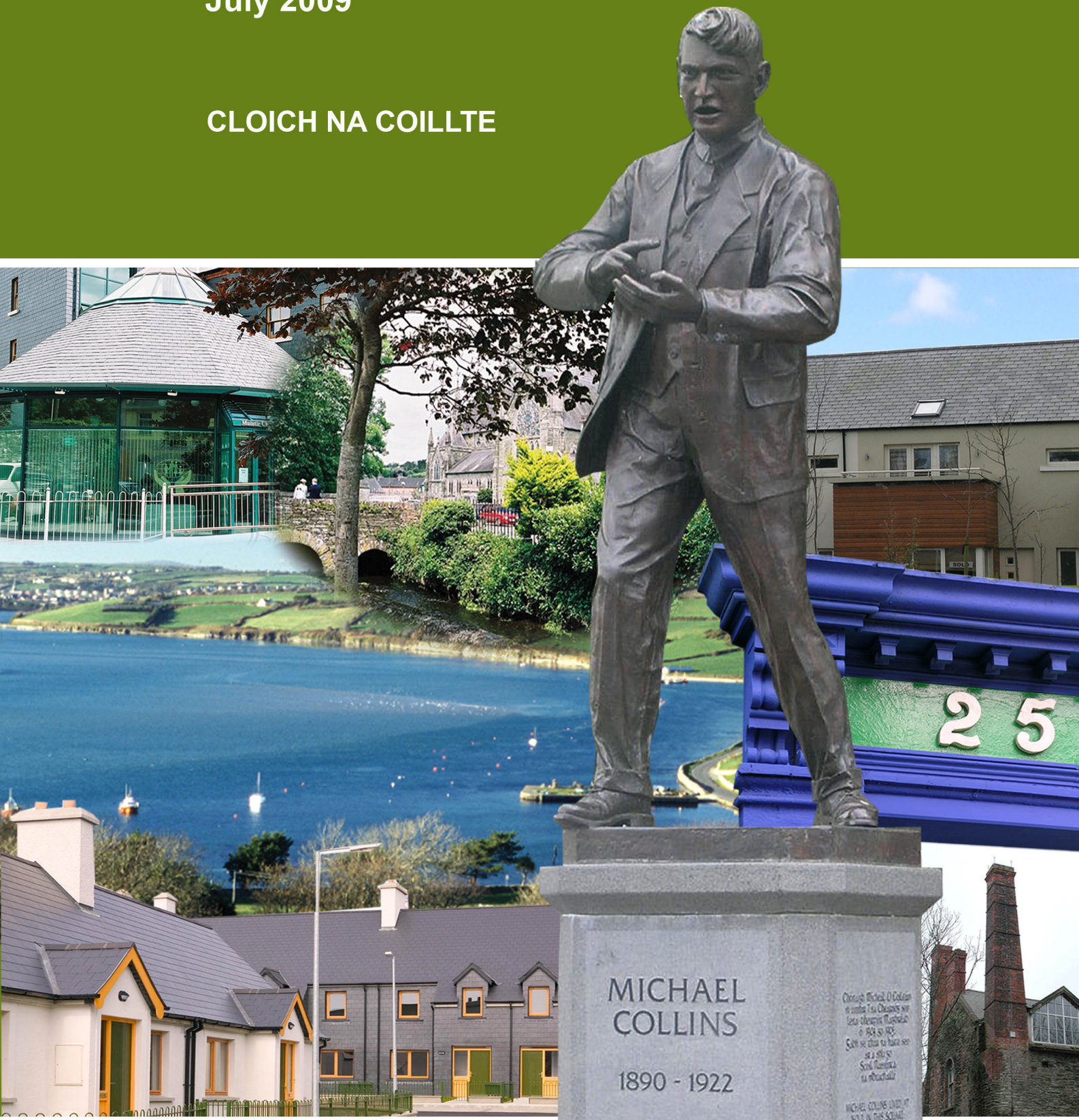




Clonakilty Town Council

Clonakilty Development Plan 2009 - 2015 July 2009

CLOICH NA COILLTE



Clonakilty

Development Plan 2009 -2015



Volume I Survey and Analysis

July 2009

VOLUME I: SURVEY AND ANALYSIS

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Chapter 1

Introduction & Historical Context



Chapter 1

Introduction & Historical Context

This Town Development Plan has been prepared in accordance with the steps set out in the Planning and Development Acts. It was 'made' by the Members of Clonakilty Town Council on 25th June 2009 and came into effect on 23rd July 2009.

The Survey and Analysis Volume attempts to set out the background data on the town and the context within which the Plan was drafted. The sequence of sections of the Survey and Analysis Volume largely follows that of the sections in the Policies and Objectives Volume.

1.1 Introduction.

The Clonakilty Development Plan 2009-2015 and was 'made' by the Clonakilty Town Council on 25th June and the Plan came into effect on 23rd July 2009.

The Plan comprises three Volumes:

1. Volume I: Survey and Analysis
2. Volume 2: Policies and Objectives (Including RPS and various maps)
3. Volume 3: Strategic Environmental Assessment.

1.2 Statutory Obligation

This Plan is written and made under Sections 9-17 of the Planning and Development Act 2000.

Section 9 obliges Clonakilty Town Council to make a Plan every six years. The latest date for the completion of this Plan was September 2009.

Section 10 obliges the Development Plan to set out an overall strategy for the proper planning and sustainable development of the area. Section 10.2(a)-(m) requires the inclusion of 13 categories of objectives. Section 10.3 indicates additional categories of objective that may be included. Section 10.5 requires that information be provided on the likely significant effects on the environment of implementing the Plan.

Section 11 details the procedure for preparing the Development Plan.

Section 12 details the procedure for making the Plan.

Section 13 details the procedure for varying the Development Plan.

Section 14 details the procedure for including the preservation of rights of way in the Plan.

Section 15 imposes a duty on the Planning authority to secure the objectives of the Development Plan.

Section 16 details how copies of the Plan and associated reports and drafts are to be made available to the public.

Section 17 addresses legal issues relating to evidence of a Development Plan.

1.3 Purpose of the Plan.

The main function of the Plan is to provide a planning framework for the town so that Clonakilty and its people can develop their potential within a sustainable context. It identifies the natural and man-made assets of the town and its amenities, while addressing the physical requirements of future growth. The aim is to secure a balance between employment, housing, services and amenities; thus enabling a basis for a stable well-integrated community. The Plan must be, as far as practicable, consistent with national plans, policies and strategies and with the County Development Plan. Other functions of the Plan include:

1.2.1 The identification of development demands likely to arise over the next six years and more generally over a period of approximately 20 years.

1.2.2 The facilitation of sustainable and balanced economic investment, taking into account these demands.

1.2.3 A dialogue with and informing of all stakeholders in the town of the likely extent, pattern and form of future development.

1.2.4 The protection, conservation and enhancement of the environmental quality of the town within a sustainable pattern of growth.

1.4 Functional Area of the Plan.

The statutory functions of this Development Plan apply to all of the lands within Clonakilty Town Council area. Cognisance will be taken of that area of the town that is located in the County area and of other relevant adjacent areas in the preparation of the Plan.

1.3.1 It is the intention of the Town Council to make available information on this Plan on the website for the Town.

1.5 Monitoring and Review Process.

It is a requirement under the Planning and Development Act 2000 for the Manager to prepare a report for the Members of the Council on the progress achieved in securing the objectives of the Development Plan, two years after the making of the new Plan. The Act also imposes a duty on the planning authority to take such steps as are in its powers and as may be necessary for achieving the objectives of the Development Plan.

1.6 Format of the Plan.

The Plan is divided into three volumes as follows:

1. Volume 1: Survey and Analysis: outlines the background and analysis providing the basis for the Plan.
2. Volume 2: Policies and Objectives (Including Register of Protected Structures and various maps). Contains the Objectives, Policies, Strategies, Zonings and Standards of the Plan along with relevant maps. This volume outlines that the Town Council proposes to do based on the Survey and Analysis in Volume 1
3. Volume 3: Strategic Environmental Assessment. This attempts to assess the environmental impact of the plans proposals on the environment.

1.7 Period of the Plan.

2009 - 2015 (SIX YEARS)

1.8 Acknowledgements.

The staff of the County Architect's Department would like to acknowledge the valuable assistance of the current Town Manager, Ms. Moira Murrell, the Town Engineer, Mr. John Conroy, the Elected Members of the Town Council, the many people who made submissions and suggestions and the town's people of Clonakilty. We would also like to thank Mr. Justin England, Town Clerk, former Town Clerk, Ms. Nicola Radley, Town Council staff and also to those not mentioned here whose contribution is gratefully appreciated.

We would also like to thank RPS, Environmental Consultants, for the preparation of the Strategic Environmental Assessment.

The Plan was drafted by the County Architects Department
County Architect: Mr. Denis Deasy, Dip. Arch., MRIAI

Project Team

Town Manager: Ms. Moira Murrell
Town Architect: Mr. Michael Purcell, Senior Executive Architect
Town Engineer: Mr. John Conroy, Senior Executive Engineer
Town Clerk: Mr. Justin England
Exec Technician: Ms. Catherine O'Callaghan

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1.9 Historical Development.

1.9.1. The area surrounding Clonakilty can trace its origins as far back to the Bronze age. The area is very rich in the remains of early Celtic civilisation.

1.9.2. A derivative of the name Clonakilty is first mentioned in documentation in 1378, and referred to Clogh na Kylte, translated as 'Castle of the Woods'. The castle is thought to have been located on the site of the current Church of Ireland and a stone from the castle is now sited in Astna Square. It is known as the 'Kilty' Stone.

1.9.3. Clonakilty was founded by Sir Richard Boyle , Great Earl of Cork in 1588, although the present form of the old town centre was largely laid out in the period 1788 -1840.

1.9.4. "Clonakilty appears to have replaced the nearby medieval settlement of Kilgarriff as the focus for urban development when the Earl of Cork settled 100 English families here in the 17th century. Established as a market town it was engaged chiefly in the manufacture of linen and cotton. Breweries were developed in the 18th century and corn and potatoes were exported to Cork and its full potential as a port was not realised due to the constant silting of the harbour which impeded the passage of larger vessels. The Deasy family, prominent brewers and sea merchants in Clonakilty, began a shipyard here which flourished until the mid 19th century. They also built up a reputation for smuggling chiefly to the French port of Dunkirk." (Urban archaeology survey of the County of Cork)

1.9.5. Many fine buildings were erected during this period, including the Market House in McCurtain Hill, dating from 1696. As trade increased corn stores, mills, breweries and other early industrial buildings were constructed. An extensive brewery was erected by the Deasy family in 1808 to replace an earlier one of 1768. The remains of the brewery with its tall chimneys, off Emmet Square, have been renovated and now function as a hostel. The largest industry was linen with over 1,000 looms in Clonakilty town and a further 10,000 persons employed in the district. The town was the largest linen manufacturer in the province of Munster. Clonakilty's involvement in the linen industry led to the establishment of a linen factory, the largest in Munster, and a linen market which, after 1816, was held in the Linen Hall. The spacious Linen Hall was built in 1817 to accommodate the linen dealers. It is located in Connolly Street.

The fine Georgian houses in Emmet Square are a reflection of the prosperity that the linen merchants enjoyed.

1.9.6. The quay which was built between 1790 - 1810 was used for unloading the lighters (flat bottom cargo boats) which collected their cargo from the deep water quay further down the harbour at Ring. A new network of roads connected this quay to the existing town structure. About this time the site of the present G.A.A. ground was reclaimed from the sea. The increase in trade led to the establishment of the turnpike from Skibbereen to Cork (present main road). This gave the town a 'cross road' type format, which also encouraged in-depth development.

1.9.7. Much of the surrounding areas in West Cork were regarded as the heartland of Fenianism in the late eighteenth and early nineteenth century. Michael Collins was born close to Woodfield in 1890 and a memorial statue of the Big Fella was unveiled by actor Liam Neeson in 2002.

1.9.8. The following notable persons were born in Clonakilty:

- William Michael Hartnett, b.1848, Artist.
- Alfred Elmore, b.1815, Artist.
- David Goodman-Crowley, b.1829, Author, influential anti slavery book 'Miscegenation', published in 1863.
- Timothy Warren-Anglin, b.1822, Journalist and later Speaker of Canadian House of Commons.
- Tim Deasy, U.S. Civil War veteran and Fenian, rescued by the Manchester Martyrs in 1867.
- John Warren, Colonel, American Civil War veteran and Fenian. Involved in the 'Erin Hope' incident in 1867.
- Mary Jane Erwin, third wife of O'Donovan Rossa, was in born in Strand House.

1.9.9. Today Clonakilty is thriving industrial, business, tourist, service and retail centre with a population of some 4,170 and destined to grow to over 8,500 between now and 2020.

Chapter 2

Strategic Context



Chapter 2

Strategic Context

This section outlines the Strategic Context within which the Development Plan is set.

2.1 Introduction:

2.1.1. The Clonakilty Town Plan was conceived within the context of a variety of other plans and strategies addressing issues of relevance to Clonakilty and at scales normally greater than that of the town. The following is a selected list:

- i. National Spatial Strategy 2002-2020
- ii. South West Regional Planning Guidelines 2004
- iii. North West Cork Strategic Plan 2002-2020
- iv. Cork County Development Board 2002+2005
- v. Cork County Development Plan 2009-2015
- vi. Cork Planning Authorities Joint Housing Strategy 2009-2015
- vii. Cork County Waste Management Strategy 2004
- viii. CSR Recreational Needs Report 1999
- ix. Cork Planning Authorities – Joint Retail Strategy 2009.

2.1.2. In the succeeding pages these documents are summarised and the main implications for the Clonakilty Development Plan are indicated.

2.2 National Spatial Strategy 2002-2020.

2.2.1. The following is an excerpt from the National Spatial Strategy referring to Clonakilty:

“3.3.4 Revitalisation in the West and South West – The research carried out for the NSS into rural and urban trends and economic performance has identified certain areas — primarily along the coast in parts of Cork, Kerry, Clare and Galway — that have been experiencing economic growth and revitalisation based on the diversification of an economy previously centred on agriculture. The new growth is linked to the recognition and development of economic potential based on tourism, marine and natural resources and certain types of enterprise development. This is derived ultimately from outstanding natural settings and a quality of life that attracts people with a variety of skills. Certain medium sized towns are playing a particularly important role in attracting people and enterprise to these areas. The critical factor is underpinning the sustainable development of strategically placed medium-sized towns to reinforce dynamic rural economies. These economies will be based on the sustainable use of natural resources such

as scenic landscapes for tourism, the sea for fisheries and marine-based aquaculture, the land for agriculture, forestry, inland aquaculture (in rivers and lakes) and renewable energy. Appropriate investment in enterprise and local services will also be required to sustain these economies.

To support the revitalisation of areas in the South West, Tralee and Killarney will act as linked hubs. This will capitalise on the combined capacities of both towns, such as those in third-level education, developing links between industry and centres of learning, surface and air transport links and key natural resources such as scenic landscape.

For the linked hubs to function effectively, improved local linkages will be required through road network and bus-based public transport options, improved energy, and telecommunications and all co-ordinated through the integrated planning frameworks discussed in more detail in Section 6. The process of revitalisation in parts of the South and West coastal areas is supported by the successful development of a number of relatively small towns. Associated with these towns is a growing tourism sector, a lively and attractive small town environment and spin-off employment creation in other enterprises and local services. This process is particularly evident in and around towns such as Clonakilty, Kenmare, Dingle, Clifden and Westport. A factor common to these and similar towns is that their small scale, combined with their attractiveness and setting, has been central to their promotion and development. To protect the economic vitality of such towns into the future, to their own benefit and that of the wider areas around them, it will be essential to sensitively balance future development options against the need to maintain those attributes that made these towns attractive in the first place. Achieving this balance will be particularly important in the case of residential development, including second homes, retail development and the treatment of their environs, setting and approaches.”

- p.47 of National Spatial Strategy.

2.2.2. Comment: It will be desirable to resonate with the objectives of the National Spatial Strategy and to promote and develop Clonakilty as a self sustaining town. It will be an objective of the Plan to sensitively balance future development options against the need to maintain those attributes that made these towns attractive in the first place.

2.3 South West Regional Planning Guidelines 2004

2.3.1. The following are some relevant extracts from the South West Regional Planning Guidelines 2004:

“2.2.3 Zone 3 - Urban, Inter-Urban and Rural Areas.

These areas are those within the Region that lie within the spatial area as indicated in Figure 6 and include major towns such as Mitchelstown, Charleville, Dunmanway, Macroom, Clonakilty, Kanturk/Newmarket and Listowel. In essence, the economy of such areas is principally urban focussed, with the towns, as indicated, providing core services and educational and training facilities. Some of the towns in this Zone also play roles in other zones, such as Macroom and Bandon in that of CASP and Castleisland in the joined Hub.

The objective is to encourage organic growth in the size of towns and villages within the Area and to achieve improvements in services, public transportation and other linkages - principally through improved bus services, road access and telecommunications infrastructures. Upgrading of road access to the Gateway and Hubs will play a key role in the development of these areas, as well as ensuring that services, water sewerage, etc. are available in the towns, to cater for the growth envisaged, enabling critical mass to be built up.”

p.30

“5.2.4 Other Parts of the Region

The Region possesses a range of strong towns such as Charleville, Mitchelstown, Dunmanway, Macroom, Clonakilty, Skibbereen, Bantry, Kenmare, Dingle, Cahirsiveen, Kanturk, Listowel, Ballybunion, etc. - all with populations in excess of 1,000. These towns perform as local service centres. A number of such towns have a good local employment base, and all such towns have good potential for further indigenous growth. Detailed policies for smaller towns can be formulated by local authorities.” - p47

The Guidelines, having considered the development potential of various settlements, designate the following towns:

Zone 3

- Clonakilty*
- Macroom*
- Kanturk - linked to Millstreet and Newmarket*
- Charleville - linked to Buttevant*
- Mitchelstown*
- Listowel - linked to Ballybunion*

All the towns in the settlement hierarchy need to operate in a linked way, in order to deliver on their potential; and operating as a series of linked settlements can deliver the critical mass and service levels to drive development in their respective areas.” - p.52-54

“Planning for towns in Zones 3 and 4 should facilitate manufacturing and service industries, which can benefit from FDI, predominantly located in the Gateway and Hubs. The critical mass principal in respect of such towns remains the

same, in that these enterprises will seek a certain level of skills, services and labour force availability.

Clusters of enterprises located in key locations lead to a cross-fertilisation and innovative environment, which benefits their development.

Macroom, Cahirsiveen, Clonakilty, Listowel and Dingle all possess suitable modern facilities to accommodate a range of high-tech and other modern industries. The local authorities, working with development agencies and groups, should assess the local need in each key and local service town and make provision accordingly.

The tourism sector plays an important role in the economic life of the Region. It is a significant employer and attracts significant spending power and investment from outside the Region.

The local authorities, working with the tourism agencies, need to identify the opportunities and threats to the development of the industry in the various parts of the Region and put policies in place, which will facilitate development, while protecting the core assets which attract visitors in the first place.” - p.56

- Many of the towns identified as key service towns and, indeed, towns and villages within the Region, have high-quality architectural, historical or archaeological characters, which should be protected and respected in the development process.

They are not only part of our heritage, but are often the intrinsic reason that make the town or village an attractive place to live, work or visit.

- It should be an objective of development plans to prevent the sprawl of town and villages into the surrounding countryside. This is particularly true of the key service towns, where significant growth may take place. In effect, there is a need for a mini green belt around the key service towns and some of the other larger settlements. This policy will vary from town to town and individual policies should be developed to meet the needs of each town. - p.90-92

“Regional priorities internal to the Region:

- o N71, Cork-Bandon-Clonakilty-Skibbereen-Bantry-Kenmare - p.107

2.3.2. **Comment:** This provides a useful summary and overview of the regional context in which Clonakilty is placed. It will be desirable to encourage employment led growth and the upgrading of infrastructure including the Cork to Skibereen road.

2.4 North and West Cork Strategic Plan 2002-2020

2.4.1. The North and West Cork Strategic Plan 2002-2020 (NWCSP) focuses on areas outside of the CASP area and recognises that the core

development issue facing north and west Cork is that of continuous decline in population. The principle recommendations of the NWCSP are as follows:

- *Raise the productive potential of the economy by focusing industrial development geographically in a number of areas e.g. Clonakilty, Macroom and the corridor between Charleville and Mallow;*
- *Optimise spatial development patterns as an essential requirement for infrastructure development – weakness of the County’s urban fabric represents a serious threat to the sustainability of communities. Low density development means that providing infrastructure and services is very costly and threatens competitiveness. A major programme of town and village renewal and development is required and a much greater proportion of new housing should be directed to villages.*
- *Good infrastructure and supporting services, and easy access to them, is essential for maintaining vibrant rural communities.*
- *Development needs to incorporate environmental sustainability and improve environmental quality in key areas of water quality, transport, energy, coastal zone management and waste.*

2.4.2. **Comment:** Most of these objectives are compatible with the proposals of the Development Plan.

2.5 Cork County Development Board Strategy 2002 & 2005

2.5.1. Cork County Development Board (2002) Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011 was prepared by the Cork County Development Board (CDB). The objective of the CDB Strategy is to provide a single template to guide the activities of the many public sector agencies operating in the country. The objective is to prepare and implement a 10-year strategy to attain this objective.

2.5.2. The key challenges facing Cork County include:

- The uneven growth between different parts of the county.
- The uneven distribution in educational attainment in many parts of the county.

-
- Agriculture accounts for a very high proportion of employment in the county while the proportion engaged in service sectors is well below average.
 - While the manufacturing sector is strong there is an over reliance on a narrow range of manufacturing sectors including food and pharmaceuticals.
 - Serious deficiencies remain as regards infrastructure.

2.5.3. The specific goals to be achieved by the strategy are:

- Provide an effective infrastructure that supports Sustainable Development throughout County Cork.
- To achieve a wide spread distribution of employment opportunities and economic growth with adherence to sustainable development principles
- To improve the quality of life for all.
- To provide equal access and opportunity to education and training.
- To raise education attainment levels.

2.5.4. The measures adopted to address these issues can be categorised under the headings of:

- Infrastructure
- Balanced sustainable development
- Quality of life
- Education and training.

The Strategy was reviewed in November 2005 and reframed its goals somewhat. The *Integrated Strategy for the Economic, Social & Cultural Development of County Cork 2002-2011* has four main themes each with its own main goal(s):

- Theme: Infrastructure
 - Goal: “To provide an effective infrastructure which supports sustainable development throughout county Cork.”
- Theme: Balanced Sustainable Development
 - Goal: “To achieve a widespread distribution of employment opportunities and economic growth

with adherence to sustainable development principles.”

- Theme: Quality of Life
 - Goal: “To improve the quality of life for all.”

 - Theme: Education and Training Goal: “To provide equal access and opportunity to education and training.”
 - Goal: “To raise education attainment levels.”

2.5.5. Each of these four themes has a number of sub-themes each with one or more goals. The total number of goals is 86.

2.5.6. **Comment:** These goals and strategies largely support the proposals contained in this Plan for transforming the town from that of a market town and rural/agricultural hub to a post industrial knowledge, tourist and service economy.

2.6 County Development Plan 2009-2015:

2.6.1. The following is an extract from the County Development Plan, 2009-2015 published on 14th December 2007: (Vol 1:P30-33):

The West Strategic Planning Area

“2.3.30. Although the West Strategic Planning Area has been associated with declining socio-economic indicators, its’ attractive county towns, coastal and upland scenery have helped offset the impact of declining agricultural and fishery employment. Unlike the northern parts of the County, this area has a relatively strong tourism tradition that has provided a degree of protection from some of the worst effects of decline in more traditional sectors. However, improved road links to Cork, linked to the opportunities for an attractive coastal and rural lifestyle, have lead to a reversal of the declining population trend in many areas over more recent years.

“2.3.33. In 2002 the County Council adopted the North and West Cork Strategic Plan that sets out a 20-year strategy to address the structural socio-economic and infrastructure issues

that the area faces. At the heart of the strategy are proposals to rebalance the population structure of the area by allowing the villages and rural areas to maintain healthy growth levels but encouraging a greater proportion of the new households in the area to locate in the towns so that they will develop a more effective critical mass of population that will allow the development of their shops, employment, services and other facilities to become self-sustaining, to the benefit of the area as a whole.

“2.3.36. To support the area’s economic and population growth, and to establish a balance within the County, Clonakilty is designated in this plan as a Integrated Employment Centre to act as a focus for economic and population growth. In addition, and in support of this measure, priority will be given to the provision of enhanced transportation infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area. Bantry, Castletownbere and Schull are designated as Principal Tourist Attractions.

Table 2.7: West Cork Strategic Planning Area Population 2002 - 2020

	Estimated		Target
	2002	2008	2020
Main Towns			
Bantry	3,150	3,309	4,296
Castletownbere	875	868	1,127
Clonakilty	3,698	4,154	8,718
Dunmanway	1,532	1,522	1,976
Schull	693	576	748
Skibbereen	2,000	2,338	3,035
Total Main Towns	11,948	12,767	19,900
Villages and Rural	42,207	44,504	46,568
Total West	54,155	57,271	66,468

NB: Data in this table for 2020 is based on the targets for the South West Region announced in February 2007 by the DoEHLG.

Key Planning and Sustainable Development Goals - The West Strategic Planning Area

“2.3.37. The policy and objectives of this plan for the West Strategic Planning Area are based on the following planning and sustainable development goals:

- a. To recognise the importance of the role to be played by Clonakilty as a the ‘West Cork Strategic Employment Centre’; to promote its development as a major centre of employment and

population where there is a high standard access to educational and cultural facilities;

b. To recognise the importance of the Strategic Transport Improvement Corridor to the development of Clonakilty, the overall economic potential of the West Strategic Planning Area and the facilitation of a balanced economic strategy for the County as a whole;

2.6.2. **Comment:** The population target of 8,718 for the town for 2020 is particularly noteworthy and will affect the population projections and zoning provisions of the Development Plan. The designation of Clonakilty in the County Development Plan as an Integrated Employment Centre to act as a focus for economic and population growth will complement this population target. It is noted that the Cork County Council Retail Strategy designates Clonakilty as the main Retail centre for West Cork. All three elements will promote Clonakilty as a significant settlement in West Cork

2.7 Cork Planning Authorities Joint Housing Strategy 2001 & 2009.

2.7.1. The Cork Planning Authorities Joint Housing Strategy 2001 has the following objectives:

- Ensure that sufficient land is zoned to meet housing requirements in the region for the lifetime of the plan
- Ensure there is a mixture of house types and sizes to meet the needs of various households.
- Ensure that housing is available for people on different income levels
- To provide for the need for both social and affordable housing.

2.7.2. The strategy had three key points:

1. Over the years 2001-2011 around 38,000 new households are expected to form in Cork City and County.
2. The distribution of households will be directed by strategic spatial planning policy
3. An estimated 5,000 residential units will have to be provided each year to 2006.(p.11)

Table 4, p.14 set the following targets for housing size and distribution:

Household size and distribution	Urban housing size distribution	Suburban housing size distribution
---------------------------------	---------------------------------	------------------------------------

1 person	27%	1 bed	15%	1 bed	5%
2 person	34%	2 bed	35%	2 bed	20%
3 person	16%	3 bed	35%	3 bed	40%
4 person	16%	4 bed	10%	4 bed	25%
5+ person	8%	5 bed	5%	5 bed	10%
Total	100%		100%		100%

2.7.3. The strategy (p.29) estimated that by reserving 20% of residential zoned lands for social and affordable housing around 5-600 units per year may become available for these combined needs.

2.7.4. The strategy proposed 4 policy principles, 18 policies and over 60 policy actions to achieve the objectives outlined above.

2.7.5. **Comment:** The figures regarding household size are useful targets for inclusion in the Clonakilty Plan. It will be desirable that the Town Council supports Cork County Council in its implementation of the Housing Strategy.

2.7.6. **Cork Planning Authorities Housing Strategy (2009):** The following are relevant extracts from the Cork Planning Authorities Housing Strategy adopted in 2009:

“This Housing Strategy has been developed by the eleven Planning Authorities in Cork: Cork County Council, Cork City Council, and the Town Councils of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Middleton, Skibbereen and Youghal in order to address the existing and future housing needs of the area. It is a review of the previous Joint Housing Strategy produced in 2001 and, once adopted, will replace the previous Strategy. -P.6

“LOCAL PLANS AND POLICIES

Town Council Plans

There are nine Town Councils within Cork County who prepare statutory development plans; Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Middleton, Skibbereen and Youghal. Clonakilty Development Plan 2003. The plan was adopted in 2003 and the main aims are identified as the maintaining of employment and the creation of greater awareness of the environment. The plan also endorses the main planning goals of the County Development Plan. - P.56

South Coast:

The South Coast covers the entire coastline west of Cork Harbour..... Traditionally tourism has been a major employer in

the area but in recent years there has been growth in alternative industries such as high-tech industries in Clonakilty. The average price for a new house in the Kinsale area is €388,962, in the Clonakilty/Skibbereen area it is €342,514 and in the Bantry/Castletownbere area it is €315,113. -P.60.

“6 PRINCIPLES AND POLICIES

6.1 This section has evolved from an analysis of housing issues, needs and supply. A restatement of the aim of the strategy sets the context for the four key principles that underpin the strategy. These principles are expanded into detailed policies and programmes of action.

Aim of the Strategy:

‘To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price that they can afford’

Key Principles:

6.2 Four key principles guide the Housing Strategy.

Principle 1: To Provide for a Diverse Range of Housing Needs.

Principle 2: To Promote Balanced Communities.

Principle 3: To Promote Sustainable Development of the Urban & Rural Environment

Principle 4: To Promote a High Quality Living Environment

Policies and Programmes of Action

POLICY 1.1

The Cork Local Authorities will ensure a mix of house types and sizes within communities and where appropriate within individual developments.

PROPOSED ACTIONS:

(a) Assess housing variety and mix as a material consideration when considering individual planning applications for residential development.

(b) When developing their own housing stock, the Local Authorities will aim to achieve a mix of housing types and sizes.

(c) Seek to improve the quality of information exchanged between the local authorities, development industry and all other groups with an involvement or stake in the provision of social / affordable housing.

“POLICY 1.2

The Cork Local Authorities will ensure the delivery of a range of housing to suit varying income levels.

PROPOSED ACTIONS:

(a) Ensure that sufficient land is zoned at appropriate densities to meet housing requirements during the lifetime of the relevant Development Plans.

(b) Introduce suitable new development plan objectives and development control procedures, having specific regard to implementing policy 1.3 below.

(c) Work with educational and training institutions to support the development of student accommodation.

(d) In partnership with the DoEHLG, private developers, the voluntary & co-operative housing sector, and academic bodies, the Local Authorities will investigate other methods for providing housing which is affordable to low and middle income groups.

(f) In partnership with the DoEHLG, continue to support and enhance the voluntary & cooperative housing sector in the development of general and special needs housing.

(g) Facilitate and support the provision of a high quality and affordable private rented sector.

(h) Each Local authority, in its development plan, will give an indication of preference for discharge of development under Part V.

POLICY 1.3

The Cork Local Authorities will require 20% of all land zoned for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social and affordable housing.

POLICY 4.3

The Cork Local Authorities will seek to maximise the provision of social infrastructure for residential areas.

PROPOSED ACTIONS:

(a) Require future land zoning policies to make adequate provision for community facilities and essential services such as schools, shops, health centres and childcare services.

(b) Optimise use of existing facilities and services.

(c) Require applications for residential development to make provision for childcare facilities, as outlined in appropriate guidelines.

(d) Require applications for residential development to address the need for open space and recreational facilities. - p.33-40

2.7.7. **Comment:** It will be desirable that the objectives and policies of the Plan resonate with those of the current and Joint Housing Strategy.

2.8 Cork County Council (2004) Waste Management Plan for Cork County.

2.8.1. The plan provides the following summary of waste produced in County Cork:

Sector	Total Arising 2002 (Tonnes)
Household	119,777
Commercial	96,018
Non-Hazardous Industrial	438,403
Hazardous Industrial	115,347
Municipal sludges	4,489
Construction and Demolition	500,000

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2.8.2. The total quantity of waste deposited in Cork County landfills in 2003 was 169,393 tonnes. There are four landfill sites operated by Cork County Council, five civic amenity sites and 133 Bring sites in the county.

2.8.3. The Waste Management Plan proposes 10 objectives for waste prevention, 21 for waste collection, 12 for waste recovery, 11 for disposal, 7 for packaging, 6 for litter, 6 for Hazardous waste management and 5 for general waste management.

2.8.4. The Waste Management Plan proposes investment of c.€70M in the county in the period 2004-2009 and estimates operating costs by Cork County in addressing the waste issue at €53M per annum.

2.8.5. **Comment:** From the planning perspective it is important to take note of this important trend and with the County Council to allocate land use for these sustainable uses. Clonakilty has taken a lead in this area by constructing a state of the art waste recycling and transshipment station to the West of the town.

2.9 Cunnane, Stratton Reynolds: Cork Recreational Needs Report. (1999)

2.9.1. The Cork Recreational Needs Report prepared by Cunnane, Stratton, Reynolds was produced in 1999. This report provided much valuable data on the extent of and requirements for Sporting facilities in the LUTS area. The report detailed existing (1999) provision and perceived demand for the following sports:

Sport	Existing Provision in LUTS area	Recommended additional Provision
GAA	93 pitches	14 Pitches
Soccer	97 Pitches	10 Pitches
Rugby	28 Pitches	1 Pitch on north side
Hockey	8 Pitches	5-8
Swimming Pools	8 Pools	1 Pool
Indoor Sports Halls	47 Halls	2-5 Halls
Fitness/Multi Gyms	21 Units	Upgrade existing
Golf	15 Courses (252 holes)	1 Course on North side

Pitch and Putt	19 courses	1 new course
Athletics Tracks	3 tracks	Upgrade existing
Tennis	128 courts	Upgrade existing

2.9.2. The report recommended the following objectives:

- That all existing land and facilities be retained in their present use.
- That provision be enhanced both qualitatively and quantitatively
- That means of implementation be identified.
- That all new developments make adequate provision for the full range of sport and recreational activities anticipated to arise.
- The report also included a recommended schedule of recreation and open space provision which is included in Paragraph 13 below.

2.9.3. The report confined itself to the above sports and did not include: Water Sports: Sea sports, Outdoor Swimming, Beach, Sailing, windsurfing, cruising, motor boats, ski Jets, Angling etc., Cycling, Walking eg. Urban 1-3 mile walks, Rural long distance walks of 10-20 miles etc.

2.9.4. **Comment:** Although Clonakilty is outside the Luts area the study offers a useful methodology and standards for assessing the present and future recreational requirements of Clonakilty. A successor to the above document is currently being prepared by consultants.

2.10 Cork Planning Authorities –Joint Retail Strategy 2009

2.10.1. The following are some relevant extracts from the “Cork Planning Authorities - Joint Retail Strategy”.

1 RETAIL HIERARCHY

At the heart of this strategy is a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development.

In July 2007 there was a total of 384,625 sq m. of net retail floor space in Cork City and County. 74% of this was comparison floor space (including retail warehousing) and the remainder convenience goods space. Some 37% of retail floor space is in the city centre and suburbs and the

reminder is distributed relatively evenly elsewhere in the county. The city centre is the main comparison goods shopping destination with 55% of pure comparison expenditure (excluding retail warehousing). Mahon has been developed since the last strategy was adopted and now has a 10% share of comparison expenditure. Other significant comparison goods centres are Douglas at 6% and Mallow at 5%.

2.10.2. The hierarchy is summarised in Table 1 (below) and its distribution is shown on the attached map

Description	Locations	Overall Strategy
County Towns	Clonakilty Kanturk, Charleville, Bantry, Mitchelstown, Skibbereen, Buttevant Millstreet, Newmarket, Dunmanway, Castletownbere, Schull	Expansion to become the main retail centre in West Cork Incremental growth in line with current and planned population levels Consolidation as local service centres.
Pp.1-2		

County Towns

Clonakilty has been designated an integrated employment centre, which will require significant expansion to become the prime retail centre for West Cork.

<p>Policy RS7</p> <p><i>To acknowledge the importance of the county towns in providing a wide range of both convenience and comparison shopping in locations close to centres of population and larger, more remote rural hinterlands.</i></p>	<p>Strategic Role of County Town Centres</p>
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P.8

2 THE NEED FOR ADDITIONAL RETAIL FLOOR SPACE

In this strategy, the quantity of additional floor- space required by the market to the year 2020 is based on the findings of The Cork Strategic Retail Study. The quantum of new retail development is based on meeting the needs of the revised population targets for 2020 provided by the SWRA/DoEHLG to meet the objectives of the NSS National Spatial Strategy for 2020.

The CSRS 2008 made forecasts of additional floorspace and this is summarised in Table 2 (Convenience and Comparison Shopping) below. P.9-10.

Table 2: Additional Retail Floorspace (Convenience and Comparison Shopping) 2006 – 2020 (net square meters)

Location	Convenience Shopping	Comparison Shopping	Total
Cork City Centre	12,040	77,610	116,280
Suburbs of Cork		26,630	
Metropolitan Cork Towns	27,440	22,130	49,570
Ring Towns	5,590	19,200	24,790
County Towns	5,860	20,500	26,360
Retail Warehousing			93,610
TOTAL (Net Square Metres)	50,930	166,070	310,610

Notes: (1) These guidelines are rounded to the nearest 10 square metres

(2) The areas shown for convenience goods are an average of the large format and medium sized supermarket format scenarios

(3) Figures for the City centre include Docklands

2.10.3. Comment: It is the County Council strategy to designate Clonakilty as the main Retail Centre for west Cork. This coupled with the proposed increase in population to 8,400 by 2020 and the designation of the town as an Integrated Employment Centre will place considerable

demands on the current retail and town centre zoned lands. It may be necessary to review the retail provision for the town in the next Plan. All three elements will promote Clonakilty as a significant settlement in West Cork

2.11 Conclusions

2.11.1. The above are the main plans and strategies that inform the strategic direction of the Clonakilty Plan. The principal strategic objectives are:

- Promote and develop Clonakilty as a self sustaining town.
- It would be desirable to encourage Clonakilty to enhance its ranking in the order of town size in the state.
- It will be desirable to pay particular attention to the protection and enhancement of the environment including landscape, water quality, nature, archaeology and architecture which are vital components of a high quality of life.
- It is desirable that the Clonakilty Plan harmonises with the County Development Plan projections concerning population growth in the town.
- It is desirable that Clonakilty transform itself into a post industrial knowledge, tourist and service economy.
- It is desirable that Clonakilty provide for the present and future recreational requirements of Clonakilty
- It is desirable that Clonakilty integrate the policies and objectives of the Town Council with those of the County Council.
- It is desirable that the Clonakilty Town Council work with the County Council in zoning and regulating land use for waste management functions.
- It will be desirable that the Town Council supports Cork County Council in its implementation of the Housing Strategy while at the same time recognising the special aspirations that Clonakilty has regarding the provision of housing.

2.11.2. In accordance with Section 10 of the 2000 Planning and Development Act it is necessary to include a statement of the overall strategy guiding the Plan, and this is included in Volume II: Policies and Objectives.

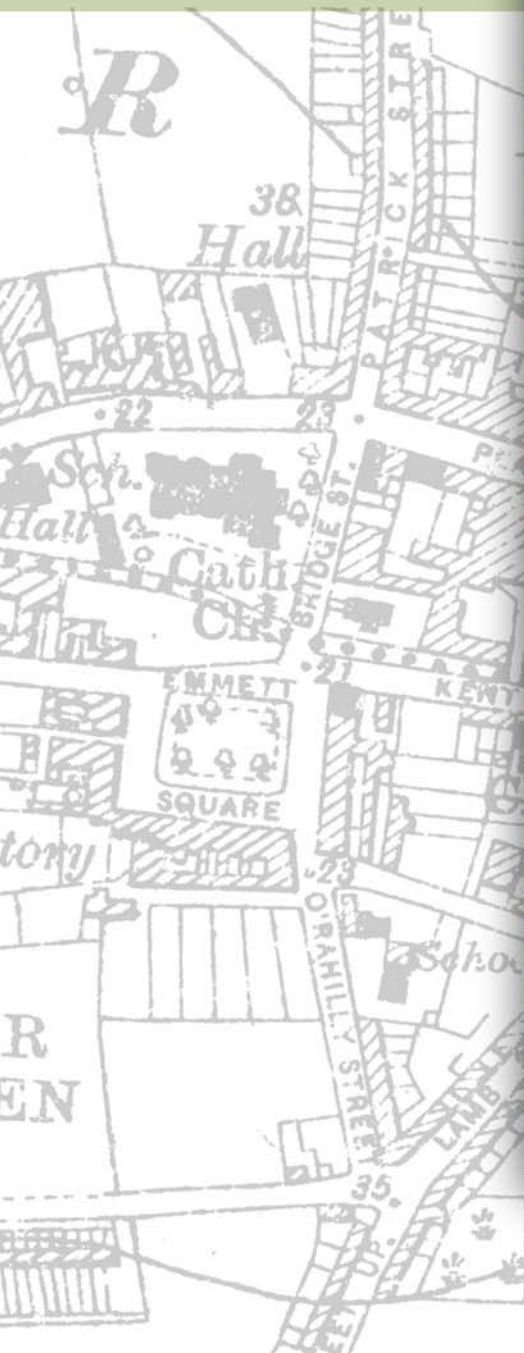
2.11.3. The priority objective must be the promotion of a balanced and sustainable

development that takes account of the values and concerns of all stakeholders in the town.

2.11.4. It is important to note the following sentence in the Joint Retail Strategy: " The Town Councils will use this Retail Strategy as guidance in their relevant development plans." P162 of CDP 2009.

Chapter 3

Social & Economic



Chapter 3

Social and Economic Context

This section outlines the social and Economic context of the Plan.

3.1 Population.

3.1.1. The following is a table of the Clonakilty population from 1981 to 2006:

Clonakilty population 1981-2006				
Year	Clonakilty TC area	% Change	Clonakilty TC + Environs	% Change
1981	2689			
1986	2567	5%		
1991	2576	0.4%		
1996	2724	6%		
2002	3432	26%	3698	
2006	3745	9%	4154	14%
2020*			8718	209%

* Target contained in the County Development Plan, 2009

3.1.2. The town area within the Town Council boundaries has a current population of approximately 3,750 and, including the environs, has a current approximate population of 4,160.

3.1.3. According to the County Development Plan 'made' in 2009 the population of the town and environs is projected to grow to 8,718.

3.1.4. Approximately 100 acres/40 Hectares have been recently zoned for residential development in the county area to the west of the town. Assuming an average density of 30 persons per acre/72 per HA this zoned area will accommodate some 3,000 persons. That leaves some 1,564 persons to be accommodated within the town boundary between now and 2020, assuming that no further lands are zoned for residential development in the County area.

3.1.5. At present some 40.7 HA/96 acres of land are currently zoned for residential purposes in the town council area and assuming a similar density to the above this will accommodate 2,880 persons. In addition there is scope for future residential accommodation to be provided in the Town centre zoned lands, including the additional lands to be zoned for Town Centre uses in this Plan, which it is estimated will have the potential to accommodate some 500 persons.

3.1.6. Taking the total lands currently zoned in the Town Council and environs, the lands proposed to be zoned in the Town Council area and the estimated potential for some 500 persons in the Town Centre area this will give a total provision of some 6,380 persons during the life of the Plan from 2009 to 2016. The subsequent 2016-2022 Plan can provide for any unexpected shortfall during the period after this new Plan. The current provision of zoned land, inside and adjoining the town boundary, and accommodating in excess of 6,380 persons, will quite adequately provide for the projected increase in population of $(8,718-4,160=) 4,558$.

3.1.7. The age distribution for the past two censuses is as follows:

Clonakilty: Population cohorts by age group 2006.						
<u>Age Group</u>	<u>Total</u>	0-14 years	15-24 years	25-44 years	45-64 years	65 years and over
Clonakilty	4,154	743	533	1,348	804	726

Source: 2006 Census: Vol 2: Table: 14. Persons, males and females in each town of 1,500 population and over classified by age group, 2006

3.1.8. Comment: The 0-14 and 15-24 cohorts remains quite strong with an average of c.53 persons per year. This bodes well for the continued growth of the town in the long term.

3.1.9. The following table indicates the number of people who resided at a different address one year previously and the location of that previous address. This is a measure of the degree of mobility for the population in 2002 and also gives an indication of migration patterns for one year:

Clonakilty Population aged one year and over usually resident (and present in their usual residence on census night) (including suburbs or environs, if any) classified by usual residence one year previously, 2006

	Total	Same address	Different address - Total	Different address - Same county	Different address - Other county	Different address - Outside state
Clonakilty	3,848	3,308	540	307	32	201

Source: Census 2006: Vol 4; Table 18. Population aged one year and over usually resident (and present in their usual residence on census night) in each town of 1,500 population and over (including suburbs or environs, if any) classified by usual residence one year previously, 2006

3.1.10. Comment: In 2006 there are some 540 new residents in the town of which 307 previously resided in the county, 32 outside the county and 201 overseas. There is no indication as to how many of the 201 overseas migrants were Clonakilty people returned from overseas.

3.1.11. The following table indicates the country of birth:

Clonakilty: Persons usually resident (and present in their usual residence on Census Night) (including suburbs or environs, if any) classified by country of birth, 2006

	Total	County of usual residence in Ireland (Republic)	Other county in Ireland (Republic)	Nothern Ireland
Clonakilty	3,905	2,709	381	14
England, Wales and Scotland	EU15 excluding Ireland and UK	EU15 to EU25 accession states	Other countries	
297	52	282	170	

Source: Census 2006: Vol 4; Table 33. Persons usually resident (and present in their usual residence on Census Night) in each town of 1,500 population and over (including suburbs or environs, if any) classified by country of birth, 2006

3.1.12. Comment: The bulk of the resident population (70%) were born in Co. Cork with a further 10% born in Ireland. Some 8% were born in the UK and 12% were born elsewhere.

3.2 Clonakilty employment and Enterprise.

The following tables extracted from the CSO are relevant to the employment situation in Clonakilty. It should be noted that the figures refer to the employment status of persons residing in Clonakilty and not to the number of persons employed or otherwise in the town. For example, persons living in Clonakilty and working in Cork City would be captured by the data but persons working in Clonakilty and living in Cork City would not.

Clonakilty: Persons, males and females aged 15 years and over classified by principal economic status, 2006				
Total	PES	At work	Looking for first regular job	Unemployed having lost or given up previous job
3,411	Clonakilty	1,868	35	123
Student	Looking after home/family	Retired	Unable to work due to permanent sickness or disability	Other
264	384	559	164	14

Source: Census 2006: Vol 7: Table: 7. Persons, males and females aged 15 years and over in each town with a population of 1,500 or more, classified by principal economic status, 2006

3.2.1. **Comment:** The total workforce is 3,411 and the labour participation rate is 55%

Clonakilty: Persons, males and females aged 15 years and over at work classified by broad industrial group, 2006					
	Total	Agriculture, forestry and fishing	Mining, quarrying and turf production	Manufacturing industries	Electricity, gas and water supply
Clonakilty	1,868	41	1	251	10

Clonakilty: Persons, males and females aged 15 years and over at work classified by broad industrial group, 2006

	Total	Agriculture, forestry and fishing	Mining, quarrying and turf production	Manufacturing industries	Electricity, gas and water supply
Construction	Wholesale and retail trade	Hotels and restaurants	Transport, storage and communications	Banking and financial services	Real estate, renting and business activities
181	293	221	82	53	175

Source: Census 2006: Vol 7: Table: 14. Persons, males and females aged 15 years and over at work in each town with a population of 1,500 or more, classified by broad industrial group, 2006

3.2.2. **Comment:** Manufacturing, wholesale/retail and tourism are the principal occupations of persons residing in the town comprising 13%, 16% and 12% respectively.

Clonakilty: Unemployed persons males and females (excluding first time job seekers) aged 15 years and over classified by age group, 2006

	Total	15-19 years	20-24 years	25-34 years	35-44 years	45-54 years	55 years and over
Clonakilty	123	3	17	31	24	30	18

Source: Census 2006: Vol 7: Table: 27. Unemployed persons males and females (excluding first time job seekers) aged 15 years and over in each town with a population of 1,500 or more, classified by age group, 2006

3.2.3. **Comment:** Some 39% of unemployed persons are over 45 years of age.

Clonakilty: Persons, males and females aged 15 years and over classified by socio-economic group, 2006				
	<u>Total</u>	A. Employers and managers	B. Higher professional	C. Lower professional
Clonakilty	3,411	419	167	416
	D. Non-manual	E. Manual skilled	F. Semi-skilled	G. Unskilled
	759	318	314	134
H. Own account workers	I. Farmers	J. Agricultural workers	Z. All others gainfully occupied and unknown	
192	94	32	566	

Source: Census 2006: Vol 8: Table: 17. Persons, males and females aged 15 years and over in each town with a population of 1,500 or more, classified by socio-economic group, 2006

3.2.4. **Comment:** Some 29% of persons residing in Clonakilty fall into the “ABC” socioeconomic group.

3.2.5. **Principal Employers:** The principal employers in Clonakilty and environs are:

- Carbery plastics
- Irish Youghurts
- Clonakilty Black Pudding
- The Governments decision to decentralise over 200 staff from the Department of the Marine and Bord Iascaigh Mhara to Clonakilty.
- The 8 hotels and other tourist related enterprises.
- The Technology park which employs in excess of 700 persons
- The retail and service industry in the town. The proposed zoning of additional lands for town centre uses and their development will create additional employment
- The Lisavaird Business and industrial estate has the potential to add to the above when it comes on stream.

3.2.6. **The West Cork Business and Technology Park:** The following are some of the firms located in the West Cork Business and Technology Park: (a campus style business park):

- Premiere Conferenceing (Premierre Global Services, Conferencing and Collaboration)
- Interaction

- Sentaca
- Global shares
- Crowley and McCarthy Accountants
- Dept of Agriculture, fisheries and Food
- Training facilities
- Sea Fisheries Protection Authority
- SWS Group
- Clonakilty Creche and Playschool
- Sustainable Energy Ireland (SEI) (Renewable Energy Information Office)
- Clonakilty Black Pudding Co.
- West Cork Leader Co-op Society Ltd.

3.2.7. **Industrial Land Bank.** There is a substantial landbank available for new enterprises in the Technology Park and the Lisavaire Estate.

3.2.8. **Integrated Employment Centre:** To support the area's economic and population growth, and to establish a balance within the County, Clonakilty is designated in the County Development Plan as an Integrated Employment Centre to act as a focus for economic and population growth. In addition, and in support of this measure, priority will be given to the provision of enhanced transportation infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area.

3.3 Clonakilty Tourism and leisure

3.3.1. Tourism is a major industry in Clonakilty, the town's position in an area of outstanding beauty has the reputation as the beach centre of West Cork, with over 10 scenic beaches within eight miles of the town, some with blue flag status. Clonakilty has a heritage town status and has high amenity value in the town structure, with its fine buildings, facades, shop fronts and vistas.

3.3.2. The town has become one of Ireland's premier tourist destinations and the industry has grown enormously in the past 15 years. A combination of a mild climate, its seaside location, the careful attention to preserving the heritage character of the built environment and the enterprise of the indigenous tourist industry personnel has largely contributed to its success. In addition various tax incentives have assisted development in the town.

3.3.3. The Present Situation: The Clonakilty tourist industry can be considered under the following headings:

3.3.4. Attractions The following are some of the attractions in the town and environs:

- Lios Na gCon: an impressive ring fort reconstructed on its original site.
- Clonakilty Museum: boasts a range of exhibits, including some from the war of independence. Located on the Western Road.
- Michael Collins Centre: commemorates Michael Collins, who was born at Woodfield.
- Beaches: Clonakilty is close to a number of beaches including Inchydoney, Long Strand, Red Strand, Broad Strand, the Warren and Owenahincha.
- Model Railway Village: the old west Cork rail line and village life of the 1940's West Cork portrayed in miniature. Includes 1:24 scale models of attractive buildings in the area.
- Road Train: The road train begins and ends its circuit from the Model Railway Village.
- There is a new cinema and swimming pool in the town.
- Historical Walking Trail
- The town enjoys a mild climate, rich culture and abundant locally produced culinary materials.
- The town has a strong folk music tradition, with regular sessions played in a number of local pubs.

3.3.5. Shopping There is a wide range of attractive tourist related shopping outlets available, most of them independent and indigenous to the town. Local galleries and craft shops display the goods of local artists and craftsmen. It is expected that two large tourist related retail outlets will commence operation in the town centre in the near future.

3.3.6. Entertainment The town contains a wide variety of bars, restaurants, nightclubs, a cinema, and other facilities. There is a strong tradition of folk and traditional music being played in the local bars. It has a museum, Model Railway Village, road train and many other attractions.

3.3.7. The town also organises the following festivals:

- St. Patrick Day Parade
- West Cork Motor Rally
- National Band Championships

- Festival of West Cork
- August Vintners Festival
- Guitar Festival
- Samhnas Festival.

3.3.8. Bars and Restaurants: The town has a wide range of gourmet restaurants and bars, many of the latter host traditional music sessions. Most of the restaurants have coordinated their efforts to form the Clonakilty Food Fáinne

3.3.9. Transport facilities Clonakilty is situated on the N71 52km (32 miles) west of Cork City. The town is also a cross road for other lesser roads, which in summertime are used as scenic routes.

3.3.10. At present the 'Clonakilty Traffic and Transportation Study' is in progress and is not expected to be completed for some time. The Study will address mobility in the town across all four modes namely private vehicular transport, public transport, cycling and pedestrian. It will also address the question of carparking in the town centre along with parking, access and off loading spaces for commercial vehicles and public transport vehicles. The special needs of people with disabilities, the child perspective etc. will also be taken into account by the study.

3.3.11. The study is expected to enhance parking and other transport facilities in the town. It is proposed to provide a number of tourist bus off loading and parking bays within the town centre in the near future.

3.3.12. Accommodation In 1995 the Clonakilty town and environs has some 400 bed spaces. Today it has some 4,400 distributed over Hotels, Guest Houses, Bed and Breakfasts and Hostels. The area has over 10 hotels including:

1. Quality Hotel and Leisure Centre: 97 ensuite bedrooms, 20 2-bedroom suites, 5 holiday homes, health and fitness club, conference and banqueting centre.
2. O'Donovans Hotel, includes bars restaurants, beer garden and accommodation.
3. The Emmet Hotel: an elegant Georgian Hotel in the heart of the town overlooking Emmet Square.
4. Inchydoney Lodge and Spa
5. Imperial Hotel
6. Fernhill Hotel
7. Dunmore Hotel
8. Randles Hotel.

3.3.13. The town is well positioned to benefit from the tourist industry but as always cannot rest on its laurels. There is a need to develop a pipeline of new attractions through an organised New Product Development process to enhance the present attractions and develop the full potential of the town. There is also a need for ongoing improvements in promotion, signage and interpretation facilities.

3.3.14. The tourism industry and its spin off, in economic terms to the town, will further increase in the coming years especially with the community spirit and pride in the town by its people and their desire to work closely with the Town Council, The Chamber of tourism, County Architects Department, Cork County Council, Tidy Towns Committee and other representative bodies.

3.3.15. The Town Council's comprehensive website, www.clonakilty.ie, offers a tour of more than 40 places of heritage interest within the town.

3.3.16. Clonakilty District Marketing Plan 2008-2010: The following are some extracts from the Clonakilty District Marketing Plan 2008-2010:

Clonakilty District was the Irish winner of the 2007 EDEN Award - for the Best Emerging Rural Destination. One of the outcomes of winning the prestigious award was the development of a marketing plan for the destination of which this is the outcome. Clonakilty District is located in a prime tourism area of Ireland only an hour's drive from Cork Airport. Its key towns and villages are: Clonakilty; Courtmacsherry; Timoleague; and Rosscarbery.

Products of Clonakilty District	
Things to do	Things to see
Trains	Model Railway Village
Beaches	Timoleague Abbey
Gardens	Clonakilty Museum/The Big Fella
Golf	Lios-Na-gCon Ringfort
Historical Tour	Galley Head Lighthouse
Walking	Drombeg Stone Circle
Cetaceans	Roman Catholic Church
Fishing	Henry Ford: Replica of Model-T
Beach	Art/Photo Exhibitions
Surf	RNLI Lifeboat station in
Horse riding	Courtmacsherry
Tennis	
Cycling	
Birdwatching	
Whale watching;	
Botany	

Archaeology	
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Things to do on a wet day	Things for children to do
Morning coffee Road Train Tour Cinema Cyber Café Clonakilty Museum Music session Library Swim Driving range Bookshops Shopping Michael Collins Centre and Arigideen Heritage Park Dining Galleries Pamper Yourself	Model Railway Village Cinema Playground Pitch & Putt Picnic Train Ride Beach Ice-cream Swim Watersports Sailing

Accommodation 2007:	
Type:	Number of Units
Hotels:	10
Guest Houses:	4
B&B:	18
Country homes:	15
Farm Houses:	10
Self Catering:	200
Hostels:	3
Camping and Caravan Parks:	6

An estimated 3.6m visitors came to Cork/Kerry (spending at least one night in the region). Of these almost 2m were from overseas with 1.6m being Irish visitors. The underlying trend over the past 5 years has been one of faster growth in domestic than overseas visitation. Last year the region attracted almost 2.4 million holiday visitors (staying at least one night), with 1.37m from overseas and 1 million Irish. The British market is the most important, accounting for 500,000, followed by mainland Europeans 400,000.

*The region had a **26%** share of Domestic Holidays in 2006 and **29%** of revenue. It is the largest domestic holiday region in the country and has performed consistently well in recent years although not growing market share.*

Accommodation occupancy rates are a good indication of the health of a region's tourism business. For the South West in 2006 hotel room occupancy stood at 67% - the highest outside Dublin.

The Clonakilty District Tourist Market – SWOT Analysis	
Strengths	Weaknesses
Award winning destination Product range quality Fuschia Brand West Cork Region Coastline; beaches and climate Attractions Family friendly Gastronomy Spa product Watersports – surf school Heritage – M. Collins, H. Ford Local produce – black pudding Neighbouring artisan foods Chamber of Tourism focus	Off main touring routes Lack of wet weather facility Dependence on domestic market Length of season Overdependence on self-catering Loss of Cork-Swansea ferry Road access 'Clonakilty District' lack of identity Lack of PR/media awareness Absence of web based marketing Few product linkages
Opportunities	Threats
Build on EDEN success Self improvement/healthy lifestyle Arts and crafts Rural specialities - segmented offers Marina International markets All weather facility Links to nearby areas Foodies	Overbuilding and loss of rural feel Loss of townscape character Increasing competition Loss of price competitiveness False sense of security Ineffective stand out Lack of product investment Lack of synergy with regional tourism Overdependence on voluntary labour

Tourism appeals and motivators are key elements of Fáilte Ireland's plans and strategies. They are an essential part of the fabric of understanding why some destinations are more successful than others. The concept of the total experience on holiday is now widely accepted as an essential building block for success. The need is to ensure that a visitor has a good experience with every element, hard or soft, to ensure repeat visits and recommendation to other consumers.

Experience Matrix: Clonakilty District Fit		
Experience/Product:		Fit:
Urban Culture:	Cities & Towns International centres Clusters of cultural centres Historical Attractions Heritage Towns	Fair/ Good

Gastronomy:	Good restaurants Pubs with good food Food markets Food & drink Producers (of interest to tourist) FIT	Excellent
Wellness:	Spas Health Farms Wellness Activities	Good
Soft Adventure:	Destination resorts Adventure centres Must see attractions Family Attractions Angling waters Passenger ships Passenger boats Equestrian Golf/Pitch & putt Walking Cycling	Fair/ good
Arts & Crafts:	Performing arts venues Galleries Museums Gardens Craft Outlets Festivals	Fair/ good
Self Improvement:	Courses packaged for tourists in arts &crafts, cookery, outdoor pursuits EFL Genealogy	Fair/ good
Heritage:	Historic buildings, sites Irish Language & Culture	Good
Rural Culture:	Working farms Visitor Farms Wildlife: nature walks, trails, attractions Well-kept villages (tidy towns) Rural tourism areas & Marked touring routes National Parks	Good
Hidden Ireland:	Historic & private houses to visit or stayin	Poor

3.3.17. Fáilte Ireland's South West Tourism Development Plan 2008-2010: The following are some extracts from the Fáilte Ireland's South West Tourism Development Plan 2008-2010, launched in November 2007:

Some specific actions in this strategy also point to great relevance and opportunity for the Clonakilty area. These include:

- *A South West Coastal Walking Route and identify new walking routes in the region*
- *An expanded calendar of Festivals and Events and encourage the development of two attractor events in the South West*
- *New all-weather family attractions in the South West*
- *Further development of the heritage and cultural assets of the South West (Castles, Houses, Gardens, trails etc)*
- *A cluster of 'Centres of Excellence' in sailing*
- *Developing the concept of 'Culinary Cork'*
- *Better signposting and interpretation.*

More aggressive marketing both overseas and domestically coupled with new business development services to assist enterprise will provide added impetus to tourism growth. The new South West strategy is timely for increased networking and co-operation across the region by Clonakilty District.

Research and competitor benchmarking indicated that products need to be supported by 'soft' elements which underpin the specific product. These 'soft' elements include:

- *Quality;*
- *Customer service;*
- *Information provision;*
- *Packaging & presentation; and*
- *Price.*

3.4 Consumer Retail and Commercial Services.

3.4.1. The following are a number of extracts from "Cork Planning Authorities - Joint Retail Strategy 2009" relevant to the town and are the basis for drawing up the approach to retail development in the town.

"Clonakilty has been designated an integrated employment centre, which will require significant expansion to become the prime retail centre for West Cork. Skibbereen, Kanturk and Bantry are towns that need expanded retail capacity to overcome potential isolation from higher order markets and a tendency to leakage to other competitive centres. Bantry is a small urban centre serving a large rural hinterland, with marine related industry and services and tourism functions, with an

attractive setting and town centre. There are potential town centre redevelopment opportunities, subject to land assembly.” P.16 of :

3.4.2. Clonakilty is categorised as a County Town and is designated to become the main retail centre in West Cork.

Descripti on	Locations	Overall Strategy
County Towns	Clonakilty Kanturk, Charleville, Bantry, Mitchelstown, Skibbereen, Buttevant Millstreet, Newmarket, Dunmanway, Castletownbere, Schull	Expansion to become the main retail centre in West Cork Incremental growth in line with current and planned population levels Consolidation as local service centres.

“Clonakilty has been designated an integrated employment centre, which will require significant expansion to become the prime retail centre for West Cork. In all these centres it is important to develop and maintain a compact core where retail and commercial uses are close enough to each other to benefit from each other’s pedestrian flows and to maintain their role, new development must enhance their attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening.

As far as possible, new development will be sited within these core areas/centres. Where it is not possible to provide the form and scale of development that is required on a site within the core area/centre then consideration of the development proposals will be determined through the provisions of the Retail Planning Guidelines and the relevant development plan or local area plans.

Policy RS 9 Core Retail Area Boundaries

Core retail areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.

Consideration of any new retail development outside of the core retail areas will be guided by the provisions of the

Retail Planning Guidelines and the relevant Development Plan/Local area Plans.

3.4.3. In general it is desirable to follow the guidelines offered by the Cork Planning Authorities - Joint Retail Strategy 2009.

3.4.4. It is proposed to zone the former GAA lands for town centre uses. Permission has been granted on this site for a mixed development, including retail. In addition it is proposed to zone some additional lands to the immediate west of this site for town centre uses also. These two sites combined should cater for the towns retail needs.

3.4.5. It is expected that two large tourist related retail outlets will commence operation in the town centre in the near future.

3.4.6. It is important to note the following sentence in the Retail Strategy: *“The Town Councils will use this Retail Strategy as guidance in their relevant development plans.”* P162 of CDP 2009.

3.5 Housing and Residential Development

The following table has been extracted from the CSO.

Clonakilty: Private households in each town with a population of 1,500 or more, classified by type of accommodation, 2006				
	<u>Total</u>	Detached house	Semi-detached house	Terraced house
Clonakilty	1,432	503	256	443
Percent:		35%	18%	31%
<u>State</u>	1,469,521	625,988	398,360	257,522
%		43%	27%	17%
Flat or apartment in a purpose built block	Flat or apartment in a converted house or commercial building	Bed-sit	Caravan mobile or other temporary structure	Not stated
89	104	12	0	25
6%	7%	1%	0	2%

109,866	30,006	8,751	7,225	31,803
7%	2%	1%	1%	2%
Source: Census 2006: Vol 6; Table 03. Private households in each town with a population of 1,500 or more, classified by type of accommodation, 2006				

3.5.1. Comment This table does not tell us the numbers of detached, semi-detached houses etc., only the number of people living in such category of dwelling. However it does provide a useful proxy.

3.5.2. As can be seen the number of persons living in detached houses is 35% as against the national average of 43%.

3.5.3. The numbers living in semidetached houses at 18% is lower than the national average of 27%.

3.5.4. The numbers living in terraced houses at 31% is higher than the national average of 17%.

3.5.5. The numbers living in flats or apartments at 14% is higher than the national average of 10%.

3.5.6. These differences highlight the importance of ensuring a balanced mix of houses to suit all lifestyles and stages of life.

3.5.7. **Residential Density Metrics:** In considering house size and density the following town planning ratios are normally applied:

3.5.8. Density: this is generally referred to as the number of units per acre/HA. Up until the late 1990's, in the case of suburban housing in small to medium sized towns, this normally equated to around ten semi-detached units per acre. (This amounted to around 10-15,000 square feet per acre).

3.5.9. Plot ratio: the proportion of floor space relative to the area of the site. Up until the late 1990's, in the case of suburban housing in small to medium sized towns, this normally fluctuated around 10,000-15,000 square feet of floor space per acre, equating to a plot ratio of 0.25-0.35. Since then with the introduction of terraced, three storey town houses, duplexes and apartment blocks in suburban areas this figure has climbed significantly without necessarily improving the residential amenities of the suburbs.

3.5.10. Site coverage: the proportion of the site that the dwelling covers with its “footprint”. Up until the late 1990’s this normally approximated to 5,000-7,000 square feet per acre, or around 11-18%, corresponding to around ten semidetached houses per acre.

3.5.11. The traditional figure of 10 houses/acre or 24 houses/HA. was considered to be a standard suburban density up until 1999 and houses were generally semi-detached houses of 1,000-1,300 square feet.

3.5.12. Residential Density Guidelines for Planning Authorities

3.5.13. The “Residential Density Guidelines for Planning Authorities” (1999) produced by the Department of the Environment generally discouraged the use of such metrics and recommended their replacement with a set of “qualitative” considerations. Where it did refer to density metrics it encouraged higher rather than lower densities, largely in the interests of “efficient” use of land. It did not make any recommendations on the desirable proportions or mixes of house sizes. Whether its provisions are appropriate to Clonakilty and in particular the aspiration to obtain a balance of housing types and densities to suit all tastes is open to question. Certainly the encouragement to higher densities does not take account of the preference of considerable sections of the population for low density development. What effect the residential Guidelines have had on encouraging people who are dissatisfied with high density development to move to one off houses in the countryside has not been studied. The fact that in 2006 some 1,300,731 people out of a total population of 3,917,203 (33%) lived in the countryside would suggest that high density living does not appeal to all.

3.5.14. The following is an extract from the Guidelines referring to “Outer Surban/Greenfield Sites” which would correspond with the majority of the undeveloped residentially zoned land in Clonakilty:

“Outer Suburban/‘Greenfield’ Sites:

These may be defined as open lands on the periphery of cities or towns whose development will require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.

Such lands would probably represent most of the large scale accretions to our urban areas of the past 20 years and have been developed at net densities of between

15 to 20 dwellings per hectare (6-8 dwellings per acre) in a detached or semi-detached form.

Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare (14 - 20 per acre) and such densities should be encouraged generally.

Development at densities less than 20 dwellings per hectare (8 per acre) should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares. On lands proximate to existing or proposed public transport corridors, densities in excess of 50 dwellings per hectare (20 dwellings per acre) should be permitted, subject to appropriate qualitative safeguards.

Where 'greenfield' lands are to be served by existing or improved public transport corridors, planning authorities should consider the preparation of Local or Action Area Plans for such expanded areas, setting targets for increased density yields.

In exceptional cases, where for reasons of proximity to an environmental or ecologically sensitive area or where there is a need to make an appropriate transition between higher density development and the open countryside, planning authorities might consider identifying very limited areas of lower density development in their Development Plans."

3.5.15. To provide 14-20 detached houses per acre with a floor space of 2,000 square feet and reasonable garden space of say 2,000 square feet each on one acre (43,000 square feet) while allowing for roads, footpaths and public open space of 10% would not be mathematically possible. Fortunately the Guidelines are just that and not a directive and the particular aspirations of Clonakilty in regard to the provision of a varied density of development will necessitate that a strict interpretation of the Guidelines may not always be appropriate.

3.5.16. **Housing Strategy:**

Part V of the Planning and Development Act 2000 required each Planning Authority to prepare a strategy to provide for the housing of the existing and future population of their area, and to incorporate the strategy

into their Development Plan.

Accordingly the 11 Planning Authorities in Cork (County Council, City Council, and 9 Town Councils) produced a Joint Housing strategy to address the housing needs of the existing and future population of Cork to 2011. Copies of the Strategy may be purchased or inspected in the Town Hall.

During the period of the last plan a Variation was adopted which incorporated the Joint Housing Strategy, (prepared by the 11 Planning Authorities in Cork), into Clonakilty's Development Plan. This has a requirement that 20% of most land on which residential permissions are granted be transferred to the local authority for Social and Affordable housing. (As an alternative complete houses, or serviced sites may be transferred). The value of the land transferred will usually be at agricultural rates. (This is subject to very detailed legal conditions and requirements in the Act).

Table 4, page14 of the Cork Planning Authorities Joint Housing Strategy set the following targets for housing size and distribution:

Household size and distribution		Urban housing size distribution		Suburban housing size distribution	
1 person	27%	1 bed	15%	1 bed	5%
2 person	34%	2 bed	35%	2 bed	20%
3 person	16%	3 bed	35%	3 bed	40%
4 person	16%	4 bed	10%	4 bed	25%
5+ person	8%	5 bed	5%	5 bed	10%
Total	100%		100%		100%

3.5.17. A similar target has been set in the current Cork Planning Authorities Joint Housing Strategy.

3.5.18. Social and Affordable Housing: Cork County Council and Clonakilty Town Council have provided 155 social housing units in the town as well as 25 private sites at affordable prices. A further 17 affordable units will shortly (2008-09) be coming on stream.

3.5.19. Travellers Accommodation The West Cork Travellers Centre is a traveller-led Community development project that was established some 20 years ago. The Centre is a family support service for travellers and is based at Park Road.

3.6 Community Facilities:

3.6.1. Clonakilty Community Care Society operates from the Clonakilty Day Care Centre and provides a range of services from the Centre.

3.6.2. There is a Cineplex adjacent to the Quality Hotel

3.6.3. The Quality Hotel operates a swimming pool and leisure complex.

3.6.4. There is a state of the art childrens playground adjacent to the school on the Bye pass road.

3.6.5. There is a very strong voluntary ethos in the town who provide a range of community facilities and services in the town and this is dealt with in the section on the Voluntary sector.

3.7 Religious

3.7.1. Clonakilty has three Christian Churches:

- The Church of Ireland,
- The Catholic church
- The Methodist Church.

3.7.2. There is a strong tradition of ecumenism in the town.

3.8 Civic Facilities.

3.8.1. Library: A branch of the County Library is located in the County Council premises in the Old Mill in Kent Street.

3.8.2. CourtHouse: The courthouse is located on Connolly Street and dates from 1825.

3.8.3. Fire Station The existing fire station is located in Kent Street at the junction of Connolly Street and Rossa Street. Proposals to relocate and enhance the facility are ongoing.

3.8.4. Garda: The town is supported by a strong Garda presence at the Garda Station on McCurtain street, and provides a supervisory role for the surrounding area.

3.8.5. Civic Amenity Site: There is state of the art Civic Amenity site on the western end of the town.

3.8.6. Childrens Playground: There is a state of the art children's playground adjacent to the school on the Bye pass road that caters for all age groups.

3.8.7. Civic Offices The Town Hall is currently located in Kent Street. It is proposed to construct new Civic offices on a site adjoining the Library.

3.8.8. Landscaping: A planted gardens project was commenced in 2007 in Park view, under the auspices of the Town Council which included the construction of decorative stone faced flower beds which are maintained by volunteer school children.

3.8.9. Tourist office: The tourist Office is located in Ashe Street.

3.8.10. Social welfare office. The Social Welfare Office is located on Astna Street

3.9 Education

3.9.1. Preschool: There are five Montessori schools listed in the Golden Pages in Clonakilty Town and Business Park. There is also the Clonakilty Crèche and Playschool.

3.9.2. Primary Education: There are four primary schools in Clonakilty, including one Gaelscoil:

- Kilgariffens School
- Gaelscoil Cloich Na gCoilte
- St. Joseph's Primary School for Girls
- Scoil na buachailli, Park Road.

3.9.3. Secondary Education: In excess of 1,000 students receive second level education at Clonakilty Community College and the Sacred Heart Secondary School

3.9.4. Further Education: Further education and training is available for all ages. College education provides courses in the Irish language, adult education, night classes and adult literacy.

3.9.5. Clonakilty Agricultural College, under the direction of Teagasc, the Council for Development in Agriculture, provides training in agriculture to full time residential

students. The college engages in applied research in agriculture and horticulture.

3.9.6. Fas: the Industrial Training Authority, operates training centres in Cork city and Clonakilty. Courses are offered in construction, electrical maintenance, mechanical engineering, instrumentation and tool making. The old Technical school is the base for training courses.

3.9.7. Future Educational Requirements: The location of some of the primary schools in the town centre gives rise to traffic problems. Nearly all of the schools are at capacity and it may be desirable to locate any additional schools towards the western end of the town where the bulk of new residential development is expected.

3.9.8. **Department of Education Metrics:** The following is information used by the Department of Education to calculate educational infrastructural requirements

3.9.9. The Department calculates the extent of primary and post primary provision needed in an area based on:

- 12% of the population at any given time is of primary school going age.
- 8.5% of the population at any given time is of post primary school going age.
- At primary level, school accommodation is provided on the basis of a Pupil Teacher Ratio of 25.1 meaning each individual classroom in a school will have 25 pupils.
- New primary school buildings are generally provided in multiples of 8 classrooms. This is because there are eight individual class groupings between junior infants and 6th class. A 16 classrooms school would mean that there are 2 junior infants' classes, 2 senior infant classes etc. with a 24 classroom school having 3 junior infant classes etc.
- A new 16 classrooms school requires 3 acres
- A new 24 classroom school requires 4 acres
- A new 32 classroom school requires 5 acres
- At post primary level, the Department refers to the size of a building by the number of pupils it will cater for because the number of pupils, together with the

curriculum to be delivered (which is school specific), will dictate the range and extent of specialist facilities to be provided.

- Generally, the Department will not build a post primary school with greater than 1,000 places.
- 12 acres are required for a new post primary school.

3.9.10. Based on a population target of 8,400, Clonakilty is likely to have a demand for at least c.1,000 primary school children. (12% of 8,400 population = c.1,000). Because the Clonakilty has a significant rural hinterland catchment area the calculations are a little more complicated than this simple estimate. However it is likely that a new primary school may be required in the western environs to cater for the projected residential growth in the area. This matter can be addressed in the forthcoming Special Local Area Plan.

3.9.11. Since 2005 the County Council has been in negotiations with the Department of Education regarding the transfer of a portion of land from the Beechgrove holding to the Department to enable them to construct a Gaelscoil on this site. To date a planning application for a school has not been lodged on the site.

3.9.12. the following information has been helpfully provided by the Department of Education:

Primary Education Requirements

Based on a projected population of 8,400 (by 2020), there will be a requirement for approximately 1,000 places at primary level. This translates to 42 primary classrooms (at a Pupil Teacher Ratio(PTR) of 24:1).

Currently there are three schools serving the Clonakilty area as follows:

Name	Roll No	Type	Enrolment 2007/08	5 Year Trend in Enrolment	No of Mainstream Classes
<i>Convent of Mercy</i>	<i>07651G</i>	<i>All Girls</i>	<i>242</i>	<i>+3%</i>	<i>9</i>
<i>Clonakilty Boys NS</i>	<i>20022V</i>	<i>All Boys</i>	<i>243</i>	<i>+10%</i>	<i>10</i>
<i>Gaelscoil Chloich na Coillte</i>	<i>20006A</i>	<i>Mixed Gaelscoil</i>	<i>230</i>	<i>+19%</i>	<i>9</i>
Totals			715		28

As indicated by the table above these schools cater for a current enrolment of 715 children. If the projected population of 8,400 is achieved there will be a requirement for an additional 285 primary school places. The building project for Gaelscoil Chloich na Coillte is planned for a twelve classroom school, which will be capable of accommodating an additional 109 pupils (at current PTR). This will result in a deficit of 176 pupils and the Department is of the opinion that this deficit can best be met by expanding existing primary schools, subject to site suitability and agreement of schools' management.

Post Primary Education

The population of Clonakilty in Census 2006 was 4,154. It is projected to grow to 8,400 (by 2020). This additional population of 4,246 will give rise to a requirement of 360 additional places at post primary level.

Currently there are two post primary schools serving the Clonakilty area as follows:

Name	Roll No	Type	Enrolment 2007/08	5 Year Trend in Enrolment
Clonakilty CC	70950A	Coed	603	+4%
Sacred Heart Secondary Sch	62170B	All Girls	449	+2%
Total			1,052	

The Department is of the opinion that the additional requirement of 360 places can be met by expansion of existing facilities, subject to site suitability and agreement of schools' management.

3.10 Sport.

3.10.1. The following is a list of sporting organisations and clubs active in the town:

- Badminton Club,
- Chess Club,
- Equestrian Club,
- Martial Arts Club,
- Football/soccer Club,
- Gaelic Games: football and hurling,
- Hockey club,
- Gymnastics Club,
- Athletics Club,

- Boating/sailing club,
- Fishing Club,
- Swimming Club,
- Tennis Club,
- Golf Club,
- Rugby club,
- Bowling Club

3.10.2. The Rugby Club recently developed a state of the art facility at a cost of €2,000,000.

3.10.3. The Soccer Club has acquired 15 acres of land for development and expected to spend €3,000,000 on facilities.

3.10.4. The GAA Club have obtained permission to develop four playing pitches, a viewing stand, a social centre, a gymnasium, and an all weather pitch at a projected cost of €7,000,000.

3.10.5. The Tennis Club has just completed two all weather tennis courts at a cost of €1,000,000. most of the funding for these projects was raised locally by the voluntary bodies concerned with local authority grants and lottery funding.

3.10.6. Clonakilty Special Olympics Club encourages and supports sporting activity among persons with a disability. In 2003 the town hosted the Danish delegation consisting of 35 athletes and 20 helpers.

3.10.7. There are also a number of playing fields and sports halls associated with the schools. At present the town is well catered for in terms of organised sport.

3.10.8. There are a variety of sea based sports available from the adjacent beaches and quays and there are a number of commercial organisations who cater for tourist related sports and recreations.

3.11 Recreation

3.11.1. Clonakilty enjoys an active community and recreational life. There are a variety of sporting activities listed in the Sports Section and Voluntary Section. This section is primarily concerned with those recreational activities that may not fit into these latter sections although inevitably there is bound to be a good deal of overlap.

3.11.2. Clubs and Societies: The following are some of the clubs and societies located in the town:

- Bridge Club,
- Bingo Club,
- Drama Society,
- Camera/film Club,
- Singing Society,
- Folk and traditional music Club,
- Senior Citizens Society,
- Foroige (for our youth)

3.11.3. Cinema There is a cinema located beside the Quality Hotel

3.11.4. Festivals; Clonakilty is a major tourist destination and organises festivals and events for the local population and tourists. The support received from tourists enables the town to produce a wider range of activities than its size would suggest.

- St. Patrick Day Parade
- West Cork Motor Rally
- National Band Championships
- Festival of West Cork
- August Vintners Festival
- Guitar Festival
- Samhnas Festival.

3.11.5. Swimming pool: The Quality Hotel has a swimming pool and Gym and Health Centre

3.12 Amenity

3.12.1. Clonakilty enjoys a naturally attractive topography nestling in an estuary valley opening onto the bay. These natural amenities are enhanced by well located and designed heritage buildings.

3.12.2. The town enjoys a number of parks, many of which are jointly or fully maintained by the Town Council. The principal formal amenity areas include:

- The Kennedy Gardens in Emmet Square
- Chatelain Orchard beside the School
- Garden on Croppy Quay overlooking the water,
- The Arboretum beside the Model railway Village which is maintained by the Town Council and FAS.

3.12.3. Deasy's Quay in Youghals at the north eastern end of the estuary is owned by the Town council and the long term aim is to make this waterside amenity available to all. There is currently (2008) a project involving transition year students drawing up a set of options for the Quay.

3.12.4. It may also be desirable to look at the possibility of improving the hard and soft landscaping of many of the public open spaces located in the suburbs.

3.12.5. A small area of land owned by the Town Council has been leased to the Tidy Towns Scheme and it is being designed as the Clonakilty Bay Wildlife and Interpretative Park. This will be located adjacent to the model railway village with the Town Council leasing the land to the Tidy Towns Committee. Among the features it will incorporate are:

- Raised viewing platform overlooking bay area.
- Seascape and related ecology planting.
- Open air lecture theatre, audio/visual and sensory Accessible.
- Universally accessible paving, pathways, ramps.
- Viewing telescope
- Floating Jetty
- Duck feeding park
- Country path and planting.
- Solar powered panels integrated into canopy to power all energy use appliances.

3.12.6. Gullane Lake has been acquired by the County Council and the long term aim is to develop the lake and its environs as an amenity for the town and county.

3.12.7. The proposed Tidal Barrage will be designed to permit pedestrian access and will constitute a circular walk around the estuary.

3.12.8. The town also enjoys the natural heritage of the Special Area of Conservation in the estuary and extending down to Inchydoney Beach. Much of the uplands to the north and south of the town have been kept relatively free from development, are visible from many areas of the town centre and constitute an attractive rural setting for the town.

3.12.9. Outside the town boundary the area enjoys a variety of fine beaches and all of the other amenities associated with the West Cork Landscape.

3.13 Health and Well Being

3.13.1. Clonakilty is served by the Southern Health Board and has currently the following facilities available to the town:

3.13.2. Clonakilty Community Campus located at Scartagh, which in addition to the Community Hospitals, includes an Ambulance Base, Mental Health Services, Low Support Hostel and a Day Care Centre. The hospital which can cater for up to 200 patients. In addition the Hospital has recently acquired additional adjoining lands. In 2008 some €1.6M was invested in Mount Carmel Community Hospital to address core deficits.

3.13.3. Community Services General have a mental health care service and an outpatient/day service in the town and environs.

3.13.4. There is a Community Clinic located beside the Courthouse. It is a public facility under the auspices of the HSE.

3.13.5. A General Medical Practitioner's Co-op is presently located in Casement Street. Planning permission has been granted for a further medical centre which will include doctors rooms, dispensary, and facilities for auxiliary and complementary medicine.

3.13.6. Community Welfare Service, Disability Services, Childcare, Drug and Alcohol Services are either in temporary rented accommodation or under proposals which would be incorporated in a proposed Health Centre.

3.13.7. Supervised Care Housing run by a voluntary group, currently has twelve places under construction and proposes to expand this facility. Social Satellite, Youth Facilities and Travellers Health Service are also facilities to be continued or proposed .

3.13.8. Clonakilty Day Care Centre, has been operating under the auspices of the (now) HSE since 1990 and provides day care services for persons over the age of 65.

3.13.9. The Cope Foundation is located in Scartagh and provides a range of services for children and adults with an intellectual disability.

3.14 Social welfare office.

3.14.1. The Community Welfare Office is on Strand Road.

3.14.2. The Social Welfare Office is on Astna Street

3.15 The Child Perspective.

3.15.1. There were some 743 children between the ages of 0-14 recorded in the 2006 census for Clonakilty and if we assume that the age distribution is even we would expect that some 250 children under the age of five years. Both these figures represent a substantial section of the population and a section that is often neglected in the provision of services and amenities. For this reason it is important that the child perspective is included in all development plan strategies, objectives and standards and that provision is made for adequate childcare facilities, play areas, sports amenities and child amenities. It is also important that the child perspective is included in the provision of infrastructure and accessibility facilities.

3.15.2. Childcare: The above figures also indicate a need for childcare and preschool facilities. In addition there is also a need for after-school child minding services.

3.15.3. The following is an extract from the County Development Plan 2003-2009 (pps. 97-98) relevant to childcare:

National policy recognises childcare facilities as integral to economic and social well being. The National Anti-Poverty Strategy identifies child care provision as a means of alleviating poverty and social exclusion.

The Childcare Facility Guidelines for Planning Authorities published by the Department of the Environment and Local Government (June 2001) emphasise the role of planning in the promotion of increased childcare provision, ensure adequate standards of provision and protection of the local environment. The detailed regulation of childcare facilities is carried out in accordance with the Child Care (Pre-School Services) Regulations, 1996. The specific Zoning objective in the Plan contains specific objectives for the provision of Child Care Facilities as an integral part of new development.

From the Development Plan point of view it is important to ensure that provision is made for childcare facilities to

be in appropriate locations including residential areas, town and neighbourhood centres and employment areas. One of the more important locations for childcare facilities will be larger new housing developments. Here normally, provision should be made for well-located, purpose built childcare facilities in developments of 75 dwellings or more. The size and number of the facilities should be determined in relation to local needs and likely future demand from the immediate locality. In existing housing developments, the establishment of small crèches will be considered, but the premises must remain primarily residential and traffic and access arrangements must not interfere with general residential amenity.

In town and neighbourhood centres and employment areas the provision of child care facilities will, normally, be encouraged. Facilities located in these areas should be able to provide open space, good access to public transport and any cycle routes, off street carparking and drop off and collections points.

3.15.4. Reference may also be made to the Cork County Childcare Committees Strategic Plan 2001-2006 which states as its mission statement:

“Cork County Childcare Committee will develop and implement a coordinated childcare strategy for Cork County. It will support the development and provision of a range of integrated, high quality, accessible and affordable care and educational initiatives for children from birth to twelve years of age. This will be achieved through partnership with all existing service providers and by the provision of co-ordination mechanism at county level”.

3.15.5. Clonakilty is reasonably well served with child care facilities including:

- Hopscotch Childcare Group
- Ardfield Montessori Playschool,
- The Windy House Montessori School
- Old Brewery Montessori School
- Clonakilty Montessori and Daycare

3.15.6. Comment: It will be desirable that the child perspective is included in all development plan strategies, objectives and standards and that provision is made for adequate childcare facilities, play areas, sports amenities and child amenities. It is also desirable that the child perspective is included in the provision of infrastructure and accessibility facilities.

3.16 People with disabilities

3.16.1. The following tables have been extracted from the 2006 Census:

Clonakilty: Persons, males and females classified by type of disability, 2006				
Disability	Total persons	Total persons with a disability	Blindness, deafness, or a severe vision or hearing impairment	A condition that substantially limits one or more basic physical activities
Clonakilty	4,154	553	94	353
Difficulty in learning, remembering or concentrating	Difficulty in dressing, bathing or getting around inside the home	Difficulty in going outside the home alone	Difficulty in working or attending school/college	Learning or intellectual disability
297	280	329	348	71
Psychological or emotional condition	Difficulty in participating in other activities	Other, including chronic illness		
55	352	147		

Source: Census 2006: Vol 11: Table:03. Persons, males and females in each town with a population of 1,500 or more, classified by type of disability, 2006

3.16.2. Comment: As can be seen the percentage of persons with a disability comes to 553 persons or 13% of the total population

Clonakilty: Carers aged 15 years and over classified by number of hours per week of unpaid help provided, 2006				
Unpaid help	Total	Total carers	1-14 hrs/week	15-28 hrs/week
Clonakilty	3,411	143	79	21
		29-42 hrs/week	43+ hrs/week	Carers as % of total
		8	35	4.2%

Source: Census 2006: Vol 11: Table: 43. Carers aged 15 years and over in each town with a population of 1,500 or more, classified by number of hours per week of unpaid help provided, 2006

3.16.3. Comment: The number of carers over the age of 15 comes to 143 or 4% of the population over 15 or 1 carer per 3.8 persons with a disability.

3.16.4. Instead of “planning” for people with disabilities, as if they were passive recipients of planning expertise, one of the objectives of this Plan will be to encourage and enable participation by people with disabilities in the planning process.

3.16.5. The community with disabilities comprises some 13% of the population. In other words there are over 500 people in Clonakilty who have a disability of one form or another. There are also 743 persons under the age of 14 (children have special accessibility and other needs), 726 people in Clonakilty over the age of 65. Out of a total population of 4,145 only 52% are not under 14 years of age, not over 65 years of age and do not have a disability. Forty eight percent of the population who have special accessibility needs is a very significant proportion of the population. (Census 2006: Vol 11: Table:03, Census 2006: Vol 2: Table: 14.)

3.16.6. The National Disability Authority (1999) Act defines disability as:

“A substantial restriction to participate in economic, social and cultural life due to enduring Physical, Sensory, Learning, Mental Health or Emotional impairment”.

3.16.7. Disability is an evolving concept. Some illustrations of the range and diversity of disability are:

- Physical: Wheel chair, Speech impaired etc.
- Sensory: Blind, Deaf etc.
- Learning: Autism, dyslexia, language difficulties
- Mental Health: Bipolar disorder, Schizophrenia etc.
- Emotional: Depression, Anxiety, Social Phobias etc.

3.16.8. Planning/Designing for people with disabilities is complex and technical due to

- The complexity of needs of people with disabilities.
- The range and diversity of disabilities.
- Contradictions (and Synergies) between the needs of the various categories of disability and the needs of the population without disabilities.

3.16.9. There is also a shortage of expertise on the subject. Until recently Planning/Architecture/Engineering etc. courses rarely included modules on designing for people with disabilities. Specific disability design expertise is rare and not always easy to source. There has been some work carried out but much more needs to be done.

3.16.10. A second area of concern is the predominant planning/design philosophy. This is generally the post-design, modification/bolt-on school of thought. In this approach the town/building/bridge or whatever is designed to meet the requirements of an average twenty five year old fit male and then subsequently modified with some facilities to cater for some categories of disability.

3.16.11. A third aspect is the Planning and Development Act 2000. S.10 includes 13 categories of objective which must be included in the Plan. None of these 13 categories of objective refer to Disability

3.16.12. The First Schedule (p.256) of the 2000 Planning Act lists 55 categories of objective that may be included in a Development Plan. One category (Part III (c)) refers to facilities for people with disabilities. A Development Plan may include objectives for providing facilities for people with disabilities. There is no legal obligation to do so. There is of course a social and moral obligation in this regard.

3.16.13. It would be desirable therefore for this plan to take cognisance of these facts and to adopt a disability friendly planning/design philosophy. This would include:

- Disability Design ab initio – a pro-active positive attitude and consciousness of people with disabilities from the start.
- Needs of people with disabilities “Designed in” (not post design modifications)
- Range and Diversity of Disability recognised
- Technicality and Complexity of disability recognised.

3.16.14. The publication *Building for Everyone* (2002) by the National Disability Authority refers to the issue of personal ability and specifically mentions

1. Mobility
2. Hearing
3. Vision
4. Breathing
5. Grip
6. Height

7. Other considerations

3.16.15. and places responsibility for responding appropriately with:

1. The developer
2. The designer
3. The builder
4. The manager
5. Central government
6. Local authorities
7. National Disability Authority

3.16.16. The document distinguishes between the external environment and buildings. For the most part it is considered that the building regulations are best suited to ensuring that buildings are adapted to the full range of potential users.

3.16.17. On this basis it is felt that the Development plan might be more usefully orientated towards the external environment. "*Building for Everybody*" categorises the external environment as follows:

1. The natural landscape such as mountains, beaches, peat lands etc. (Checklist on p.41 of *Building for Everybody*)
2. The tempered landscape such as parks, golf courses, woodlands and arboreta etc. (Checklist on p.49)
3. Tamed landscape such as parks, cemeteries, sports grounds, gardens pavements, parking areas, plazas, etc. (checklists p50-55)

3.16.18. Clonakilty town has a share of each of these different categories of external environment although being an urban area the bulk is represented by "tamed landscapes".

3.16.19. The central issue relating to these categories of landscape is the importance of accessibility for everyone. From a town planning perspective there are no major implications for landuse per se. ie it is generally not necessary to introduce new or specific landuses to cater for people with disabilities. The focus is primarily on the issue of accessibility for everyone to and between landuses. Accessibility for everybody therefore needs to be designed into the development plan process.

3.16.20. It is desirable that the Plan addresses the needs of people with disabilities and includes appropriate objectives in the Plan.

3.16.21. The Town Council is a signee of the Barcelona Declaration and as such is uniting towards a town environment suitable for disabled access.

3.17 Culture.

3.17.1. There is a strong agricultural, equestrian, sporting and religious culture in the town. Modern culture has its place in the town with festivals and town twinning exchanges which will strengthen the cultural aspects already in place in the town. The promotion of the Irish language has become synonymous with Clonakilty, in addition to following government directives in the naming of housing areas. Street signs and commercial signage to pub, shops and general advertising has promoted the sense of national unity for the local and tourist populations alike.

3.17.2. There is a museum located on the Western road

3.17.3. There is a Visitor Centre and Tourist Office in Astna Square.

3.17.4. It is intended to erect interpretative and directional signs along with wall plaques on notable buildings.

3.17.5. Various other cultural activities, organisations and institutions have been highlighted in other sections of this volume such as the sections on Tourism and Leisure, Community facilities etc.

3.18 The Irish Language

3.18.1. The following are some tables extracted from the 2006 Census:

Clonakilty: Irish speakers aged 3 years and over in each town with a population of 1,500 or more, classified by frequency of speaking Irish, 2006				
	Total	Speakers Irish Within Education system only	Daily	weekly
Clon	1,740	473	23	115
		Less often	Never	Not stated
		650	409	25
Source: Census 2006: Vol 9: Table: 34. Irish speakers aged 3 years and over in each town with a population of 1,500 or more, classified by frequency of speaking Irish, 2006				

3.18.2. Comment: Although the percentage of Irish speakers is quite high its daily usage is low.

3.18.3. In recent years much progress has been made in promoting the use of the Irish language in the everyday life of the community. This is evidenced on shop, pub fronts, general advertising signs, directional signs, street names, etc. The Irish Language is being built into the Historic Trail. Some 90% of housing estate names are in Irish and the Town Council is encouraging residential estate names to be bi-lingual.

3.18.4. This promotion has become synonymous with Clonakilty and has created a sense of national identity which is readily recognisable by both Tourists and locales alike. The Town Council has been to the fore in this movement and will continue this policy as directed by the Minister of the Environment, directive F.15/74 and F.2/86, which states

"Local Authorities should use a bilingual format for name plates for new housing areas and for name plates in old housing areas when they are due for replacement if an English only format is used at present. In selecting a name for a housing scheme, established local names should be used in preference to names which have no local connection. In doing so, local authorities would ensure that historic placenames are preserved and not allowed fall into disuse".

3.18.5. Local Authorities should make available the official version of names of streets, roads and residential areas to ensure that the Irish form of address can be used in the addressing and delivery of mail without causing

undue difficulty to the postal services. Special care should be taken to ensure that the Irish versions of street and place-names are correct as regards spelling and grammar. The Minister has been assured by the Placenames Commission that their services are available to local authorities for advice as to the correct Irish version of placenames. Their address is:-

3.18.6. An Coimisiun Logainmneacha An tSuirbheireacht Ordsnais Pairc na Fhoinnuisce, Baile Athas Cliath 8.

3.18.7. RTE via its transmitter/transposer station at Mullaghaniss, transmits Teilifis na Gaeilge; the main Irish Language Channel into the town and environs.

3.19 Voluntary Sector

3.19.1. There is a strong community and voluntary ethos in Clonakilty. The following table has been extracted from the 2006 CSO returns:

Clonakilty: Persons aged 15 years and over classified by voluntary activity, 2006				
	Total	Helping or voluntary work with a religious group or church	Helping or voluntary work with a sporting organisation	Helping or voluntary work with a political or cultural organisation
Clon	3,411	114	188	47
		Any other voluntary activity	Total persons involved in voluntary activity	Person not involved in voluntary work
		140	563	2,848
Source: Census 2006: Vol 11: Table: 70. Persons aged 15 years and over in each town with a population of 1,500 or more, classified by voluntary activity, 2006				

3.19.2. As can be seen some 16% of the population aged 15 or over is involved in some community or voluntary activity. There is a considerable participation rate among school goers in voluntary activities.

3.19.3. Voluntary Groups and Clubs: The following is a list of some of the voluntary groups and clubs:

- Badminton Club,
- Chess Club,

- Equestrian Club,
- Martial Arts Club,
- Football/soccer Club,
- Gaelic Games: football and hurling,
- Hockey club,
- Gymnastics Club,
- Athletics Club,
- Boating/sailing club,
- Fishing Club,
- Swimming Club,
- Tennis Club,
- Golf Club,
- Rugby club,
- Bowling Club
- Red Cross
- Sustainable Clonakilty
- FCA

3.19.4. The Rugby Club recently developed a state of the art facility at a cost of €2,000,000.

3.19.5. The Soccer Club has acquired 15 acres of land for development and expected to spend €3,000,000 on facilities.

3.19.6. The GAA Club have obtained permission to develop four playing pitches, a viewing stand, a social centre, a gymnasium, and an all weather pitch at a projected cost of €7,000,000.

3.19.7. The Tennis Club has just completed two all weather tennis courts at a cost of €1,000,000. most of the funding for these projects was raised locally by the voluntary bodies concerned with local authority grants and lottery funding.

3.19.8. Other voluntary groups include:

- Bridge Club,
- Bingo Club,
- Drama Society,
- Camera/film Club,
- Singing Society,
- Folk and traditional music Club,
- Senior Citizens Society,
- Foroige (for our youth)

3.19.9. Clonakilty Special Olympics Club encourages and supports sporting activity among persons with a

disability. In 2003 the town hosted the Danish delegation consisting of 35 athletes and 20 helpers.

3.19.10. There is a strong partnership approach taken between the Tidy Towns Committee, the Town Council and FAS. Ongoing liaison with schools brings hands-on support and provides a steady supply of volunteers. At present (2008) there is a schools project to provide a development concept for the Deasy's Quay estuary area.

3.19.11. The town was the first in Ireland to receive Fair Trade status in September 2003 and a number of shops, restaurants, cafes and hotels offer a selection of Fair Trade products.

3.19.12. Clonakilty was a category winner in the 1999 Tidy Towns Competition and a regular entry at the International 'Entente Florale' competition.

3.19.13. Clonakilty has won:

- Gold in the Entente Florale,
- Gold in Nations in Bloom (China),
- Gold in the Communities in Bloom (Canada) and
- Gold in the Tidy Towns.

3.19.14. The Livcom competition has supplanted the Entente Florale by attending to a wider range of issues other than the visual. These include:

- Landscape,
- Heritage Management
- Environmentally sensitive practice,
- Community sustainability
- Healthy lifestyles
- Planning for the Future.

3.19.15. Other organisations include:

- Physically Impaired Interest Group e.g. Cope, Co-Action, Special Olympics
- Elderly Persons Organisations e.g. Meals on Wheels, St. Fachtna's Community Care
- Organisations for the Youth e.g. Foroige, Macra Na Feirme
- Environmental Groups e.g. Tidy Towns, Sustainable Clonakilty

- Tourist Organisations e.g. Clonakilty Chamber of Tourism
- Business Groups e.g. Vintners Association, Clonakilty Business Association
- General Interest Groups e.g. Historical Society, Fair Trade, Amnesty International, Suicide & Drug Awareness, Red Cross, Travellers , Twinning.

3.19.16. The West Cork Regional Brand, with its distinctive Fuchsia, a taste of west Cork logo, is a development initiative of the West Cork LEADER Co-operative Society.

3.19.17. St. Vincent De Paul has been active in the town alleviating the effects of poverty since 1860 and is the oldest organisation in the town, apart from the various churches of course. It has 23 sheltered housing units in three different locations.

3.19.18. Clonakilty Community Care Society organises meals on wheels and other community care activities.

3.19.19. It is the intention of the Plan to encourage and work with the voluntary groups in the town to achieve the objectives of the Plan.

Chapter 4

Heritage & Conservation



Chapter 4

Heritage and Conservation

This section outlines the Heritage and Conservation aspects of the town that underlie the Plan.

4.1 HERITAGE AND CONSERVATION

4.1.1. Heritage Council (2000) Heritage Appraisal for Development Plans. The “National Heritage” is generally considered to include:

1. Monuments
2. Archaeological objects
3. Architectural Heritage
4. Flora
5. Fauna
6. Wildlife Habitats
7. Landscapes
8. Seascapes
9. Wrecks
10. Geology
11. Heritage Gardens and parks
12. Inland waterways.

4.1.2. This clearly refers to physically extant structures but obviously cultural artefacts such as literature, music, folklore etc is also part of the towns heritage.

“A “Heritage Appraisal” is a process used to assess systematically, comprehensively and impartially, the effects on the heritage of plans, programs or policies or any combination of these. A Heritage Appraisal helps to ensure that the full scope of heritage considerations is dealt with fully and consistently (although not necessarily in great detail) throughout the preparation of any plan or programme. It is an iterative process, intended to help modify a plan or programme as it is developed in order to Maximise potential benefits for the heritage.” – Heritage Council(2000) Heritage Appraisal for Development Plans.

4.1.3. **Comment:** During the past 20 years the definition of heritage has broadened considerably to include technological, scientific and vernacular artefacts. In 20 years time it is possible that our definitions will have broadened again.

4.1.4. An important aspect of heritage is the issue of conserving a representative sample of the heritage germane to an area. For example in a county that has only one thatched cottage left does that cottage have more heritage value than one in a county that still has many hundreds remaining? A town

needs to adopt a portfolio approach to its heritage both in terms of diversity and balance.

4.1.5. The document offers the following benefits from carrying out a Heritage Appraisal:

“The heritage is an integral part of the wider environment, interacting with all other aspects of the world around us. It is fundamentally important to the quality of life for people, to their education, culture, health and well-being, enjoyment and amenity, and to the economy and special identity of Ireland” (p.8-a.8).

National Heritage Plan – Ireland

“The increased focus on, and public support for, protecting our heritage is a reflection of the more self assured, prosperous and educated society which has emerged in Ireland in recent years. Heritage is valued by the people of Ireland not only for its intrinsic value but for its economic benefits through tourism; the educational benefits of studying monuments, archives, flora and fauna; and the cultural and recreational benefits of castles, museums, canals and parks”. – P.3 Foreword

“While our heritage is inextricably intertwined with our sense of identity, it also affirms the historic, cultural and natural inheritance which is shared on the island of Ireland. For present and future generations who will live in Ireland that inheritance has the ability to enhance and enrich the context of everyday existence. It has the capacity to vividly convey to visitors and those living in Ireland alike what it means to be Irish. In short, our heritage is a presence which physically expresses the essence and the heartbeat of our collective historical identity.” P.7

4.1.6. **Comment:** The quality of scenery in Ireland has been identified as the single greatest attraction we have to offer overseas tourists, who in 2000 contributed almost €3.8 billion (£3 billion) to the economy. A 2000 survey demonstrated that over 50% of overseas tourists had engaged in cultural or other heritage activities during their holidays, while other surveys showed that in 1998 over 600,000 overseas visitors engaged in outdoor activities such as hill walking, cycling, angling, or cruising on our inland waterways. Ireland’s physical environment has also been identified as a major attraction for the international film industry, which in 1999 generated over €116.82 million (£92 million) for the economy through productions in Ireland as well as providing valuable work experience for those employed in the Irish film industry.

4.1.7. Our heritage plays an economically valuable, if unquantifiable, role in other areas of activity. For example, Ireland's food and beverage exports, which were valued at over €6.35 billion (£5 billion) in 2000, are assisted greatly by the reputation of our unspoilt natural environment, while Ireland's arts and craft sectors continue to draw inspiration from our natural and cultural heritage. Economic considerations primarily influence the choice of location to invest capital and create employment, but our quality of life, the richness of our cultural heritage, and our local environment should not be underestimated in this respect. In this and in other regards, our heritage in all its manifestations is one of Ireland's key assets.

4.2 **Planning and Development Act 2000:**

4.2.1. The planning act 2000 refers to architectural heritage as structures

"of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest".

It also refers to Architectural Conservation Areas as

"the character of a place, area, group of structures or townscape, taking account of building lines and heights that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of protected structures"

4.2.2. The Town Council has prepared a Register of Protected Structures Study on which the Register of Protected Structures in the Plan has been based. The Study is available for inspection at the Town Hall. The Archaeological provisions in the Plan have been based on the OPW prepared Record of Monuments and Places and the Urban Archaeological Survey of Co. Cork. The Architectural Conservation Area, the Scenically attractive Landscape areas and the Natural heritage areas are based on various studies carried out over the years for previous plans.

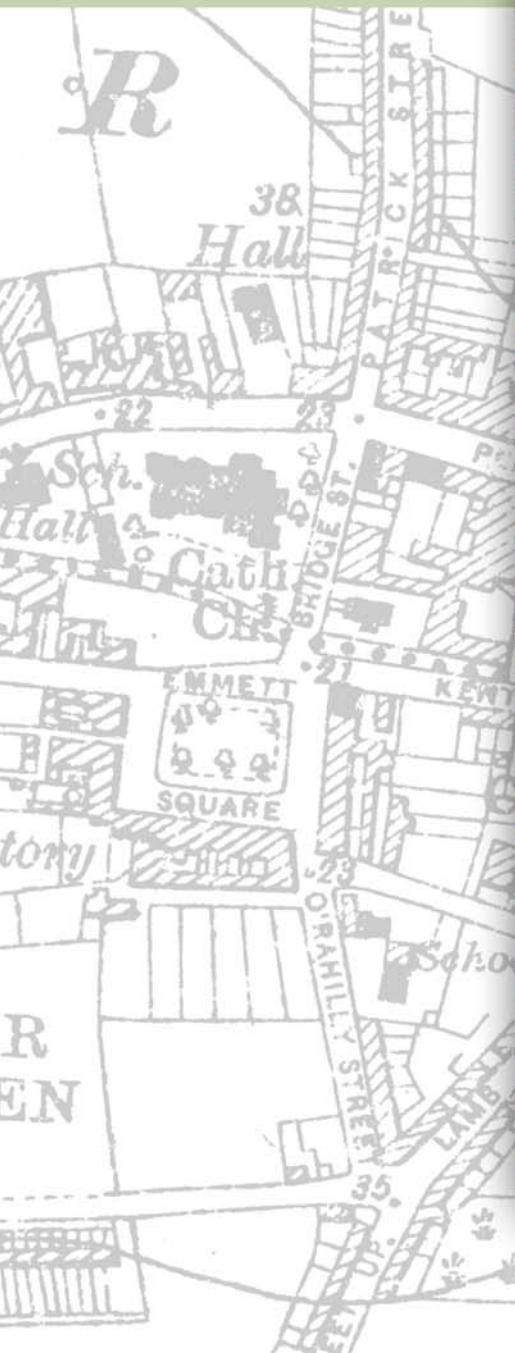
4.2.3. Given Clonakilty's wealth of heritage it will be desirable to include in the plan:

1. Items in the Archaeological record – these are indicated on Map 5 & 5A
2. Record of Protected Structures - these are indicated on Map 6A - 6D
3. Architectural Conservation Areas - these are indicated on Map 7

4. Scenically attractive landscape areas - these are indicated on Map 2
5. Natural Heritage Areas - these are indicated on Map 3.

Chapter 5

Environmental



Chapter 5

Environment

This section outlines the Environmental considerations underlying the Plan.

5.1 Environment.

5.1.1. A full review and assessment of the town and the policies and objectives of the Plan are contained in Volume III, Strategic Environmental Assessment.

5.1.2. The following is a lay persons over view of the environment in the town:

5.1.3. Clonakilty benefits from a clean environment and it is the aim of the Town Council to preserve it for future generations. Blue Flag beaches, rich Woodlands, clean rivers, large blocks of green areas and fertile agricultural land, surround it.

5.1.4. The Town Council has over recent years engaged the services of Consultants to advise on best practice in the area of Conservation of Buildings, Protection of Wildlife Habitats, Maintenance of our Parks, Flood Control and Soft Landscaping.

5.1.5. All new developments have to provide the Town Council with a detailed landscaping scheme plan to include

- (a) Species, variety, number and location of trees, shrubs and other features to be provided
- (b) Proposal to retain and incorporate existing trees and hedgerows within the development
- (c) A programme of implementation of the landscaping scheme.

5.1.6. All new residential developments have to provide a minimum of 15% of the total site for public amenity open green area. Large scale developments of a residential nature shall provide benefits to the local community commensurate with the scale of the development, including sporting, recreational, social or community facilities.

5.1.7. Map 4 of the Volume II of the Plan, Policies and Objectives, indicates the principal arboreal areas of the town and it is desirable that as many healthy trees as possible, in the town are preserved.

5.1.8. The Town Council has indicated the location of aquatic habitats in the Development Plan e.g. the Special Area of Conservation in the estuary area. It desirable that the protection of these natural habitats is continued.

5.1.9. Clonakilty Town Council and its residents have a strong ethos of preserving the traditional architectural character of the town centre. The previous Plan included an Architectural Conservation Area and Register of Protected Structures. It is desirable that these continue to be protected in the Plan.

5.1.10. Clonakilty and its environs benefit from a number of attractive parks e.g. Emmet Square, Lisselane Estate, Croppy Park, Chateaulin Orchard and Waldaschaff Park. The Town has a state of the art children's playground.

5.1.11. Plans are in place to develop Gullane Lake, along with further plans for a Bay Wildlife & Interpretive Park and a Bay Garden in association with pupils from the local secondary schools. The town has its own Garden Tunnel where the Town Gardner propagates flowers for the hanging baskets and window boxes which decorate the town during the summer. Clonakilty has won the European Entente Florale Competition (2000), Ireland's Tidiest Town Award (1999) and Nations In Bloom Gold Award Winner (2001).

5.1.12. Clonakilty has signed up to the principles of "Local Agenda 21", which facilitates sustainable development at community level. It is an approach, based on participation, which respects the social, cultural, economic and environmental needs of the present and future citizens of our community in all its diversity.

5.1.13. Clonakilty has a very active Tidy Towns Committee who works in partnership with the Town Council. This group is primarily concerned with environmental matters. The main activities include:

- Voluntary litter control
- Street sweeping
- Organising weekly clean up nights
- Planting of flowers & shrubs and maintenance of same.
- Maintaining green areas
- Developing and protecting Wildlife and Natural Amenities
- Organising litter patrol for school children during the Summer Holidays
- Green School programmes in our local schools.

5.1.14. The Town Council has recently commenced a programme of Estate Management for both Local Authority estates and privately developed estates. It encourages the establishment of Residents Association and provides training for officers of these groups. These groups will then work with the Tidy Towns Association for the common good of the community.

5.1.15. The Town Council promotes the national “Greener Homes” strategy. This programme will allow individual householders to obtain grants for the installation of renewable technologies including wood pellet stoves and boilers, solar panels and geothermal heat pumps. Grant aid of €1,100 to €6,500 may be provided depending on the individual technology used.

5.1.16. The Town Council has signed up to the Kyoto Protocol and has set a target of limiting its greenhouse gas emissions to 13% above 1990 levels nationally by the first commitment period 2008-2012. The achievement of the targets set will necessitate voluntary changes in behaviour by individual citizens in small ways through, for example increasing their use of low-energy light bulbs and by driving cars in a more fuel efficient manner. Simple matters like (a) the planting of broadleaf trees and new hedgerows will contribute to carbon sequestration (b) improved farming practices resulting in better utilisation of nutrients (c) a more positive attitude to waste management reduce, reuse and recycle (d) compliance with Building Regulations are steadily enhancing the thermal performance standards of new and refurbished buildings. The Building Energy Rating certificate has now been introduced.

5.1.17. A local voluntary group have established themselves as “Sustainable Clonakilty” and are engaged in a number of current activities to promote their environmental objectives.

Chapter 6

Infrastructure



Chapter 6

Infrastructure

This section outlines the infrastructural considerations underlying the Plan.

6.1 Introduction.

6.1.1. This section addresses the infrastructure requirements of the town and covers:

- Accessibility,
- Water Supply,
- Drainage,
- Electricity,
- Telecommunications,
- Waste Recovery, treatment and disposal
- Derelict sites.

6.2 Accessibility.

6.2.1. Clonakilty is situated on the N71 52km (32 miles) west of Cork City. The town is also a cross road for other lesser roads, which in summertime are used as scenic routes.

6.2.2. Clonakilty Traffic and Transportation Study: At present the 'Clonakilty Traffic and Transportation Study' is in progress and is not expected to be completed for some time. The Study will address mobility in the town across all four modes namely private vehicular transport, public transport, cycling and pedestrian. It will also address the question of carparking in the town centre along with parking, access and off loading spaces for commercial vehicles and public transport vehicles. The special needs of people with disabilities, the child perspective etc. will also be taken into account by the study. On the basis of the preliminary work of the Study the Northern Relief Route indicated on Maps 3 and 4.

6.2.3. Pending the completion of this study a holding position is being adopted by the Development Plan and the recommendations of the final report can be adopted as a variation or amendment to either the draft Plan or the Final Plan. In the meantime it considered prudent to retain the line of the three option corridors for one or more relief routes indicated in the current 2003 Plan.

6.2.4. Public Transport: Daily bus services are scheduled to Cork by Bus Eireann. The town is also visited by an increasing number of tourist buses, whose parking and disembarkation requirements will be addressed by the Clonakilty Traffic and Transportation Study.

6.2.5. There is no intra-urban public transport other than taxis and hackneys. There is designated coach parking for tourist buses in Wolfe Tone Street and the Model Village carpark. It would be desirable to allocate a suitable area for taxis and hackneys in the future should such a suitable place be available.

6.2.6. School traffic: Vehicular traffic generated by school users is a significant problem in the town. It is the intention of the Town Council to investigate the feasibility of voluntary organisation of 'walking' school buses. This would promote a health lifestyle and resonate with the environmental ethos of the town. It is desirable that the question of traffic management plans is also investigated.

6.3 Water Supply.

6.3.1. Cork County Council is the sanitary authority for the town. The main source of supply to the town is Argideen River which provides water of exceptionally good quality but can suffer from capacity problems after a dry spell. It is proposed to augment the supply from Dunmanway and this proposal is currently at detailed design stage. Until the Dunmanway Augmentation Scheme has been commissioned there may be problems guaranteeing supply during periods of extended dry weather. The Argideen source also supplies water to the Clonakilty Region. Priority will be given to ensure that there is an adequate water supply to consolidate permitted and proposed development within the town boundary.

6.3.2. The treatment works is located at Lisselane, in Sillane, some 3Km north of the town and has a capacity of some 2 million gallons/9,000 cubic meters per day. The water receives full treatment by means of a rapid gravity filtration plant, consisting of filtration, fluoridation, chlorination and pH correction.

6.3.3. The main town reservoir has a capacity of some 2,500 cubic metres or 5 days storage and is considered adequate for the town. This reservoir is connected to the Clonakilty Regional reservoir located at Gallauns which has a capacity of 3,400 cubic metres of some one days storage.

6.3.4. There is a water conservation program currently ongoing to reduce leakage in the distribution mains. This involves the ongoing replacement of older and deficient pipes.

6.3.5. It is considered that capacity is sufficient for the projected residential population.

6.4 Drainage.

Since 2004 Cork County Council has become the sanitary authority for the Clonakilty town council area.

6.4.1. Surface Water Drainage: The town is subjected to both tidal and surface water flooding. The Fealge River does not have the capacity to cater for surface water drainage from development on the western part of the town. Storm retention conditions will apply to some new developments. The Clonakilty Development / Flood Control Study will address the expansion of the town and control of freshwater flooding in the town. The study will propose strategies to overcome the flooding problem.

6.4.2. Tidal Barrage: Serious flooding occurs in the town during periods of adverse weather and high Spring tides. On 16th December 1989 the town was flooded due to a high tide that rose almost 2 metres above the predicted level. A 1992 Preliminary Report produced by M.C. O'Sullivan, Consulting Engineers proposed a tidal barrage to protect the town. An environmental Impact Study was completed in January 2001. It is proposed to construct the barrage from a short distance inside Gilman's Point on the west side of the harbour to Ring Road on the eastern side. The proposed structure will some 300 metres long with a pedestrian walkway across the top. Car parks at both ends will be provided. It is intended to keep the barrage open at all times except for periods when extreme tides are forecast.

6.4.3. Sewerage collection There is a combined surface and foul sewer network draining most of the town. It is proposed to do an assessment of existing system in the light of the projected increase in population. This may include recommendations to have a separate foul and surface collection system.

6.4.4. Concerning new developments storage and pumping stations will be discouraged and developers should seek gravity flow to the nearest public sewer. An overall approach to collection networks should be taken rather than adopting a piecemeal approach.

6.4.5. Treatment: The existing sewerage system is a combined scheme with secondary treatment discharging

to the estuary. The plant also serves Inchydoney, Gallanes and the Enterprise Park. The plant, constructed in 1988 is presently overloaded and requires upgrading.

6.4.6. The town has commissioned a report by consultants to guide the requirements of upgrading.

6.4.7. Peak loading can be a problem and generally the plant is overloaded. The upgrading of the plant is included in the current round of investment program and the Council is waiting for the DOE to move to construction phase.

6.4.8. The current capacity of the plant has a population equivalent of 12,000 but industrial loading, external and tourist loads have tested this limit. The future capacity of the plant will need to be reviewed in the light of current population projections. The proposed upgrading should result in the capacity being increased to a population equivalent of 20,000. However this may need to be reassessed based on future population growth. .

6.4.9. Until this upgrade has taken place developers will be required to provide pre-treatment on site prior to discharge to the public sewer. Upon upgrading these temporary plants will be removed.

6.4.10. It is proposed to upgrade the plant in the near term and the possibility of relocating the plant in the long term will be explored.

6.4.11. The discharge is into the Clonakilty Bay. From 2008 all discharges will be licenced and monitored by the EPA.

6.4.12. The following is an excerpt from the 2006 Census classifying the private dwellings in the town according to their water supply and sewerage facilities.

6.4.13. in the 2006 census (Vol 6, Table 14) 92.5% of dwellings reported being connected to the public sewer, with some 7% being connected to a septic tank. In general it is desirable that all dwellings in the town council area be connected to the public sewer and that the use of septic tanks be discouraged.

6.5 Electricity Supply.

6.5.1. Supply voltage at 10 KV and 380/220 KV are available in and around the town of Clonakilty. A 38 KV station is located approximately 1.5 miles on the north side of the town. Overhead cabling is present in large areas of the town including parts of the historic core. Recent developments have placed these supply cables underground.

6.5.2. Street Lighting: At present there is an ongoing program to renew street lighting and place cables underground. This is currently carried out on the basis of one or two streets per year depending on the length of the street. It is intended to continue with this process until all cables have been placed underground.

6.5.3. It is desirable that the council promote the use of sustainable non-carbon sourced energy such as improved insulation and solar panels.

6.6 Telecommunications.

6.6.1. Clonakilty is served via Eircom, by digital exchanges, optic fibre links, full international direct dial facilities and high speed digital data links. Mobile phone transmissions stations are placed in the following locations in and around the town's environs at Inchidoney Peninsula, the Garda Station, Lisselane Estate and the West Cork Technology Park.

6.6.2. Fibre optic network. There is a fibre optic network serving the most of the town with up to 75% of businesses and households covered by broad band and this coverage is increasing all the time. The technology park has been provided with a high-speed broadband line. With this facility a network will be able to provide International, National and Local access by delivering via fibre optic cables or wireless point to point equipment transmitting speeds of 2 Megabytes/second of information. This line gives the opportunity for new technology companies to relocate to the area.

6.6.3. Satellite Dishes: There is an ongoing problem with illegal satellite dishes being erected on the front facades of buildings. It is essential that all such telecommunications apparatus are located in an appropriate location on a building so as not to detract from the award winning appearance of the town.

6.6.4. PC Ownership and Access to Internet: The following is an extract from the 2006 Census:

Clonakilty: Private households in permanent housing units classified by personal computer ownership and access to the internet, 2006				
	Total House holds	PC owner ship	No PC owner ship	Not Stated
Clon	1,432	722	685	25
	Broadband internet access	Other internet access	No internet access	Not stated
	297	309	739	87
Source: Census 2006: Vol 6: Table: 31. Private households in permanent housing units in each town with a population of 1,500 or more, classified by personal computer ownership and access to the internet, 2006				

6.6.5. PC ownership is running at around 50% of households. Access to a PC is a basic requirement to enable all households to access the Internet. It is desirable that all households have access to the Internet.

6.7 Refuse Disposal.

6.7.1. Cork County Council's Divisional Services are responsible for waste collection in the three divisions of County Cork. In 2003 the Western Division became the first area in Ireland, to introduce an integrated wheeled bin only, pay-by-weight billing system for waste collection.

6.7.2. There is a Refuse and recycling collection system in Clonakilty that is operated by Cork County Council with the Refuse collection system being operated on a pay by weight basis.

6.7.3. Landfill Non-Recyclable refuse goes to Derryconnell landfill near Schull. It has limited capacity and it is envisaged that refuse will thenceforth be disposed of at a central facility.

6.7.4. Civic Amenity Site There is a state of the art civic amenity site in Clogheen which caters for a variety of recyclable materials including a paint exchange facility and composting facility.

6.7.5. Tidy Towns' Committee. The Tidy Town Committee and Town Council work in tandem to the benefit of the town and the Town Council is keen to work with all voluntary bodies interested in maintaining and improving the appearance of the town.

6.7.6. Smoking in public Places: Since the introduction of the smoking ban in enclosed public places cigarette butt receptacles have been provided at strategically located places about the town. Disposal of cigarette butts is an issue requiring ongoing attention. Extra litterbins have been provided in the town

6.8 *Dereclit Sites.*

6.8.1. Due to the tax incentive Town Renewal Scheme there are relatively few derelict sites left in the town and no derelict site notices have been issued for a number of years.

6.8.2. The Town Council is pro-active in encouraging the maintenance of older buildings and the redevelopment of vacant sites.