and Passage West. Outside of the main settlements, the local area plan for the Carrigaline Electoral Area

makes provision for the growth envisaged in the smaller settlements and agricultural areas.

3.3 Population Trends and Forecasts

3.3.1. In recent years the population of the Carrigaline Electoral Area has increased dramatically. The census of population for the area in 2002 was 68,691 people in 21,969 households. This represents a significant increase over the 1996, census which recorded a population of 58,362 in 17,211 households.

3.3.2. This plan is concerned with the proportion of the 20-year (2000-2020) growth forecast by CASP that might occur between the 2002 census and 2011. If development is to proceed in line with the recommendations of CASP, then this growth figure is equivalent to an additional 5,800 households in the Electoral Area as a whole by 2011. An estimate of the possible population of the Carrigaline Electoral Area in 2011 is obtained by adding these figures to the 2002 census results. This is set out in the table below:

Carrigaline Electoral Area	1991 Census	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	52,064	58,362	68,691	78,309	9,618
Households	14,411	17,211	21,969	27,769	5,800

3.4 Distribution of Growth

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

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

- Concentrate development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City;
- Access to key public services including public transport;
- Protection of the Metropolitan Green Belt.

3.4.3. Of the overall estimated growth figure of 5,800 additional households between 2002 and 2011, approximately 1,200 could be accommodated in the smaller settlements and agricultural areas.

Estimated Growth 2002 to 2011 (households)	Main Settlements	Smaller Towns, Villages and agricultural areas	TOTAL
Carrigaline Electoral Area	4,600 (4 towns)	1,200	5,800

3.5 Settlement Structure in the Carrigaline Electoral Area

3.5.1. In the Carrigaline Electoral Area, the settlement structure is characterised by a number of large urban areas, including the Cork City South Environs, the satellite towns of Ballincollig, Carrigaline, Passage West and the Strategic Industrial Area at Ringaskiddy.

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

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

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

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

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

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

Settlement Type	Strategic Aims
MAIN TOWNS <i>Ballincollig</i> <i>Carrigaline</i> <i>Cork City-South Environs</i> <i>Passage West</i> <i>Ringaskiddy</i>	<p>City Suburbs</p> <p>Cork City-South Environs – Consolidation of the southern suburbs, promotion of the suburban centres as important locations for residential and community facilities; clear demarcation of the inner green belt boundary.</p> <p>Satellite Towns</p> <p>Ballincollig – Expansion towards new southern bypass; strong green belt setting; enhanced town centre employment function.</p> <p>Carrigaline – Targeted growth of town firmly within its green belt setting while maintaining its distinctiveness as a self contained satellite town; improvement of town centre and residential amenities.</p> <p>Passage West – Consolidation as a key inner satellite town with main focus on residential uses and town centre renewal.</p> <p>Strategic Industrial Areas</p> <p>Ringaskiddy – Re-affirmation of and provision for its strategic industrial and port related roles; very limited expansion of residential uses with amenity improvements to the village and improvement of community and recreational facilities.</p>
	<p>KEY VILLAGE <i>Crosshaven</i></p> <p>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.</p>

Settlement Type	Strategic Aims
<p>VILLAGES <i>Ballinhassig</i> <i>Ballygarvan</i> <i>Ballynora</i> <i>Minane Bridge</i> <i>Waterfall</i></p>	<p>Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p>
<p>VILLAGE NUCLEUS <i>Fivemilebridge</i></p>	<p>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.</p>
<p>OTHER AREAS <i>Curraghbinny</i> <i>Curraheen</i> <i>Roberts Cove</i> <i>Tracton</i></p>	<p>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.</p>

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

3.6 Housing Land Supply

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

3.6.2. However, this does not mean that it will be appropriate to relax the CASP strategy of consolidating (or restraining growth) in the

existing settlements to the south and west of the city. Rather, the pressure to increase the supply of land suitable for housing should be met by encouraging this development into the rail corridor between Blarney and Midleton.

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

3.6.4. In determining whether enough land has been provided for housing in the smaller towns and villages within the Carrigaline 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. The expected growth in households in the smaller towns, villages and agricultural areas, between 2002 and 2011 in the Carrigaline Electoral Area is 1,200 households.

3.6.5. In this Local Area Plan, approximately 97 hectares (gross) of zoned residential lands have been identified, in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town/ neighbourhood centre development or on sites with "special" zonings

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

Section 4 Employment and Economic Activity

4.1 Strategic Principles

4.1.1. The policies on Employment and Economic Activity are presented in Chapter 4 of the CDP and are based at a strategic level on the following planning principles:

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

4.1.2. In the Carrigaline electoral area, the employment base is very strong, based as it is on a mix of manufacturing and service industry.

4.1.3. Outside of the main towns and strategic industrial areas there are employment and economic activities of varying scale occurring in the smaller settlements and rural areas of the electoral area, such as agriculture, quarries, service industries, tourism and other industrial and commercial uses.

4.2 Agriculture

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

4.2.2. The numbers of farms and people in agricultural employment are declining; the age structure of farmers is unbalanced; many farms are non-viable and direct payments account for an increasing

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

4.2.3. Agriculture, will continue as a major land use and it will be necessary to secure agriculture where it has the capacity to remain strong and viable. Agriculture must be supported and encouraged to develop so it continues to play an important role as a basis for a strong and diversified rural economy. The links between traditional 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.

4.2.4. In the Carrigaline electoral area, the existence of the metropolitan green belt and the rural housing control zone supports the future of agriculture by helping to retain land in agricultural use and protect it from inappropriate development. Securing the greenbelt lands in agricultural use provides certainty for the farming community which encourages investment and diversification in the agricultural industry.

4.3 Industry and Enterprise

4.3.1. The Carrigaline Electoral Area is part of the single employment and property market that is the Metropolitan Cork Area. In this area the largest concentration of pharmaceutical companies in the country is located. The harbour area accommodates nationally significant employment clusters at Ringaskiddy, Little Island and Whitegate in particular.

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

4.3.3. Policies in the LAPs 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.

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

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



4.4 Retail and Commerce

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

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

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

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

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

4.4.6. Another issue 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 Cork Retail Centres Hierarchy defined in the Retail Strategy, lists the location of centres from regional to local. In the Carrigaline electoral area, Town / District Centres are located at Douglas, Ballincollig and Carrigaline. Neighbourhood Centres are located at Bishopstown Court and Passage West.

4.5 Tourism

4.5.1. Tourism is a significant industry in the Carrigaline Electoral Area. The Electoral Area contains within it the ferry port at Ringaskiddy and the airport at Farmers Cross. Significant numbers of tourists embark at the airport and ferry port and together with business travel it is a major contributor to the local economy.

4.5.2. In 2003 Cork Airport will handle over 2.1 million passengers. The expansion of the facilities, including a new terminal, at the airport will consolidate the importance of Cork International Airport as an economic driver for the south-west region.

4.5.3. The rural landscape is attractive and provides scenic valley routes from the east of the electoral area to West Cork and Kerry via the valleys of the Lee, Bandon and Owenaboy rivers. On the coast, Crosshaven and Bays, including Church Bay, Myrtleville and Fountainstown provide attractions for day-trippers and long stay tourists alike. The attractive coastline with beaches and opportunities for shore angling, deep-sea fishing and walks is an important attraction. There is also the potential to develop additional visitor sites such as Fort Camden, which has spectacular views of Cork Harbour.

4.5.4. The Royal Cork Yacht Club in Crosshaven continues to have international success with Cork Week. This local area plan will consider the potential of the area to build on this success by considering the future development of water-based activities in conjunction with the development of Crosshaven.

4.5.5. The Cork Harbour area - includes a compact mix of urban attractions, coastal views and walks, marine and rural leisure and recreation facilities, many of which are accessible by good quality public transport.

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

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



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

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

4.6 Mineral Extraction

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

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

4.6.3. 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 process 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.

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

4.6.5. The extractive industry makes an important contribution to economic development in The Carrigaline Electoral Area. There are a number of important quarries in the electoral area, where Cork County Council must safeguard the resources. The main quarries in the area are located at Ballygarvan, Carrigaline and Ballincollig.

4.7 Forestry

4.7.1. The overriding strategy as regards forestry is to increase the productive forest area and the diversity of species, protect the environment, develop an internationally competitive saw milling sector and a range of complementary forest based processing industries, promote research and development and ensure the availability of education and training. The County Development Plan in Chapter 4, 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.

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

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

biodiversity. These publications support the Irish National Forest Standard in ensuring that the development of this sector is undertaken on a sustainable basis.

4.7.4. The Draft Guidelines on Forestry Development issued by the Department of the Environment and Local Government (1997) highlighted the need for local authorities to produce an Indicative Forest Strategy to designate areas sensitive to afforestation as well as those areas that are preferred for afforestation. It is also important that the Indicative Forest Strategy outlines the Council's policies in relation to Forestry Development generally within the county.

4.7.5. Assistance to encourage local forestry schemes through government initiatives include the NeighbourWood Scheme, the Urban Woodland Scheme and the Native Woodland Scheme. These initiatives reflect the fact that with the rapid expansion of Ireland's urban centres over the past few years there is a need to provide communities with accessible, attractive woodland amenities that form an integral part of the locality. An example of a local forestry scheme in the Carrigaline Electoral Area is the Urban Woodland Scheme at Grange in Douglas which has been planted with grant aid from the Department of Marine and Natural Resources.

4.7.6. Any 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 the CDP, 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. While the Carrigaline Electoral Area is, obviously, not a location for rail based housing development it is served by a good road network and public transport to the main settlements.

5.2.2. One of the aims of the Cork Area Strategic Plan is the development of park and ride sites on all major radial roads into Cork City. In the Carrigaline Electoral Area locations for park and ride sites have been identified as Carrigaline, Cork Airport and the Kinsale Road and Bandon Road roundabouts.

5.2.3. Adjacent and contiguous to the electoral area, on the Kinsale Road at Black Ash, the City Council has opened a new park and ride

facility. This facility, suggested in CASP, will form an essential part of the proposed green route connecting the airport and the city with high quality bus transport.

5.2.4. It is also proposed in conjunction with the City Council, to develop a network of Green Routes, which will be high quality, high profile public transport corridors providing high quality bus services. The provision of these corridors and high quality public transport will tackle one of the issues causing public concern in parts of the electoral area; traffic congestion.

5.2.5. In the Carrigaline Electoral Area, it is proposed that the Green Routes will connect the city with Douglas, Ringaskiddy, Carrigaline, the Airport and Ballincollig.

5.2.6. Overall, the strategy proposes the introduction of 9 Green Routes to include the main existing bus routes, and corridors serving Park and Ride sites that will be developed at the Kinsale Road Roundabout, the Bandon Road Roundabout and in Carrigaline.

Proposed Green Routes affecting Carrigaline Electoral Area:

Green Route	Serving
South City Link	Kinsale Road Park and Ride, City Buses only
Bishopstown	Ballincollig, Bishopstown, Bandon, Macroom, Services to West Cork and Kerry, Bandon Road Roundabout Park and Ride
Douglas via South Douglas Road	Grange, Donnybrook, Ballyphehane, Carrigaline, Monkstown
Douglas via Main Douglas Road	Donnybrook, Carrigaline, Monkstown, Passage West, Crosshaven, Ringaskiddy
Kinsale Road/ South City Link	Kinsale, Ballinhassig, Airport, Kinsale Road Roundabout

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

- support the provision of a more regular and efficient express bus service throughout the county and encourage public-private partnership in the provision of more widespread non-urban bus services;

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

Road Network

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

5.2.9. The current programme of road construction and traffic improvements including the provision of green routes will help to alleviate traffic congestion in and around the main settlements in the area. Any further large-scale development and car based commuting in the area would contribute to increased congestion.

5.2.10. The National Roads Authority has a number of new road proposals in the Carrigaline electoral area;

- The preferred route for the proposed upgrading of the Ringaskiddy Road (N28) to dual carriageway from the junction with the South Ring Road (N25) at Bloomfield interchange to Ringaskiddy, has been selected and it is envisaged that the CPO process will be initiated by the end of 2006.
- The grade separation of the Kinsale Road Roundabout currently underway.
- The CPO for the grade separation of the Sarsfields Road and Bandon Road Roundabouts is confirmed and the tender process has been initiated.
- It is proposed to widen the South Ring Road to three lanes between Sarsfield Road Roundabout and Kinsale Road Roundabout, Douglas and Ringaskiddy Road (N28). Widening between the Ringaskiddy Road and Mahon Interchange is complete.
- The proposed new works on the (N22) including the Macroom bypass, from the western end of the Ballincollig Bypass to a point west of Ballyvourney, has passed through route selection stage.

5.2.11. 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 has received €24.95 million for the Non National Roads Programme (NNR), (€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.

5.2.12. Non-National Roads Grants to support housing and other related development: A number of specific road improvement projects were approved for funding through these grants in the year 2000. In County Cork three projects were approved:

- Carrigaline Western Relief Road.
- Clarkes Hill / Moneygourney road re-alignment.
- Phase 1 of a Northern Relief Road for Midleton.

All three projects have been approved under the Part VIII Planning process and are expected to proceed to Compulsory Purchase stage in 2006. Under this scheme Local Authorities can recover up to 75% of the cost of the works from the DOELG.

5.2.13. In Carrigaline, phase 1 of the southern relief road, which extends from the Crosshave road to the Minane Bridge road has been completed and is due to be opened to traffic in early February 2006. Other phases are likely to be completed as part of the development of residential zoned lands.

5.2.14. The Council has commissioned a Traffic and Transportation Study for the Greater Carrigaline Area which will address all traffic and transportation issues affecting Carrigaline up to the end of 2020. The study is expected to be complete by the end of 2006.

5.2.15. It is considered that there may be suitable locations in the Carrigaline 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.

Cork Greenway Study 2001

5.2.16. As part of an integrated transport system the Cork County Development Plan 2003 (as varied), also supports the development of dedicated pedestrian and cycle routes, in line with the Cork Greenway Study 2001. The majority of the proposed routes for both pedestrians and cyclists are located within the Carrigaline Electoral Area.

5.2.17. The Local Area Plans have identified a large number of existing pedestrian walks in the electoral areas which should be maintained and improved where necessary.

Ports and Airports

5.2.18. The Carrigaline Electoral Area includes a large amount of coastline and the western shore of Cork Harbour. The Deep Water Berth and Ringaskiddy Ferry Port contribute greatly to the economic

success, particularly the commercial, industrial and tourism well being of the south west region.

5.2.19. The Port of Cork Strategic Development Plan is supported by CASP which says that partnership of the City Council, County Council and the Port of Cork is essential to the accomplishment of the strategies. CASP supports the relocation of the port activities to the lower harbour to allow the redevelopment of the docklands.

5.2.20. The closure of IFI at Marino Point and Irish Ispat at Haulbowline provides the harbour area with two opportunity sites which may allow the relocation of port activities or other suitable uses. Both these sites are located within the boundaries of the Midleton Electoral Area.

5.2.21. Cork International Airport is an important strategic asset to the Carrigaline Electoral Area and its importance is recognised through the specific objectives in chapter 8 of the Cork County Development Plan 2003 (as varied). The airport and the associated developments in logistics, the Airport Business Park and hotel are all key elements in the development of the county and the South West region.

5.2.22. Cork International Airport is an important economic driver for the South West Region as has been demonstrated by the success of the airport itself and the adjacent business park and the hotel. New infrastructure being provided at the airport will cater for approximately 3 million passengers per year.

5.2.23. Within 6 months of the adoption of this local area plan, the Council will initiate a Special Local Area Plan to encompass the Cork International Airport site and its surrounding hinterland.

Pedestrians and Cyclists

5.2.24. 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 facilities has been highlighted in specific zonings in the Local Area Plan.

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

5.3 Water Supplies and Drainage Schemes

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



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

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

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

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

5.3.6. Construction work on the Cork Harbour Main Drainage Scheme is due to start in 2007. When completed, the scheme will provide sewage treatment and disposal in the electoral area for Passage West, Monkstown, Carrigaline and Crosshaven. The estimated cost of the scheme is approximately €80m. An advance contract to pump sewage from Crosshaven to Carrigaline was completed in 2005. All municipal wastewater collected within the scheme catchment area will receive secondary stage treatment prior to discharging into Cork Harbour via the main outfall sewer at Ringaskiddy.

5.3.7. Phase 1 of the Ballincollig Sewerage Scheme, which involves the upgrading of the sewage treatment plant is due to commence in 2007. This work will include the upgrading of the existing inlet works, the provision of stormwater settlement tanks, the installation of nutrient reduction facilities and other works. The estimated cost of the Ballincollig Sewerage Scheme is €22.5m. Phase 2 will involve upgrading and extending the existing collection system together with completion of the treatment plant upgrade. All of the proposed works have been approved to enter planning.

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

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

Water Quality

5.3.9. A recent document, Phosphorous Regulations Priority Action Matrix For Designated Rivers and lakes 2004 – 2006 has been produced by the Environment Department of Cork County Council. The need for this report has arisen from the passing into law of The Local Government (Water Pollution) Act 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.

Drainage

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

DR 1-1	<p>Drainage and Flooding</p> <p>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.</p>
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5.4 Waste Recovery and Recycling

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

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

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

5.5 Energy and Communications

Energy Networks

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

Renewable Energy

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

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

5.5.4. Strategic search areas are located in the northwest, north, mid-Cork and small parts of east Cork. There are no strategic search areas in the Carrigaline electoral area.

Telecommunications

5.5.5. A goal of this Local Area Plan is to ensure that the necessary physical and telecommunications infrastructure is provided and that rural communities are enabled to exploit the enormous potential of Information and Communications Technology (ICT). Several initiatives are underway by a number of telecommunications service providers, which have the capacity to improve broadband infrastructure and services in the rural areas; the National Spatial Strategy recognises the importance of broadband connectivity for social and economic interaction and benefit to the community at large.

Section 6 Housing and Community Facilities

6.1 Strategic Principles

6.1.1. The policies for Housing and Community facilities set out in Chapter 6 of the CDP are based on the following important planning principles:

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

6.2 Housing - Overall Approach

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

6.2.2. The Metropolitan Greenbelt covers all of the Carrigaline Electoral Area with the exception of its southeastern corner, which is covered by the Rural Housing Control Zone.

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

6.3 Residential Densities Within Main Towns

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

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 sewer.
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 dependent on issues such as, layout and servicing arrangements.
Low	5 – 12 ha (2 – 5 /acre)	Subject to satisfactory servicing arrangements.
Very Low	< 5 per ha (2/acre)	Exceptional cases.

6.5 Community Facilities

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

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

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

Education

6.5.4. Primary schools are located in most, if not all, of the settlements, some of the schools are poorly located in that they may be a distance outside of the settlement or located between settlements which means that children may not be able to walk to school in safety. The provision of footpaths to schools, where feasible, will be a priority in the local area plans. School buses and cars are the main form of transport to and from schools. Many existing schools are under pressure to accommodate an increasing number of new pupils in buildings that are unsuitable or too small. The need to extend buildings and expand facilities is often constrained by the availability of land. The LAP will zone land for the extension of primary school buildings and facilities where the need has been identified. Secondary

schools in the Electoral Area are located in the main towns of Carrigaline, Ballincollig, Passage West and the City environs at Douglas and Rochestown.

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

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

Health Care Facilities

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

Childcare

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

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

Recreation

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

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

Open Space

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

Section 7 Environment and Heritage

7.1 Strategic Principles

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

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

7.2 The Natural Environment

7.2.1. European and National Legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, 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 pNHA's (dated September 2002) is given in Volume 2 of the CDP and shown on the Heritage and Scenic Amenity Maps 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. The current list of cSACs (dated September, 2002) is given in Volume 2 of the CDP and shown on the Heritage and Scenic Amenity Maps in Volume 4.

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

7.2.6. In the Carrigaline electoral area, important pNHAs include, the Lee Valley, Monkstown Creek, Lough Beg, the Owenboy River, Templebreedy National School, Douglas River Estuary, Fountainstown Swamp, Minane Bridge Marsh and Ballincollig Cave.

7.2.7. There are no Candidate Special Areas of Conservation in the electoral area.

7.2.8. Cork Harbour is a Special Protection Area.

7.2.9. Cork County is also rich in areas of geological interest. The Department of Environment, Heritage and Local Government and the Geological Survey of Ireland are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas. The importance of geological heritage is recognised in the County Development Plan and a list of important geological features within the county has been drawn up with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

7.2.10. In the Carrigaline Electoral Area the list includes; Ballincollig Caves, Ballygarvan Quarry, Lough Beg, Minane Bridge and Golden Rock Ringaskiddy.



7.3 Scenic Amenity, Views and Prospects

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

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

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

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

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

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

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

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

7.3.9. In the Carrigaline Electoral Area, there are 6 routes classified as scenic routes; the wooded stretch of road at Rochestown, the road between Passage West and Ringaskiddy, the road from Carrigaline to Crosshaven, the roads between Crosshaven and Myrtleville, Church Bay, Camden, Weavers Point and Fountainstown and the road between Frankfield and Ballygarvan townland. The scenic routes are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the CDP.

7.3.10. The County Development Plan 2003 (as varied) had two objectives; ENV 3-6 and LAP 2-4, intending that 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 at a level of local detail. However, the Planning and Development Act 2000, requires that development plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty. The Draft Guidelines for Landscape and Landscape Assessment recommends a particular approach to dealing with landscape assessment, concentrating on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them.

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

7.3.12. Initially the County Development Plan 2003 (as varied) 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 2003 (as varied).

7.3.13. The current stage of the process is at the “values” stage whereby the values associated with landscape character in local areas will be outlined in the Local Area Plans and through

consultation and submissions received in the Local Area Plan process, the values associated with different types of landscape will be established. It is proposed that this work be completed before the examination of the scenic routes as the process will inform the work on the scenic routes and scenic areas.

7.3.14. The electoral area also has a number of scenic landscape areas; the Lee Valley between the city and Ballincollig, the slopes between Rochestown and Passage West, Glenbrook shore, Monkstown Glen, lands around the Owenboy estuary between Kilnagleary and Crosshaven, the area between Carrigaline and Curraghabinny, outer harbour areas around Crosshaven and Bays and Ringabella Bay and Minane Bridge and the area between Roberts Cove and Nohoval. The scenic landscape areas are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the CDP.

7.4 Built Environment

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

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

7.4.3. The County Development Plan 2003 (as varied) established the initial Record of Protected Structures in County Cork, which includes a draft list of over 1,000 structures. In the Carrigaline Electoral Area there are approximately 30 structures included on the list.

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

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

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



7.5 Cultural Heritage

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

7.5.2. The 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.

7.5.3. 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.

7.5.4. 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.

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

7.6 Archaeological Heritage

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

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

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

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

7.7 Landscape Assessment

Landscape Assessment in County Cork

7.7.1. County Cork contains significant areas of landscape importance which are important not only for their intrinsic value as places of natural beauty but also because they provide a real asset for residents and visitors alike in terms of recreation, tourism and

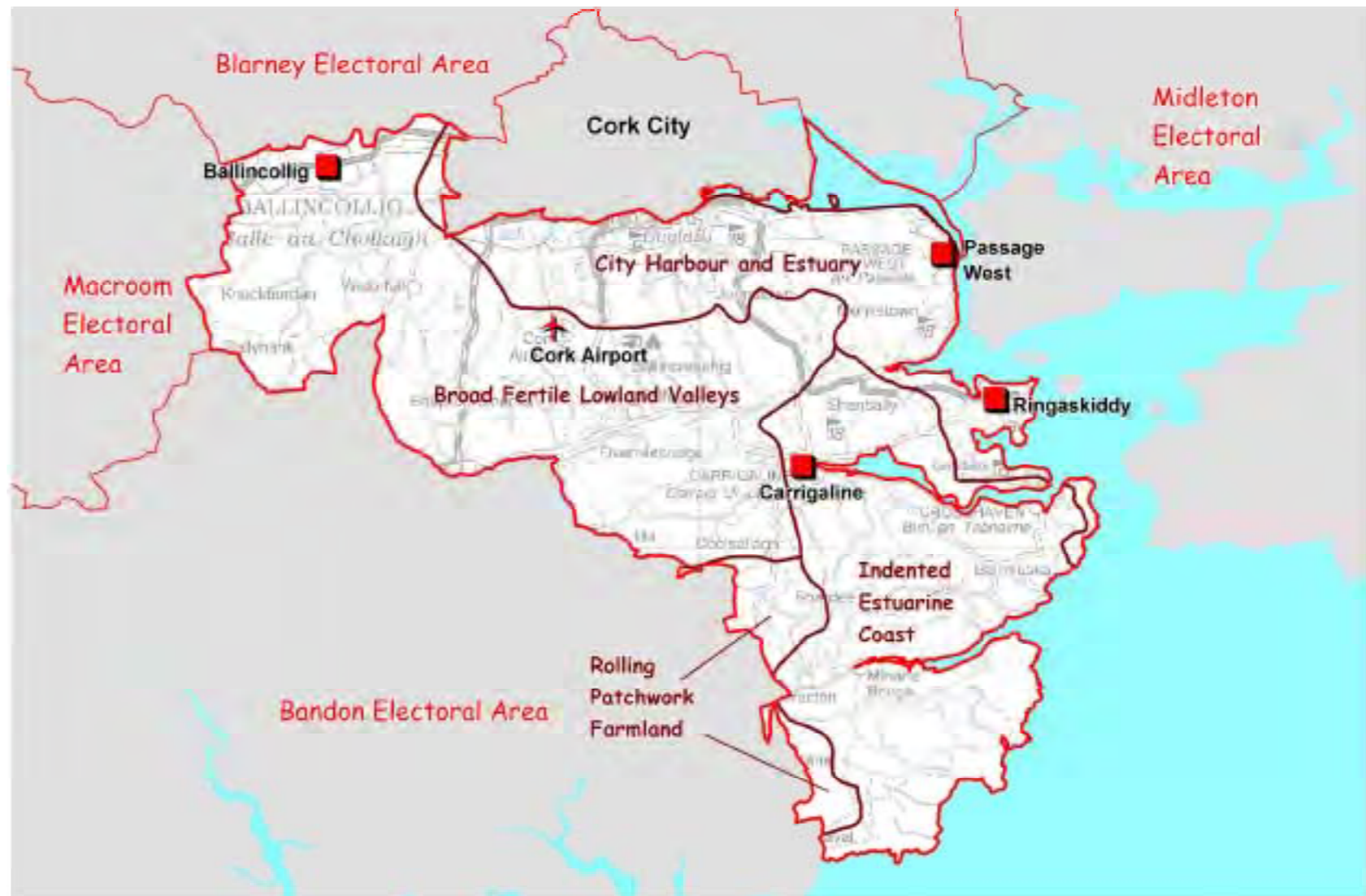
other uses. The importance of landscape is recognised in the Planning and Development Act 2000, which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty.

7.7.2. The Cork County Development Plan 2003 (as varied), includes an objective to continue the procedure for landscape character assessment, in line with the Draft Guidelines for Landscape and Landscape Assessment (2000) issued by the Department of the Environment, Heritage and Local Government. These guidelines recommend a particular approach to dealing with landscape assessment, and 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.

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

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

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



LANDSCAPE OF THE CARRIGALINE ELECTORAL AREA

7.7.4. There are a mix of different types of landscape within the Carrigaline Electoral Area, including part of a larger area of landscape described as **Indented Estuarine Coast**, the western part of **Cork City, Harbour and Estuary**, **Broad Fertile Lowland Valleys** and a small area of landscape described as **Rolling Patchwork Farmland**. These landscape types and associated values are summarised below.

Indented Estuarine Coast

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



Values associated with the Indented Estuarine Coast

7.7.6. This landscape is valued both nationally and internationally for its scenic amenity, and its built and natural heritage, including such areas as Lough Hyne, which is a particularly unique and important coastal habitat. The area attracts significant numbers of domestic and overseas visitors and tourists based on the unique quality of its scenic landscape, and its towns and villages of exceptional quality including Kinsale, Crosshaven, Clonakilty, Rosscarberry, Timoleague and Castletownsend. The area also has a particularly complex and unique topography within Ireland, and includes cliffs, promontories (including Oysterhaven, Old Head of Kinsale, Seven Heads, Galley Head and

Toe Head), inlets, estuaries and beaches including Inchydoney and Garretstown. Within Cork County the area is particularly important as a provider of significant amenities and recreational areas, particularly in the eastern part of the area, which is close to large centres of population. This landscape also contains some agricultural areas, which form an important component of the local economy.

City Harbour and Estuary

7.7.7. Overall, the landscape of the city and harbour area comprises a mix of rural and intensely urban areas, combined with a large expansive harbour. The City docks area is characterised by tall cranes, warehousing, grain silos and large ships, while the wider harbour area comprises a mix of industrial, residential and recreational uses including marinas. To the south of the city, the western side of the harbour supports major industrial development, while on higher ground telecommunication masts and water storage towers punctuate the skyline. The harbour includes large islands, which, along with much of the harbour shore, comprises landscape of fertile farmland of mixed use and mature broadleaf hedgerows, which slope gently to the sea. The rural areas around much of the greater harbour area are now characterised by a prevalence of infrastructure such as roads, bridges and electricity power lines and some urban sprawl. The narrow harbour mouth is defined by two hilltops with old military fortifications on their summits.



Values associated with the City Harbour and Estuary

7.7.8. Cork City and Harbour is an important component of the regional and national economy, with the harbour, including Little Island, Ringaskiddy and Whitegate, being particularly important for industry and employment. The harbour area also has a wealth of natural and built heritage of national significance, including the impressive combination of the expansive enclosed harbour and imposing buildings and settlements such as Cobh, including Cobh Cathedral and the military and maritime heritage associated with such areas as Haulbowline, Spike Island, Fort Camden and Fort Carlisle. The natural heritage within the harbour, including important habitats and broadleaf woodlands, are important to County Cork, while its

wetland areas are valued internationally due to the number and diversity of bird species it supports.

7.7.9. The harbour area is intensively used for recreation purposes, including marine leisure, walks and scenic amenities and attracts large numbers of tourists and visitors, to such areas as Fota. The undeveloped areas within the harbour are not only important locally as agricultural areas, but are also valued by the wider community for their visual amenity and as a counterbalance to urban areas. This importance is reflected by the Metropolitan Greenbelt, which safeguards these lands from inappropriate development.

Broad Fertile Lowland Valleys

7.7.10. This landscape type stretches west and east from the environs of Cork City but also includes a smaller area east of Rathcormack. The valleys in these areas are created by the rivers flowing on an east-west axis and are surrounded by low well spaced ridges. These shallow and flat valleys wind as they follow the course of the river, rising to the north and south with gentle slopes where the valley is wide but with steeper faced slopes where the valley narrows. Further upstream to the west the broad flatness narrows and winds between low hills. Landcover comprises highly fertile, regularly shaped fields typically of medium size and with mature broadleaf hedgerows. Agricultural use primarily involves intensive dairying as well as tillage, with farmsteads relatively well screened by the hedgerows. Some of the larger settlements include Bandon, Ballincollig and Blarney to the west of Cork City, Castlemartyr to the east and Rathcormack to the north. Major roads such as the N22 between Macroom and Cork City and the N71 between Inishannon and Bandon tend to follow the rivers, often providing distant views across the landscape.



Values associated with the Broad Fertile Lowland Valleys

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

Rolling Patchwork Farmland

7.7.12. This landscape, which is comprised of rolling and fertile patchwork of fields, mediates between the south coast and the valleys of the Bandon and Owenacurra rivers to the north, and stretches approximately between Leap in the west and the outskirts of Belgooly in the east. The rolling landform is characterised by low and subtly defined rounded hills with interweaving shallow valleys created by the irregular pattern of rivers. The landcover, is comprised of a mosaic of small to medium sized fertile fields, bounded by mature but relatively low broadleaf hedgerows, with some coniferous plantations on slopes and higher ground. Land use comprises intensive dairying and tillage, while farmsteads are scattered throughout the landscape, often concealed behind hill slopes and mature broadleaf hedgerows. Settlements are mostly located on lower ground and include Ballinascarty and Belgooly.

**Values associated with the Rolling Patchwork Farmland**

7.7.13. This landscape is valued within County Cork for its fertile agricultural land, areas of ecological importance, its scenic amenity,

including large areas of mature hedgerows and fertile patchwork field patterns and as a place to live, due in part to its attractive rural setting, which is particularly evident in settlements such as Kilbrittain. Ballycatteen Ringfort is of national archaeological importance.

7.8 Cork Harbour**Context**

7.8.1. Cork Harbour is a distinctive and thriving mixed coastal area which, as well as being the focus for all major industrial development, fulfils important tourism and amenity roles. It also supports a number of important wildlife habitats as well as a significant proportion of the area's residential population.

7.8.2. The Electoral Area Local Area Plans, intend to set out a framework for the future role of the harbour, including its settlements, culture, heritage and environment in relation to the three electoral areas (Carrigaline, Blarney and Midleton) that intersect the Cork Harbour Coastal Zone.

7.8.3. In the 1996 County Development Plan (as varied), the amenity and tourism role of Cork Harbour was set out.

7.8.4. The Cork County Development Plan 2003 (as varied) and the Cork Area Strategic Plan 2001 – 2020 recognise the role Cork Harbour plays in the economic, social, cultural and environmental life of the county.

7.8.5. Cork's outstanding harbour and port are among its strongest attributes. CASP highlights "the spectacular harbour area" and states that it is "without comparison, elsewhere in Europe" as an asset that should be protected because it is considered vital to the future success of the area.

7.8.6. Issues for the harbour area include the regeneration of the City docklands, future reorganisation of port facilities, access, employment and settlement patterns, tourism, recreation, environmental, cultural and heritage roles all of which require careful management.

Port Facilities

7.8.7. The Port of Cork Strategic Development Plan proposing the restructuring of port facilities is supported by Cork Area Strategic Plan. CASP says that partnership of the City Council, County Council and the Port of Cork is essential to the accomplishment of the strategies. CASP supports the relocation of the port activities to the lower harbour to allow the redevelopment of the docklands. The National Spatial Strategy (NSS) identifies Cork as a gateway based in part on its transportation and communications strengths as it has adequate, reliable, cost effective and efficient access to port facilities.

Employment and Economic Activity

7.8.8. There are a number of prime industrial/enterprise locations around Cork Harbour including one of the largest concentrations of pharmaceutical industries in the world.

7.8.9. The closure of IFI at Marino Point and Irish Ispat at Haulbowline provides the harbour area with two opportunity sites which may allow the relocation of port activities or the development of other suitable uses. Both these sites are located within the boundaries of the Midleton Electoral Area.

7.8.10. The smaller harbour and estuary industries such as the shellfish industry and boat building and repair work should be maintained and protected and controls should be exercised on land uses which could undermine the long-term viability of the harbour area such as extractive industries, housing, holiday homes and other inappropriate uses.

7.8.11. The Deep Water Berth and Ringaskiddy Ferry Port contribute greatly to the economic success, particularly the commercial, industrial and tourism well being of the south west region.

Settlement Pattern

7.8.12. Promote existing settlements as the primary location for new development, particularly for housing and community facilities.

7.8.13. Undeveloped areas around the harbour, must be protected because of the benefits and links that these areas have on the settlements, other developed areas, public areas, amenity walks and scenic / driving routes. Development in areas of significant scenic, recreational, amenity and ecological importance must be stringently controlled. Obtrusive development on the elevated and exposed areas must be prevented and the strategic gaps between settlements must be maintained. New development and obstructions such as high fencing and screen planting should be prohibited in order to protect views in appropriate locations.

Tourism

7.8.14. Promote tourism in the harbour area by maintaining existing facilities and assisting the redevelopment of tourist attractions, by increasing accessibility and promoting alternative forms of transport such as water and rail, by increasing the degree of interaction between attractions and facilities on the Harbour, and protecting the unique character and recreational and ecological value of areas such as Fota.

7.8.15. CASP suggests that the harbour and coast are an under-appreciated resource, and there is considerable scope to further develop their tourist potential. The main tourist destinations and

service centres for these areas are likely to be Cobh, Kinsale, and Youghal. While Kinsale is an established resort, the potential of Cobh and Youghal has yet to be realised fully. Visitor access to Cork Harbour should be improved, and Cobh, Crosshaven and Monkstown be promoted as premium leisure sailing destinations. Greater emphasis should be given to promoting and developing the harbour as a facility for water-based sport and leisure activity.

Recreation

7.8.16. Develop and concentrate active recreation and tourism development, and access to amenities in certain locations, rather than strive for widespread coverage. Maintain existing walks and prevent "severing" or path closure.

7.8.17. There is a need to manage the demand for marinas and in particular to avoid an over-concentration in Crosshaven. However, additional development to the west of the existing marinas will be limited to protect the visual and scenic amenities of the Owenabue Estuary.

Environment and Heritage

7.8.18. Cork Harbour has a distinctive and spectacular landscape setting. A description and assessment of the importance of the harbour area is included as part of the landscape assessment detailed above.

7.8.19. The harbour area has a wealth of built and natural heritage, including a number of important habitats and wetland areas, which are of international significance due to the number and diversity of bird species they support.

7.8.20. Water quality standards must be maintained or improved and greater levels of waste water treatment implemented. The proposed Lower Harbour Sewerage Scheme will assist in the treatment of sewage from most of the towns in the harbour area; namely Passage West/Monkstown, Cobh, Carrigaline and Ringaskiddy. In addition, Little Island will be connected to the Cork City wastewater treatment plant.

7.8.21. In association with the Coastal and Marine Resource Centre (CMRC) at Haulbowline, Cork County Council's Planning Policy Unit is involved in a coastal management project based in Cork Harbour, which is funded by the European Union. The project should provide much useful information and analysis on the harbour and coastal zone and provide the basis for a coastal zone management policy for Cork Harbour in the future.

Section 8 Settlements and Other Locations

MAIN SETTLEMENTS

Ballincollig

Carrigaline

Cork City – South Environs

Passage West

Ringaskiddy

KEY VILLAGE

Crosshaven & Bays

VILLAGES

Ballinhassig

Ballygarvan

Ballynora

Minane Bridge

Waterfall

VILLAGE NUCLEUS

Fivemilebridge

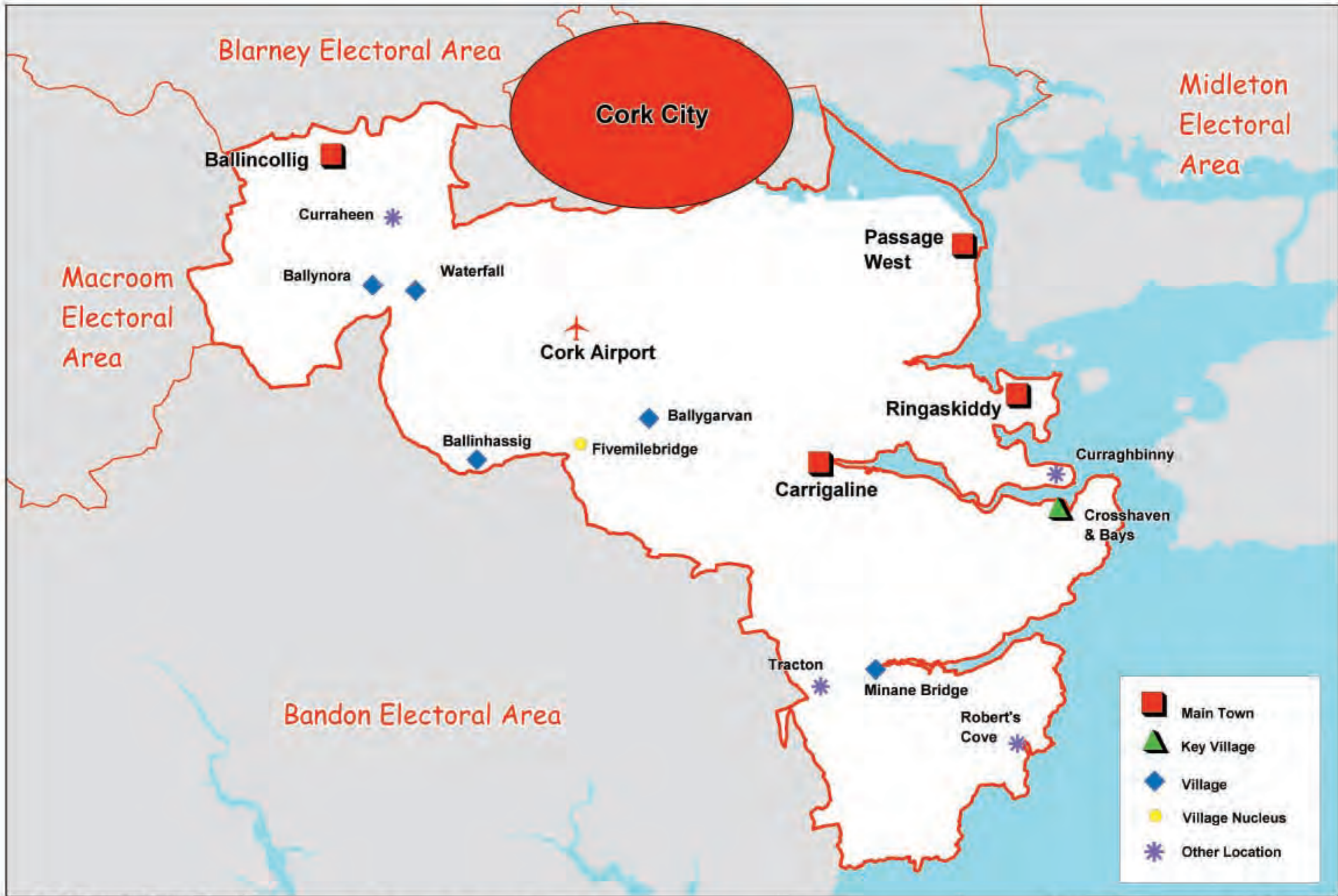
OTHER LOCATIONS





Curraghbinny

Curraheen

Robert's Cove

Tracton



	Main Town
	Key Village
	Village
	Village Nucleus
	Other Location

MAIN SETTLEMENTS

Ballincollig

Carrigaline

Cork City – South Environs

Passage West

Ringaskiddy

1 Ballincollig

Ballincollig has been one of Cork's fastest growing satellite towns. It is located on the south bank of the River Lee, 10 km west of the city centre and separated from the city suburbs by a short stretch of open green belt. The overall strategy aims for the town to expand towards the new southern bypass, whilst retaining its strong green belt setting, and encouraging an enhanced town centre employment function.

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

1.1 BALLINCOLLIG IN CONTEXT

1.1.1. In the overall strategy of this Local Area Plan, Ballincollig is identified as a Main Settlement, while retaining its status as a satellite town in the overall strategy of the County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Ballincollig are to encourage the expansion of the town towards the new southern by-pass, within its strong green belt setting and to encourage the enhancement of its town centre employment function.

Population Growth

1.1.2. The 1996 census recorded information for the Ballincollig District Electoral Division that includes parts of the city suburbs, Waterfall, and a large rural area south and west of the town as well as the built up part of Ballincollig itself. In that year, this area had a population of 13,760 equivalent to 3,798 households. By the year 2000, it is estimated that this had grown to a population of around 14,800 equivalent to 4,200 households.

1.1.3. Because this chapter is concerned primarily with the urban area of Ballincollig itself, it is more appropriate to consider figures for the built up parts of the settlement only. The 2000 estimates for Ballincollig town itself, therefore, are a population of 13,490 in approximately 4,120 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town will accommodate a growth of 1,650 households approximately by 2011.

1.1.4. This would bring the 2011 population of the built up part of Ballincollig to around 16,760 in approximately 5,770 households.

1.1.5. The Cork Area Strategic Plan suggests that towns like Ballincollig 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 170 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

Key Planning Considerations

1.1.6. Ballincollig has a very strong east-west axis and the further extension of the town along either of these axes will result in the erosion of the strategic green belt gaps that are essential to its separate identity and setting.

1.1.7. To the north the potential for future growth is constrained by the floodplain of the River Lee, designated as scenic landscape. Part of this area comprises the Lee Valley Regional Park and includes the proposed Lee Valley Natural Heritage Area.

1.1.8. The bypass will mark the ultimate southern extent of the town's growth but the Cork Area Strategic Plan indicates that this extent of development is not planned to occur until well after the lifetime of the Cork County Development Plan 2003 (as varied). It should also be noted that there are designated nature conservation areas adjacent to the River and in two other locations south of the town (these are marked on the zoning maps for the town).

1.1.9. Throughout the town as a whole, there are 9 buildings or other structures entered in the initial Record of Protected Structures.

1.1.10. Most of Ballincollig receives its water supply from the Inniscarra Reservoir as part of the Cork Harbour and City Water Supply Scheme. The drinking water treatment plant at Inniscarra Waterworks needs to be expanded to meet future demands. Additional storage will also be required to serve Ballincollig.

1.1.11. The town's sewage treatment plant, located adjacent to the former Murphy Barracks, is operating close to capacity and will need to be upgraded to accommodate future demand.

1.1.12. With the increased density of development in the town, a revised system of drainage is needed to assist the flow of the Maglin River, which is the main destination of all runoff.

1.1.13. There have been significant improvements to the roads infrastructure of the town with the opening, in late 2004, of the Ballincollig bypass which runs to the south of the town. The bypass consists of a dual carriageway with three interchanges serving the eastern and western ends of the town. The link road from Greenfields northwards through Coolore Meadows to the old N22 route serving the western end of Ballincollig has also been completed and a further link through the former Murphy Barracks site is also presently under construction as part of the development of that site. In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

Problems & Opportunities

1.1.14. During the period of the last Development Plan, Ballincollig experienced a high level of growth and development pressure, mainly for residential development at medium to low densities. The completion of the bypass and Greenfields link road have greatly eased the traffic situation in the town.

1.1.15. The redevelopment of the former Murphy Barracks site in the centre of the town represents a major opportunity for the town, both in terms of the new uses being provided on site itself and the reenergising effect of the development on the existing town centre. Construction of residential and office development on the site is advancing quickly and the new shopping centre opened in late 2005, providing a new street frontage on the northern side of the main street. Other uses to be accommodated on site include business park, enterprise units, healthcare facilities, voluntary services, hotel, leisure facilities and a mix of community facilities. The site is the subject of an integrated action area plan and its implementation will allow significant improvements to the environment of the town centre while extending the range of shops, services and employment opportunities in parallel with the planned growth of the town.

1.2 OVERALL ZONING APPROACH: BALLINCOLLIG

1.2.1. The development boundary of Ballincollig town is tightly drawn to the west, ensuring a clear separation from Killumney. To the east, it is determined by the green belt (ensuring that the town does not merge with the western city suburbs), and to the north by the River Lee. To the south, the development boundary is drawn relatively conservatively, leaving a strategic land reserve for a certain amount of properly serviced and phased development to occur further southwards towards the bypass during future development plan periods (possibly after 2020, as recommended in the Cork Area Strategic Plan).

1.2.2. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

1.3 SPECIFIC ZONING OBJECTIVES: BALLINCOLLIG

Residential Areas

1.3.1. A number of areas that were designated for housing in the 1996 County Development Plan remain undeveloped. Generally, these areas continue to represent suitable locations for the planned expansion of the town and many of them have been designated for

new residential development in the Cork County Development Plan 2003 (as varied).

1.3.2. A significant undeveloped area to the south-west of the town, that was designated for housing in the 1996 County Development Plan, has been included, together with adjoining land, in an area with a 'Special' designation for a mixture of uses but including a substantial area (about 27 ha.) for new residential development (see objective X-02).

1.3.3. The former Murphy Army Barracks (see objective T-01) is the main area where new residential development was provided for under the Cork County Development Plan 2003 (as varied). Here, in addition to other uses, up to about 900 dwellings may be built during the plan period.

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

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development (e.g. apartments and/or duplexes) including a minimum 20 metre wide tree planted buffer along the western frontage of the site and the provision of a playing pitch within the boundary of the site.	3.3
R-02	Medium density residential development (apartments and/or duplexes).	0.9
R-03	Medium density residential development. Development to include a crèche, medical centre, local shop and petrol filling station.	0.9
R-04	Medium density residential development including a detailed landscaping proposal.	6.4
R-05	High density residential development (apartments).	1.2
R-06	Medium density residential development.	3.2

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-07	Medium density residential development.	7.2
R-08	Medium density residential development.	14.3
R-09	High density residential development, (apartments).	2.5
R-10	Medium density residential development.	3.7
R-11	Medium density residential development (duplexes), subject to flood protection measures.	1.7
R-12	Medium density residential development with buffer planting, minimum 20 metres wide, along boundary with proposed new road to the east of the site.	7.7
R-13	High density residential development (apartments) including provision for a nursing home.	4.2
R-14	High density residential development.	6.7
R-15	Medium density residential development .	2.8

Industry and Enterprise

1.3.6. Established industry/enterprise areas in the locality include the technology/industrial parks at Innishmore, on the inner relief road, and at the EMC facility (outside the development boundary to the west of the town).

1.3.7. A significant undeveloped area to the south-west of the town, that was designated for industry in the 1996 County Development Plan, has been included, together with adjoining land, in an area with a 'Special' designation for a mixture of uses but including a substantial area (about 34 ha.) of office based industry including the provision of a science park (see objective X-02).

1.3.8. A significant element of the proposals for the redevelopment of the Murphy Army Barracks site will involve the provision of enterprise development in the form of a business park (see objective T-01).

1.3.9. An additional area for light industrial / high technology manufacturing units and associated office uses has also been provided to the east of the town centre.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Light industrial / high tech. Manufacturing units and associated office uses.	10.6

Town Centre / Neighbourhood Centre

1.3.11. The redevelopment of the former Murphy Army Barracks represents an important opportunity to strengthen the role of Ballincollig town centre as the primary location in this satellite town for retail commercial, recreational, institutional, cultural and civic uses. A significant element of new residential development, up to about 900 new dwellings, and a business park are also proposed. An integrated action area plan has been prepared for the site that sets out details of the development that is envisaged.

1.3.12. The specific town centre zoning objective for Ballincollig is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-01	Former Murphy Barracks to be developed in an integrated manner, following the approach set out in the integrated action area plan.	55.8

Commercial Areas

1.3.13. The primary location for new commercial development in Ballincollig is the former Murphy Army Barracks. In addition, land has been zoned for commercial use at the west end of the town to allow for the option of a hotel development.

1.3.14. The specific commercial zoning objective for Ballincollig is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
C-01	Hotel and ancillary uses.	1.1

Special Zoning Objectives

1.3.15. An extensive undeveloped area, located south of the Killumney Road, that was zoned for either housing, industry or open space in the 1996 County Development Plan, has been included in an area that is subject to a "Special" zoning objective. It was considered that to zone specific parcels of land within this site for specific uses might, at this early stage, unreasonably restrict the final layout. This location is identified in the Cork Area Strategic Plan as an important location for office-based industry including a science park and comprehensive proposals for the site should reflect this as a priority. It is anticipated that about 27 ha within the site will be made available for new residential development (including the provision of a nursing home) and at least 5 ha should be provided for open space uses around the Castle. The specific objective for the site does not include provision for retail or commercial development. The development of these lands will be subject to an integrated brief for the entire area.

1.3.16. The specific special zoning objectives for Ballincollig are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Existing shopping centre.	1.7
X-02	This area of land shall make provision for residential, industry and enterprise and open space. Provision shall be made for a large amount of open space around the protected monument of Ballincollig Castle and include measures for its protection and public access to it and the surrounding open space. The industry and enterprise area shall be specifically for office-based industry incorporating provision for a science park. The residential areas shall be for medium density residential development with provision for a nursing home and 2 number playing pitches that may be provided as part of the open space around the castle.	65.9

Educational, Institutional and Civic

1.3.17. A site has been identified at Carrigrohane, to the south of the Killumney Road, for an extension to the existing cemetery on the northern side of the road.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
E-01	Cemetery extension including provision of tree planted buffer to existing residential areas on boundaries of site.	6.0

Open Space, Sports, Recreation and Amenity

1.3.19. The town is well served by recreational and sporting areas. The redevelopment of the former Murphy Barracks site is expected to incorporate additional amenity uses. The zoning maps show additional areas and walks to be provided in the vicinity of the river.

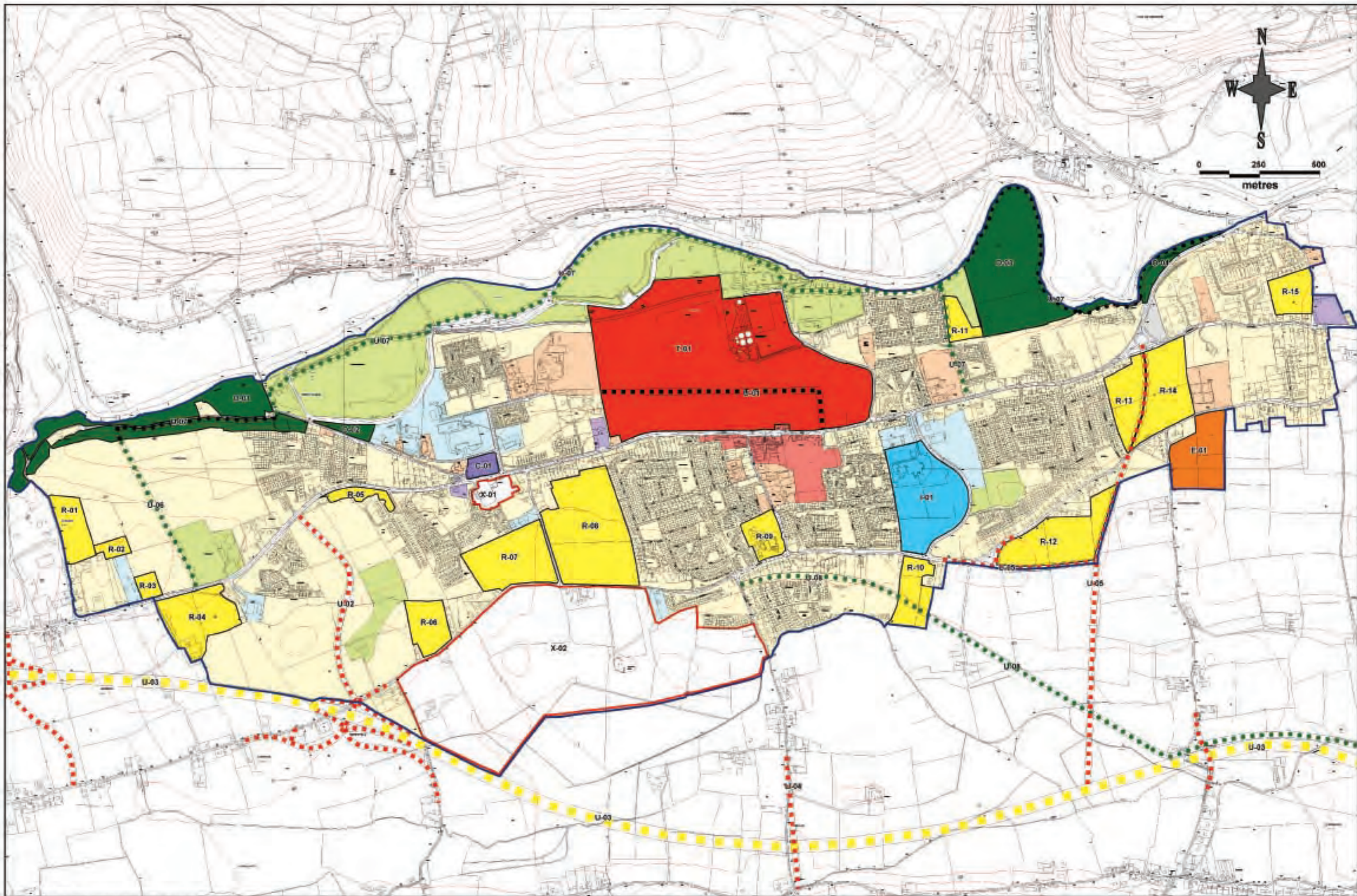
1.3.20. The specific open space, sports, recreation and amenity objectives for Ballincollig are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Active open space for informal public recreation including the provision of an amenity walk along the river bank.	13.5
O-02	Active open space for informal public recreation.	0.9
O-03	Active open space for informal public recreation with the option for a small portion of housing and associated open space on the south-western part of site subject to flood protection.	16.9
O-04	Active open space for informal public recreation including the provision of an amenity walk along the river bank.	2.0

Utilities and Infrastructure

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Provision of internal distributor route.	-
U-02	Proposed Classes link to proposed Ballincollig Bypass.	-
U-03	Proposed Ballincollig Bypass.	-
U-04	Proposed road realignment.	-
U-05	Proposed Poulavone link road to proposed Ballincollig bypass.	-
U-06	Develop pedestrian walk connecting U-07 to public road at Classis	-
U-07	Develop and maintain pedestrian walkway from Coolroe to Carrigrohane.	-
U-08	Proposed cycleway.	-



2 Carrigaline

Carrigaline is located 12 km south of Cork city and is separated from the city suburbs by open green belt. Carrigaline has a distinctive identity as a thriving Satellite Town.

The overall strategy aims for targeted growth of Carrigaline firmly within its green belt setting while maintaining its distinctiveness as a self-contained satellite town and improvement of town centre and residential amenities.

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

2.1 CARRIGALINE IN CONTEXT

2.1.1. In the overall strategy of this Local Area Plan, Carrigaline is designated as a Main Settlement, while retaining its status as a satellite town in the overall strategy of the County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Carrigaline are to encourage the targeted growth of the town firmly within its Green Belt setting while maintaining its distinctiveness as a self contained satellite town and to promote improvements to the town centre and residential amenities.

Population Growth

2.1.2. The 1996 census recorded, a population of 7,827 persons equivalent to 2,276 households in the town of Carrigaline. It is estimated that this had grown to a population of 9,780 persons, equivalent to 3,060 households, by the year 2000.

2.1.3. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town could grow by 1,500 households by the year 2011.

2.1.4. This would bring the 2011 population to around 12,880 persons in approximately 4,560 households.

Key Planning Considerations

2.1.5. Carrigaline is located at the head of the estuary of the Owenabue River. The estuary itself is of considerable scenic beauty and is designated part of an extensive area of scenic landscape. Much of it is also a proposed Natural Heritage Area.

2.1.6. To the west of the town the flood plane of the River Owenabue and the steep hills that form its valley, limit the potential for expansion.

2.1.7. The area to the south of Carrigaline is ultimately constrained by steep hills forming the valley side, but there is an extensive area of more gently undulating land, above the level of the flood plain that is generally suitable for development.

2.1.8. Throughout the town as a whole, there are 3 buildings or other structures entered in the initial Record of Protected Structures.

2.1.9. Drinking water is supplied from two separate schemes: the Inishannon Water Supply Scheme and the Cork Harbour and City Water Supply Scheme. Although adequate source capacity is available, a study is underway to rationalise the two schemes. Additional network and storage is required in the south of the town.

2.1.10. Waste water is discharged directly into Cork Harbour by pumping to the outfall at Ringaskiddy. It is proposed to provide treatment facilities as part of a scheme, due to commence in 2007, to serve all the lower harbour towns.

2.1.11. Surface water is disposed of to the combined sewerage system. There is a need to separate the foul and storm water drainage systems as problems occur at times of heavy rainfall.

2.1.12. Traffic congestion is a problem in the town. The proposed inner relief road from the Kilnagleary road to the R611 near Pipers Cross at Kilmoney together with the completion of the inner relief road from the Crosshaven road to the Ashgrove roundabout should relieve this. In addition, an investigation will be carried out to establish the potential need for a relief road to the west of the town. As part of the continuing programme of road improvements in Carrigaline, the Rock Road will be upgraded from its junction with Church Road to the south, to its junction with the Ringaskiddy Road to the north. In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

Problems & Opportunities

2.1.13. Carrigaline has grown rapidly in recent years reflecting its good access to employment centres at Cork City, Douglas, Ringaskiddy and the Shanbally Industrial Zone. It has good retail and other services but these are dispersed around the single main street that suffers from traffic congestion.

2.1.14. The construction of an inner relief road, immediately to the west of the existing town centre, will help relieve traffic congestion on the main street, but, it will also provide a framework for the expansion and consolidation of the town centre itself.

2.2 OVERALL ZONING APPROACH: CARRIGALINE

2.2.1. The development boundary of the town is determined, to the west and north, by the green belt (ensuring that the town does not

merge with the southern city suburbs), and to the east by the Owenabue Estuary. To the south, the development boundary is set to accommodate the planned expansion of the town.

2.2.2. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

2.3 SPECIFIC ZONING OBJECTIVES: CARRIGALINE

Residential Areas

2.3.1. Some of the areas that were designated for housing in the 1996 County Development Plan, and its variations, have not yet come forward for development. So far as the large areas of land to the south of the town are concerned, these were only zoned for the first time in the 1999 Variation to the 1996 County Development Plan and significant infrastructure works are necessary before development can commence. The recent completion of the eastern relief road is a significant milestone towards the development of this land.

2.3.2. Other undeveloped areas, now designated for development, are generally areas representing the logical rounding-off of established residential areas.

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

2.3.4. The specific residential zoning objectives for Carrigaline are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	1.0
R-02	Medium density residential development.	5.6
R-03	Medium density residential development.	10.4
R-04	High density residential development (apartments or duplexes).	0.2

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-05	Medium density residential development.	5.8
R-06	Medium density residential development to include provision of pedestrian walk from U-04 to Ballea Road including provision of open space at the northern triangular portion of R-06 for active recreation uses. Any proposed development will take account of scenic landscape designations on the southern part of the site and protection of the flood plain.	2.6
R-07	Medium density residential development.	1.8
R-08	High density residential development (apartments or duplexes).	1.8
R-09	Residential development to provide for the accommodation needs of the elderly in Carrigaline.	0.3
R-10	Medium density residential development.	3.4
R-11	Medium density residential development to include serviced sites and a mix of house types. Local shop, medical centre, nursing home and creche shall also be provided. A tree planted buffer, minimum 20 metres wide including a pedestrian walkway shall be provided along the south eastern boundary of the site.	15.6
R-12	Medium density residential development.	2.7
R-13	Low density residential development individual serviced sites.	10.1
R-14	Medium density residential development to include serviced sites and a mix of house types. Specific arrangements shall be made for the provision and construction of an inner relief road (U-02), amenity walk (U-07) and playing pitch.	19.7

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-15	Medium density residential development to include serviced sites and a mix of house types. Specific arrangements shall be made for the provision and construction of an inner relief road (U-02), amenity walk (U-07) and playing pitch.	25.6
R-16	Low density residential development individual serviced sites.	8.1

Industry and Enterprise

2.3.5. The principal area for industry and enterprise development in Carrigaline is to the south east of the town. The land zoned for this class of development provides for the logical consolidation and extension of the area. The completion of the eastern relief road will avoid the necessity for commercial vehicles to pass through the town centre.

2.3.6. Carrigaline is located on the River Owenabue estuary. The estuary is designated as a National Heritage Area and the land north and south of the estuary is designated as Scenic Landscape. This designation is not intended to undermine the principle of industrial development in the area, but in determining applications for planning permission, special attention will be paid to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping.

2.3.7. The specific objectives for industry and enterprise for Carrigaline are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Office based industry.	9.7
I-02	Large single use industrial enterprise.	9.7
I-03	Industrial estate development suitable for small to medium sized industrial units.	6.2

Town Centre / Neighbourhood Centre

2.3.8. The reinforcement and improvement of the town centre of Carrigaline is one of the most important elements of this plan. Despite its rapid development over recent years, the town has retained a strong separate identity. The expansion of the town centre will add to the range of shops, services and employment opportunities whilst reducing any tendency to depend on the large established shopping areas in Cork City or Douglas, improving the overall quality of life in the town and discourage unnecessary journeys by car.

2.3.9. The construction of an inner relief road, immediately to the west of the existing town centre, will provide a framework for this expansion and consolidation while contributing to the relief of traffic congestion on the main street. The objective for this development is linked to the provision of new open space, sports and recreation facilities on adjoining land.

2.3.10. The specific town centre / neighbourhood centre zoning objectives for Carrigaline are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-01	The area shall be subject to an Action Area Plan or Development Brief which shall include comprehensive proposals for a variety of town centre type uses including, retail, residential, commercial, office and service uses within the line of the new road. The scheme shall include the provision of open space and amenity uses including playing pitches and pedestrian walks and links with the new town centre area.	9.2
T-02	Retail expansion of the town, possibly incorporating some housing, perhaps above ground floor level.	1.2

Educational, Institutional and Civic Areas

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
E-01	Site for proposed church in Carrigaline town centre.	0.1

Open Space, Sports, Recreation and Amenity

2.3.12. Four parcels of land located close to, and to the east and west of the town centre have been provided for new open space, sports and recreation zoning. These locations have good accessibility to residential areas to the north and south of Carrigaline and benefit from the proximity of the Owenabue River.

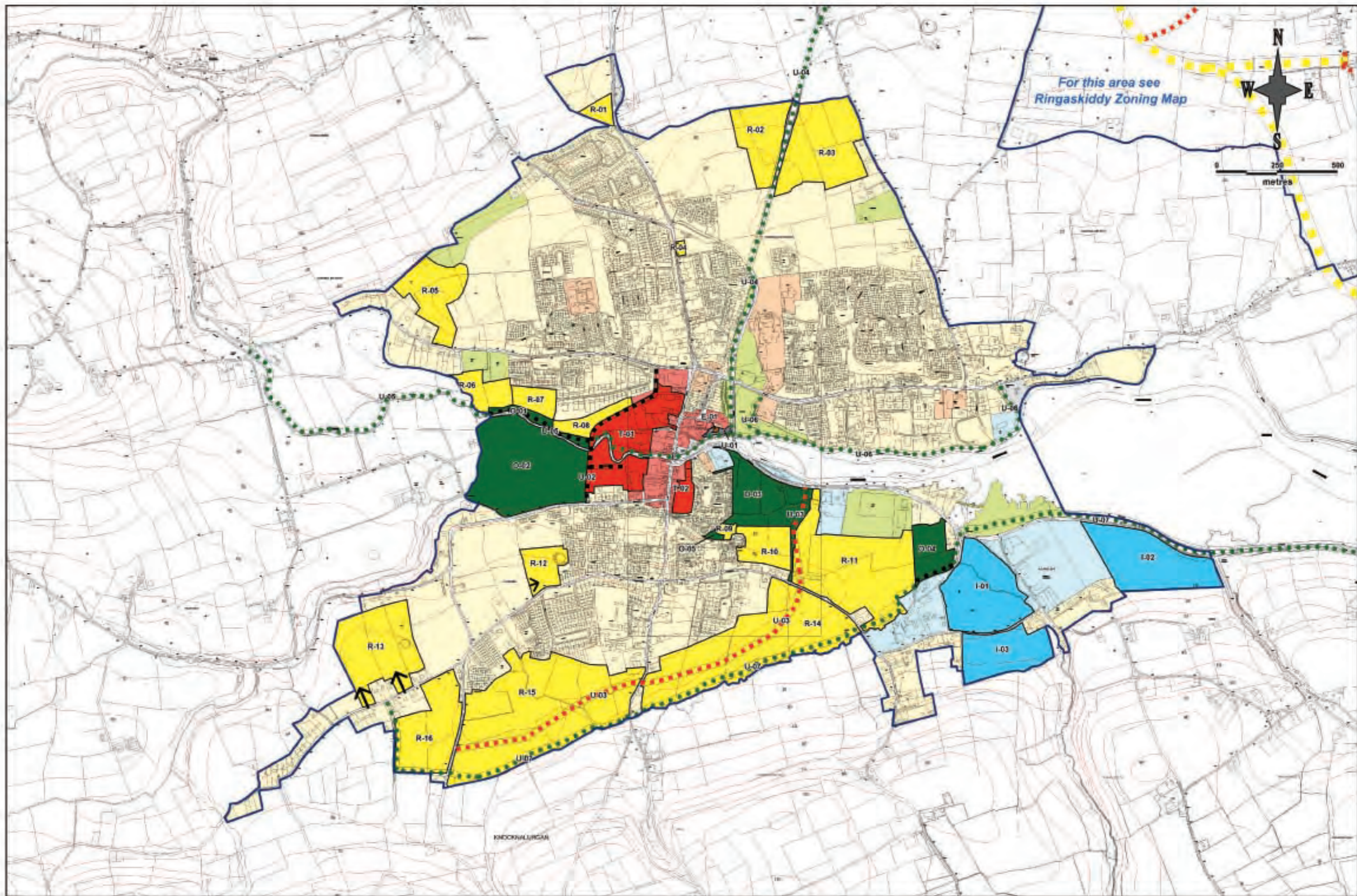
2.3.13. The specific objectives for open space, sports recreation and amenity for Carrigaline are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Active open space for informal public recreation including the provision of an amenity walk along the river bank and protection of the flood plain.	1.3
O-02	Town park including provision of playing pitches to be provided as part of the development of T-01.	15.1
O-03	Active open space for informal public recreation including the provision of pedestrian walks and playing pitches.	7.2
O-04	Active open space with provision for playing field and pedestrian walk.	3.2
O-05	Active open space for informal public recreation.	0.2

Utilities and Infrastructure

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Develop new town centre car park.	-
U-02	Provide for new service access/parallel street to town centre as part of the development of T-01.	-
U-03	Construction of an inner relief road.	-
U-04	Provide pedestrian walkway along old railway line from the river north towards Ballyhemiken.	-
U-05	Provide pedestrian walkway along river bank to Ballea road.	-
U-06	Provide pedestrian walkway along shoreline towards Coolmore.	-
U-07	Provide pedestrian amenity walk from Mountain road east to join existing amenity walk on the Crosshaven road.	-



3 Cork City – South Environs

The South Environs refer to the southern suburbs of Cork City, which lie outside the City Council area. These include areas such as Doughcloyne, Togher, Frankfield, Grange, Donnybrook, Douglas, Maryborough and Rochestown.

The overall strategy aims to consolidate the southern suburbs, promote the suburban centres as important locations for residential and community facilities and to ensure a clear demarcation of the inner green belt boundary.

The objectives set out in this chapter should be read in conjunction with the zoning map for Cork City – South Environs.

3.1 CORK CITY – SOUTH ENVIRONS IN CONTEXT

3.1.1. This chapter concerns the southern suburbs of the City of Cork that lie outside the area administered by the City Council. The City Council is a separate planning authority and prepares its own development plan whose latest plan was adopted in December 2003.

3.1.2. Cork City is the social, economic and educational focus for the region. The strategic aims for the South Environs seek the consolidation of the southern suburbs and the promotion of residential, community and recreational facilities and the clear demarcation of the inner green belt boundary.

Population Growth

3.1.3. In the year 2000, the population of the Cork City's South Environs was estimated to be 24,890 persons, equivalent to 7,600 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the area will accommodate growth of 2,160 households approximately by 2011.

3.1.4. This would bring the 2011 population of the area to around 28,530, equivalent to 9,760 households.

Key Planning Considerations

3.1.5. The southern periphery of the city is located on the southern edge of the River Lee valley partly on low lying gently undulating land and partly on the more steeply rising slopes of the valley side. In the past, it has tended to be a more popular location for development

than the more hilly land on which the northern suburbs of the city are largely built.

3.1.6. The South Environs of the city include Douglas Village, an important suburban centre for shopping, employment and leisure activities that has grown from its origin as a small village outside the city boundary. It has been granted an Architectural Conservation Area designation to preserve and enhance the architectural and historical importance of the area against the pressures for change arising from its suburban location. The village stems from a strong milling history, as is evident through its mills and associated cottages. It is dissected by a large green area, which includes the area's two churches, and is particularly picturesque.

3.1.7. Good communications, proximity to the city, an attractive environment and the availability of good building land have made Douglas and the adjoining suburbs of Rochestown and Grange, the focus of significant pressure for new residential development over a considerable number of years. Despite significant public investment in road based transport infrastructure, the area continues to suffer from serious traffic congestion.

3.1.8. To the south west of the city, the Bishopstown area faces similar pressures. The strategic Green Belt gap separating the city from the satellite town of Ballincollig is particularly vulnerable.

3.1.9. Although there has been substantial new development in this area in recent years, the open and wooded character of the valley sides has been successfully retained and makes an important contribution to the setting and character of the city as a whole.

3.1.10. Cork Airport, located in the green belt, is served by a relatively fast and efficient road access to the city. It is a key gateway to the south of Ireland for all economic sectors. This plan recognises its essential role in the economic and social development of the sub region.

3.1.11. Throughout the city's South Environs as a whole, there are 26 buildings or other structures entered in the initial Record of Protected Structures.

3.1.12. The city's South Environs are served by drinking water from the treatment works at Inniscarra. This plant has only limited spare capacity and will require upgrading to accommodate the level of planned development within the area it serves.

3.1.13. Some areas are outside the design catchment for the Tramore Valley Sewerage Scheme and other areas will require extensions to the existing sewer network.

3.1.14. Surface water generally discharges to one of a number of local watercourses that feed in to the Tramore River. At times of heavy rainfall, the extent of development in recent years has

sometimes led to floods occurring where flows have exceeded the capacity of this river system. Future development proposals will require detailed analysis to ensure that the rate and volume of projected surface water discharge is within the capacity of the receiving system.

3.1.15. As part of the future development of the N25 (South Ring Road), it is proposed that the Kinsale Road Roundabout, Sarsfield Road Roundabout and the Bandon Road Roundabout be upgraded to grade separated junctions.

3.1.16. It is also proposed to widen the South Ring Road to three lanes in either direction between the Kinsale Road Roundabout and the Sarsfield Road Roundabout and between Mahon, Bloomfield and Douglas interchanges.

3.1.17. As part of the future development of the N27 (Airport Road), it is proposed to upgrade this road to dual carriageway standard with grade separated junctions and incorporating bus lanes.

3.1.18. As part of the future development of the N71 (Bandon Road) National Secondary Road, it is proposed to upgrade it to dual carriageway standard on its southern approach to the N25 (South Ring) Bandon Road Roundabout.

3.1.19. In addition, the Douglas Traffic Study, which the Council has adopted is currently being implemented and included in this programme of works is the objective to upgrade the "Board of Works" road at Ballinimlagh.

Problems & Opportunities

3.1.20. The need to encourage more sustainable commuting patterns will require some degree of moderation in the rate of development in the city's southern suburbs. Whilst there is a need to make the best use of available land, this should be balanced against the need to prevent further congestion and protect the attractive setting to the city as a whole.

3.1.21. Planned improvements to road junction capacity will bring a degree of alleviation to the general extent of congestion.

3.2 OVERALL ZONING APPROACH: CORK CITY - SOUTH ENVIRONS

3.2.1. The development boundary of the South Environs of the city is, generally, tightly drawn, ensuring a clear separation from neighbouring settlements, particularly Passage West to the east, Carrigaline to the south and Ballincollig to the west. To the north it is formed by the boundary with the City Council.

3.2.2. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

3.3 SPECIFIC ZONING OBJECTIVES: CORK CITY – SOUTH ENVIRONS

Residential Areas

3.3.1. Residential zonings in the South Environs are a mix of densities in a varied distribution of sites adjacent to existing developments or in other serviced areas.

3.3.2. The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Cork City – South Environs, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

3.3.3. The specific residential zoning objectives for the Cork City – South Environs are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes. A tree planted buffer, minimum 20 metres wide shall be provided along the boundaries of the site. Open space and recreation facilities including playing pitches to be provided on O-01 as part of the development of R-01.	15.0
R-02	Medium density residential development, estate type layout.	3.4
R-03	Medium density residential development, estate type layout.	8.3
R-04	Medium density residential with provision for a minimum 20 metres wide tree planted buffer along the southern boundary of the site to establish a definite limit to further development in this area.	5.6
R-05	Medium density residential development.	15.0

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-06	Medium density residential development, estate type layout.	4.5
R-07	Medium density residential development, estate type layout with provision for nursing home.	4.1
R-08	High density residential development, (apartments /duplexes).	0.5
R-09	Medium density residential development, estate type layout.	3.3
R-10	High density residential development.	0.5
R-11	High density residential development (apartments or duplexes).	1.1
R-12	High density residential development (apartments).	0.9
R-13	Medium density residential development, estate type layout.	17.2
R-14	Medium density residential development to include a mix of houses types.	23.2
R-15	Medium density residential development to include a mix of houses types with lower densities on southern part of site.	12.4
R-16	Low density residential development.	2.5
R-17	Medium density residential development including a nursing home and the provision of an off ramp from the Sli Carrighoun subject to National Roads Authority approval.	21.7
R-18	Medium density residential development, estate type layout.	3.8
R-19	Medium density residential development including detailed landscaping proposals.	2.5

Industry and Enterprise

3.3.4. The main established industrial areas are located in Togher/Pouladuff. It is proposed to provide some additional industrial zoning in this area. An extension to the Airport Business Park is proposed which is contiguous with the existing area and services.

3.3.5. The specific industry and enterprise objectives for Cork City – South Environs are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Office based industry or warehousing to include park and ride facility. Any development on this site will provide adequate buffer planting to established residential areas and appropriate disposal of surface water run-off.	9.0
I-02	Industrial estate development suitable for small to medium sized industrial units.	1.5
I-03	Industrial estate development suitable for small to medium sized industrial units.	2.4
I-04	Office based industry, including internationally traded services, administration headquarters and airport related uses compatible with the uses in the existing business park. The development will be sited in a high quality landscaped setting including adequate tree planted buffer zones to the site boundaries and to the residential area immediately to the east to the site.	8.6

Educational, Institutional and Civic

3.3.6. The specific educational, institutional and civic objective for Cork City - South Environs is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
E-01	Provision of new cemetery in Chetwynd townland.	7.6

Open Space, Sports, Recreation and Amenity

3.3.7. The specific open space, sports, recreation and amenity objectives for Cork City South Environs are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space, recreation and amenity provision including playing pitches to be provided as part of the development of R-01.	5.2
O-02	Active open space for public recreation including the provision of playing pitches.	2.5
O-03	Passive open space. This prominent slope makes a significant contribution to the setting of the city and the south environs in particular. The lands have certain potential to accommodate a school (primary/post primary) on the northern portion of the site with comprehensive landscaping and strategic planting on the southernmost parts of the site. Development of the site for a school will be dependant on a satisfactory, agreed solution to the surface water drainage problems in the area and a detailed landscaping proposal to reduce the visual impact of the development and to provide a strategic tree planted buffer to the southern boundary of the site which will act as a definite barrier to further encroachment into the green belt in the future.	7.7
O-04	Active open space for public recreation including the provision of playing pitches.	5.7
O-05	Active open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the City Council's Area.	33.7

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-06	Active open space. This area includes prominent wooded slopes that make a significant contribution to the visual setting of Cork City and Douglas Village and there is a general presumption against development here. The area also includes a building of national architectural and historic importance, Vernon Mount, and its grounds. Consideration may be given to development proposals comprising a comprehensive scheme for the future conservation and management of the house and grounds. Such a scheme may involve the sensitive conversion (with a minimum of associated new building) of Vernon Mount to other appropriate uses including possibly a hotel, corporate headquarters or a conference or leisure centre.	41.2
O-07	Active open space to provide for public recreation and playing pitches.	4.9
O-08	Active open space to provide for informal public recreation including amenity walks and urban forestry.	8.1
O-09	Active open space for public recreation including the provision of a playing pitch, pedestrian walk, tree planting and protection of the stream.	6.1
O-10	Active open space including the provision of playing pitches and a pedestrian walk.	4.8
O-11	Active open space for informal public recreation.	0.4
O-12	Active open space for informal public recreation to be landscaped and planted.	9.3
O-13	Active open space for public recreation including the provision of a playing pitch, pedestrian walk, tree planting and protection of the stream.	28.5

Utilities and Infrastructure

3.3.8. The specific utilities and infrastructure objectives for Cork City - South Environs are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Proposed Ballincollig Bypass.	-
U-02	Provision for distributor road.	-
U-03	Develop and maintain pedestrian walk on route of old railway line.	-
U-04	Develop and maintain pedestrian walk from Grange road north to South Link Road and east to Douglas Village. Provide pedestrian over-bridge to connect to pedestrian walk and proposed public park on old land fill site.	-
U-05	Provide pedestrian walk through stream valley connecting open spaces to Donnybrook.	-
U-06	Provide pedestrian walk through stream valley to Douglas Village.	-
U-07	Develop and maintain existing amenity walk.	-
U-08	Provide pedestrian walk through stream valley to connect open spaces and residential areas.	-

Special Zoning Objectives

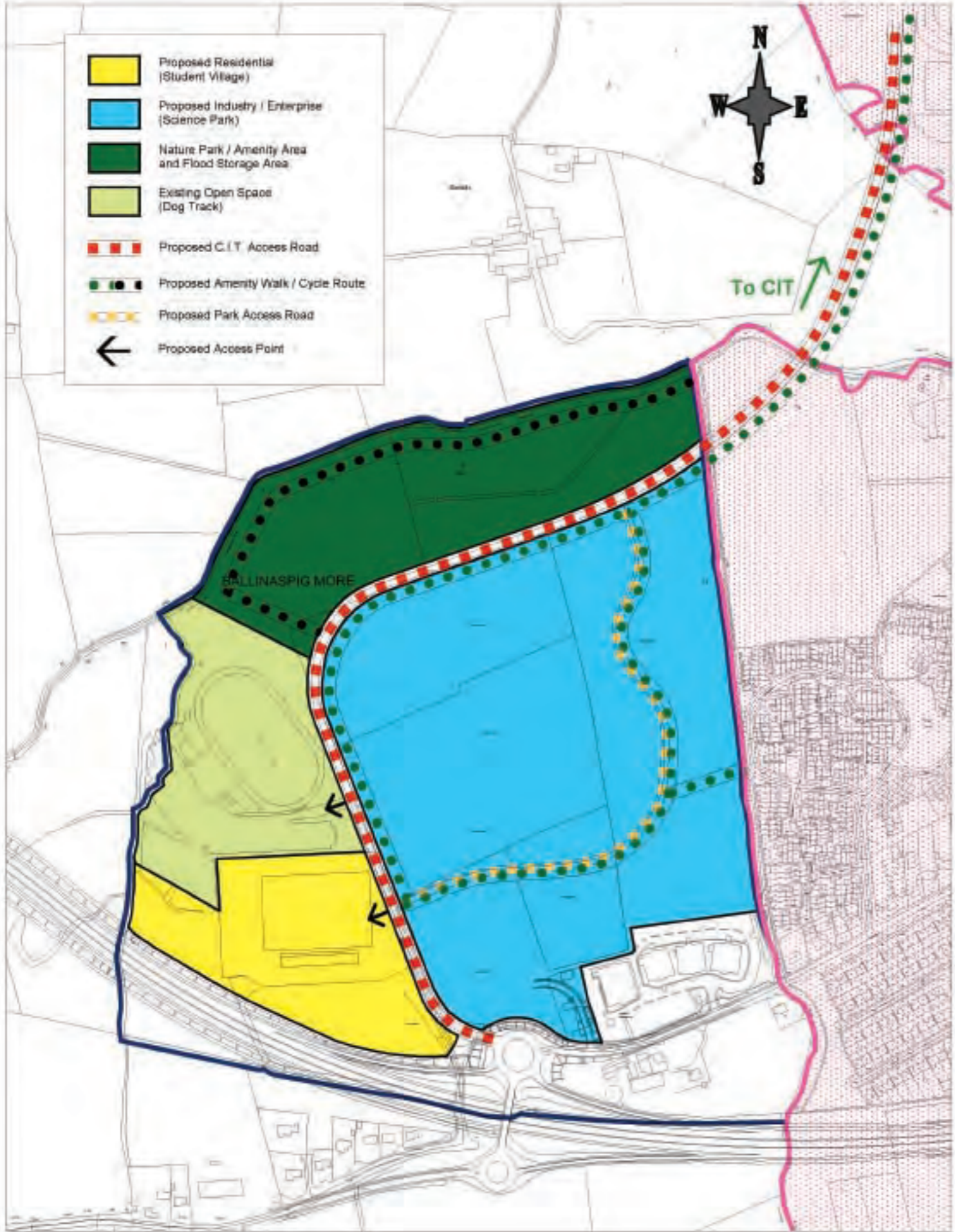
3.3.9. The special zoning objective X-01 has been included to provide for the integrated development of an important area of land at the western edge of the city. These lands provide an important opportunity to provide for a central spine road that would provide vehicular and separate pedestrian and cycle access to the CIT, allow for the development of a student village, retain the greyhound stadium as a landmark feature together with its associated car parks, provide for additional open space including an extension to existing parklands and also allow for the development of a research / science park. A detailed action area plan has been prepared for the site that sets out details of the development that is envisaged. The principle

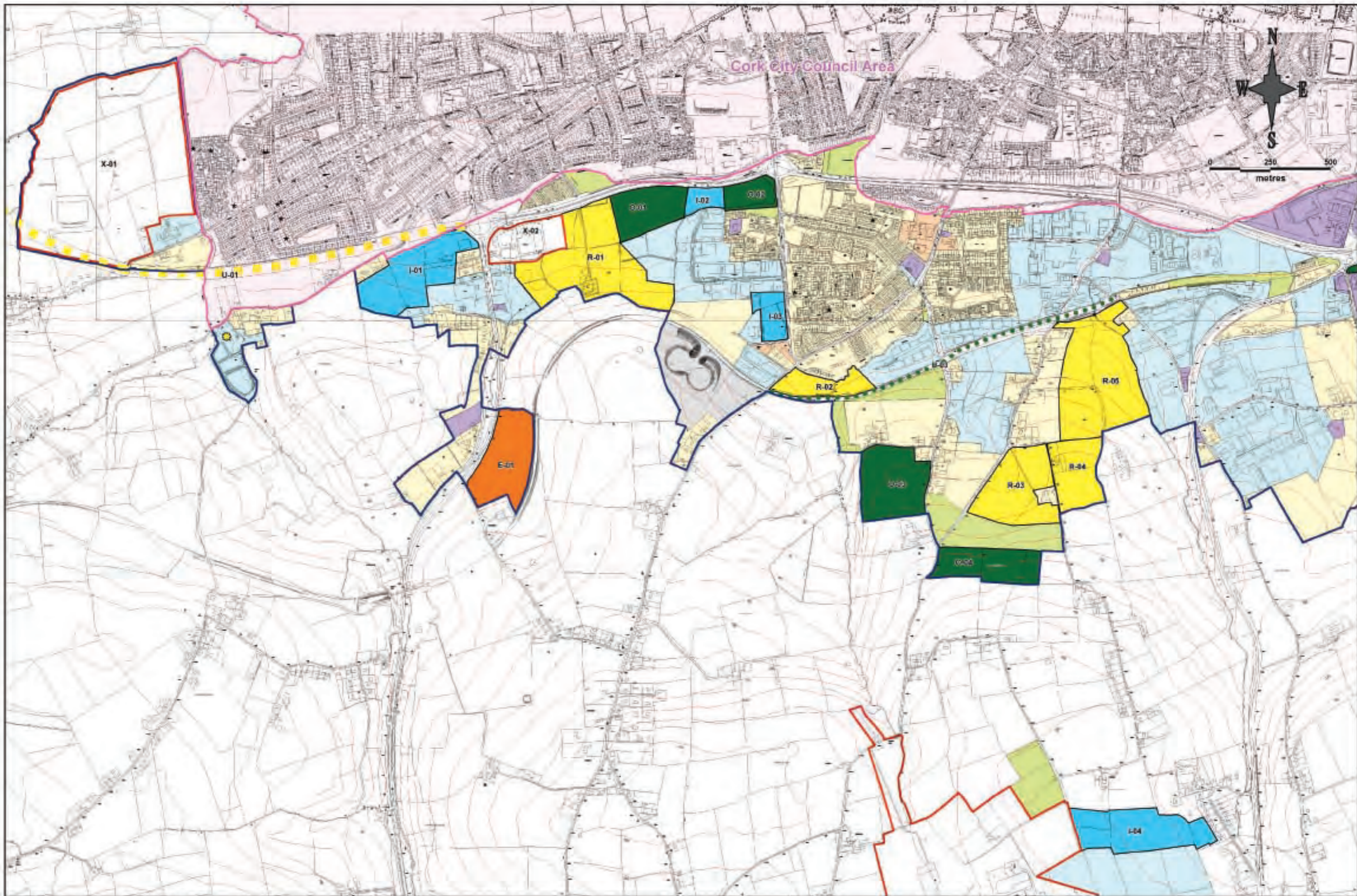
recommendations of the Curraheen Action Area Plan and an indicative development framework have been included in this Plan.

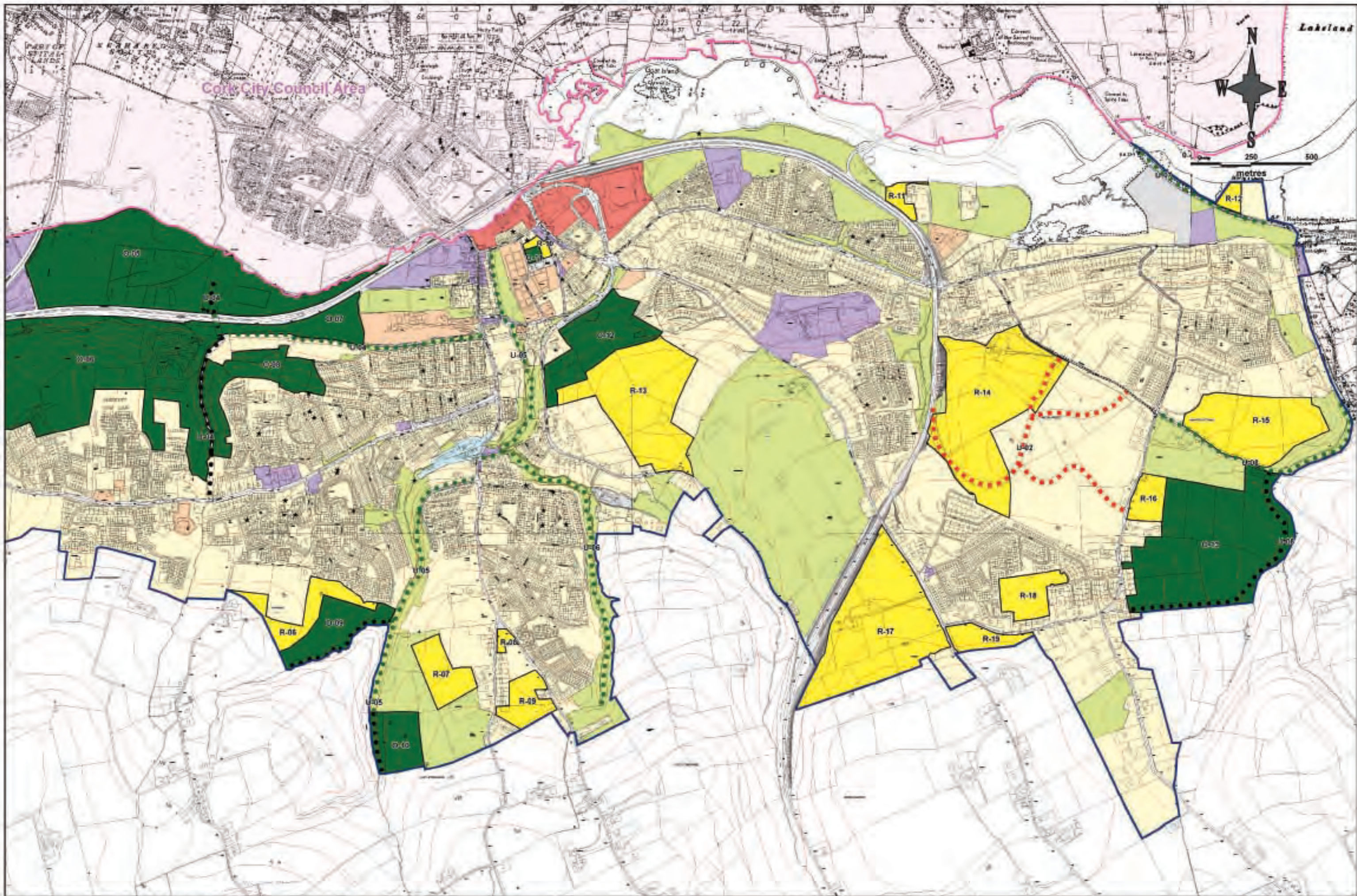
3.3.10. The specific special zoning objectives for Cork City – South Environs are set out in the following table:

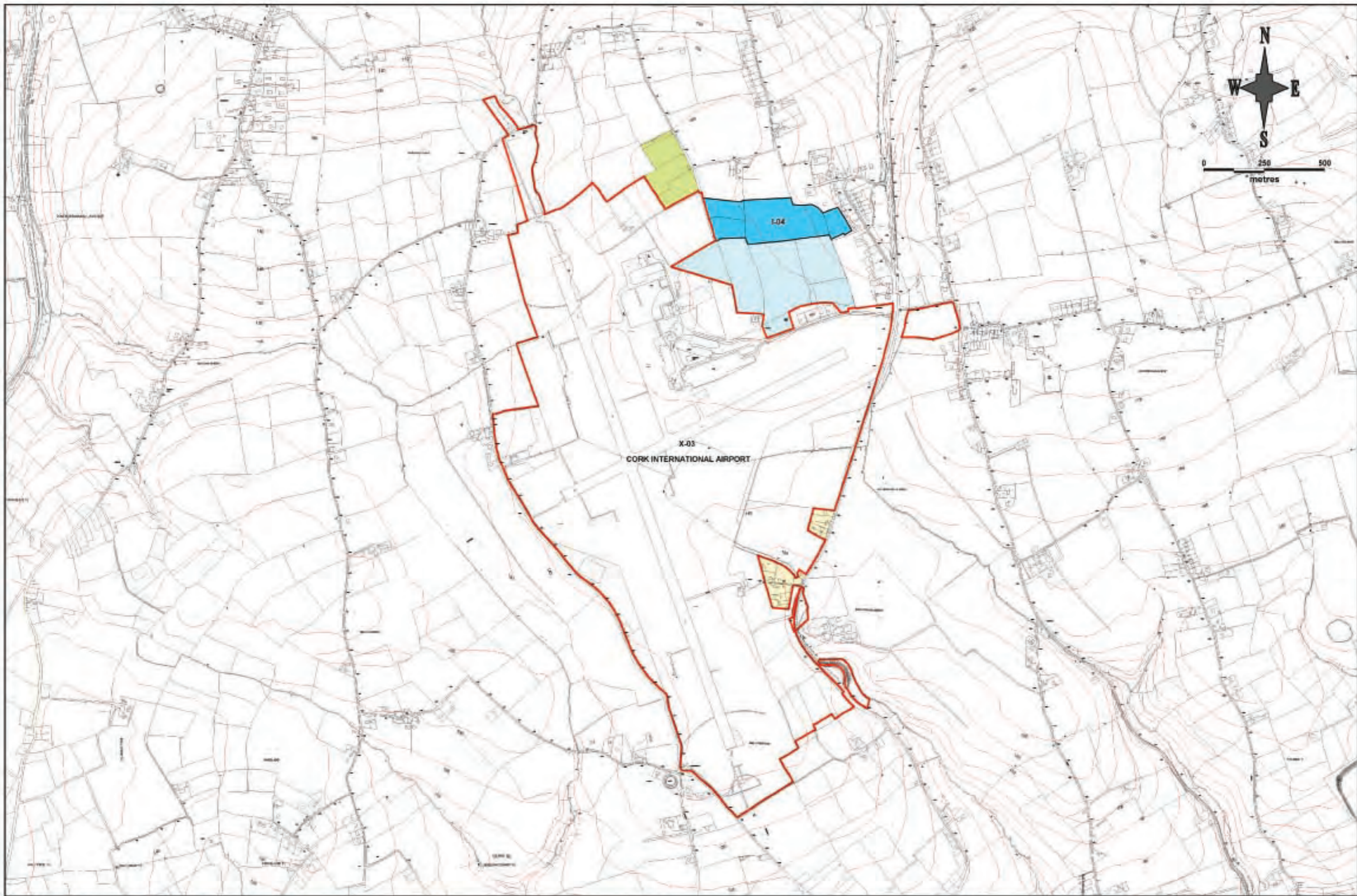
Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	<p>These lands are recognised as an opportunity site at the western edge of the City which should accommodate uses including open space and parkland, a new access road to the CIT, separate pedestrian and cycle routes in a landscaped setting, a student village, a research/science park, a new nature and leisure trail which would include additional flood storage accommodation together with the retention of the greyhound track and its associated car parks. Any proposals for development will be carried out in accordance with the Action Area Plan, approved by the Council's Development Committee on 19th March 2005. The development of these lands will have to be carried out in a comprehensive manner and will make provision for the following:</p> <ul style="list-style-type: none"> • A central spine road, which would also provide a western access to the CIT. • Pedestrian and cycle access through the science park and over the Twopot River via a new bridge. • Retention of the greyhound stadium and all existing surfaced car parking areas, to allow for future expansion of the greyhound stadium and any other related leisure uses (totalling 7 ha). • Development of the southwestern corner as a student village providing student accommodation and ancillary facilities. (The development of student accommodation may be considered separately, and not as part of a comprehensive approach to all of the lands within this X-01 objective) 	46.3

Objective No.	Specific Zoning Objective	Approx Area (Ha)
	<ul style="list-style-type: none"> • A nature park and leisure trail in much of the land in the northern portion that is liable to flooding (totalling over 8 ha in area), with no permanent building development on these lands to the north of the CIT access road. Possible engineering of these northern lands to provide additional flood storage accommodation should be considered subject to the completion of a detailed drainage study of the overall proposed Action Area Plan development. • Development of a research/science park in a single, high quality landscaped campus style layout, including the potential to create a lake as a central feature. The area of the research/science park totals approximately 23 ha including an area of attenuation pond of approximately 4 ha. <p>- No development of the science park is allowed until satisfactory alternative sports pitches and related facilities are provided locally.</p> <p>- Development of the research/science park shall be conditional on the establishment of the institutional arrangements for the management of the facility.</p> <p>- Development of the research/science park shall also be conditional on a detailed drainage assessment and drainage management arrangements for the development, to the satisfaction of the Planning Authority.</p> <p>- Two access points should be provided for the research/ science park, one at the western end and one at the northern end closest to the CIT.</p>	
X-02	Existing shopping centre	4.6
X-03	Cork International Airport.	248.0









4 Passage West

Passage West is the nearest satellite town to the city and provides an important function as a residential area with excellent recreational facilities centred on its harbour location.

The overall strategy aims to consolidate the settlement of Passage West as a key inner satellite town with the main focus on residential uses and town centre renewal.

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

(This chapter includes Passage West, Glenbrook and Monkstown)

4.1 PASSAGE WEST IN CONTEXT

4.1.1. In the overall strategy of this Local Area Plan, Passage West is designated as a Main Settlement, while retaining its status as a satellite town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Passage West are to promote its consolidation as a key inner satellite town with the main focus on residential uses and town centre renewal.

Population Growth

4.1.2. The 1996 census recorded a population of 3,922 persons, equivalent to 1,195 households, in the town of Passage West (including Glenbrooke and Monkstown). By the year 2000, it is estimated that this had grown to 4,170 persons, equivalent to 1,420 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town will accommodate a growth of 520 households approximately by 2011.

4.1.3. This would bring the 2011 population of the built up part of Passage West to around 4,920 persons in 1,940 households.

4.1.4. The Cork Area Strategic Plan suggests that towns like Passage West 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 130 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

Key Planning Considerations

4.1.5. This group of small towns grew as small nineteenth century port towns in Cork Harbour. In recent years, the towns have developed as residential centres. Only in Passage West itself does any significant commercial port activity remain. Monkstown is a significant centre for water-based leisure activities. There is a vehicle ferry from Glenbrook to Great Island (Cobh).

4.1.6. Of the three towns, Passage West has been affected most seriously by large scale industry. The dockyard, dating originally from the nineteenth century, occupies an elongated and restricted site through the town centre along a good proportion of the town's water front. It attracts significant volumes of general cargo vessels and the commercial traffic taking goods to and from the docks causes congestion and unsatisfactory environmental conditions.

4.1.7. In addition, the fertiliser factory at Marino Point (on Great Island) has an adverse visual impact on the town and, in the past, has been a hazardous industrial installation that has restricted the potential for development. However, manufacturing activity at the factory has recently come to an end and its future is uncertain. Although an adjoining plant is also a hazardous industrial installation, this is smaller in scale and is unlikely to impede development in Passage West to the extent that has occurred during the operational life of the fertiliser factory.

4.1.8. Throughout all three towns there are problems of congestion arising in part from both the difficult topography and the historic street layout. The areas most sensitive to new development are those overlooking the harbour itself.

4.1.9. The residential architecture of the towns is of importance, as the area, including Monkstown, consists of a high number of large town houses, many of which are terraced. The towns also include smaller artisan-style housing, as well as a number of civic buildings. The mix of styles in these areas has led to the designation of an Architectural Conservation Area, both in Passage West and Monkstown, due to its retention of original fabric and styles.

4.1.10. Architectural Design Guidelines have been prepared by Passage West Town Council to assist developers in formulating suitable design proposals for developments in the area to ensure such development is respectful of the character of the area.

4.1.11. For Passage West, Glenbrook and Monkstown as a whole, there are 9 buildings or other structures entered in the initial Record of Protected Structures.

4.1.12. Drinking water is supplied from both the Cork Harbour & City and Inishannon water supply schemes. A study is being undertaken to rationalise these.

4.1.13. The sewerage scheme does not have a secondary treatment plant and macerated effluent is discharged to the harbour. In the future, it is proposed to treat this effluent at Ringaskiddy in the proposed treatment plant for the lower harbour towns.

Problems and Opportunities

4.1.14. In recent years, there has been significant new residential development in the three towns. Particularly in Passage West, this has occurred mainly in the more elevated parts of the town that are relatively remote from both the dockyard and the former fertiliser factory on Great Island. Whilst it is important to protect the attractive open slopes overlooking the harbour itself, there is also a need to consolidate all three towns to enhance both the appearance and function of their central areas.

4.1.15. Further issues will include ensuring the provision of adequate recreational space. Internal traffic management and the need for relief roads to the west of the town will also be a priority.

4.2 OVERALL ZONING APPROACH: PASSAGE WEST

4.2.1. The development boundary for these three towns is tightly drawn and follows the shoreline on the eastern side. To the west, it follows the green belt boundary and is set to include land designated for planned development. To the north and south, it is tightly drawn to protect the important, strategic green belt gaps separating the town from the nearby settlements of Rochestown and Rafeen respectively.

4.2.2. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

4.3 SPECIFIC ZONING OBJECTIVES: PASSAGE WEST

Residential Areas

4.3.1. The areas where new residential development is proposed are, generally, additions to established residential areas. In the main, these are located to the north west and south west of Passage West town centre. These areas consolidate the existing development pattern of the settlement and maintain the integrity of the Green Belt.

4.3.2. In addition, proposals have been made for the redevelopment of the dockyard at Passage West for a mixed-use town centre development including a significant residential component. It is anticipated that, up to, 160 new dwellings will be built during the plan period as part of this development. Objective T-01 applies to this site.

4.3.3. Provision is also made in Objective X-01 for the redevelopment of the former Convent in Passage West for a mixed-use scheme likely to include a significant residential component.

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

4.3.5. The specific residential zoning objectives for Passage West are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development (individual sites in woodland setting).	2.5
R-02	Medium density residential development to include serviced sites and a mix of house types. Local shop, medical centre, nursing home and crèche to also be provided.	18.1
R-03	Medium density residential development.	0.6
R-04	Medium density residential development.	3.3
R-05	Medium density residential development.	2.7
R-06	Medium density residential development.	2.5
R-07	Medium density residential development.	1.0
R-08	Medium density residential development, with provision for relief road linking Maulbaun to Lackaroe.	8.2
R-09	Medium density residential development, with provision for relief road linking Maulbaun to Lackaroe.	4.0
R-10	Medium density residential development.	4.0
R-11	Medium density residential development.	2.5
R-12	Medium density residential development.	1.6

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-13	Medium density residential development. The development of this site shall include landscaping and screen planting.	1.0
R-14	Low density residential development with buffer tree planting, minimum 4 metres wide along the northern site boundary.	2.0

Town Centre / Neighbourhood Centre

4.3.6. Provision has been made in this plan to facilitate the redevelopment of the dockyard area at Passage West. The existing dockyard, although an important source of employment, causes both serious traffic congestion and unsatisfactory environmental conditions in the central area of Passage West. The redevelopment of this site presents an important opportunity to revitalise the central area of this important group of towns.

4.3.7. The specific town centre / neighbourhood centre zoning objective for Passage West is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-01	Mixed retail, commercial, service, civic and residential uses to facilitate town centre expansion.	2.4

Open Space, Sports, Recreation and Amenity

4.3.8. Sections of the former railway line from Cork to Passage West and on to Crosshaven have been converted to a walking and cycling route. Many sections are segregated from road traffic and the amenity is well used.

4.3.9. The objectives in this plan for areas of passive open space seek to apply an appropriate degree of protection on those visually important open areas that contribute to the setting of these towns and amenity afforded by the upper harbour generally.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Passive open space with provision for landscape protection.	3.0
O-02	Passive open space which functions as an essential backdrop to the setting of the town. These lands will remain predominantly open and rural in character.	16.9
O-03	Passive open space that will remain predominantly open in character, especially retaining the existing trees and natural features on site. This area is visually important and makes a significant contribution to the setting of Monkstown.	7.0
O-04	Passive open space, a prominent slope which is important to the setting of Monkstown and should therefore remain open and rural in character.	1.7
O-05	Open space and amenity area.	0.5
O-06	Passive open space, including tree protection.	3.8

Utilities and Infrastructure

4.3.11. The specific utilities and infrastructure objectives for Passage West are set out in the following table:

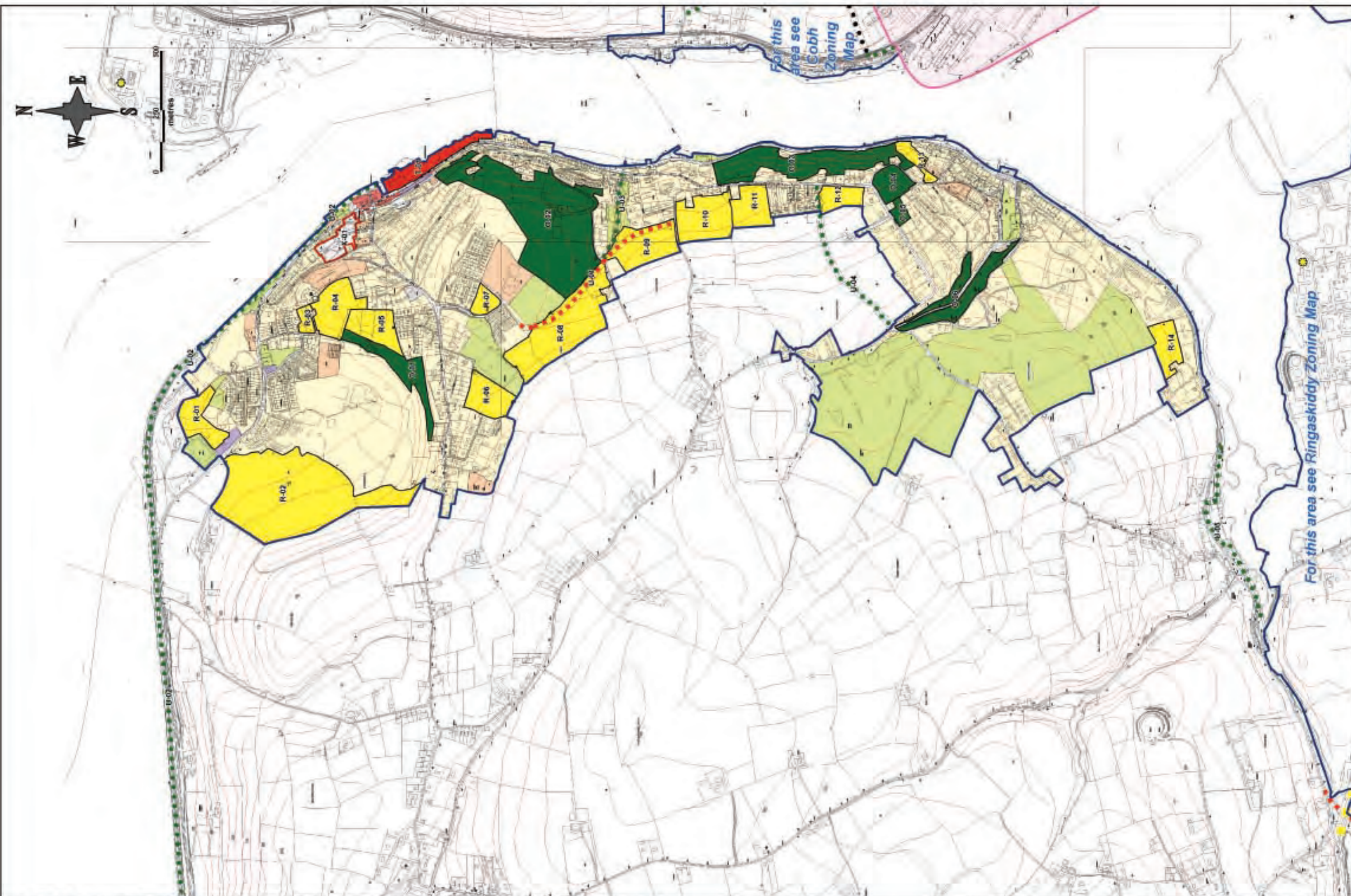
Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Develop and maintain pedestrian walk along old railway line.	-
U-03	Pedestrian walk along stream glen to connect with proposed access road.	-
U-04	Pedestrian walk.	-
U-05	Develop and maintain pedestrian walk along Monkstown Creek.	-

Special Zoning Objectives

4.3.12. Provision is also made in this special objective for the redevelopment of the former Convent in Passage West for a mixed-use development. The site is of particular importance to the regeneration of the town because of its location close to the town centre.

4.3.13. The specific special zoning objectives for Passage West are set out in the following table:

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
X-01	The former convent site is recognised as an opportunity site for Passage West which could accommodate various uses that would incorporate the retention of the buildings and their setting and providing associated car parking.	1.6



5 Ringaskiddy

Ringaskiddy is located on the west side of Cork Harbour and adjacent to the sea port. Ringaskiddy is southeast of the city centre and separated from the city suburbs by open green belt. Ringaskiddy is primarily an industrial/enterprise location.

The overall strategy aims to consolidate the strategic industrial and port related role of Ringaskiddy, with very limited expansion of residential uses with amenity improvements to the village and improvement of community and recreational facilities.

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

5.1 RINGASKIDDY IN CONTEXT

5.1.1. In the overall strategy of this Local Area Plan, Ringaskiddy is designated as a strategic industrial area. The strategic aims for Ringaskiddy reaffirm its strategic industrial and port related roles and seek to promote its potential for strategic distribution and logistics development, with very limited expansion of residential uses and with amenity improvements to the village and improvement of community and recreational activities.

5.1.2. Ringaskiddy, is designated in the Cork Area Strategic Plan as a strategic industrial location and port particularly because of the capacity of the area to accommodate large scale industrial undertakings that require either dedicated port facilities or access to large volumes of water.

Key Planning Considerations

5.1.3. Provision is made for both the expansion of existing undertakings and the development of new industries when opportunities arise. Because of their location in Cork Harbour, some areas of established or proposed new industry are also designated as scenic landscape. This designation is not intended to undermine the principle of industrial development in these areas, but in determining applications for planning permission, special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping.

5.1.4. Water is supplied by the Cork Harbour and City scheme and there is adequate storage from a reservoir at Strawhall.

5.1.5. There are two sewerage schemes in Ringaskiddy; sewers constructed by the IDA that serve industry and the others serving the

village. The sewer, which serves the village, is a combined sewer, and discharges directly to Cork Harbour. There is no treatment at present but there is a proposal to connect Ringaskiddy to the proposed Lower Harbour Sewerage Scheme. Although most existing industries have their own on-site treatment prior to discharging to the IDA outfall sewer, there is no secondary treatment plant and the macerated effluent is discharged to the harbour.

5.1.6. A new road is proposed to bypass Shanbally and Ringaskiddy villages and improve access from Shannonpark roundabout to the deepwater port and the industries in the area. At present, there are two route options.

Problems & Opportunities

5.1.7. Important planning issues for Ringaskiddy concern the economic importance of achieving the development of areas set aside for industry whilst protecting and enhancing the amenities enjoyed by the residential community and the area's leisure facilities.

5.2 OVERALL ZONING APPROACH: RINGASKIDDY

5.2.1. The development boundary for Ringaskiddy remains the same as that adopted under the 2003 County Development Plan (as varied).

5.2.2. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

5.3 SPECIFIC ZONING OBJECTIVES: RINGASKIDDY

Residential Areas

5.3.1. Whilst it is considered inappropriate to make provision for new housing on a large scale, some new provision has been made for residential development.

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

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.6
R-02	Medium density residential development.	3.2

Industry and Enterprise

5.3.4. Ringaskiddy is an industrial location of strategic importance for industry where good access to port facilities, seawater supplies and the national road network are key factors. In this plan, provision has been made to reserve 15 areas for industrial development. The specific objectives for each area make provision for a variety of industry and enterprise developments.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The new open space zonings in specific objectives O-01 and O-02 shall be provided as part of this development.	12.3
I-02	Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The new open space zonings in specific objectives O-01 and O-02 shall be provided as part of this development.	5.6
I-03	Suitable for large stand-alone industry with provision for a buffer tree planting, minimum 20 metres wide, along the northern boundary to residential areas, and provision for public open space and amenity area to include three playing pitches.	57.4
I-04	Suitable for large stand alone industry with suitable provision for landscaping and access points.	91.1

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-05	Industry, with provision for a minimum 40 metre tree planted buffer zone along the eastern, southern and south western boundaries to residential areas.	24.4
I-06	Suitable for industry including small to medium sized enterprises with landscaping provisions to protect the ring fort on site.	8.3
I-07	Suitable for industry, including small to medium sized units.	3.0
I-08	Industry, with buffer tree planting, minimum 20 metres wide, to all residential areas.	55.3
I-09	The site is zoned for use as a transitional site, between the established residential use on the eastern side and industry and enterprise zoning on the western side, it is suitable for office use associated with port uses. A tree planted buffer, minimum 20 metres wide, shall be established on the eastern boundary of the site.	3.8
I-10	Industry, with provision for a minimum 10 metre open space buffer to western boundary with open space (O-03). Buffer tree planting, minimum 20 metres wide to residential areas to the south and eastern boundaries of site shall also be provided.	19.2
I-11	Industry with buffer tree planting, minimum 20 metres wide to school and all residential areas.	15.6
I-12	Industry, with provision for a minimum 20 metre tree planted buffer zone along the eastern, southern and south western boundaries to residential areas.	2.6
I-13	Industry with buffer tree planting, minimum 20 metres wide, to all residential areas.	14.5

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-14	Industry and Enterprise, the site is zoned for use as a transitional site, between the established residential use on the western side and industry/enterprise zoning on the eastern side, it is suitable for office based industry use. A tree planted buffer, minimum 20 metres wide, shall be established on the site boundaries with the established residential area as part of an approved landscaping scheme for the entire site.	1.9
I-15	Suitable for large stand alone industry with suitable provision for landscaping and access points and provision for buffer planting, minimum 15 metre wide, open space buffer to the Martello Tower and its associated pedestrian access.	42.8

Educational, Institutional and Civic

5.3.6. The specific institutional, educational and civic zoning objectives for Ringaskiddy are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
E-01	National Maritime College and associated uses.	5.8

Open Space, Sports, Recreation and Amenity

5.3.7. The objectives in this plan for areas of passive open space seek to apply an appropriate degree of protection on those visually important open areas that contribute to the setting of Ringaskiddy and amenity afforded by the upper harbour generally.

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

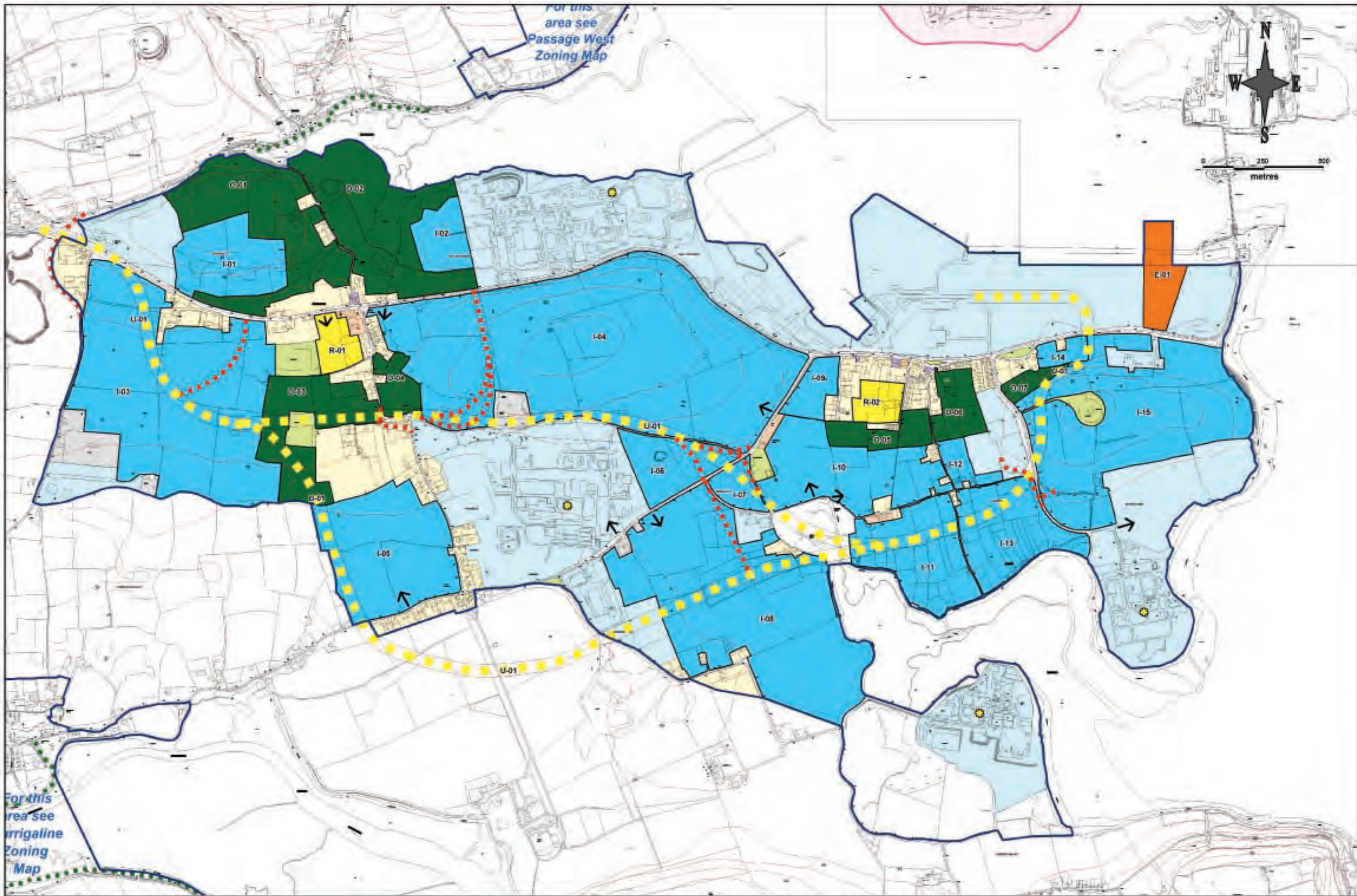
Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Active open space comprising proposed golf course and playing pitches to provide a long-term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of tree planted buffers to the southern and northern boundaries of the site.	22.0
O-02	Active open space comprising existing golf and pitch and putt courses to provide a long-term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of a tree planted buffer and the protection and maintenance of the existing lagoon and NHA.	23.6
O-03	Passive open space which acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining industry makes proposals for development, consideration will be given to landscaping including strategic tree planting on the land.	13.7
O-04	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	3.6
O-05	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	4.7

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
O-06	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	4.9
O-07	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	1.8

Utilities and Infrastructure

5.3.9. The specific utilities and infrastructure objective for Ringaskiddy is set out in the following table:







<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
U-01	Proposed by-pass.	-












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 VILLAGE

Crosshaven & Bays

6 Crosshaven & Bays

6.1 CROSSHAVEN & BAYS IN CONTEXT

6.1.1. Crosshaven and the adjoining Bays of Fountainstown, Churchbay, Fennell's Bay and Myrtleville are located at the mouth of Cork Harbour, south of Cork City and the satellite town of Carrigaline.

6.1.2. In the overall strategy of this Local Area Plan, Crosshaven is designated as a **key village** within Metropolitan Cork. The strategic aims for Crosshaven are to encourage the consolidation of the settlement, to recognise its important economic, leisure, tourism and marine roles within the Cork Harbour area and to promote sympathetic development in tandem with the provision of services, particularly those services and amenities that are appropriate to its harbour location.

6.1.3. The strategic aims for the bay areas of Fountainstown, Churchbay, Fennell's Bay and Myrtleville are to recognise their roles as tourism and leisure locations serving the greater Cork area and accommodating small scale development subject to proper planning considerations.

6.1.4. In recent years the population of the Crosshaven and Bays area has remained relatively static. The 2002 census for Crosshaven recorded a population of 1,373 persons in 487 households. This represents a modest increase over the 1996 census, which recorded a population of 1,312 in 430 households. Fountainstown recorded a population of 852 persons in 308 households in the 2002 census. This compares with a population of 857 in 303 households recorded in the 1996 census.

6.1.5. Crosshaven is seen as the primary focus for development in the Bays area however it is difficult to accommodate large-scale development, while also protecting Crosshaven's natural amenities due to its scenic and prominent harbour location. According to the forecasts and strategy in this Local Area Plan, Crosshaven could grow by 300 households by the year 2011. This would bring the 2011 population to around 1,450 in approximately 790 households.

6.1.6. Due to its proximity to Carrigaline and Cork City, the rural hinterland surrounding Crosshaven and Bays is particularly susceptible to development pressure. To offset this pressure a Rural Housing Control Zone is established by the Cork County Development 2003 (as varied), in the area. Its purpose is primarily to restrict individual urban-generated houses and protect the character of rural areas.

6.1.7. It is also recognised that the sensitive scenic and coastal areas surrounding Crosshaven and Bays, has relatively limited capacity to accommodate individual houses in significant numbers.



6.2 PLANNING CONSIDERATIONS

6.2.1. Crosshaven village is a well-established settlement, with important community facilities including shops, churches, secondary and primary schools, and also a number of leisure based facilities, such as restaurants, amusement arcades, and a number of sports clubs and facilities. The local community continues to develop community facilities based around historic Crosshaven House.

6.2.2. The existing boatyard provides employment opportunities and provides essential repair and storage facilities for the sailing community based in Crosshaven.

6.2.3. The Bays area, which includes Fountainstown, Churchbay, Fennell's Bay and Myrtleville, has developed as a mix of second or holiday homes originally built on small sites, and permanent homes. The Bay areas now function mainly as residential and amenity areas. In Fountainstown, current facilities include a shop, guesthouses, pitch and putt and tennis clubs, parking and recycling facilities. A daily bus service operates between Fountainstown and Cork City. Myrtleville has two public houses, a restaurant, shop and post office, while Churchbay and Fennell's Bay consist of both permanent and holiday housing.

6.2.4. The settlement of Crosshaven has a particularly attractive townscape. Throughout the village as a whole, there are 5 buildings or other structures entered in the initial Record of Protected Structures, including "Fort Camden" military fortification, which enjoys a prominent location overlooking the mouth of Cork Harbour. Within the Bays area, Fountainstown House is entered in the initial Record of Protected Structures.

6.2.5. There are a number of important nature conservation sites located throughout the area. Templebreedy National School, which is located within Crosshaven, is proposed as a Natural Heritage Area, for a protected species of bat. The attic of the school and the mature trees located nearby, combine to provide an important nursery and habitat.

6.2.6. Fountainstown Swamp, which is located immediately north of Fountainstown, consists of a former lake or inlet of the sea that has been grown over by a mixture of marsh plants and woodland. The swamp is proposed as a Natural Heritage Area due to its unusual character and undisturbed nature, and the relatively high number of birds that visit the site.

6.2.7. The road network is particularly inadequate in the Crosshaven and Bays area and cannot facilitate large amounts of traffic. Some road improvements, such as widening and the provision of footpaths and traffic management could help alleviate congestion in the area, while additional car parking in areas with large numbers of visitors is also desirable. A daily bus service operates between Crosshaven, Carrigaline and Cork City.

6.2.8. The water supply to Crosshaven is from both the Inishannon and the Harbour and City Water Supply Schemes. Although the supply is considered adequate at present, future development may be constrained in certain locations by network deficiencies. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need for a network extension in Crosshaven/Myrtleville and the need for a new rising main, reservoir and mains replacement.

6.2.9. The Department of the Environment, Heritage and Local Government has recently approved the Cork Lower Harbour Sewerage Scheme, which includes Crosshaven and Myrtleville. Work has commenced on the construction of a new collection system and discharge pipe to Carrigaline as part of the sewerage scheme for Crosshaven. This scheme is expected to alleviate any existing capacity constraints, however future development may encounter difficulties with the existing collection network. There is no public sewer outside of Crosshaven village and the proliferation of septic tanks on very small sites in the Bays area continues to be a problem. Stringent controls have to be maintained in particular locations including preserving the percolation areas in Fennell's Bay.

6.3 PROBLEMS AND OPPORTUNITIES

6.3.1. Crosshaven's attractive coastal and harbour setting and proximity to Cork City has made it a popular location for new development in recent years. It is important that the unique character of the settlement does not suffer from insensitive development, particularly in the more prominent areas overlooking both Crosshaven and the wider harbour area.

6.3.2. It is also important to maintain and enhance the village's built and natural heritage. Infill development and alterations to facades in the older village core should be subject to stringent controls.

6.3.3. Other important issues for the area include internal traffic management, improved public transport services, the provision of additional recreational, civic, cultural and commercial facilities. The coast and shoreline of the area offers opportunities for the development of informal recreation facilities.

6.3.4. Internal traffic management continues to be problematic in Crosshaven, particularly in the summer season, and it is intended to promote further road improvements / developments especially along the waterfront, in order to alleviate traffic bottle-necks.

6.3.5. Capacity for new development in the area is limited by its complex topography and sensitive environmental setting. There are a number of elevated ridges and prominent hilltops that are particularly sensitive to development, as they not only form part of the landscape setting of Crosshaven and the Bays area, but also form part of the scenic landscape and attraction of Cork Harbour. There are a number of opportunities for infill development throughout the area, while the area south of the village centre represents the most appropriate area for expansion.



6.4 PLANNING PROPOSALS

6.4.1. A new development boundary is proposed which will define the extent of Crosshaven's development area. Seven sites have been identified for residential use in and around the village. Planning permission has been granted on some of these sites, with construction works underway in some cases.

6.4.2. Due to its sensitive scenic and coastal setting and significant topography and accessibility constraints, consolidation of the settlement as a provider of important local services and public

amenities, along with some limited residential expansion is considered the most appropriate strategy for Crosshaven.

6.4.3. The woodland at Knocknagore is an important asset to the setting of the village and for the community in Crosshaven, it provides an important backdrop to the village and adjacent residential developments and it should be maintained and protected for future generations.

6.4.4. The Cork Area Strategic Plan proposes to provide a green route serving Crosshaven, which will incorporate improved footpath spaces, enhanced pedestrian safety and provide for dedicated road space for cycle lanes and cycle tracks.

6.4.5. The boatyard is identified as having an important economic function in Crosshaven. Because of its importance to Crosshaven and Bays as an employment provider and as a service provider to the marine based leisure and tourism business, the local area plan supports the continuance of this use.

6.4.6. A number of pedestrian walks are proposed to facilitate safer pedestrian access throughout the village while also allowing greater accessibility to the areas natural amenities.

6.4.7. The County Architect's Department designed a scheme for the re-furbishment of the village square including hard and soft landscaping, seating, parking, a water feature and re-designed road layout. These works are now substantially complete.

6.4.8. Further enhancement of the village centre, following refurbishment of the square, could include an investigation into the development of a promenade along the foreshore in the future.

6.4.9. A new development boundary has also been established for Fountainstown/Myrtleville, which is largely determined by topography and infrastructure. The development boundary will define the extent of the settlement, whilst also allowing for some residential expansion. Given that many of the areas of land zoned in the 1996 plan remain undeveloped, development will focus on existing zoned lands.

6.4.10. No additional development shall take place on the lands within the development boundary that are located at the southern end of a ribbon of development and lie to the west of the access road to Templebreedy Fort until such time as a car park and picnic area are provided on these lands.

6.4.11. Investigation into the provision of a sewerage scheme to link the Bays area to the village scheme will be undertaken as soon as feasible.

6.5 SPECIFIC ZONING OBJECTIVES: CROSSHAVEN & BAYS

Residential Areas

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

<i>Objective No.</i>	Specific Zoning Objective	<i>Approx Area (Ha)</i>
R-01	Low-density residential development, to include the provision of serviced sites.	5.5
R-02	Medium density residential development, with provision for an amenity walk along southern and eastern boundaries.	8.6
R-03	Medium density residential development, mainly terraced, with tree planting to south east of site.	3.1
R-04	Low density (infill) residential development.	0.5
R-05	Low density residential development (individual serviced sites).	2.5
R-06	Low density residential development, to include the provision of serviced sites, provided satisfactory sewage disposal arrangements can be made.	3.8
R-07	Low density residential development, to include the provision of serviced sites, provided satisfactory sewage disposal arrangements can be made.	0.5
R-08	Low density residential development, to include the provision of serviced sites, provided satisfactory sewage disposal arrangements can be made and including the maintenance and strengthening of existing hedgerows and tree belts.	2.4
R-09	Medium density terraced residential development	0.8

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-10	Low density residential development, to include the provision of serviced sites and the provision of parking on U-10, provided satisfactory sewage disposal arrangements can be made.	2.1
R-11	Low density residential development, to include the provision of serviced sites, provided satisfactory sewage disposal arrangements can be made.	0.7
R-12	Low density residential development, to include the provision of serviced sites, provided satisfactory sewage disposal arrangements can be made.	1.7
R-13	Medium density residential development to include the provision of public open space for passive and active recreation, on the most elevated part of the site, i.e. that part of the site above the 40 metre contour. Proposals for development must also include a pedestrian walk and a landscaping scheme for the site.	5.6
R-14	Medium density residential development.	12.6

Industry and Enterprise

6.5.2. The specific industry and enterprise zoning objective for Crosshaven and Bays is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Marine related development to include the provision of boat repair and storage and ancillary uses. Uses compatible with the primary use only to be considered acceptable.	1.2
I-02	Marine related development to include boat repair and storage.	0.7

Town Centre / Neighbourhood Centre

6.5.3. The specific town centre / neighbourhood centre zoning objective for Crosshaven and Bays is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-01	Mixed uses including: commercial, service, civic and possibly a limited amount of residential and retail related to leisure/tourism use to facilitate town centre expansion.	1.5

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Passive Open Space. Protect grounds of Crosshaven House and retain existing mature trees.	5.1
O-02	Passive Open Space. This prominent slope makes a significant contribution to the setting of Crosshaven. There is a presumption against development on these lands because of the importance of the hillside to the setting of the area. The provision of additional playing pitches for the established sports facilities on the lands will be considered provided they do not impact adversely on the setting of the hillside.	33.2
O-03	Passive open space - Percolation area.	0.8
O-04	Passive open space - Percolation area.	1.7
O-05	Passive open space - Percolation area.	2.0

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-06	Passive open space - Percolation area.	0.6
O-07	Passive open space - Protect views of Myrtleville Bay.	1.1
O-08	Passive open space. Preserve general openness and ensure protection of seaward views.	2.6
O-09	Passive open space. Preserve general openness and ensure protection of seaward views.	1.5

Special Zoning Objective

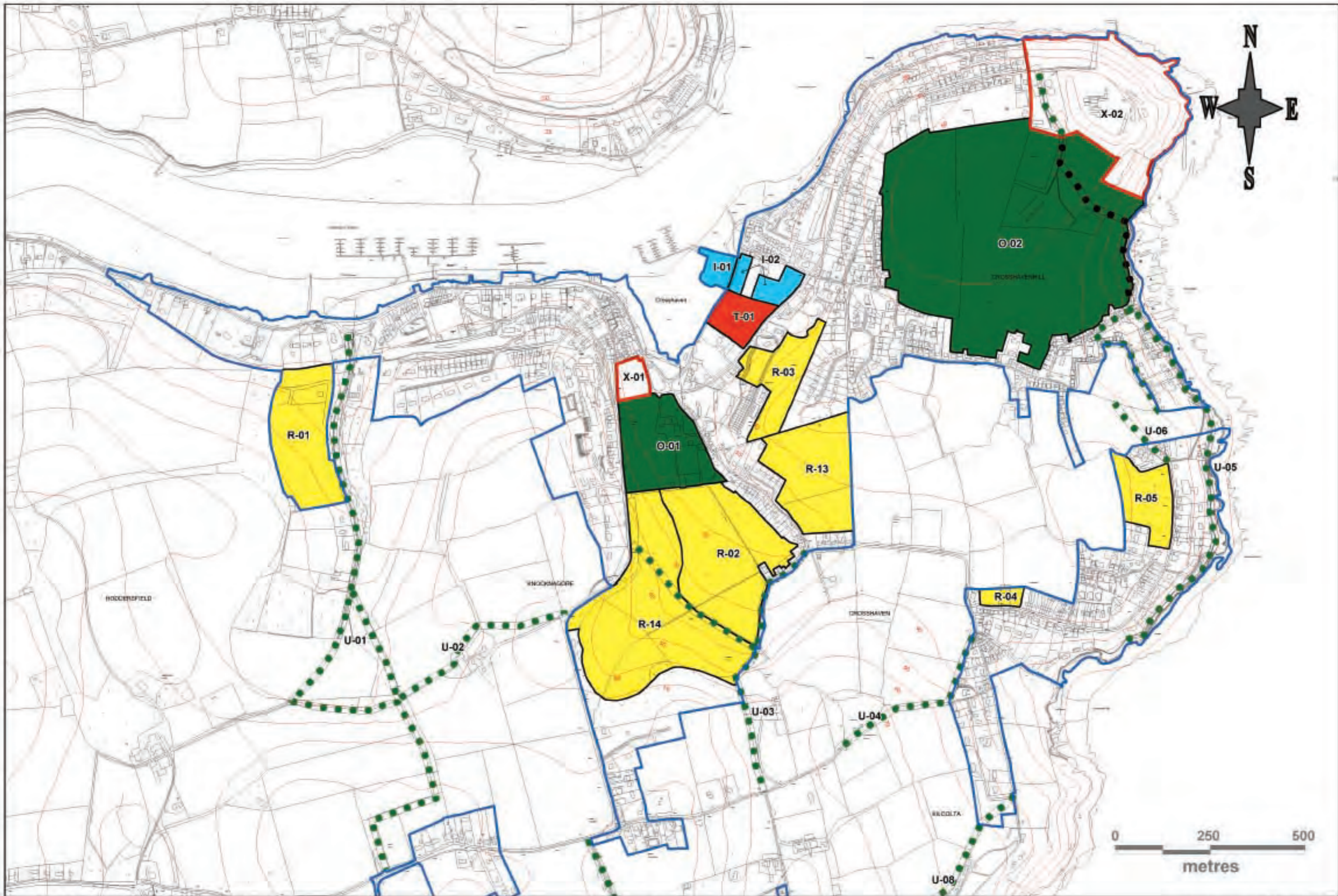
6.5.5. The specific mixed use and special use objective for Crosshaven and Bays is set out in the following table:

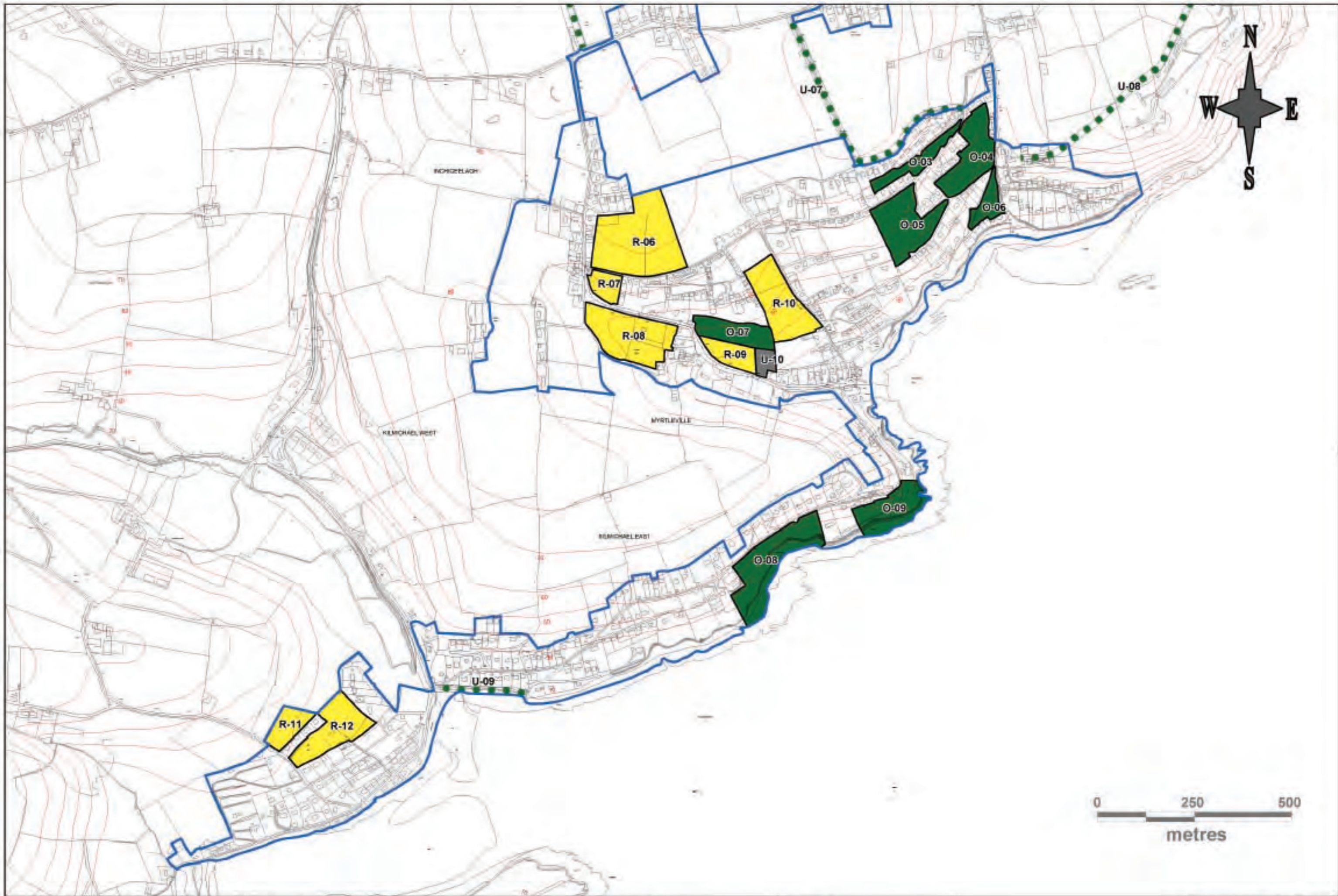
Objective No.	Specific Zoning Objective	Approx Area (Ha)
X-01	Opportunity site to allow for the provision of a hotel, located on the eastern part of the site and sensitively designed residential development, located on the western boundary of the site with the public road. All development on the site is subject to a landscaping scheme and the retention of the existing tree belt.	0.8
X-02	Tourism Opportunity Site: Develop the amenity and recreation potential of Fort Camden, including the provision of holiday accommodation and water based activities. The heritage and historical importance of the site and its important harbour location can contribute to the development of harbour related tourism.	11.5

Utilities and Infrastructure

6.5.6. The specific utilities and infrastructure zoning objectives for Crosshaven and Bays are set out in the following table:

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
U-01	Develop and maintain amenity walk.	-
U-02	Develop and maintain amenity walk.	-
U-03	Develop and maintain amenity walk.	-
U-04	Develop and maintain amenity walk from Church Bay to Templebreedy Church.	-
U-05	Develop and maintain amenity walk.	-
U-06	Develop and maintain amenity walk.	-
U-07	Develop and maintain amenity walk.	-
U-08	Develop and maintain amenity walk from Church Bay to Fennell's Bay.	-
U-09	Develop and maintain amenity walk.	-
U-10	Parking provided in conjunction with residential development on site R-10.	0.3





















Legend for Zoning Maps :

LAND USE CATEGORIES





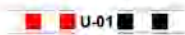


Established Areas

-  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

Ballinhassig

Ballygarvan

Ballynora

Minane Bridge

Waterfall

7 Ballinhassig

7.1 BALLINHASSIG IN CONTEXT

7.1.1. Ballinhassig is located approximately 8 kilometres south of Cork City, within the attractive Owenabue River Valley.

7.1.2. In the overall strategy of this Local Area Plan, Ballinhassig is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to encourage the consolidation of the settlement and to promote sympathetic development in tandem with the provision of infrastructure and services.

7.1.3. The village is located at the edge of the Metropolitan Green Belt where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses. The land immediately south of the existing village is designated as part of the Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses.

7.2 PLANNING CONSIDERATIONS

7.2.1. The village has a number of important services including a shop, community centre, recycling facilities, GAA grounds, public houses and co-op stores.

7.2.2. The N71 Cork-Bandon road runs immediately west of the village, offering good access both to Cork City and West Cork. There is a long-term proposal to construct a bypass and a corridor has been reserved to accommodate this to the south of the village. At present footpaths and public lighting within the village are limited.

7.2.3. The water supply serving the village is from the Inishannon Regional Water Supply Scheme. Although water pressure is low on the more elevated lands, it is considered generally adequate to meet the development demands of the village envisaged in this plan.

7.2.4. There is no public sewer serving the village and to date development has relied upon individual septic tanks. To allow the village to develop in an orderly manner, any new development should be served by a sewage system, with the capacity or potential to cater for all existing development and other lands within the development boundary.

7.3 PROBLEMS AND OPPORTUNITIES

7.3.1. Ballinhassig's rural setting and proximity to Cork City makes it an attractive location for development. Any new development would have to be sensitive to the village's rural character and scale.

7.3.2. The valley floor of the Owenabue River is prone to flooding. It is important that any potential for development in this area is adequately assessed to avoid the risk of flooding and to avoid the risk of pollution to the Owenabue River.

7.3.3. The consolidation of the settlement within the proposed line of the bypass to the south and the higher lands to the north would benefit the form and character of the village.

7.3.4. The streetscape of the village would be enhanced by the provision of improved street lighting, footpaths, street furniture and traffic calming measures and by supporting appropriate community based initiatives.

7.4 PLANNING PROPOSALS

7.4.1. Further development of the village should maintain the integrity of the surrounding Green Belt and the rural character of the village. It is particularly important that development avoids the steep slope to the north of the village and that ribbon development is restricted to the east.

7.4.2. To allow the village to develop in an orderly manner, it is important that infrastructural improvements are made, in particular a public sewer and treatment plant are required to facilitate the villages' expansion.

7.4.3. Further improvements are also required to public footpaths and street lighting. The provision of traffic calming measures, along with the proposed by-pass would improve the village environment, by removing large volumes of traffic including heavy goods vehicles and through traffic and would also help to improve pedestrian safety in the village.

7.4.4. The development boundary for Ballinhassig is largely determined by topography and infrastructural considerations. The main development proposals included in this plan are focused around the village centre and on the lands to the south west of the centre. Development is avoided on the steep slopes to the north of village, which form an important part of the villages setting.

7.4.5. Lands close to the village centre have been identified to accommodate residential expansion in the village. A village centre site has also been identified for mixed-use development, which includes the site of the existing creamery. To the west of the village centre site,

a site has been identified which would be suitable for an amenity area/neighbourhood scheme.

7.4.6. Proposals to allow the development of the playing pitch in the centre of the village for residential use will be considered provided that a suitable alternative location can be identified for the relocation of the sports facilities.

7.4.7. Any proposals for development on the lands that lie to the immediate south of the R613 and to the north of the Owenboy River shall only be considered subject to the provision of a safe access, the carrying out of a flood study for all of these lands and shall be subject to satisfactory drainage and sanitary arrangements.

7.5 SPECIFIC ZONING OBJECTIVES: BALLINHASSIG

Residential Areas

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	1.9
R-02	Medium density residential development, to include a 20 metre wide tree planted buffer along the river bank, the provision of an amenity walk along the river bank and appropriate flood protection measures.	3.0
R-03	Medium density residential development. Any proposals for development on this site must include a flood study, and agreement with the Infrastructure Department of Cork County Council on the preferred route option of a future bypass road for the village.	2.3
R-04	Medium density residential development subject to the provision of playing pitches, dressing rooms and club house, safe pedestrian access to the village centre, an agreed landscaping scheme and suitable vehicular access.	12.5

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access based on a single entrance from the public road.	1.4
O-02	Active open space for informal public recreation, with provision of neighbourwood scheme.	3.2
O-03	Passive open space, protecting existing woodland.	1.4

Town Centre / Neighbourhood Centre

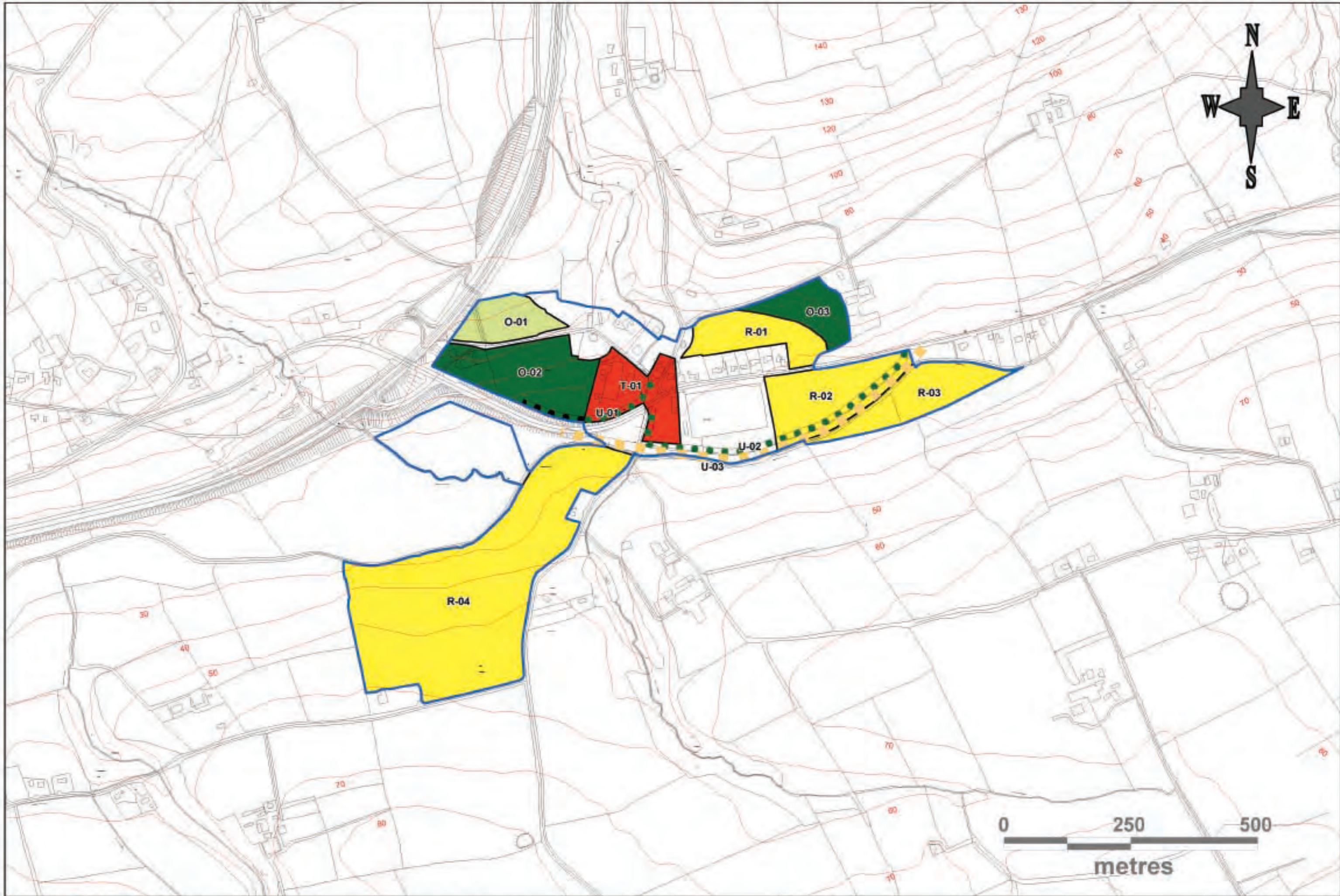
7.5.3. The town centre / neighbourhood centre zoning objective for Ballinhassig is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-01	Allow for expansion of village centre - mixed use development.	2.2

Utilities and Infrastructure

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Develop and maintain amenity walk	-
U-02	Develop and maintain amenity walk	-
U-03	Proposed bypass	-



8 Ballygarvan

8.1 BALLYGARVAN IN CONTEXT

8.1.1. Ballygarvan is located approximately 8 kilometres south of Cork City, in the Owenabue valley. The lands that surround the village, incorporating a prominent hillside to the north and flat river valley to the south, provide an attractive rural setting.

8.1.2. In the overall strategy of this Local Area Plan, Ballygarvan is designated as a **village** within Metropolitan Cork. The strategic aims are to encourage the consolidation of the village firmly within its Green Belt setting, and to promote sympathetic development in tandem with the provision of services.

8.1.3. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

8.2 PLANNING CONSIDERATIONS

8.2.1. The village is well established and in recent years has experienced significant residential development. Current services in the village include a primary school, church, two public houses, shop and post office, and GAA grounds.

8.2.2. Killanully Church, which is located to the east of the existing village centre, is entered in the initial Record of Protected Structures. Ballygarvan House, which is situated in an elevated position overlooking the eastern approach to the village, provides a valuable visual amenity for the area.

8.2.3. There is one principal road, the R613 running east-west through the village, giving rise to large traffic volumes, including a high proportion of heavy goods vehicles. A route for a future relief road running to the south of the village has been identified and is partially completed. Further improvements to public lighting and footpaths within the village are required, and traffic calming measures may also be necessary.

8.2.4. The water supply serving the village is from the Inishannon Regional Water Supply Scheme. Although water pressure is low on the more elevated lands, it is considered generally adequate to meet the development demands of the village envisaged in this plan.

8.2.5. There is no public sewer available in the village at present. Recent residential development is served by a private package treatment plant. Cork County Council's "Assessment of Water Services Needs 2004" states that a sewage collection system has to be provided and the treatment plant will need upgrading.

8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. Ballygarvan's attractive setting and proximity to Cork City has made it a popular location for new development in recent years. It is important that further development maintains the integrity of the surrounding Green Belt and the rural character of the village. Development should avoid the steep slopes to the north and south of the village.

8.3.2. The increase in population that the village has experienced in recent years has put extra demands on the villages' infrastructure and community facilities. It is particularly important that new facilities are encouraged to locate in the village and that where possible, existing facilities are improved. The primary school is already considered inadequate to meet existing demands and a new site to accommodate a larger school is required.

8.3.3. The completion of the relief route to the south of the village will reduce through traffic, improve the environmental quality of the village and enhance pedestrian safety.

8.3.4. The valley floor of the Owenabue River is prone to flooding. It is important that any potential for development within the area is adequately assessed to avoid the risk of flooding and the pollution risk to the river.



8.4 PLANNING PROPOSALS

8.4.1. The development strategy envisaged in this plan for Ballygarvan, concentrates on consolidating recent growth, while also allowing for a limited amount of additional development. It is important that residential development is complimented by improvements to community facilities.

8.4.2. In recent years, growth has focused mainly to the west and south of the village centre. During the lifetime of this Local Area Plan, the main focus of development will be to the east of the village centre.

8.4.3. The zoning approach for Ballygarvan focuses on lands which are accessible and close to the village centre. Three sites are zoned for residential development; one site is located to the north of the village centre, a second site is located in the village centre and the third is located to the south of the village and will form part of the long-term southern edge to the village.

8.4.4. The proposed quarry development shall comply with and/or shall be modified by the following: The proposed berms along the western side of the site shall be set back to a line running due south from Glen Cross Roads to the Owenboy River and shall be set back 50 metres from the line of the proposed Ballygarvan by-pass road with a consequent reduction in the proposed extraction area. The precise line of the by-pass road shall be determined on site with the planning authority. The lands to the west of the relocated berms shall not be used for overburden storage or other quarry related activities. There shall be no overburden storage or other quarry related activities within 30 metres of the Owenboy River.

8.5 SPECIFIC ZONING OBJECTIVES: BALLYGARVAN

Residential Areas

8.5.1. The specific zoning objectives for Ballygarvan are contained in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low-density residential development including the provision of serviced sites and a minimum 10 metre wide tree planted buffer to the northern and eastern site boundaries.	1.6
R-02	Medium density residential development consisting of terraced housing.	0.4
R-03	Medium density residential development to include a mix of house types and sizes, a playing pitch on site and a 10 metre wide tree planted buffer with an amenity walk along the southern boundary.	5.9

Open Space, Sports, Recreation and Amenity

8.5.2. The specific open space, sports, recreation and amenity zoning objectives for Ballygarvan is set out in the following table:

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
O-01	Passive open space, develop and maintain amenity park.	0.7

Educational, Institutional and Civic

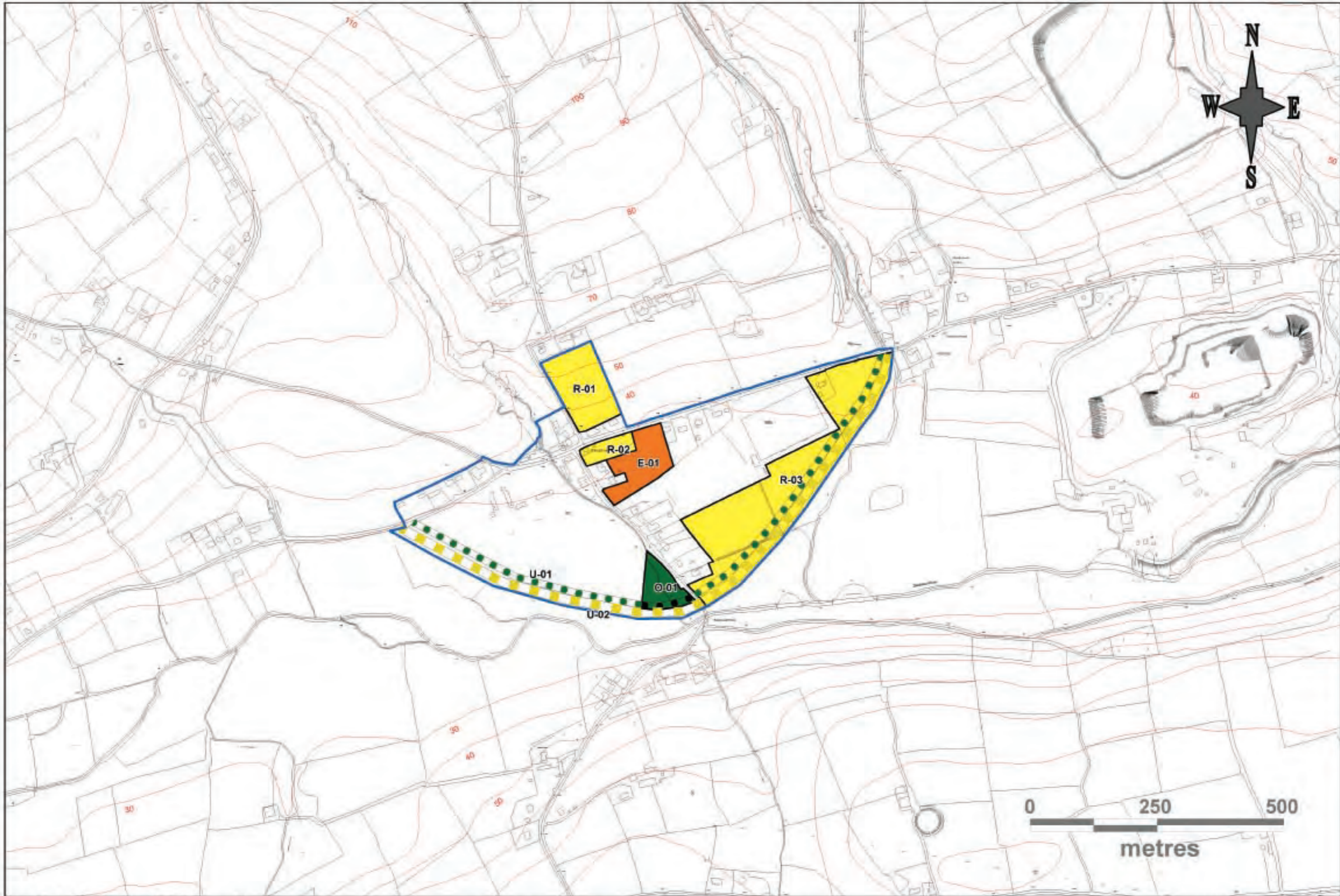
8.5.3. The specific educational, institutional and civic zoning objective for Ballygarvan is set out in the following table:

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
E-01	Site for new primary school.	1.1

Utilities and Infrastructure

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

<i>Objective No.</i>	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
U-01	Develop and maintain pedestrian walk.	
U-02	Proposed bypass	



9 Ballynora

9.1 BALLYNORA IN CONTEXT

9.1.1. Ballynora is located approximately 3 kilometres south west of the Cork City boundary. The village is situated on elevated ground adjacent to a deep river valley, in a very attractive and distinctive rural setting.

9.1.2. In the overall strategy of this plan Ballynora is designated as a **village** within Metropolitan Cork. The strategic aims for Ballynora are to encourage the consolidation of the village and to promote sympathetic development in tandem with the provision of services.

9.1.3. The village is surrounded by the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

9.2 PLANNING CONSIDERATIONS

9.2.1. The village has a number of important services including a national school, church and GAA grounds.

9.2.2. Road access to the village is constrained in a number of locations and is generally unsuitable for large volumes of traffic, while within the village itself, public lighting, footpaths and parking provision could be improved.

9.2.3. Ballynora is currently connected to the Ballincollig Water Supply Scheme. Some network improvements are necessary if the development proposals for the village envisaged in this plan are to be realised.

9.2.4. There is no public sewer available at present. Recent residential development in the village has incorporated a separate private treatment unit.

9.3 PROBLEMS AND OPPORTUNITIES

9.3.1. Ballynora's attractive rural setting and proximity to Cork City has made it a popular location for new development in recent years.

9.3.2. It is important that further development maintains the integrity of the surrounding Green Belt and the rural character of the village, particularly by retaining the strategic gap and elevated ridge to the

northeast of the village, which provides an important separation with Cork City.

9.3.3. Continued links with Waterfall are encouraged while protecting the individual identity and the strategic gap between the two villages. A pedestrian walk is proposed and should function both as a valuable amenity as well as offering a safe pedestrian connection between the two settlements.



9.4 PLANNING PROPOSALS

9.4.1. Due to significant topographical and accessibility constraints, consolidation of the village as a provider of important local services, along with some limited residential expansion is considered the most appropriate strategy for the village.

9.4.2. During the life of this development plan, expansion of the village will be accommodated to the east of the village.

9.4.3. Some minor improvements to public footpaths, street lighting and car parking are also proposed close to the village centre. Access to the village also needs to be improved to facilitate the development envisaged in this plan.

9.4.4. Cork County Council's "Assessment of Water Services Needs 2004" states that infrastructure improvements are required in Waterfall/Ballynora. A new supply main is needed and the distribution pipework needs to be replaced as phase 1 of any improvements. Phase 2 will provide a new rising main from Chetwynd to the reservoir site and the reservoir capacity will be increased.

9.4.5. A new development boundary is proposed for the village. This boundary will define the existing extent of the built up area, whilst also allowing some expansion for residential development to the east of the village centre. Pedestrian walks are proposed to facilitate greater access to the areas natural amenities and to facilitate greater access to the village of Waterfall.

9.5 SPECIFIC ZONING OBJECTIVES: BALLYNORA

Residential Areas

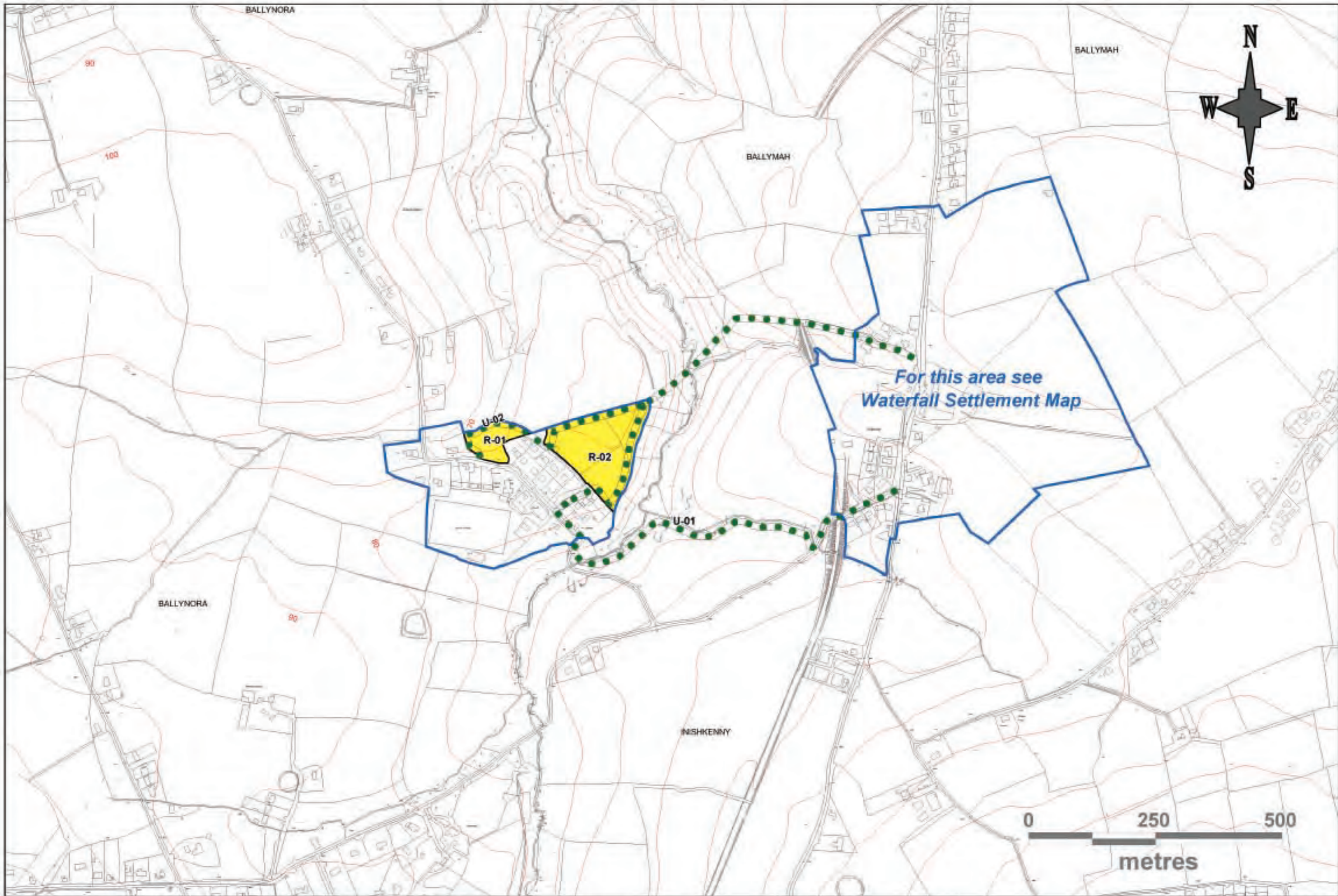
9.5.1. The specific residential zoning objectives for Ballynora are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development to include frontage development above the 70 metre contour and maintain access to the pedestrian walk to the rear.	0.6
R-02	Low density residential development, to include a ten-metre wide tree planted buffer along eastern edge of the site overlooking the river valley, the retention and strengthening of mature hedgerows and provision for an amenity walk.	2.4

Utilities and Infrastructure

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Develop and maintain amenity walk linking Ballynora to Waterfall	-
U-02	Develop and maintain amenity walk.	-



10 Minane Bridge

10.1 MINANE BRIDGE IN CONTEXT

10.1.1. Minane Bridge is located approximately 7 kilometres south of Carrigaline, on the main route to the coastal resorts of Robert's Cove, Ringabella and Rocky Bay.

10.1.2. In the overall strategy of this Local Area Plan, Minane Bridge is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services and to promote the development and regeneration of the village core.

10.1.3. The village is situated within an area comprising considerable natural and scenic amenities. Ringabella Creek is designated as part of an extensive area of scenic landscape, while Minane Bridge Marsh, located immediately to the south of the village, is a proposed Natural Heritage Area.

10.1.4. The village is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone, and where it is an objective generally to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs.

10.2 PLANNING CONSIDERATIONS

10.2.1. Minane Bridge has a number of important services including a shop, primary school, church, public houses and GAA grounds. A weekly public bus service operates between the village and Cork City.

10.2.2. In recent years, the village has experienced a modest amount of development, which has been located mainly on the outskirts of the settlement. The village centre continues to experience dereliction, with a number of ruinous buildings occupying prominent locations.

10.2.3. There are two buildings or other structures entered in the initial Record of Protected Structures, namely Minane Bridge itself and Knocknamanagh school.

10.2.4. Road access to the village is considered adequate at present, but is not suitable for large volumes of traffic. The provision of footpaths and public lighting within the village is also limited.

10.2.5. The public water supply is considered adequate to cater for existing development, however further development in the village is constrained by supply, storage and treatment difficulties. A proposed

scheme to connect the Minane Bridge area to the Harbour and City Water Supply Scheme is listed in the Councils "Assessment of Water Services Needs 2004" and has been approved by the Department of the Environment, Heritage and Local Government to enter planning. There is no public sewer in the village at present.

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

10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. Minane Bridges' rural setting and proximity to Carrigaline and to Cork City makes it an attractive location for development. However the village's rural character has to be protected from insensitive large-scale development.

10.3.2. It is also important that the landscape setting of the village is adequately protected. This can be achieved, by avoiding development on the steep slope to the north, and within the vicinity of the Minane Bridge Marsh and Ringabella Creek.

10.3.3. The village itself would benefit by containing development within the envelope of a development boundary and from some regeneration in a number of important locations. In particular an improved village centre, with an enhanced streetscape and with provision for improved street lighting, public footpaths and street furniture would be desirable.

10.3.4. Other important issues include the need for improved infrastructure, additional or improved community facilities and the provision of traffic calming measures.



10.4 PLANNING PROPOSALS

10.4.1. A new development boundary is proposed for the village. This boundary will define the existing extent of the built up area, whilst also allowing some expansion for residential development.

10.4.2. During the life of this plan, development will focus mainly on the redevelopment of the village centre, and on the low-lying lands to the south of the village. The scale and form of development will be very much dependant on improvements to the villages' infrastructure.

10.4.3. To allow the village to develop in an orderly manner, any new development should be served by a sewerage system, with the capacity or potential to cater for all existing development and other lands within the development boundary.

10.4.4. It is proposed to further develop amenities and provide greater access to the natural and scenic amenities of the area by developing two new amenity walks.

10.4.5. During the lifetime of this Plan, the Council will commence planning the upgrade of the road from Minane Bridge to Carrigaline.

10.5 SPECIFIC ZONING OBJECTIVES: MINANE BRIDGE

Residential Areas

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential street frontage type development.	0.4
R-02	Medium density terraced residential development, consisting of village scale street frontage.	0.5
R-03	Medium density residential development to include the provision of an amenity walk.	1.5
R-04	Low density residential development, to include tree planted buffers along southern and eastern boundaries.	1.9

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
R-05	Medium density residential development to include street frontage housing and the provision of a public car parking area.	1.5

Educational, Institutional and Civic

10.5.2. The specific educational, institutional and civic zoning objective for Minane Bridge is set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
E-01	Existing school, including an area to allow for the expansion of the school.	1.6

Town Centre / Neighbourhood Centre

10.5.3. The specific town centre / neighbourhood centre objective for Minane Bridge is set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
T-01	Town / neighbourhood centre type uses including; small scale retail i.e. local shop, service and possibly incorporating housing perhaps above ground floor level.	0.6

Open Space, Sports, Recreation and Amenity

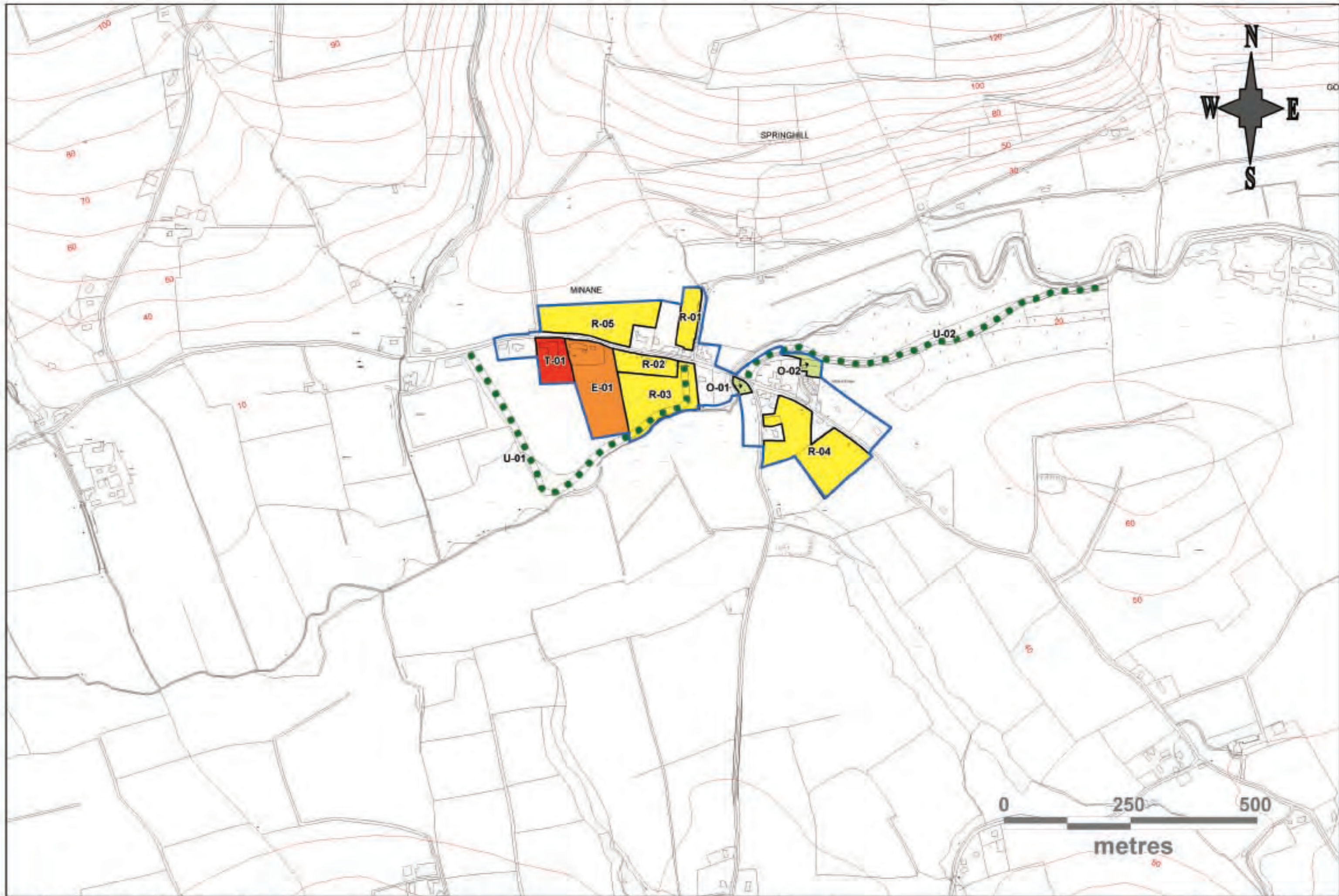
10.5.4. The specific open space, sports, recreation and amenity zoning objectives for Minane Bridge are set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
O-01	Passive open space.	0.1
O-02	Passive open space.	0.2

Utilities and Infrastructure

10.5.5. The specific utilities and infrastructure zoning objectives for Minane Bridge are set out in the following table:

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
U-01	Develop and maintain amenity walk.	-
U-02	Maintain amenity walk.	-



11 Waterfall

11.1 WATERFALL IN CONTEXT

11.1.1. Waterfall village is located to the southwest of Cork City, just over one kilometre from the City boundary. Historically the village developed around the first rail station on the West Cork rail line.

11.1.2. The settlement is surrounded by the Metropolitan Green Belt, with the prominent hillside to the north of the village overlooking Cork City, being particularly susceptible to development pressures.

11.1.3. In the overall strategy of this Local Area Plan, Waterfall is designated as a **village** within Metropolitan Cork. The strategic aims are to encourage the consolidation of the village firmly within its Green Belt setting, and to promote sympathetic development in tandem with the provision of services.

11.2 PLANNING CONSIDERATIONS

11.2.1. The core of the village is centred on the public house. A single football field exists on the city side of the village core, to the north of the development boundary. The nearest church and primary school are located in Ballynora, which is 2km to the west of the village.

11.2.2. To the north of the village there are a large number of individual houses, stretching along both sides of the road extending towards Bishopstown.

11.2.3. The 1996 Plan (as varied) identified a large development boundary for Waterfall. Within this boundary a significant amount of residential development is currently under construction. Other lands within the development boundary are the subject of current planning applications.

11.2.4. Some road improvements connecting Waterfall to the western suburbs of the City are desirable, in particular surface improvements are required. Public footpaths and lighting within the village need to be further developed, and some traffic calming measures may also be necessary.

11.2.5. The current water supply to the village is inadequate and interim works are being put in place to meet existing development commitments. Cork County Council's "Assessment of Water Services Needs 2004" states that infrastructure improvements are required in Waterfall/Ballynora. A new supply main is needed and the distribution

pipework needs to be replaced as phase 1 of any improvements. Phase 2 will provide a new rising main from Chetwynd to the reservoir site and the reservoir capacity will be increased.

11.2.6. There is no public sewer in the village at present. Current residential development has its own separate treatment unit, however the Council's "Assessment of Water Services Needs 2004" recognises that future development in the village will require a sewerage scheme.



11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Waterfall's attractive rural setting and proximity to Cork City have made it a popular location for new development in recent years. The loss of the village's rural character resulting from ribbon development and insensitive large-scale housing layouts could seriously undermine the attractiveness of the village and the wider rural area.

11.3.2. It is important that further development maintains the integrity of the surrounding Green Belt and the rural character of the village, particularly by avoiding the steep slope to the north of the village, which forms an important part of the setting of Cork City and provides a strategic gap between the City and village.

11.3.3. Future development within the development boundary will be dependant on the provision of satisfactory sanitary and roads infrastructure and the provision of appropriate commercial and social infrastructure to serve the enlarged community.

11.4 PLANNING PROPOSALS

11.4.1. The development boundary established in the 1996 County Development Plan (as varied) and the largely undeveloped lands within it will be retained in this Local Area Plan. The objectives for lands within the boundary reflect the role envisaged for the settlement, its location and the topographical and infrastructural constraints that exist.

11.4.2. Two sites are specifically zoned for low-density residential development to the east and west of the main road. A large amount of land within the development boundary, particularly to the south of R-01 remains undeveloped. Any development proposals on these lands should be of small scale, with generous landscaping and open space provision and include provision of appropriate sewerage facilities.

11.4.3. Consideration may be given to a small-scale mixed use development on low-lying lands in close proximity to the existing public house.

11.5 SPECIFIC ZONING OBJECTIVES: WATERFALL

Residential Areas

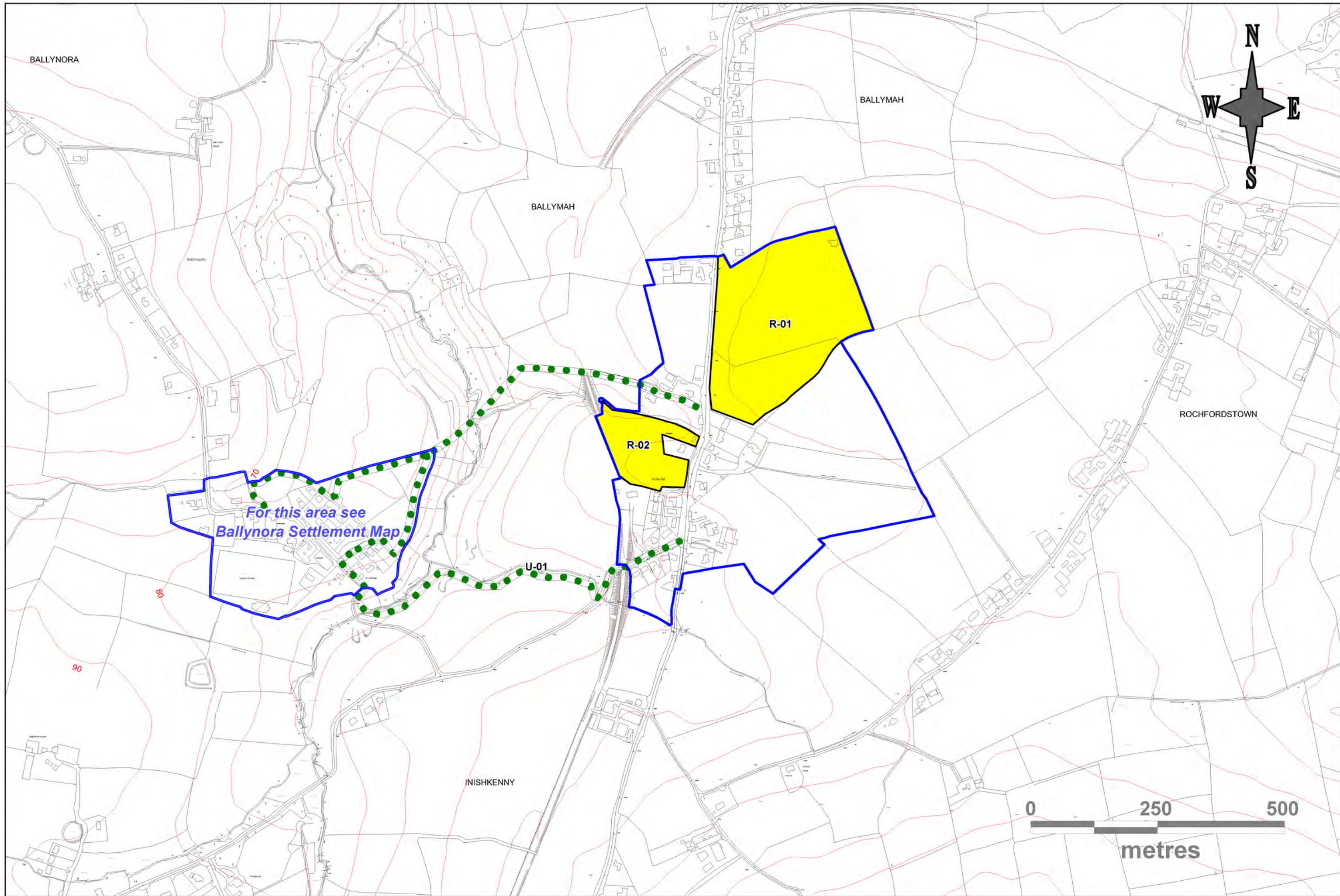
11.5.1. The specific residential zoning objectives for Waterfall are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, subject to satisfactory sewage disposal arrangements.	8.2
R-02	Low density residential development subject to satisfactory sewage disposal arrangements.	2.0

Utilities and Infrastructure

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






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












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 NUCLEUS

Fivemilebridge

12 Fivemilebridge

12.1 FIVEMILEBRIDGE IN CONTEXT

12.1.1. Fivemilebridge is located within the Owenabue Valley, approximately 8 kilometres south of Cork City. The largely undeveloped lands that surround the area, incorporating a prominent hillside to the north and flat river valley to the south, provide an attractive rural setting.

12.1.2. In the overall strategy of this Local Area Plan, Fivemilebridge is designated as a **village nucleus**, located within Metropolitan Cork.

12.1.3. The settlement is located at the edge of the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses. Immediately south of the existing village is designated as Rural Housing Control Zone, where it is an objective generally to restrict individual urban-generated houses.

12.2 PLANNING CONSIDERATIONS

12.2.1. Existing development in Fivemilebridge consists of a number of individual houses, a public house, petrol station and shop. The area is served by public transport, with daily bus services operating between Kinsale and Cork City.

12.2.2. Two regional roads, the R600 and the R613, converge at Fivemilebridge, giving rise to a busy junction, with large traffic volumes. There is a long-term proposal to construct a bypass and a corridor has been reserved to accommodate this to the south of the village.

12.2.3. The current water supply is from the Inishannon Water Supply Scheme. Although water pressure is restricted in some areas of higher elevation, it is generally considered adequate to meet the development demands included in this plan.

12.2.4. There is no public sewer available at present.

12.3 PROBLEMS AND OPPORTUNITIES

12.3.1. Fivemilebridges' proximity and accessibility to Cork City makes it attractive for development. However infrastructural and topographical constraints limit the area to small-scale development.

12.3.2. It is important that future development maintains the integrity of the surrounding Green Belt and that the rural character of the area is not undermined by insensitive large-scale development.

12.3.3. Traffic calming measures, improved public transport services and the proposed by-pass / relief road to the south, will improve the environmental quality of the village nucleus and help ease traffic congestion at the junction.



12.4 PLANNING PROPOSALS

12.4.1. The development boundary identified in the 1996 County Development Plan (as varied), and the largely undeveloped lands within it are retained in this local area plan.

12.4.2. It is important that any new development in Fivemilebridge maintains the integrity of the surrounding landscape and the rural character of the settlement, particularly by ensuring that new development on the hillside is of an appropriate design, provides for additional landscaping and will not visually dominate the wider landscape.

12.5 SPECIFIC ZONING OBJECTIVES: FIVEMILEBRIDGE

General Objective

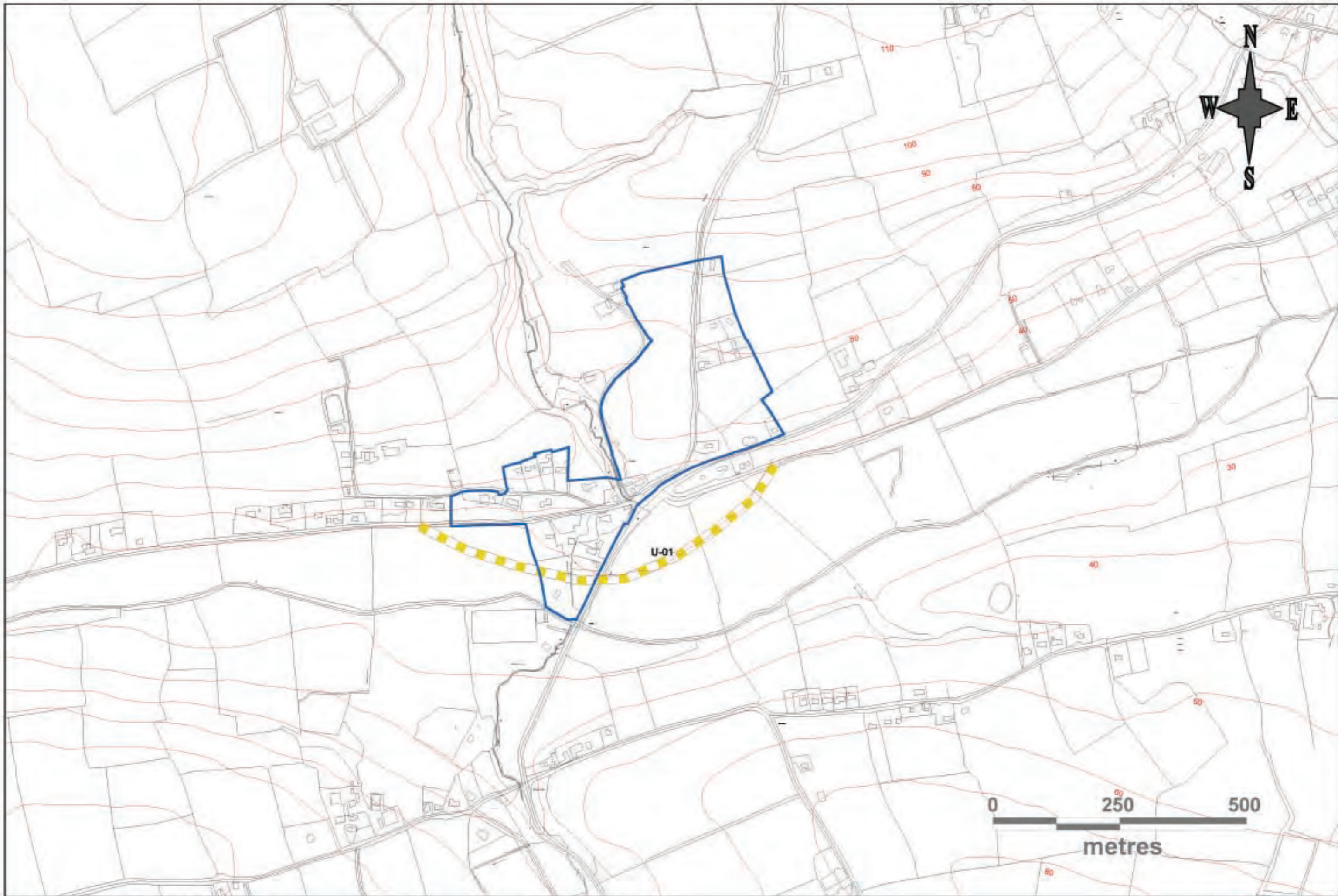
12.5.1. The general objective for Fivemilebridge is set out in the following table:

Objective No.	General Objective
GEN-01	The development boundary for Fivemilebridge includes steep and elevated hillsides to the north of the R613 and low lying lands to the south. Any development proposals should be small-scale and subject to satisfactory servicing, access, design and landscaping, particularly on the more elevated lands.

Utilities and Infrastructure

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








Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Proposed bypass	-












Legend for Zoning Maps :

LAND USE CATEGORIES





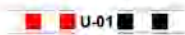


Established Areas

-  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

Curraghbinny

Curraheen

Robert's Cove

Tracton

13 Curraghbinny

13.1 CURRAGHBINNY IN CONTEXT

13.1.1. Curraghbinny is located on a small promontory 8 kilometres east of Carrigaline. The area enjoys a particularly unique and attractive coastal and harbour setting, overlooking the settlement of Crosshaven and the mouth of the Owenabue Estuary.

13.1.2. Curraghbinny is located within the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses. It is also recognised that the sensitive scenic and coastal areas surrounding Curraghbinny have relatively limited capacity to accommodate individual houses in significant numbers.

13.1.3. The main built up area on the southern portion of the promontory, is defined as A3 Green Belt, where it is recognised that a very limited amount of further residential development, to accommodate local rural housing needs, may be suitable. Curraghbinny wood is located on the northern portion of the promontory and is identified as A1 Green Belt, reflecting its importance as an area of high amenity value.

13.1.4. Curraghbinny mainly functions as an amenity area with a limited amount of residential development located on the southern portion of the promontory. There are no community or commercial services in the area. Curraghbinny wood, which has a number of amenity walks and provides distant views over the harbour area, is a popular amenity for the wider community.

13.1.5. Water supply is from the Harbour and City Water Supply Scheme and is considered adequate to meet existing demands. However there is no public sewer in the area and road access is restricted and not suitable for large volumes of traffic.



13.1.6. Two important nature conservation areas are located north of Curraghbinny. Lough Beg is proposed as a Natural Heritage Area, which consists mainly of nationally important semi-natural and natural habitats, landforms or geomorphological features. Part of Cork Harbour in this area has also been defined as a 'Special Protection Area'.

13.1.7. There are a number of attractive buildings in the area including a Victorian terrace overlooking Crosshaven.

13.2 PLANNING PROPOSALS

13.2.1. In the Local Area Plan for the Carrigaline Electoral Area, it is proposed to further develop and allow greater access to the amenities in the Curraghbinny area. Within the area, capacity for new development is limited by its sensitive environmental and coastal setting. However opportunities do exist to develop public amenities.

13.2.2. It is important that further development should maintain the integrity of the surrounding Green Belt, particularly by avoiding the more prominent areas that overlook the harbour and by avoiding large-scale development in the area.

13.2.3. The northern portion of the promontory requires particular protection from inappropriate development, particularly in areas close to important nature conservation sites. In this area, lands will generally be reserved for agriculture, open space or recreation uses.

13.2.4. The relatively built up area on the southern portion of the promontory may be suitable for a very limited amount of further development. In accordance with the objectives of the Metropolitan Green Belt and subject to the availability of suitable sites and normal proper planning considerations, a limited amount of residential development may be accommodated to facilitate the individual housing needs of people who live or grew up within this A3 area.

14 Curraheen

14.1 CURRAHEEN IN CONTEXT

14.1.1. Curraheen is located less than 2 kilometres west of the Cork City boundary and approximately 2 kilometres south of Ballincollig.

14.1.2. The main built up area is contained within an A3 area in the Metropolitan Green Belt. There is a prominent hillside located to the south of Curraheen, which forms an important part of the setting of Ballincollig.

14.1.3. There are no community facilities in the Curraheen area, and due to its proximity to Ballincollig and Cork City, Curraheen depends on these settlements for the provision of important community facilities and employment opportunities.



14.1.4. Road access to the area has been significantly improved with the construction of the Ballincollig by-pass, which includes a slip road serving the area. However, internal circulation is quite poor due primarily to a number of junctions, which are of inadequate standard, and the proliferation of individual entrances accessing the main route through the area.

14.1.5. Water supply is from the Cork Harbour and City Water Supply Scheme. There is no public sewer in the area and the proliferation of septic tanks should be monitored.

14.2 PLANNING PROPOSALS

14.2.1. Curraheens proximity to Ballincollig and Cork City has made it an attractive location for new development. However, the rural character and Green Belt status of the area is already under threat from incremental residential development.

14.2.2. In the overall strategy of this Local Area Plan, the prominent open hilltops and valley side that lie to the south of Curraheen, and define the character of the local area and of Ballincollig will continue to be protected by the Metropolitan Green Belt policy. It is also important that the remaining undeveloped gaps between Curraheen and Ballincollig and Cork City, are preserved from further incremental development, in keeping with the Metropolitan Green Belt policy.

14.2.3. The relatively built up area within Curraheen may be suitable for a very limited amount of further development. However any additional development needs to be in accordance with the objectives of the Metropolitan Green Belt and should be subject to the availability of suitable sites and normal proper planning considerations.

14.2.4. In conformity with the specific zoning objective, X-01 for Cork City – South Environs in the Cork County Development Plan 2003 (as varied), Cork County Council prepared an Action Area Plan for Curraheen in February 2004, which identifies the potential for a range of additional uses at the western edge of the City that would be associated with the specific sports, educational, research and campus accommodation needs of both the CIT and UCC. The Curraheen Action Area Plan provides a long-term framework for the area that lies between the Curragheen River, the Twopot River and the Ballincollig Bypass. The Curraheen Action Area Plan was adopted by the Development Committee of Cork County Council on 19th March 2004. The proposals of the Action Area Plan have now been incorporated into this Local Area Plan - see section 3.3.9 under Cork City – South Environs.

15 Robert's Cove

15.1 ROBERT'S COVE IN CONTEXT

15.1.1. Robert's Cove is located approximately 5 kilometres southeast of Minane Bridge and approximately 12 kilometres from Carrigaline.

15.1.2. In the overall strategy of this Local Area Plan, Robert's Cove is recognised as a location, which provides important community, local and tourist services. Parts of Robert's Cove are particularly exposed and should remain undeveloped. Within the settlement strategy of this Local Area Plan a very limited amount of further development may be suitable in the vicinity of Robert's Cove.

15.1.3. Current facilities in the area include two public houses and a caravan park located just immediately east of the cove. A weekly bus service connects the village to Carrigaline and to Cork City.



15.1.4. The area has become a popular destination for both day trips and longer-term holidays. The coastal area immediately surrounding Robert's Cove and extending southwards to Roberts Head and Carrigadda Bay is designated as scenic landscape, where it is an objective to preserve the visual and scenic amenities and natural beauty of the area.

15.1.5. Due to its scenic landscape setting and proximity to Carrigaline and Cork City, the rural and coastal hinterland surrounding Robert's Cove is particularly susceptible to development pressure. To offset this pressure a Rural Housing Control Zone is established in the Cork County Development Plan, 2003 (as varied). Its purpose is

primarily to restrict individual urban-generated houses in certain areas, while protecting the rural character of the area. This restriction is relaxed in principle for local rural housing needs.

15.1.6. Just south of Robert's Cove at Britfieldstown, a Signal Tower, which is situated on a prominent hilltop overlooking a wider coastal area, is entered in the initial Record of Protected Structures.

15.1.7. Road access to Robert's Cove is considered adequate at present. There are two car parks on the approach road from Minane Bridge, which generally facilitate summertime visitors to the area. There are also a number of very attractive cliff walks, overlooking the cove.

15.1.8. Robert's Cove is served by a public water supply. However, Cork County Council's "Assessment of Water Services Needs 2004" proposes new works to the public water supply, including mains replacement. The need for a new reservoir is also identified and additional sources are required to cater for peak summer demand.

15.1.9. There is no public sewer serving the area. Cork County Council's "Assessment of Water Services Needs 2004" lists the need to provide a new waste water treatment plant and collection system for Robert's Cove.

15.2 PLANNING PROPOSALS

15.2.1. Any further development in Robert's Cove should protect the coastal and rural character of the area, avoid sensitive coastal locations and the provision of large-scale holiday accommodation should be discouraged. Priority will be given to development that contributes to the year round population in Robert's Cove.

15.2.2. Proposals to upgrade and improve the car park in Robert's Cove will be developed.

15.2.3. The coast and shoreline of the area offers opportunities for the development of informal recreation facilities through the provision of additional walkways.

15.2.4. Investigation into the provision of a cliff walk in Roberts Cove will be undertaken as soon as feasible.

15.2.5. The provision of public lighting and a footpath connecting the caravan-park and beach to the public houses together with the provision of street furniture would enhance the attractiveness of the area.

16 Tracton

16.1 TRACTON IN CONTEXT

16.1.1. Tracton is located within the valley of the Minane River, one kilometre west of Minane Bridge and approximately six kilometres south of Carrigaline. There is one principal road running east west through the area.

16.1.2. To the north of Tracton, the land rises steeply and is covered by mature trees. The land to the south forms part of the attractive Minane River valley.

16.1.3. In the overall strategy of this Local Area Plan, Tracton is recognised as a location, which provides a local service. Tracton is in close proximity to the Village of Minane Bridge, which provides a wider range of community and local facilities.

16.1.4. The Church of Ireland building and Tracton House are both entered in the initial Record of Protected Structures.

16.1.5. There are no public services in Tracton.

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

16.2 PLANNING PROPOSALS







16.2.1. Any proposals for development in Tracton will be considered on issues of scale, services, access, compliance with the objectives of the Local Area Plan, the Rural Housing Control Zone policy and normal proper planning considerations












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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



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