



Clonakilty Town Council

Clonakilty Development Plan 2009 - 2015 July 2009

CLOICH NA COILLTE



MICHAEL
COLLINS

1890 - 1922

*Clonakilty Michael O'Connell
in memory of the Collins
in memory of the Collins
in memory of the Collins
in memory of the Collins*

*MICHAEL COLLINS DIED AT
AGE 31 IN THE STRUGGLE*

Clonakilty

Development Plan 2009 -2015



Volume II Policies & Objectives

July 2009

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Chapter 1

Introduction



Chapter 1

1.0. Introduction

The Clonakilty Development Plan 2009-2015 was approved by Clonakilty Town Council on the 25th June 2009.

The Plan comprises of three Volumes

- Volume I: Survey and Analysis**
- Volume II: Policies & Objectives**
(Including RPS and various maps)
- Volume III: Strategic Environmental Assessment.**

1.1. 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 is September 2009. It is the intention to complete it at an earlier date if possible.
- 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 draft 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.

1.2. 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:

- (a) The identification of development demands likely to arise over the next six years and more generally over a period of approximately 20 years.
- (b) The facilitation of sustainable and balanced economic investment, taking into account these demands.
- (c) A dialogue with and informing of all stakeholders in the town of the likely extent, pattern and form of future development.
- (d) The protection, conservation and enhancement of the environmental quality of the town within a sustainable pattern of growth.

1.3. 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. (See Reference Maps at the back of this report)

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

1.4. 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.

1.5. Format of The Plan

The Plan is divided into three volumes as follows:

- Volume I: Survey and Analysis:**
Outlines the background and analysis providing the basis for the Plan.
- Volume II: Policies & Objectives**
Including Record 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
- Volume III: Strategic Environmental Assessment.**
This attempts to assess the environmental impact of the plans proposals on the environment.

1.6. Period of The Plan

2009 - 2015 (SIX YEARS)

1.7. 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
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Chapter 2

Strategic Context Objectives



Chapter 2

2.0 Strategic Context Objectives

2.1 Introduction

The following are some of the plans and strategies, which form the strategic context within which the Plan was formulated. Below are the objectives relating to these strategies and plans.

2.2 National Spatial Strategy

It shall be an objective of the Plan to resonate with the proposals for the NSS and endeavour to avail of Clonakilty's urban strengthening opportunity as a self-sustaining town and to regain and to retain the town's status as a medium sized town in the ranking of town size in the State.

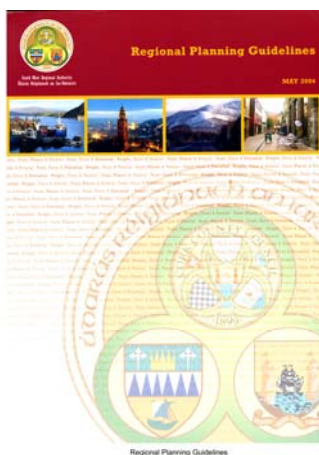
To protect the economic vitality of Clonakilty into the future, to its own benefit and that of the wider areas around it, it will be an objective to sensitively balance future development options against the need to maintain those attributes that made this town attractive in the first place. Achieving 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. It will be an objective of the Plan to resonate with the objectives of the National Spatial Strategy and to promote and develop Clonakilty as a self-sustaining town.

2.3 South West Regional Planning Guidelines

It shall be an objective to endeavour to achieve the objectives set out by the South West Regional Planning Guidelines (May 2004). Towns such as Clonakilty have the potential to attract Foreign Direct Investment (FDI), as well as developing a stronger indigenous sector. It is envisaged that growth in these towns will be employment-led and that they will not merely become dormitory towns for the Metropolitan Area. Commuting to the Gateway will obviously continue, but should not become the prime basis of growth.

Chapter 2 Strategic Context Objectives

It shall be an objective to work with the relevant state agencies with a view to encouraging organic growth in the size of towns and villages within the west Cork Area and to achieve improvements in services, public transportation and other linkages - principally through improved bus services, road access and telecommunications infrastructures. The spatial strategy for the Region views towns such as Clonakilty as continuing to provide the principal housing, local service and shopping infrastructures for their traditional catchments.



With the decline in traditional areas of the rural economy (particularly agriculture) in many parts of the South West Regional Zone, provision needs to be made to encourage new sectoral growth and the retention and expansion of their indigenous manufacturing base. The Regional Authority is conscious that, despite ongoing attempts to foster alternative farm enterprises,

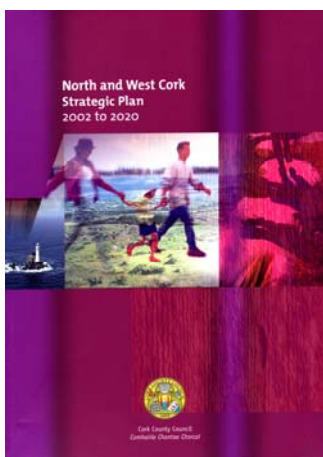
this is not a realistic option for many young people within the rural areas, many of whom attend third level education. Therefore, by definition, a certain percentage of this growth has to be in the area of high-value, modern technologies - providing, wherever possible, employment at the graduate level. There also is a requirement for part-time/full-time off-farm employment, which will be needed to meet the future rise in part-time farming, likely to grow rapidly in the years ahead. This Strategy will lead to a more balanced employment and population profile. It shall be an objective of the Plan to work with the Regional Authority in further its aims.

2.4. North West Cork Strategic Plan

It shall be an objective to work with the Cork County Council to achieve the aims of the North West Cork Strategic Plan which include:

Raising the productive potential of the economy
Optimising the spatial development patterns as an essential requirement for infrastructure development

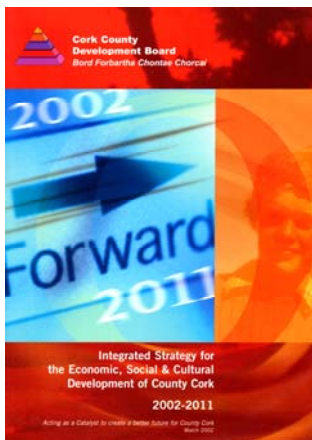
Incorporating environmental sustainability and improving environmental quality in key areas of water quality, transport, energy, coastal zone management and waste.



2.5. Cork County Development Board (CDB) Strategy (2002)

It is an objective of this Plan to support the Cork County Development Board (CDB) (2002) Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011.

2.51 The Clonakilty Town Council will work towards the goals stated in the Strategy including:



Provide an effective infrastructure that supports Sustainable Development.

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.

Working with the County Council and the CDB it shall be an objective to ensure sufficient employment opportunities and economic growth proportionate to the population in the immediate environs, to encourage the location of sunrise industries through the encouragement of educational facilities at all levels in the immediate environs, to enhance the quality of life as stated in other sections of this Plan and to ensure equality of access for all.

2.6. County Development Plan 2003-2009 & County Development Plan 2009-2015

It shall be an objective of the Plan to co-operate with Cork County Council in implementing the objectives of the current County Development Plan and the Draft Development Plan 2009-2015 and to promote the continued development of the town and its hinterland as an employment and service location; promote its coastal setting and its special recreational, heritage and tourism functions. It shall also be an objective to establish a balance between residential and employment generating development in order to encourage the town to be more self-contained, as proposed in the County Development Plan.

Chapter 2 Strategic Context Objectives

It shall be an objective of the Plan 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 2009-2015 as an Integrated Employment Centre to act as a focus for economic and population growth. It will also be an objective to work with the County council in making Clonakilty the main integrated employment centre.

In addition, and in support of this measure, it shall be an objective to collaborate in giving priority to the provision of enhanced transportation infrastructure in the N71 corridor to improve the quality of this critical economic link to the Cork area.

The policy and objectives of the County Development Plan 2009 - 2015 for the West Strategic Planning Area are based on the following (and other) 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;*
- c. *To recognise the international importance and the importance to the regions tourism economy, of the scenic and landscape qualities of the coastal and upland areas, particularly along the peninsulas in the southwest and to protect these landscapes from inappropriate development.*
- d. *To facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.*
- e. *To strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural or fishery infrastructure and productivity and focussing other employment development primarily in the main towns and key villages;*

- f. *To recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy both through the protection of the area's natural and built heritage and by encouraging appropriate new forms of employment development.*

It shall be an objective of the Plan to work with the County Council in furthering these aims.

2.7. Cork Local Authorities Joint Housing Strategy (2001)

It shall be an objective of the Plan that the Town Council would work with Cork County Council in its implementation of the Cork Local Authorities Joint Housing Strategy (2001) and the successor to the current Strategy, being the Joint Draft Housing Strategy published in December 2007.

2.8. Waste Management Plan for Cork County (2004)

It is an objective of this Plan to work with the Cork County Council Waste Management Plan for Cork County 2004.

It is an objective of this Plan that Clonakilty Town Council work with the County Council in zoning and regulating land uses for the collection, sorting and transshipment of waste as an element in the towns portfolio of employment opportunities.

2.9. Cork County Council Recreational Strategy

It shall be an objective of the Plan to work with Cork County Council in the implementation of any relevant recreational strategy that the County Council may draw up.

2.10. Cork Planning Authorities - Proposed Joint Retail Strategy 2008

It is the County Council intended 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. All three elements will promote Clonakilty as a significant settlement in West Cork. It shall be an objective to work with Cork County Council to enable Clonakilty to become the main Retail Centre for West Cork. (For further information on the Joint Retail Strategy see Section 3 - 3.8)

2.11. Overall Strategy & Strategic Objectives

In accordance with Section 10 of the 2000 Planning and Development Act the following is a statement of the overall strategy guiding the Plan:

The priority objective will be the promotion of a balanced and sustainable development that takes account of the values and concerns of all stakeholders in the town.

2.11.1. The strategy underlying the Plan specifically aims to address the following matters:

The objective of encouraging the enhancement of the towns economy with particular emphasis on the attraction of new innovated sunrise type industries to the town.

It shall be a strategic objective to support existing traditional industries in the Town.

The objective of rejuvenating and extending the retail and service function of the town.

The strategy underlying the Plan specifically aims to address the following matters: The objective of conserving and developing the unique and extraordinary potential of the towns bay area and extensive shoreline, including maintenance of the ecological integrity of the Clonakilty Bay European sites (Clonakilty Bay cSAC and Clonakilty Bay SPA)

It shall be a strategic objective to implement the recommendations of the "Clonakilty Flood Study Report" dated December 2003.

It shall be a strategic objective to progress the development of a tidal barrage across Clonakilty Bay. This is seen as being the fundamental means of alleviating the risk of tidal flooding within the Town. In undertaking this essential project the Town Council will in commissioning an Environmental Impact Statement also take cognisance of the conservation objectives or

ecological value of the Clonakilty Bay European Sites (Clonakilty Bay cSAC and Clonakilty Bay SPA)

The objective of developing the town's tourist potential.

The importance of pedestrian facilities, public transport and cycle lanes will need to be addressed in the plan in a balanced and sustainable manner.

Traffic, parking and mobility issues will require particular attention.

The unique heritage of the town needs to be protected and leveraged in a balanced manner for the benefit of all stakeholders in the town.

Clonakilty's unique architectural heritage is noted and a detailed inventory in respect of same is included. These heritage items are an asset to the town and it is an objective to continue to develop a heritage strategy that will enable the preservation of these structures for their intrinsic conservation value, their potential for enhancing the town's urban quality and their economic value enhancing role with respect to the tourist industry.

The objective of providing sufficient zoned and serviced lands for residential, recreational and amenity purposes along with a mix of residential densities, including low, medium and high densities, will require attention.

The objective of liaising with the County Council with a view to encouraging balanced and sustainable development between the Town Council area and the Town environs in the county area.

It shall be a strategic objective to enhance pedestrian priority in the town and improve the public realm in the town centre, including the rejuvenation of such areas as Strand Road, Astna Street, etc.

It shall be a strategic objective to maintain and enhance a vibrant town core and to improve the streetscape and public realm in the central area.

It shall be a strategic objective to work with Cork County Council in furthering the draft Retail Strategy for the county and to develop the retail facilities in the town in a sustainable manner.

It shall be a strategic objective to work with Cork County Council in furthering the aims and objectives of the draft Joint Housing Strategy for the county and to develop the balanced provision of appropriate residential developments in the town in a sustainable manner.

It shall be an objective to work with Cork County Council and other agencies to enable Clonakilty to fulfil its potential as an Integrated Employment Centre.

Chapter 2 Strategic Context Objectives

It shall be a strategic objective to endeavour to provide a new town park and civic and cultural centre in the town.

It shall be a strategic objective to collaborate with, and support the Department of Education and Cork County Council in the provision of additional educational facilities within the town, and to ensure that sufficient lands are zoned to accommodate these needs and to endeavour to locate same within walking distance of the existing and proposed principal residential areas of the town.

It shall be a strategic objective to promote the east-west growth of the town in a balanced and sustainable manner.

2.11.2. In approaching these objectives the overall strategy will be to implement the following in varying degrees of detail:

Zoning and rezoning lands for town centre and mixed uses in the vicinity of the existing Town Centre.

In approaching these objectives the overall strategy will be to implement the following in varying degrees of detail: The indicative provision of a relief road along with provision of other accessibility measures such as cycle lanes, pedestrian areas etc. to ensure maximum accessibility for all stakeholders and modes of movement. The provision of any relief road that passes across Clonakilty Bay to the south of the town will pass through Clonakilty Bay cSAC and Clonakilty Bay SPA and will therefore be subject to the restrictions and conditions imposed by these designations, including Environmental Impact Assessment and Article 6 Appropriate Assessment

To zone and service lands for residential and complementary developments in appropriate areas.

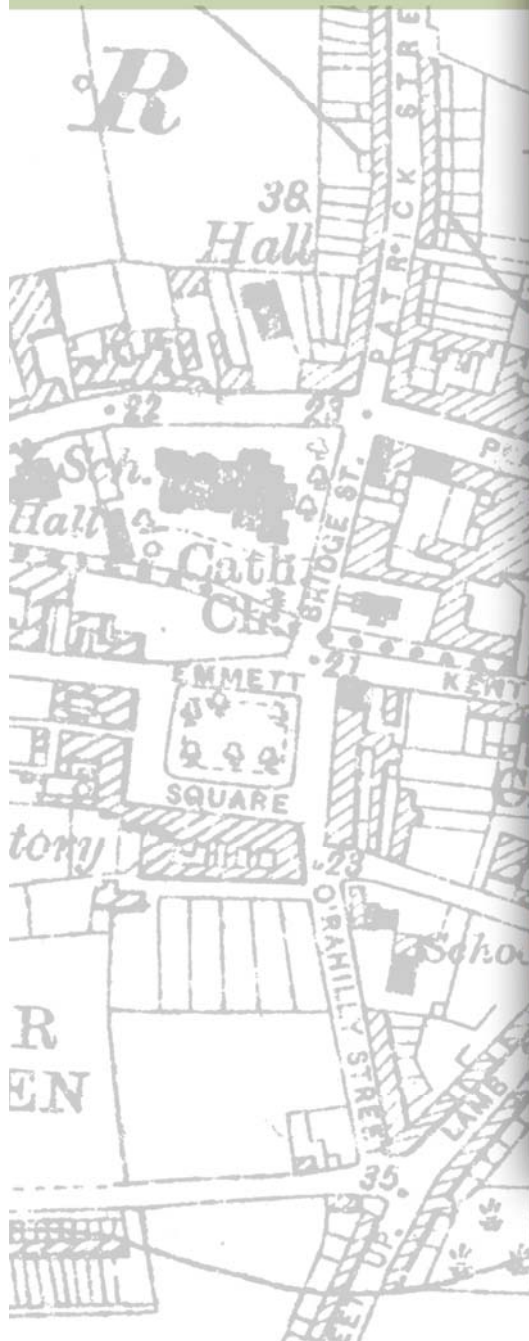
To encourage Tourist Related Development.

To maintain the Register of Protected Structures and safeguard the Architectural Heritage of the town.

To have regard to the provisions of Volume III of this Plan, Strategic Environmental Assessment, in the consideration of all proposals for development in the town.

Chapter 3

Social & Economic Objectives



Chapter 3

3.0. Social & Economic Objectives

3.1. Strategic Objectives

It shall be an objective of the Plan to enable Clonakilty to compete on an equal footing with other towns of its size on the basis of its comparative quality of life. In particular it shall be an objective to showcase the towns enviable built heritage, admirable local civic and commercial institutions, attractive physical layout and efficient operation. It shall be an objective to use these qualities to attract investors, entrepreneurs, high quality employment generators thus perpetuating an upward spiral of success.

3.2. Population Objectives

3.2.1 Strategic Objectives

It shall be an objective of the Plan to work with Cork County Council

To meet the North and West Cork Strategic Plan designated objectives for Clonakilty.

To achieve the population targets of approximately 8,400 by 2020 set in the Draft County Development Plan.

To ensure adequate infrastructural provision to meet projected population targets.

To ensure the provision of adequate employment, retail, leisure, educational and other community facilities within the immediate Clonakilty area commensurate with its rapidly growing population.

To enable the people of Clonakilty to inhabit the town as a vibrant, sustainable community.

To settle the pattern of future growth through the designation of the use of particular areas for particular purposes and the appropriate servicing of selected areas.

3.3. Town Centre - Strategic, Development & Zoning Objectives

The elements of this section will apply to all Town Centre Zonings and will be broken into Strategic Objectives, Development Management Objectives and Zoning Objectives.

3.3.1. Strategic Objectives

It shall be an objective of the Plan to maintain the town centre as the primary commercial, retail, civic, social and symbolic centre of the town and to maintain the dynamic of its mix of uses while recognising the unique historical and heritage character of the area.

It shall be an objective to preserve the old town centre's heritage character and to enable the existing commercial facilities compete with the future provision of retail and other services.

It shall be an objective of the Plan to improve congestion control and access management of the Main Street area with the objective of enhancing the amenities and tourist potential of the area with due regard for the commercial, social and cultural life of the town core. To this end it shall be an objective to reduce the dominance of vehicles in the town centre, to encourage pedestrian priority and enhance the public realm.

It shall be an objective of the Plan to enhance facilities for pedestrians and cyclists in the town centre.

It shall be an objective to promote Clonakilty as Irelands First Fair Trade Town and to further promote and build on its success and to endeavour, where appropriate, to facilitate the efforts of traders in this regard.

It is an objective of the Town Council to work with sustainable Clonakilty in developing Clonakilty as a sustainable town.

3.3.2 Development Management Objectives:

The town centre has the potential to become a tourist attraction in its own right, because of its unique character, excellent environment and the quality of preservation of its heritage structures. To further this, the town centre is to be considered an Architectural Conservation Area and its area is delineated on Reference Map 7 - Architectural Conservation Area

Applications for development in this area (zoned variously "Town Centre 1-3" in Reference Map 3 - Zoning Objectives will be assessed by the Planning

Authority, taking into account this overall objective and the following considerations.

In considering applications for new developments or new uses a principle consideration will be the impact of the proposal on the heritage character of the town centre and on the heritage fabric of the building itself while at the same time encouraging the evolution of new uses compatible with the town centre function.

All developments must be designed to complement the existing architecture, townscape and character. Where a new building is to be inserted into a street or an existing building is to be altered, the character and integrity of the street facade is to be maintained. Development must respect the proportion and character of the existing streetscape including architectural features such as plaster surrounds to windows, quoins, etc.

3.3.3 Proposals for retail development within Clonakilty town centre will normally be permitted subject to:

Provision of pedestrian links and circulation around the site and access for people with disabilities; and

Infrastructure and access provision; and parking provision or the contribution of a financial levy towards the provision of town centre parking; and

Sensitive and good standards particularly in areas designated as Architectural Conservation Areas (ACA`s).

In order to prohibit the over development of rear yards and gardens to properties generally, commercial properties must have adequate service yard space available at the rear of the property.

As a general rule, flat roofed buildings, single storey development or bland facades, will not be permitted on the street frontages in this area.

Backland development will be encouraged where it is seen by the Council that such development contributes to an enhancement of the character of the area and townscape. Particular care should be taken regarding the scale and massing of the proposals. At the same time a reasonable area of private open space shall be maintained for private recreational, storage and domestic purposes.

New buildings in existing streets must not be set back from existing building lines except in exceptional circumstances.

Chapter 3 Social & Economic Objectives

It is an objective to preserve the integrity of individual premises and to prevent subdivision of shops and commercial property within the town generally.

The development of nightclubs and discos will be discouraged in and around the pockets of primarily residential areas of the town core in the interests of maintaining the residential amenities and family friendly nature of the town centre, while at the same time recognising the importance of promoting a vibrant night life in the town centre.

Night Clubs/ Discos and Fast Food Outlets / Takeaways shall be restricted in those areas of the town that are predominantly residential in character. This is in the interests of preserving the residential amenities and family friendly nature of the town centre.

Betting shops, gambling and gaming uses will be resisted in buildings situated along the streets within the Architectural Conservation Area indicated on Map 7, Architectural Conservation Area, of this Plan. This objective is in the interests of preserving the ambience and character of the streets

In order to maintain the visual amenities and ambience of the town core and to maintain the quality of life of all stakeholders and users of the town core only fast food restaurants that provide sufficient seating accommodation for customers will be permitted. This is to discourage the eating of fast food on the streets of the town, with its associated problems. Further, the location, size, concentration, contiguity and external facades of fast food outlets will be strictly controlled in the interests of maintaining the quality of life of all stakeholders, the visual amenities and character of the area and the family friendly nature of the town core.

3.3.4. It shall be an objective of the Plan

To prevent over intensification of Fast Food Outlets, betting shops and amusement arcades particularly on the Main Street.

The development of such units in locations that would distract from visual, residential or other amenities of the area will be restricted.

No consolidation or alteration of buildings which would detract from the existing eighteenth and nineteenth century traditional internal layout, character or scale of the existing buildings will be permitted within the area where the Architectural Conservation Area overlaps with the town core. Where in exceptional circumstances a new building is allowed, good contemporary buildings by suitability qualified urban designers will be encouraged.

It will be a specific aspiration of the Council to retain existing townhouses as family residencies and to resist the subdivision of existing townhouses into flats. It is an aspiration of the Council to discourage the consolidation or subdivision of existing family residential buildings into apartments. This aspiration is in the interest of preserving and enhancing the family friendly character of the town core and of encouraging the continued presence of families living in the town centre.

The subdivision or consolidation of shops in the Architectural Conservation Area will be resisted in order to maintain the character of the town centre, save in exceptional circumstances.

The location, size, concentration and external facades of pubs generally will be strictly controlled in the interests of maintaining the current diversity of family owned pubs and of maintaining the ambience, character and visual amenities of the area and the family friendly nature of the town core.

3.3.5. It is an objective of the Plan:

To promote the development of the town centre as a primary location for retail and other uses that provide goods or services to members of the public.

To maintain and enhance the mixed use character of the town centre by encouraging the retention and development of general office, retail, housing, office accommodation, community, child care, civic and entertainment uses.

To improve the quality of civic design and of hard and soft landscaping.

To promote improved pedestrian access, movement and safety throughout the town.

The Town Council will encourage areas of pedestrianisation in streets, which have a high proportion of apartment development and 'living over the shop' housing. In addition the development of open space amenity areas and urban landscape will be a leading factor of new developments within the central zone of the town, with a view to improving public open space

It shall be an objective of the Town Council to require that a minimum of 20% of all tourist related residential developments shall be reserved for the use of primary residence excluding any additional provision that may be required under the provision of part 5 of the Planning and Development Act 2000. This objective is intended to discourage large holiday home developments and to ensure the year round residential vibrancy of the town.

Chapter 3 Social & Economic Objectives

For larger scale developments the Town Council may require the developer to provide parking provision above that required by the development to facilitate the parking requirement of adjacent developments that are unable to comply with their parking requirement. The Town Council may require the developer to provide parking provision above that required by the development to cater for the overall parking requirement for the town, should the Council deem that there is a shortfall of public parking in the town or where there are proposals to remove on street parking in the area to enhance the pedestrian amenities of the area. The provision of retail and other usages that contribute to the vibrancy of the town at ground floor level will be encouraged. It shall be an objective to discourage the exclusive use of the ground floor of multi story buildings for car parking use.

The Council will resist over intensification of development. New developments shall provide adequate on site parking to service same, save where satisfactory alternative means of satisfying the parking requirement of the development are proposed. Where a proposed development is incapable of providing adequate onsite car parking the council will consider the provision of permanent alternative parking provision on adjacent sites or developments.

All development will be required to take cognisance of future measures for congestion control and access management.

The conversion of existing buildings, sites or open spaces currently used for commercial, civic or other publicly accessible uses, or currently facilitating same, to multi-storey residential uses at ground level, will be resisted in the interests of maintaining the mix of publicly accessible uses appropriate to a town centre and to enhance the use mix and animation of the town centre. It shall generally be an objective to require retail or similar usage at ground floor level to encourage the animation of the town centre in and adjoining the commercial core of the town.

Residential, industrial, commercial and other developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

All developments shall conform to the scale, massing, layout, height and urban grain of the streetscape as far as possible to ensure continuity of street frontage and definition of public and private space. Developments should respect and not restrict important views/vistas or landmarks within the townscape and should be designed by a suitably qualified professional with relevant experience in streetscape and shop front design.

Town centre design shall comply with the provisions made in Chapter 4 – Heritage, Architectural, Conservation and Amenity Objectives.

3.3.6. Shop fronts shall ensure that they enhance the character of a building and it's setting by:

Repairing and retaining an historic shop front or historic features in a shop front.

Treating the shop front as part of the design of the whole building and its setting, ensuring that the shop front is in proportion.



It is an objective of the Council to protect high quality heritage details such as shop fronts, windows, doors and signs in the town. It is an objective to treat the rear of the property façade equally to the front façade. This is particularly important where there is a development of back lands.

External drainpipes and other service conduits shall not be permitted particularly where they are publicly visible or visible from neighbouring properties.

The external verticality of the existing facades shall be retained.

Zoning should be considered as primary use zones but not necessarily excluding other ancillary developments that in the opinion of the Council are necessary for the vitality and proper development of the town.

3.4. Zoning Objectives

3.4.1. Town Centre 1 (TC-1)

(Marked TC-1 on Reference Map 3 Zoning Objectives)

This area constitutes the largely westwards expansion of the original town centre and generally comprises residential uses with a small number of mixed town centre uses.

There are therefore two broad categories of use:

1. Primarily residential use
2. Individual small scale residential buildings converted to commercial and other non residential uses

In the case of primarily residential use the preference will be for developments that complement the existing primary residential usage. Where new infill or change of use developments are proposed in such areas consideration will be given to the preservation of the residential character of the area and of the objective to maintain the town centre as a family friendly area. This objective will be balanced with the objective of allowing town centre type uses that are compatible with the primary residential use to permeate on a gradual basis into such residential buildings. Such changes of use and developments will generally be expected to retain the existing fabric of the building or where this is not possible the external scale and character of the existing buildings should be retained. In the case of individual small scale buildings currently in use for commercial and other non residential uses additional uses and extensions compatible with the town centre usage will be permitted with the provision that the scale and character of such small buildings will generally be maintained. The accumulation of such small scale buildings with a view to consolidation and replacement with larger monolithic buildings will be resisted in favour of retaining the existing character and scale of use.

3.4.2. Town Centre 2 (TC-2)

(Marked TC-2 on Reference Map 3 Zoning Objectives)

The Heritage Old town centre comprises the original 18th and 19th Century market town centre where much of the building stock from the past two centuries survives in the town. The principal objective is to encourage the full range of town centre uses within the constraints imposed by the need to retain the fabric and ambience of the old centre.

The overall objective is to maintain the animation and diversity of uses of the Town Centre while respecting the heritage character of the built fabric.

There are therefore three broad categories of land use in the Heritage Old Town Centre:

1. Primarily residential use.
2. Larger scale buildings specifically designed for various commercial, civic and tourist purposes.
3. Individual small scale residential buildings converted to commercial and other non residential uses.

In the case of primarily residential use the preference will be for developments that complement the existing primary residential usage. Where new infill or change of use developments are proposed in such areas consideration will be given to the preservation of the residential character of the area and of the objective to maintain the town centre as a family friendly area.

This objective will be balanced with the objective of allowing town centre type uses that are compatible with the primary residential use to permeate on a gradual basis into such residential buildings. Such changes of use and developments will generally be expected to retain the existing fabric of the building or where this is not possible the external scale and character of the existing buildings should be retained.

In the case of larger scale buildings the primary objective will be to preserve the character and scale of such buildings while also enabling their function to evolve with changing circumstances. The accumulation of such buildings with a view to consolidation and replacement with larger monolithic buildings will generally be resisted in favour of retaining the existing character and scale of use.

In the case of existing buildings currently in use for commercial and other non residential uses additional uses and extensions compatible with the town centre usage will be permitted with the provision that the scale and character of such small buildings will generally be maintained.

In general, Town Centre uses respecting the fabric of the heritage built environment will be permitted. Infill and new development to respect the character, architecture, height and massing of adjoining areas. In general the re-use and recycling of the fabric of the existing built environment will be encouraged.

3.4.3. Town Centre 3 (TC-3)
(Marked TC-3 on Reference Map 3 Zoning Objectives)

These areas are seen as a logical progression and expansion of the old town centre and town centre mixed uses.

With the exception of very small scale infill sites and infill developments of less than 0.5 acres or the substantial reconstruction/refurbishment of existing structures new developments will generally be expected to comply with the following requirements:

1. Have regard to Town Centre Strategy detailed above and if required to accommodate such retail, civic, service and publicly accessible uses at ground floor level as this strategy will determine. This is in the interests of encouraging the animation of this town centre area and minimising the “deadening” effect produced by parking and apartments at ground level.
2. All development shall take place in accordance with an overall master plan which the Town Council will encourage the property owners and stakeholders to prepare and which shall be approved by the Town Council.
3. It shall be an objective to encourage the maximisation of the provision of off street parking so as to maximise the area at ground level for pedestrian and amenity purposes.
4. It shall be an objective to encourage the provision of the maximum of pedestrianisation and pedestrian priority areas practical in the zoned area.

In general and where practical, the location of waste bins and waste and recycling facilities underground will be encouraged.

As much ground level open space as practical shall be landscaped for pedestrian and amenity uses in order to enhance the urban ambience of the area.

Roof gardens where appropriate with the design of the building will be encouraged.

3.5. Employment/Enterprise Development & Zoning Objectives

3.5.1. Strategic Objective

It shall be an objective of the Plan to work with Cork County Council, local and state enterprise agencies and business organisations to enable Clonakilty to have a satisfactory range of enterprises in its immediate vicinity in the interests of sustainability, to reduce commute times, to encourage the generation of a cohesive community, to reduce the existing dormitory character of new residential developments to enable the townspeople of Clonakilty to live and work within the Clonakilty area. To this end it shall be an objective of the Plan to work with Cork County Council and the various development agencies to explore the possibility of encouraging sunrise enterprises such as internationally traded services, tourism, knowledge based industries and other enterprises to be located in the area.

It shall be an objective of the Plan to encourage and facilitate decentralisation of government departments to the town.

It shall be an objective to work with Cork County Council and other agencies to enable Clonakilty to fulfil its potential as an Integrated Employment Centre. It will be an objective to work with the County Council in this regard during the Special Local Area Plan process.

Industrial and commercial developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

3.5.2. Primarily Enterprise/Industrial Zoning Objectives

Reference Map 3 Zoning & Objectives (coloured light blue)

Zoning should be considered as primary use zones but not necessarily excluding other ancillary development that in the opinion of the Town Council are necessary for the vitality and proper development of the town.

On site parking adequate to serve the needs of the development will be required in all cases.

Zoning Objectives:

I-01: Industry/enterprise subject to such development not having an adverse impact on the amenities of the adjoining residential properties and taking account of proposed relief road.

3.6. Tourism/Leisure Development & Zoning Objectives

Reference Map 3 Zoning & Objectives (coloured light purple)

3.6.1. Strategic Objectives

It shall be an objective of the Plan to take adequate account of and foster the Towns growing tourism industry.

It shall be an objective to strengthen the following elements of the tourism industry and infrastructure in the town:

- Existing tourist attractions
- A diverse range of new attractions
- Tourist accommodation
- Tourist shopping
- Tourist transport
- Tourist entertainment
- Tourist food and drink

It shall be an objective to enhance the urban amenities of the town including the provision of plazas and public open spaces and possibly the provision of a new town park.

Tourist related uses are zoned as Commercial/Tourist Related on Reference Map 3 Zoning Objectives (*light purple*) of the Plan and the zoning objectives are included in the section on Consumer Retail and Commercial Services.

It shall be an objective to work closely with the tourism organisations in the town, including Clonakilty and District Chamber of Tourism, West Cork Tourism and the Tidy Towns Committee to continue the existing record of success in enhancing tourist attractions of the town.

3.7. Consumer Retail & Commercial Services Development and Zoning Objectives:

3.7.1. Strategic Objectives:

It shall be an objective of the Plan to work with Cork County Council in promoting Clonakilty as the main retail centre in West Cork.

It shall be an objective to retain the existing town centre as the principal retail and service centre for the town. Subsidiary or neighbourhood centres shall be

designed to serve the local community only and it shall be an objective to ensure that they do not undermine the status of the town centre.

It shall be an objective to encourage the relocation of incompatible uses in the town centre and to encourage the redevelopment of such sites for the full range of town centre uses to a high standard of urban design.

All new developments in the town centre may be required to provide the necessary parking complement listed in the town plan in order to promote the reduction of on street parking and to facilitate future pedestrianisation of the streets.

For large scale developments or redevelopments it shall be an objective to encourage the provision of underground parking, the provision of retail and other urban animating usages and pedestrian's plazas at ground level and the provision of office and residential accommodation over head.

It shall be an objective of the Plan that the Town Council works with the County Council in ensuring that Clonakilty has an adequate retailing infrastructure commensurate with its population and aspirations.

It shall be an objective to have regard to the Cork Planning Authorities – Proposed Joint Retail Strategy 2008, while at the same paying particular attention to the special retail needs of Clonakilty town.

3.7.2. Development Management Objectives:

A strong ethos of preserving the traditional architectural character of the town centre pervades the majority of buildings therein. It shall be an objective of the Plan to ensure that all retail functions in the old town centre maintain and enhance the existing traditional architecture of the town centre.

3.8. Retail Planning Guidelines 2000

It shall be an objective of the Plan to take cognisance of the Retail Planning Guidelines 2000 and any other directive or guidelines issued by the Minister in deciding applications affecting the retail function of the town.

3.9 Car Showrooms & Petrol Stations/ Convenience Shops.

Because of their particular spatial requirements and because of their unsuitability for location in the town centre, applications for extensions to existing facilities or for the provision of new facilities will be considered on a case-by-case basis. A key consideration will be the effect of such developments on the long-term viability of the retail function of the town.

3.10. Entertainment, Hospitality and Tourism.

The Council recognises the crucial role that entertainment, hospitality and tourism plays in town centre land use and of its effect on Town Centre functions. It shall be an objective of the Plan to maintain a proper balance of retail functions and to protect the visual uniqueness of the town centre. Industrial and commercial developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

3.10.1. Land Use Zoning Objectives: (Commercial) *Reference Map 3: Zoning Objectives Map - light purple)*

- C-01:** Tourist related uses subject to their being retained under the ownership and control of the hotel and that respect the residential and amenity character of the adjoining properties
- C-02:** Garden Centre and associated uses.
- C-03:** Recreational leisure and tourist activities having regard to its proximity to the scenic, heritage and other amenity of the bay area.
- C-04:** Offices and employment generating uses, such as government offices.
- C-05:** Hotel and Tourist related uses.
- C-06:** Mixed Use zoning with a limitation being set as to the allowable retail and commercial floor areas in keeping with the location and context of the area.
- C-07:** Keynote building at entrance to town.

C-08: Existing supermarket.

C-09: Commercial/tourist use subject to the following:

- Conserving the heritage railway character of the site,
- Preserving the possibility of providing a pedestrian/cycle way from the town to the business park to the north east and
- Encouraging the development of an arts and crafts village type development on the site.

3.11. Residential Development and Zoning Objectives

Reference Map 3 Zoning & Objectives (coloured yellow)

3.11.1. Strategic Objectives:

It shall be an objective to seek to provide a broad range of residential accommodation types to satisfy the requirements of all stakeholders in the town.

In order to ensure the provision of a satisfactory volume of low density residential development it shall be an objective to designate certain residential zonings as low density residential areas and to resist the over development of the existing low density residential areas. This is in the interests of ensuring the provision of choice between high, medium and low density residential development and to attract people who might otherwise have a preference for low density one off houses in the country side to reside in an urban environment. In general all proposed housing schemes shall be integrated within an accessibility and interconnect ability framework plan.

3.11.2. Development Management Objectives:

It shall be an objective to apply the following general housing densities to the various density zonings contained in the Town Development Plan subject to the specific densities and other objectives referring to a particular zoning:

3.11.3. RESIDENTIAL DENSITY

Low Density: less than 14 dwellings per HA/6 dwellings per acre.

Medium Density: 15-34 dwellings per HA/6-14 dwellings per acre.

High Density: in excess of 35 dwellings per HA./15 dwellings per acre.

The actual density permitted will take account of the mix of housing sizes, the particular requirements of the site in question, the current relatively low

density of residential development in Clonakilty and the need to provide ample low-medium density housing in the town to discourage the re-location of urban residents seeking low to medium density housing to the rural hinterland. In general the higher ranges of the medium density values will be the exception rather than the rule, and then only in carefully argued cases

3.11.4 It shall be an objective:

To continue to improve residential amenities.

To revitalise the residential potential of the town through infill housing and the re-use of upper floors of commercial properties.

To continue to improve educational and civic amenities including open space.

To preserve and improve the towns social facilities and amenities, with particular emphasis on the improvement of the water front.

3.11.5 It is an objective of the Plan:

To proceed with the present policy of providing suitable areas for housing. Housing areas form part of the regeneration of the town, and will be subject to modern requirements such as access, privacy and open space.

The Council will actively encourage residential/family development (Residential/Commercial "Living over the shop") within the town core. Developers will be required to provide security for the satisfactory completion of housing developments in accordance with the Planning Acts.

All residential developments will be subject to the requirements of the Cork Joint Local Authorities Housing Strategy (2001), the current Draft Housing Strategy or its successor.

In the naming of new developments, the developer should liaise with the Planning Authority before naming the development (e.g. housing estates). It shall be an objective to include the naming of new estates as a planning condition.

It shall be an objective of the Plan to encourage the planting of not less than one tree per house in all new suburban residential developments.

To promote energy efficient housing the toilets of all new developments shall be required to incorporate dual flushing mechanisms.

It will be an objective of the Council to discourage open plan developments, which is to say front garden spaces without formal boundaries.

3.12. Large Scale Developments & Community Facilities

Large scale residential developments shall provide benefits to the community commensurate with the scale of the development, including sporting, recreational, social or community facilities. In particular the provision of appropriate purpose built childcare facilities will be required as an integral part of the proposals for new residential development. All schemes will be subject to negotiation, but direct provision on site will normally be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable appropriate provision to be made elsewhere.

3.13. Special Needs

Provision of housing for those with special needs, such as elderly people and those with disabilities, including sheltered housing, will be encouraged. The integration of such housing into proposed new housing estates is encouraged. In any case, housing should be located near shops and have appropriately designed entrances, staircases and lifts and should have adequate access for service vehicles and ambulances . Reference: Sustainable Residential Development in Urban Areas (2008) DOEHLG

3.14. Layouts

New residential developments shall be laid out and orientated so as to:

- a) Make use of the landscape characteristics including local features and vistas
- b) Maximise solar gain
- c) Face on to amenity areas to provide maximum informal surveillance

- d) Present an attractive outlook onto existing and proposed roads
(See: *Recommendation for Site Development Works for Housing Areas issued by the DOEHLG*)
- e) Prevent the front elevation from facing on to the rear private spaces of other dwelling
- f) Have a varied building line
- g) Provide a suitably screened location for a “Bring Bank” centre per 2,500 population.
- h) Be designed so that there is overall coherence to the scheme.
- i) Have not less than two parking spaces allocated per dwelling unit.

3.15. New apartment developments shall include:

Communal refuse storage spaces preferably underground but otherwise suitably screened.

Safe and secure internal/external drying areas that are conveniently integrated and accessible and are inconspicuous from adjoining public roads

A suitably screened location for a bring bank centre, if appropriate.

Have not less than two preferably underground parking spaces per dwelling unit.

In general where limited apartment developments are permitted in suburban estates as part of an overall mix of housing types, such apartment developments shall be located at the entrance to the estate so as to minimise vehicular traffic in the estate in the interests of residential amenity and child safety.

3.16. Estate Names

The naming of all residential developments shall reflect local townlands, place names or features and shall be in Irish or bilingual. Estate names/signs shall be maintenance free, located in suitable places and shall be provided in line with house completions.

The naming of streets and cul de sacs which are part of an estate shall be agreed with the Planning Authority at planning application stage. The use of generic derivatives of the estate name or other single name shall be discouraged in the interests of providing clarity to visitors. e.g. Generic derivatives such as Summerfield Close, Summerfield Avenue, Summerfield Road etc. will not be permitted. Each road must have a unique name and the numbering of the dwellings shall be indicated and agreed at planning application stage.



Naming of Housing Estates

3.17. Public Open Space

3.17.1 The provision of 15% public amenity open space is required within new residential developments and this open space shall:

Be conveniently located within the development and designed as an integral part of the overall layout acting as a natural focal point that contributes to the visual enhancement of the development; and

Have a minimum area of 200sqm per unit with any one side greater than 10m;

All public Open Spaces shall be provided with an all weather pedestrian path not less than one meter wide adjacent to the full length of the perimeter save for that portion of the perimeter that abounds a public footpath.

At least one public Open Space per cul de sac or neighbourhood unit shall contain a designated local recreation area. The location, area and extent of same shall be determined at planning application stage.

No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (marshy) or topography (slope) that is deemed unsuitable.

3.18. Landscaping

3.18.1 New residential developments shall provide adequate landscaping to provide for screening, enclosure, shelter and acoustic barriers and a detailed landscaping scheme shall include;

Species, variety, number and location of trees, shrubs and other features to be provided; and

Proposals to retain and incorporate existing trees and hedgerows within the development; and

A programme for implementation of the landscaping scheme.

It will be a condition of planning that the Council will issue and enforce standards on developers relating to tree planting and tree

quality in private estates. In general a minimum of one tree per house will be required.

3.19. New Residential Developments

All new residential developments will be considered in the context of the existing pattern of development. A higher density approach will be adopted on town centre and brown field sites, and inner suburban infill and residential sites. A medium density approach will be adopted on designated sites for residential development and serviced lands. A low-density approach will be adopted for significant sized plots of land located within established low-density residential areas and where the existing infrastructure could not accommodate higher residential densities. Within the town, consideration of the overall character of the specific residential area will be a prime factor in assessing any proposed development. Special consideration for high density residential development will be given to sites in the vicinity of public transport nodes.

It shall be an objective of the plan to require a mix of house sizes and types so as to promote a balanced community and enable residents to choose a house type and size to suit their lifecycle requirements without leaving the locality.

Special consideration shall be given to providing houses that can be extended to suit family lifecycle needs.

Sites smaller than 10 acres shall be treated on a similar basis save with a little more flexibility to take account of the size and layout of the smaller site.

3.20. Change of use

Conversions of houses for uses, which would impact on the residential amenities of an area, by reason of noise or traffic or other reason and would result in the loss of units for family accommodation, will be resisted.

3.21 External Drainpipes

External service pipes and other service conduits shall be discouraged particularly where they are publicly visible or visible from neighbouring properties.

3.22. Neighbourhood Centres

3.22.1 Favourable consideration will be given for the reservation of sites in residentially zoned lands for a neighbourhood centre (100-200sqM total area) comprising small (1-2,000 square feet) foodstore, ancillary outlets and services such as:

Video Store
Hairdresser
Post Office
Medical Centre
Other Professional Services
Etc.

subject to the development being subsidiary and complementary to a defined residential area and subject to the development servicing solely such defined residential area and where the development does not detract from the residential amenities of the area. The location of such sites should be indicated in advance of construction commencing on the adjacent sites to enable full awareness by prospective purchasers of dwellings of proposals for the area.

Where appropriate the location of such neighbourhood centres adjacent or adjoining with childcare/educational facilities, religious buildings or playing fields will be encouraged. Such Neighbourhood centre should generally be located not less than one mile from the town centre and not less than one mile from any other such Neighbourhood centre.

3.23. Travellers

It is an objective to give effect to the provisions of Traveller Accommodation Programme for County Cork 2000-2004 and any subsequent program.

3.24. Childcare and Educational Facilities

Consideration will be given to the reservation of sites in residentially zoned lands for Crèches, Gaelscoileanna and small primary schools where the educational development is deemed to serve the locality, where the development will not detract from the residential amenities of the area, where access and parking is satisfactory and where there is sufficient lands available for playing fields and other educational ancillaries. The beneficial location of schools adjoining large public open spaces or sports grounds subject to the above will also be considered.

Where appropriate the location of such childcare/educational facilities adjacent or adjoining with neighbourhood centres, religious buildings or playing fields will be encouraged.

3.25. Obsolete Structures and Derelict Sites

It shall be an objective of the Plan to promote the re-utilisation of suitable or obsolete structures for residential purposes where such use is in accordance with the proper and sustainable development of the area. It shall also be the policy of the Planning Authority to promote, in appropriate cases, the use of protected structures for residential purposes where such use is in accordance with the proper and sustainable development of the area and where it would not be liable to detract from the heritage character of the buildings

3.26. Heritage Structures

It shall be an objective of the Council to protect the setting/context of heritage structures present on land zoned for residential purposes and to encourage the use of such structures as focal or nucleus points in the layout of new development.

3.27. Primarily Residential Zoning Objectives

Reference Map 3 Zoning & Objectives (coloured yellow)

This Development Plan is intended to provide a framework for all future development. In considering applications for Planning Permission the following points will receive special attention. All zonings are subject to the availability of services and development will not be permitted until the Council is satisfied that adequate infrastructural services can be provided.

All residential development will be subject to the provisions of the Cork Local Authorities Joint Housing Strategy (2001) or its successor.

The zonings hereunder are subject to the provisions of the preamble to the zoning section above.

Zoning should be considered as primary use zones but not necessarily excluding other ancillary development that in the opinion of the Council are necessary for the vitality and proper development of the town and to the provision or enhancement of services or amenities to the residential area.

Other land uses, complementary and subsidiary to the primary land use, such as schools, crèche, neighbourhood centre, etc. will be considered subject to satisfactory location and provided it does not detract from the residential amenities of the adjacent residences. Such complementary developments should be indicated at the initial planning application stage to enable prospective residents to be fully aware of such future proposals.

It shall be an objective to retain as far as possible existing low density suburban residential development and to resist the subdivision of such existing low density residential sites. This is in the interests of ensuring the provision of a choice of low density residences in the town and to discourage the migration of persons desiring low density residential development to one-off houses in the countryside. Modest, reasonable or plausible extensions to existing low density dwellings will be permitted. In the case of replacement or demolition, existing house to be replaced by a single family dwelling only.

It shall be an objective of the Town Council to implement the provisions of the Cork Planning Authorities Joint Housing Strategy (2001), the current Draft Housing Strategy or its successor and the residential zoning objectives shall be subject to the requirements of this Strategy. It shall be an objective of the Town Council to require that a minimum of 20% of all tourist related residential developments shall be reserved for use as primary residences.

The residentially zoned areas are coloured yellow on Reference Maps 3 showing overall area and Map 3A showing town core area.

3.27.1 The following are objectives referring to specific areas of the town and are marked on Reference Maps 3 Zoning Objectives:

- R-01:** Low density, medium scale, carefully designed residential development with a maximum of three number units subject to substantial measures being taken to preserve the privacy of the adjoining properties.
- R-02:** Medium to High density residential development respecting the densities and character of adjoining development.
- R-03:** Low density residential development respecting the arboreal character of the site and the heritage character of existing development.
- R-04:** Medium to High density residential development respecting the densities and character of adjoining development.

- R-05** Medium density residential development compatible with the densities and character of adjoining development.
- R-06** Medium density residential development compatible with the densities and character of adjoining development and having regard to the proposed bypass.
- R-07:** Town centre uses incorporating social housing, with the option of social housing only on the site.
- R-08:** Medium density residential development having special urban design requirements. Subject to provision of satisfactory access.
- R-09:** Medium density residential development subject to:
1. The proposed Northern relief road, from the main Cork Road to the south western tip of the lands zoned R-09, shall be constructed by the developer of the said proposed zoned lands.
 2. The construction of dwellings shall not commence until that portion of the relief road from the main Cork Road to the south western tip of the lands zoned R-09 has been completed to the specification and satisfaction of the Town Council.
- R-10:** Medium density residential development respecting the densities and character of adjoining development.
- R-11:** Medium density residential development respecting the densities and character of adjoining development. Premature for development subject to relief road design details being available.
- R-12:** Medium density residential development respecting the densities and character of adjoining development subject to reservation for the proposed Northern Relief road
- R-13:** Medium to high density residential designed by specialist urban designer, to complement the character and architecture of the area and orientated to take advantage of its coastal location.
- R-14:** Medium density residential development. It is important that connectivity to adjacent sites be encouraged and conditioned. It is also important that a strip of green be maintained and preserved as an amenity space along the Cloheen Road and that the general principal of a green park around the perimeter of the town land be established. There is a need for a Special Local Area Plan guiding the overall and co-coordinated development of the proposed lands and the adjoining recently rezoned residential lands to the west and

south in the County area. This area is subjected to 0.3 HA being reserved for car parking and possible access from the west.

- R-15:** Primarily residential development of low to medium density subject to:
- a master plan guiding the overall and coordinated development of the proposed lands and the adjoining recently zoned residential lands to the west and south;
 - The master plan shall include an allocation of 20% of the zoned lands for industrial/enterprise excluding retail.
 - The industrial/enterprise areas should have connectivity to the adjoining industrial zoned lands to the North and shall be screened from the residential area by suitable amenity buffer areas.
 - A minimum 25m wide strip of landscaped amenity and planted area should be provided to the south of the lands adjoining the Clogheen road.
 - The master plan shall include an allocation of 15% of the zoned lands for an amenity area.
 - The zoning is subject to the provision of a proposal to divert the surface run off from the lands away from the town.
- R-16:** Primarily residential development of low to medium density, subject to:
- 15% of the site to be used as an amenity area; and
 - A 25m buffer zone to be provided to the south-west of the lands.
 - The development of the site shall be integrated with, and form part of the proposed masterplan for the lands to the north and west of the site.
 -
- R-17:** Low density clustered development taking into consideration contour constraints and subject to a satisfactory proposal for the extension of the public sewerage network to facilitate this development.
- R-18:** Limited Residential Development of a low density nature or individual sites to the west of the ridge line only and subject to:
- proper planning and consultation;
 - All Services to be put in place such as roads, footpaths, water, sewer and lighting and funded by the developer; and
 - Proper adherence to Ridge line and Road Contour guidelines and development to be restricted so as not to impinge on the skyline or detract from the visual amenities of the area.
- R-19:** Limited Residential Development of a low density nature or individual sites to the west of the ridge line only and subject to:
- proper planning and consultation;
 - All Services to be put in place such as roads, footpaths, water, sewer and lighting and funded by the developer; and

- Proper adherence to Ridge line and Road Contour guidelines and development to be restricted so as not to impinge on the skyline or detract from the visual amenities of the area.

3.28. Community Facilities Development & Zoning Objectives:

Reference Map 3 Zoning & Objectives (coloured light orange)

The Town Council will encourage the promotion of Cultural events and festivals in the town and to promote a sense of multiculturalism and pluralism. It shall also be an objective to support the provision of cultural centres in the town.

Primarily Institutional/Educational/ Civic Zoning Objectives

(Reference Map 3 Zoning & Objectives (coloured light orange))

It is an objective of the plan to retain all existing recreational land and facilities in their present use, irrespective of current ownership.

To provide for the expansion and development of civic, educational, health and recreational uses subject to the proper planning and sustainable development of the area.

It shall be an objective to assist youth organisations in the provision of youth facilities in the town.

3.29. Civic Facilities: Development and Zoning Objectives:

3.29.1. Strategic Objectives:

It shall be an objective of the Plan to promote the old town centre as the preferred location for all developments that provide civic services and to reserve sufficient land area for such uses.

It shall be an objective to provide a new town park for the town.

It shall be an objective, subject to the availability of resources, to provide the a new arts/multimedia workshop/accommodation in the town centre. The

objective being to add a cosmopolitan sense to and enhance the cultural character of the town.

3.29.2. Development Management Objectives:

It shall be an objective to encourage the location of civic facilities and government services in the area zoned Commercial C-04 on Reference Map 3 Zoning Objectives (*coloured light purple*)

3.30. Education Development and Zoning Objectives
(Reference Map 3 Zoning Objectives (*coloured light orange*))

3.30.1 Strategic Objectives:

It shall be an objective to encourage the provision of pre-school and crèche facilities in the town.

It shall be an objective to collaborate with the Department of Education and Cork County Council in assessing the need for additional educational facilities in the town and to locate same within walking distance of the existing and proposed principal residential areas of the town.

Given that it is a key aim of the Plan to transform the town from a market settlement to a tourist, service orientated and post-industrial information age economy it will be an objective of the Plan to explore the possibility of siting of a third and fourth level educational element in the vicinity of the town council area.

It shall be an objective that Mobility Plans for schools shall be put in place to enhance accessibility particularly during peak times.

3.30.2 Development Management Objectives:

Consideration will be given to the reservation of sites in residentially zoned lands for Crèches, Gaelscoils and small primary schools where the educational development is deemed to serve the locality, where the development will not detract from the residential amenities of the area, where access and parking is satisfactory and where there is sufficient lands available for playing fields and other educational ancillaries. The beneficial

location of schools adjoining large public open spaces or sports grounds subject to the above will also be considered

3.31. Sport, Recreation and Amenity Development and Zoning Objectives:

(Reference Map 3 Zoning & Objectives (coloured light green))

3.31.1. Strategic Objectives:

The County Council commissioned the Cunnane Stratton Reynolds (1998) Cork Recreation Needs Report in 1998. The County Council is currently preparing a successor document. This document contains some useful standards on provision of sports facilities and leisure facilities and it shall be an objective to implement where possible such standards and guidelines and those of the successor document.

Clonakilty Town Council commits itself to supporting the provision of Recreation and Amenity facilities, including sports and arts/culture facilities, to serve, so far as is possible, the recreational needs of the population.

The Council will also ensure that all new developments make adequate provision for the full range of recreational and amenity activities, sufficient to meet the needs of the development, and that such facilities are maintained in perpetuity for the benefit of the development.

The Council will endeavour, so far as is practicable, to support the provision of recreational facilities which serve the needs of the entire community.

The Council will work with youth organisations to develop youth related facilities.

It is desirable that existing public or private open space, including sports grounds, or other recreation facilities, for other purposes will not be permitted unless a suitable alternative open space or the enhancement/upgrading of an existing facility, can be achieved as a replacement in the same area. Accessibility of the new facilities by the community being served shall be a pre-requisite for permitting any relocation of recreation facilities.

The Council will support the improvement of the quality and capacity of existing facilities and ways to develop new recreational and amenity facilities through initiatives in both the public and private sector. Sources of funding will be investigated and pursued to achieve this at government level, with the

Chapter 3 Social & Economic Objectives

sports governing bodies, through local community partnership and through private development proposals.

The Council will continue to use its power under Section 48 of the Local Government Planning and Development Act 2000 to impose development charges for Recreation and Amenity purposes. It is intended that the spending of funds raised in this way will be used to achieve both the enhancement of existing facilities and for the provision of new facilities as appropriate.



Developers of new housing developments will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development, as an integral element of their proposal. Such provision shall include direct provision of facilities on or off site, or, in exceptional circumstances, a financial contribution in lieu of provision shall be made to the Council to enable it to make appropriate alternative provision.

The Council will engage with the process of developing Walking Routes and will support such facilities in line with the recommendations of the policy. Industrial and commercial developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

The Council may, where circumstances necessitate, require developers of new residential developments to put in place arrangements for the maintenance of the recreation and amenity facilities pending being taken in charge/managed by the Local Authority. These arrangements will be finalised as part of the Planning Application process.

It shall be an objective to explore the possibility of developing a new town park and gallery/civic building in the town.

It shall be an objective to prepare a Recreation and Amenity Policy for Clonakilty.

3.31.2. Development Management Objectives:

It shall be an objective to prevent the loss of existing leisure facilities, including sports clubs, grounds, built leisure facilities and areas of public and private open space through redevelopment or other uses.

It is an objective to ensure that all new leisure facilities are located where they can best meet the needs of the community that the facility is intended to serve.

Where appropriate, proposals for new development will be required to make provision for managed public open space, play space or other informal recreational facilities in accordance with the standards set out in "open space" above.

Where appropriate the Council will seek opportunities to improve the quality and capacity of existing leisure facilities and to provide new facilities. The Council will apply, where appropriate, development levies as set out in the Development Contributions Scheme, made under Section 48 of the Planning and Development Act, 2000. In the case of large residential developments, it is an objective to require developers to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off site or the payment of a development levy to enable appropriate alternative provision to be made.

3.32. Recreation Objectives

3.32.1. Strategic Objectives:

It shall be an objective to enhance the provision of land area and floor space for appropriate and leisure facilities for a growing population.

3.32.2. Amenity

3.32.3. Strategic Objectives:

It shall be an objective to provide and enhance the hard and soft landscaping of the public areas of the town including those in the suburbs.

It shall be an objective to explore with the County Council the possibility of providing one or more pedestrian walks in the vicinity of the proposed attenuation ponds to the west side of the town.

It shall be an objective of the plan to develop lands that are in public ownership adjacent to the bay for amenity and recreational purposes.

3.32.4. Development Management Objectives:

It shall be an objective of the Plan to restrict development that would impair views of the bay from the town's public roads.

It shall be an objective to encourage optimal siting and design of new developments so as to ensure that permitted development contributes to the visual amenities of the area.

It shall be an objective of the plan to vigorously pursue sites and buildings that are allowed to fall into a derelict and neglected condition with a view to enhancing the visual amenities of the town.

Primarily Open Space/Sports/Recreation/Amenity/Community Zoning Objectives *(coloured green)*

3.33. Health and Well Being Development Objectives

3.33.1 Strategic Objectives

It shall be an objective to work with the County Council in ensuring a satisfactory spatial distribution of remedial and support health facilities and to work with the HSE to allocate and zone sufficient land for these purposes.

It shall be an objective to 'Health Proof' the Plans Objectives, Policies, Strategies, Zonings and Standards of this Plan and to enable Lifestyle factors that facilitate and encourage exercise and other healthy lifestyle activities and attitudes to be enhanced.

The planning authority will attempt to identify and articulate the effects of Age, Gender and Genetic factors on Health and Well Being and it will attempt to ameliorate these effects in devising and implementing its objectives, policies, zonings and standards.

It will be an objective of the Plan to estimate the long-term land use requirements of the Health and Well Being sector, to consider their pivotal role in the community and their particular location requirements. It shall be an objective to reserve suitable locations for such uses and to incorporate such land use requirements into the Objectives, Policies, Strategies, Zonings and Standards of the Plan.

3.34. Childcare and the Child Perspective Objectives

3.34.1. Strategic Objectives

It will be an objective that the child perspective is included in all development plan Objectives, Policies, Strategies, Zonings and Standards and that adequate provision is made for childcare facilities, play areas, sports amenities and child amenities.

It is also objective that the child perspective is included in the provision of infrastructure and accessibility facilities.

It shall be an objective of the Plan to improve the public domain to facilitate the various categories of people with disabilities.

It shall be on objective to include the child perspective and those of other minority stakeholders in the consideration of accessibility.

3.34.2. Development Management Objectives:

It is also objective that the child perspective is included in the design of all developments and facilities in the town.

It shall be an objective to have regard to the "*The Childcare Facility Guidelines for Planning Authorities*" published by the Department of the Environment and Local Government (June 2001) in assessing all applications for residential and major retail, community and enterprise developments.

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”.

It shall be an objective of the Plan to require the provision of appropriate purpose built childcare facilities as an integral part of proposals for new residential development. Direct provision on site will, normally, be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable provision to be made elsewhere. DOEHLG (2001) Childcare Facilities Guidelines.

It is an objective to encourage the provision of childcare facilities in appropriate locations in town and neighbourhood centres and in industrial and enterprise areas. Such facilities will, normally, provide open space, good access to public transport and cycle routes, off street parking and drop off and collection points.

3.35. People with Disabilities Objectives

3.35.1. Strategic Objectives:

It shall be an objective of the Plan to improve the public domain to facilitate the various categories of people with disabilities. It shall be an objective to include the child perspective and those of other stakeholders with accessibility challenges in the in the development of the public domain in the town, in addition to the development of public and private buildings.

It shall be an objective to have regard to and implement as far as possible the provisions of the Cork County Council (including Town Councils) Disability Access Policy.

3.35.2. Development Management Objectives:

It shall be an objective to encourage the implementation of Part M of the Building Regulations in all developments in the town.

It shall be an objective to have regard to and implement as far as possible the provisions of the Cork County Council (including Town Councils) Disability Access Policy, particularly the provisions concerning the Built Environment/External Environment.



3.36. Culture and Irish Language Objectives:

3.36.1. Strategic Objectives:

It shall be an objective to support existing cultural activities and resources and to include provision for the location of such expanded cultural floor space in the town centre.

An artistic community requires an audience, a means of support, a place to live, a place to work and a community of peers. It shall be an objective, subject to the availability of resources, to encourage an increase in the size of the artistic community during the course of the plan and to explore means to achieve the conditions to support such a community. Such efforts would also address means to promote artistic, cultural and entertainment activities in the town. It shall also be an objective to promote multiculturalism and cultural pluralism.

3.36.2. Irish Language Objectives

3.36.3. Strategic Objectives:

It shall be an objective to foster the use of the Irish language.



Under new regulations introduced in 2004 all signs and place names must be indicated in Irish, along with all other signs and Council produced documents. It is the intention of the Town Council to comply with the spirit of this legislation in the provision of all new signage and the replacement of existing signage.

It shall be an objective to comply with the spirit and letter of this relevant Irish language legislation in the implementation of this Plan and in the implementation of the

Planning and Development Act 2000.

3.36.4. Development Management Objectives:

It shall be an objective to encourage the naming of housing estates in the Irish language or bi-lingually. It shall also be an objective to encourage the use of estate names derived from previous names or characteristics of the locality.

3.37. Voluntary Sector Objectives:

3.37.1. Strategic Objectives:

It shall be an objective of the Plan to encourage and work with the voluntary groups in the town to achieve the objectives of the Plan.

It shall be an objective to work with and support the activities of the Tidy Towns Committee, Clonakilty Business Association, Clonakilty Heritage Society, FAS, Vincent De Paul, the Parish Council, Irish Red Cross, St. Factna's, Sustainable Clonakilty, the various residents associations and the other voluntary and corporate organisations who have made and continue to make such a valuable contribution to the life and development of the Town.

Chapter 4

Heritage, Architecture, Conservation & Amenity Objectives



Chapter 4

4.0. Heritage, Architecture, Conservation & Amenity Objectives

4.1 Strategic Objectives:

4.1.1 It shall be an objective of the Plan:

To encourage the renewal of derelict sites, backland areas and street infill.

To utilise the available legislation under the Derelict Sites Act 1990, where appropriate.

To exercise the legal process of compulsory acquisition to ensure the development of obsolete areas.

To encourage private enterprise to engage in the rehabilitation of property.

To encourage activities which are in keeping with the zoning objectives of the area.

To redefine street lines where these have been destroyed.

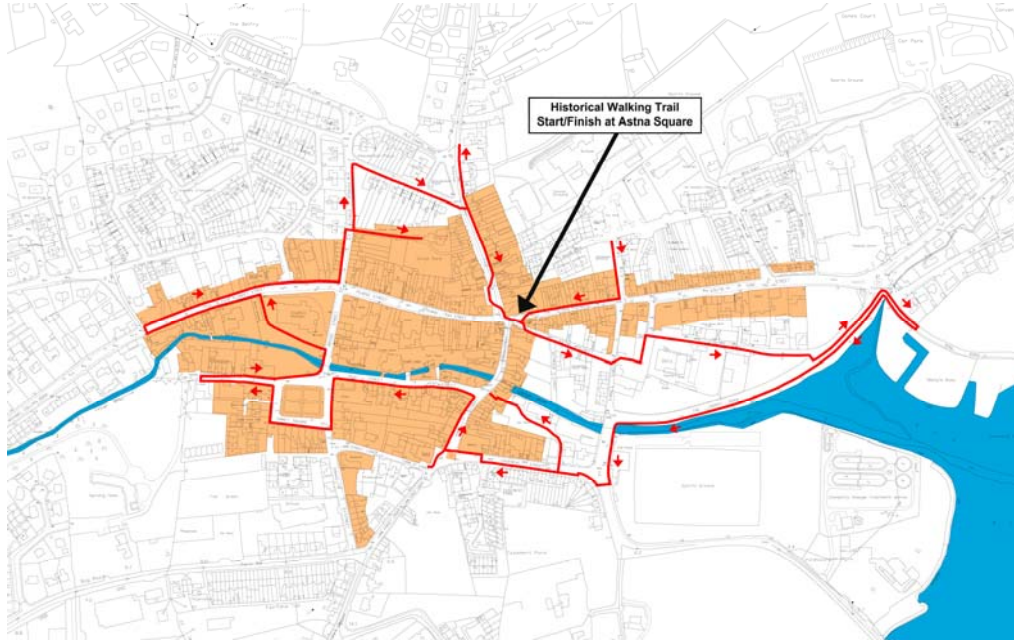
To protect street frontages by ensuring that building materials, texture, tones, scale and proportion of new buildings or renovations are sympathetic to those of the existing.

To outline proposals for buildings of architectural merit and to put forward proposals for the revitalisation of these units for the future.

It shall be an objective to preserve and enhance the views available from the roadways where there are a number of attractive viewing points.

It shall be an objective to preserve the ambience and character of the streets comprising of the Clonakilty Heritage Trail indicated on Reference Map 7 Architectural Conservation Area/ Historical Walking Trail.

Chapter 4
Heritage, Architecture, Conservation & Amenity Objectives



4.1.2. Development Management Objectives:

It shall be an objective of the Plan to enhance the natural amenities lent to the town by the unique topography of the area. It shall be a particular objective to preserve existing and create new publicly available views of the bay.

It shall be an objective of the Plan to restrict development that would impair views of the bay from the towns public areas.

It shall be an objective to encourage optimal siting and design of new developments so as to ensure that permitted development contributes to the visual amenities of the area.

It shall be an objective of the plan to vigorously pursue sites and buildings that are allowed to fall into a derelict and neglected condition with a view to enhancing the visual amenities of the town.

4.2. Evolution, Recycling and Renewal of Buildings, Functions and Uses:

4.2.1. Strategic Objectives:

It shall be an objective to treat structures contained in the Record of Protected Structures as living, evolving structures with a modern day function and to assist property owners to adapt and recycle such buildings using appropriate conservation techniques to enable the buildings to perform a useful modern function while conserving the essential elements of their heritage value.

4.2.2. Development Management Objectives:

It shall be an objective of the Plan:

To acquire derelict sites for infilling and disposing of same with development conditions attached.

To ensure that new buildings will respect the street lines and existing building heights.

To ensure that new materials will be in harmony with existing materials.

To ensure proper design standards to shop fronts by appointment of high quality design consultants.

To ensure appropriate colour schemes and signage coordination of shop fronts.

4.3. Archaeological Heritage

4.3.1. Strategic Objectives:

The Record of Monuments and Places is a statutory inventory of sites and areas. The areas considered to be of Archaeological interest are marked on Reference Maps 5/5A Archaeological Survey

The archaeological heritage of an area may include structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and under water. It shall be an objective to protect in an appropriate manner all sites of archaeological interest within the town boundary. There may be sites of archaeological potential that are as yet unidentified and it is an objective of the Plan to protect such sites if or when they are so identified.

4.3.2. It shall be an objective to ensure:

Any direct impacts on national monuments in State or Local Authority care or subject to a preservation order will require the consent of the Minister for the Environment, Heritage and Local Government under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.

The archaeological potential of the coastal and inter-tidal zone, where relevant, shall be carefully considered. Any potential impacts on archaeological heritage shall be subject to full archaeological assessment.



Archaeological Heritage

Development Management Objectives

4.4. Archaeological Survey

See Reference Map 5 & 5A Archaeological Survey

Clonakilty: *(Parish of Kilgarriff, Barony of East Carbery)*

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 as 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 Dublin from the quays, formerly situated on the eastern edge of the town. Despite its coastal location its full potential as a port was never realised due to the constant silting of the harbour which impeded the passage of large 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.

Archaeological Inventory

This Archaeological Inventory is to be read with Reference Map 5A Archaeological Survey for Areas 1, 2 and 3.

1. Market Town

Situated on the Feagle River at the head of the land locked harbour of Clonakilty Bay.

The full extent of the 17th century market town is unknown, originally built in the form of a cross (Smith 1750 vol. 1. 1, 1251 Bennett 1869, 354) which its trade increased 'sprang out in every direction'. This is likely to correspond to the intersection of streets presently known as Astna Square and the current location of the 'Kilty Stone' reputed to have originated from Arundel Castle on the eastern side of Clonakilty Harbour (Healy 1988, 221). Sites contemporary with the 17th century town include a market house Clonakilty 1 and Church and graveyard Clonakilty 2. The town was founded by the Earl of Cork who acquired the estate from William de Barry (Tuipear 1988, 3). A petition from the corporation of Clonakilty is recorded in 16105 (Lewis 1830 vol. 1,347) suggesting the town was already established at that time. It received a charter from James 1 in 1613.

2. Church & Graveyard

Located on a hill overlooking the town in the northern sector of a graveyard (see below) presently accessible via avenue running west off Patrick Street.

Church:

The present church appears to be 19th century in date though the Earl of Cork first built a church here in the 17th century (Webster 1932, 272-3). It was replaced in 1818 by the present Church of Ireland church (Lewis 1837 vol. 1,348) a rectangular building with embattled tower at the west end, north and south transepts and vestry at the north east corner (Power et al 1992, 370). The bell in the tower dates to 1826 (Dukes 1994, 142) and a chalice to 1696 (per. Comm. O'Connell)

Graveyard:

Well maintained and still in use containing many inscribed headstones and chest tombs as well as crude, uninsurable grave makers. The earliest inscribed located in the northern sector of the site.

3. Market House

Fronting into the west side of McCurtain Hill and easily accessible from the road. A recently refurbished two-storey, four-bay structure with central breakfront and semicircular arcading on the ground floor. The hipped and slated roof has a newly inserted cupola. A market house is first mentioned here in 1642 (Tuipear 1988.330 This was replaced by the present structure in the early 18th century Poer el. Al 192, 411) The building functioned as a Town Hall until 1953 and is now used as a restaurant.

Unlocated Site: Castle

The name Clonakilty first appears in 1378 as 'Clogh Ne Kylte' or Kylte Castle' recorded in a plea roll as being among the land held by Eilliam de Barry (Tuipear 1988,3) It is believed locally that the castle may have stood where the Church of Ireland church is now sited (Clonakilty 2)

For areas that are known to have a high Archaeological Potential, as indicated on Reference Map 5 & 5A all development proposals in such areas shall require an archaeological assessment.

It shall be an objective to treat the area of the Town Council marked zone of archaeological potential as an area of High Archaeological Potential and to require that applications for all developments be accompanied by an archaeological assessment. Special consideration will be given to larger area of Archaeological sensitivity marked on Reference Map 5 of the Plan.

It will be an objective of the Planning Authority to secure the protection, either in situ or as a minimum by record, of all or any archaeological remains within the town boundary including the fifty monuments recorded in the Record of Monuments and places which are:

Where there are as yet unidentified areas of archaeological potential, it shall be an objective:

Proposals for development which are likely to have an adverse impact, injure or interfere with recorded monuments and their setting or areas of potential

archaeological interest will only be permitted where it can be clearly demonstrated that;

- a) A field evaluation of the archaeological implications has been conducted; and
- b) Proposals for the conservation and management of archaeological resources have been included; and
- c) There will be no destruction of recorded monuments.

It shall be an objective of the Planning Authority to apply the following principles to the archaeological heritage within the town boundary area:

To protect and enhance archaeological remains and their settings.

To facilitate appropriate guidance in relation to the protection of the archaeological heritage of the area.

To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.

To promote pre-planning consultations in relation to the archaeological heritage of the area.

To endeavour to promote the dissemination of the results of archaeological investigation in a timely and appropriate manner.

To promote public awareness of the rich archaeological heritage in the area.

The Planning Authority will have regard to the advice and recommendations of the Department of Environment, Heritage and Local Government in assessing applications for development that may affect archaeological sites.

Developers and owners considering the development of structures in the vicinity of archaeological remains should consult with the Town Architect concerning any adaptation or works they may wish to carry out.

The known areas of archaeological interest, and which do not include all of the fifty sites included in the Record of Monuments and Places, are marked on Reference Map 5 Archaeological Survey.

4.5. Architectural Conservation Areas

See Reference Map 7 Architectural Conservation Area.

4.5.1. Strategic Objectives:

The Planning and Development Act 2000 makes provision for designation of architectural conservation areas. Section 10 (2)(g) of the Planning and Development Act 2000 provides for the designation of Architectural Conservation Areas (ACAS). The designation of an area for conservation provides for the protection and enhancement of streetscapes and public spaces.



Architectural Conservation Areas

A Conservation Area will usually be defined on the basis of the presence of an overall architectural quality or historic associations. Those associations often give the area a significant historical and social relationship to the rest of the town. The siting of the Conservation Area in relation to other areas of the town will have established its physical and social importance, and changing the relationship can alter the significance of the area. So in considering

Conservation Areas they must be seen in the context of the whole town both for historic and visual reasons and in order to provide a proper context in which to plan for conservation.

Within the central core of the town there are significant groupings or concentrations of heritage structures. Their value and significance may be greater than if the buildings are taken individually.

Not every protected structure or group of structures will come conveniently within a Conservation Area. The identification of what to preserve and the policies and planning schemes that are needed will only answer part of the problem of the conservation of heritage buildings. Much of the success of a conservation policy will depend on the skill with which buildings are restored and maintained or converted to different uses. The restoration of buildings of architectural and historic interest and their maintenance must be under the supervision of a conservationist with special skills in this area.

4.5.2. Development Management Objectives

The extent of the Architectural Conservation Area is outlined on Reference Map 7 Architectural Conservation Area of this Plan.

Any alterations/extensions relating to any buildings in the conservation area shall require planning permission.

It shall be an objective to preserve the character of Areas of special interest in the town including the Architectural Conservation Areas designated on the relevant maps hereunder. Proposals involving re-use, change of use, new build and extension of buildings and structures in Architectural Conservation Areas will normally only be permitted where it can be clearly demonstrated that development will:

- a) Reflect and respect the scale, massing, proportions, design and materials of existing structures and reflect the character of the area and its streetscape; and
- b) Retain important exterior architectural features that contribute to the character and appearance of the architectural conservation area; or
- c) Where it is not possible to retain the existing features, make use of traditional materials.
- d) As a general rule outdoor advertising will not be permitted except on the business premises to which it relates.

Chapter 4
Heritage, Architecture, Conservation & Amenity Objectives

- e) Plastic, neon and internally illuminated box signs will be permitted only in very exceptional circumstances, where a particularly high quality visual effect can be created. Signs of traditional hand painted or other type will be favoured.
- f) As a general rule, advertisements, where permitted, will be limited to the ground floor facade or fascias of premises. Exceptions will be permitted only where the Council are satisfied that the proposed sign will improve the appearance of the building.
- g) Projecting or hanging signs will be strictly controlled. As a general rule only one will be allowed per building, the sign will advertise the name and business of the premises itself and will be fixed no higher than the bottom of the first storey.
- h) It shall be an objective to discourage the placing of advertising matter or stock on the public footpaths or roads subject to section 154 of the Planning Act.



Retain Important Exterior Architectural Features

4.5.3 It is an objective to maintain the special character of the historic core of the town.

To seek to provide aims for future development and creative enhancement.

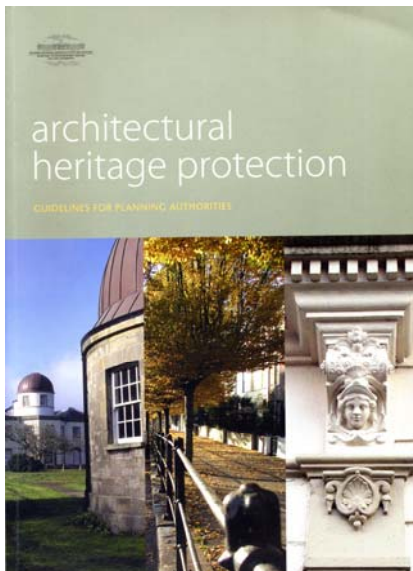
To provide an integrated approach in regulating development, position of services, housing and infrastructure in an area.

To provide control, guidance and public consultation via the Architectural Advisory Service.

It shall be an objective of this Plan that development proposals will be required to conserve and enhance the character and appearance of structures in the Architectural Conservation Area delineated on Reference Map 5, Heritage Objectives Map, of this Plan.

It will be an objective of the Council to promote a campaign to ensure the protection of sensitive architectural details such as windows, doors, etc. to safeguard the architectural character of Clonakilty.

Colour schemes for all future infill planning shall be controlled by agreement by the planning authority.



Under Part IV of the Planning and Development Act 2000, the Council will regard external alterations to street properties in the Architectural Conservation Area such as: windows, doors, and general external finishes as material changes requiring planning permission.

Developers and owners considering the development of structures in the Architectural Conservation Area should consult with the Town Architect concerning any adaptation or works they may wish to carry out.

4.6. Record of Protected Structures

Section 51 of Part IV of the 2000 Planning and Development Act requires that a development plan include a Record of Protected Structures (RPS) “for the purposes of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest...”

4.6.1 In order to appreciate the value of the Record of Protected Structures, it is important to see it not as an abstract list but as the end result of an implicit conservation survey strategy that included the following considerations:

The need to include a representative selection of both formal and vernacular heritage structures.

The need to include a representative selection of the various heritage styles from the 1700's to the present time. This would include structures from modern and contemporary eras.

The need to include a diverse portfolio of structure uses and purposes eg. residential, retail, warehousing, infrastructural etc.

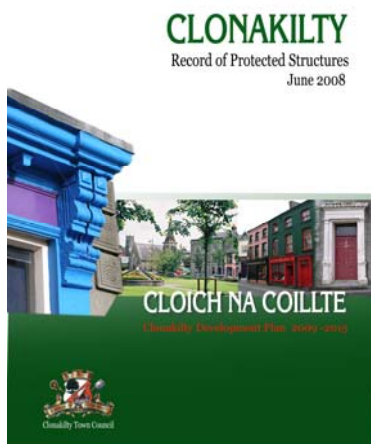
The need to include public domain structures as well as structures in private ownership.

The need to take cognisance of the eight categories of heritage structure included in section 51 of the Planning and Development Act, 2000, which are those structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The need to have the evaluation criteria applied equitably to all structures within the Plan area.

These considerations went some way to ensuring that a broad range of heritage structures was included in the Clonakilty Town Record of Protected Structures.

Both the conservation survey strategy and conservation strategy itself are themselves subject to evolving styles and tastes and over time the RPS can be expected to change and evolve with each iteration of the plan. The



effectiveness of the RPS conservation strategy will be reviewed at the two-year review stage.

It is not the intention of the RPS to “freeze” the structures in one particular condition determined at one particular point in time but to provide a flexible framework within which the use of the building can evolve and adapt to changing circumstances and demands while at the same time conserving what is most valuable of the heritage aspects of the structure.

A further aspect of the RPS mechanism is Section 57 of the 2000 Planning and Development Act that enables the Planning Authority “to issue a declaration as the type of work which it considers would or would not materially affect the character of the structure...” This declaration effectively indicates which types of specific works to the structure are exempted development and do not require planning permission and those works that do require permission.

Clonakilty Town Council will have a role, in conjunction with Cork County Council in the administration of the Department of the Environment, Heritage and Local Government’s Conservation Grant Scheme. The planning authority in applying this Conservation Grant Scheme will support selected works.

Developers and owners considering the development of structures in the RPS should consult with the Town Architect concerning any adaptation or works they may wish to carry out. The Council may consider a grant to support the repair and retention of original or authentic elements of architectural heritage merit.



Features of Architectural Interest (Protected Structures)

4.6.2. Development Management Objectives:

Development proposals for sites identified as a Protected Structure will be required to incorporate measures to protect, conserve and enhance the character and appearance of the structure(s).



Features of Architectural Interest (Protected Structures)

Proposals for development involving alterations or additions to a protected structure or its setting will only be permitted where it can be clearly demonstrated that;

- a. Development will be compatible with and will not detract from the special character of the structure and its setting
- b. Development will complement and reflect the design and character of contiguous buildings and the surrounding area
- c. Features of architectural or historic interest and the historic form and structural integrity of the structure will be retained.

[That the following section of Paragraph 4.6.2 be deleted:]

“Proposals for development will not be permitted that compromise the setting of protected structure(s) or result in the material alteration or demolition of the structure(s) except where:

- a. The structure is not capable of repair*
- b. There is no compatible or viable alternative use for the structure.”*

4.6.3. Protected Structures Objectives

It is an objective to seek the identification and protection of all structures within the town that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Such structures include but are not exclusive to the Record of Protected Structures hereunder.

It shall be an objective of the Council to have due regard to the protection of the context of structures of heritage merit and to take into consideration the context of such structures in considering proposals for development in their vicinity. It shall be an objective to maintain and enhance the context of heritage structures and developments which are liable to prejudice or undermine the context of such structures will be prohibited.



Protected Structures

4.6.4. Record of Protected Structures List

The Record of Protected Structures list is a list of the structures that constitute the Clonakilty Town Record of Protected Structures. The list of Protected Structures addresses are contained in Appendix 1 at the back of this Volume II.

The location of each protected structure is indicated on Reference Maps 6, 6A, 6B & 6C also at the back of its report.

4.7. Trees in Clonakilty

4.7.1. Strategic Objectives

It shall be an objective, subject to safety considerations to preserve specimen trees in the town council area and environs and examining the possibility of conserving the visually and/or ecologically important ones by means of Tree Preservation Order. (No felling or cutting of trees to take place unless planning permission is granted):

The following groups of trees are to be preserved and are indicated on Reference Map 4 Development Plan Objectives.

4.7.2 These include, inter alia:

- Trees in grounds of Bushmount House
- Trees along Western Road (Michael Collins Road)
- Trees in Emmet Square.
- Trees in grounds of properties adjoining Emmet Square. (rear gardens)
- Trees situated along the river bank and Catholic Church.
- Trees in Kent St.
- Trees along Convent Road.
- Trees in Orchard Gardens.
- Trees in Scartagh adjacent to Community College.
- Arboreteum in Inchydoney Road
- Trees along field boundaries and avenue at Tawnies Cottage together with industrial specimen examples.
- Any tree with a girth exceeding 100mm with the Architectural Conservation Zone.



Examples of Trees in the Town Council Area to be preserved

Species included in the above preservation include a wide range of indigenous specimens and introductions to the county. Groups of non-specimen examples are preserved to allow the preservation of the backdrop

4.8. Protected features of Landscape and Natural Heritage importance:

4.8.1. Scenic Views

4.8.2 Development Management Objectives:

Protected Features of Landscape and Natural Heritage importance: It shall be an objective to preserve the scenic and amenity features of the shoreline around the town and other scenic landscapes and vistas in the town.

Development should have cognisance to the the A89, A90 and A91 Scenic Routes as outlined in the Cork County Development Plan 2003 (S72/S73/S74 Scenic Routes in the Draft Cork County Development Plan 2007).



Senic Views - Clonakilty Bay

4.8.3. It shall be an objective to preserve the following natural heritage features:

Views of harbour approach and agricultural land alongside estuary at Youghals and Desert.

Bushmount grounds: grounds to nursing home and landscape links through the town.

4.8.4 Scenic Landscape

it is an objective to retain the areas of scenic landscape within the town boundary and to co-ordinate the areas of the coastal zone with that of the Draft County Development Plan.

It is an objective to retain and enhance soft landscaping and amenity areas with the town, specifically with the development of the riverside walk and urban renewal of public open spaces.

It shall be an objective to carry out a landscape assessment of the environs of Clonakilty where appropriate.

Chapter 5

Environmental Objectives



Chapter 5

5.0. Environment Objectives

5.1. Strategic Environmental Objectives:

It shall be an objective to have regard and to implement as far as possible the provisions of the Strategic Environmental Assessment of this Development Plan.

It shall be an objective to have regard and implement where possible the following objectives:

5.2. Designated Sites

To maintain the conservation value of Clonakilty Bay (SPA and cSAC) during the lifetime of this plan and to ensure Appropriate Assessment is carried out where development projects are likely to have significant effects on this European site whether within or outside the boundary of the European Site.



Conservation of Clonakilty Bay

5.3. Invasive Species

A policy for protection against invasive species shall be undertaken by the Town Council.

It shall be an objective to undertake environmental appraisals, Environmental Impact Assessments and/or Appropriate Assessments in areas within or likely to affect pNHA's, cSAC's and SPAs; i.e. new roads and other infrastructure, other major developments, etc.

It shall also be an objective to undertake such assessments in visually sensitive areas.

It shall be an objective to upgrade the Wastewater Treatment Plan to ensure that the development of zoned land will not have an impact on Clonakilty Bay.

It shall be an objective to encourage the use brownfield sites in preference to greenfield sites.



Wildlife to be seen in Clonakilty Bay

It shall be an objective of the Plan to prepare a habitat map (including wetlands) of the town.

It shall be an objective to have regard to the relevant "Major Pressures reported in the assessment of Habitats and Species" in the Strategic Environmental Assessment with a view to ensuring that the implementation of the plan does not increase the major pressures on habitats and species in Clonakilty and adjoining areas.

5.4. Water Quality Management Objectives

Proposals for development are required to have regard to the quality and quantity of water resources. Development will only be permitted where it can be demonstrated that there will be no direct or indirect damaging effects on water resources.

It shall be an objective that all proposals for development shall have regard for the provisions of Volume III of this Plan, Strategic Environmental Assessment and in particular to address:

Encourage sustainable drainage systems (in SUDS).

Promote compliance with the Water Framework Directive and the implementation of Management Plans for the South Western region.

Maintain high status or good status of waters where they exist and to achieve good quality status in all other waters by 2015. Good water is measured in quantity, quality and ecology for surface water and quantity and quality for groundwater.

Continue monitoring of drinking waters.

Wastewater Treatment Plants - monitor the performance of wastewater treatment plants and the sewerage network to capture leakages to GW and SW. It is important to have an adequate wastewater collection system infrastructure in place to cope the increased population increase as outlined in the NSS. The Plan should adhere to the principles of WWTS Bye Laws in order to protect water quality and ensure that WWTP comply with EPA Manuals.

The OPW Flood Hazard Mapping identified flooding points in the study area.

It shall be an objective of the Plan to ensure that all new developments should have regard to areas that maybe at risk from flooding. Flood Impact Assessment may be required at planning application stage to identify potential loss of flood plain storage and how it is to be offset in order to minimise the impact on the river flood regime at application stage.

Development in areas of extreme Ground Water vulnerability should employ best practice to ensure that the underlying Ground Water resource is protected.

5.5 Flood Risk Management Objectives

Development proposals, including the filling of land in areas, which are at risk from flooding or perform a flood control function will only be permitted where it can be demonstrated that such development:

- a. Has been designed to minimise risk of inundation and will not contribute to or increase the risk of flooding elsewhere
- b. Has adopted all reasonable measures to improve the management of flood waters on and adjacent to the site and to assist the protection of properties within the vicinity of the site.
- c. Incorporates building design measures and materials to assist evacuation and minimise damage from inundation; and
- d. Can provide for the maintenance of any approved privately funded flood defence measures to the satisfaction of the Council.

Applicants may be required to submit a hydrological survey and assessment information in support of their proposals where they are within a known flood risk area and may be required to make a contribution to flood defences.

It shall be an objective to have regard to:

“The Planning System and Flood Risk Management: Consultation Draft Guidelines for Planning Authorities, Sept 2008” by the OPW.

5.6. Groundwater Protection Objectives

Potential and known groundwater reserves in the area shall be protected.

5.7. Natural Environment Objectives

Protection of aquatic habitat; The Council has identified the harbour area within the jurisdiction of the Town Council as a riverine habitat and amenity resource. Applicants will be required to consult with environmental bodies including the South Western Regional Fisheries Board, in accordance with the Planning and Development Regulations, 2001.

5.8. Waste Water Disposal Objectives

All developments should take into account the capacity of the wastewater treatment plant serving the town. Further provision and use of septic tanks shall not be permitted, in general, within the development boundary of the town.

5.9. Surface Water Management Objectives

Where it is considered that the existing surface water drainage is unable to accommodate an additional discharge generated by proposed development(s), the Local Authority will require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall.

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 Clonakilly 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.

5.10. Major Accidents

5.10.1. Development Management Objectives

It is an objective to reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking the advice of the Health and Safety Authority when proposals for new development are considered.

It is an objective, in assessing applications for new development or expansion of existing development involving hazardous substances to have regard to : Major Accidents Directive (Seveso II)

Potential adverse impacts on public health and safety: The need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.

The Health and Safety Authority have established Consultation areas surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it will be an objective to ensure that development within these areas complies with the requirements of the Major

Accidents Directive (Seveso II). The Town council will consult with the Health and Safety Authority regarding any such proposals.

5.11. Waste Recycling and Disposal

5.11.1 Strategic Objective:

It shall be an objective to work with Cork County Council and other organisations in the management, reduction and recycling of waste in the town.



5.12. Air Quality:

It shall be an objective of the Plan to encourage the use of smokeless coal in the town.

If necessary the Town Council will consider the possibility of placing a ban in the town on the marketing, sale and distribution of bituminous coal in the interests of improving the air quality.

5.13. Energy Efficiency:

5.13.1 Strategic Objectives:

As the population of Clonakilty continues to grow in the future, it shall be an objective to ensure that growth is planned and that there are sufficient and appropriate lands zoned to accommodate such growth. A sustainable transport system is desirable to reduce car dependence and reduce Green House Gases (GHG) emissions. Sustainable construction and design in addition to clean and energy efficient technologies shall be encouraged at design stage. It shall be an objective to work with Sustainable Clonakilty in the improvement of energy efficiency in the town.

Sustainable forms of development and sustainable sources of energy shall be encouraged during the life of the plan. It shall be an objective to encourage sustainable building during the life of the plan.

It shall be an objective to consider the feasibility of district energy systems for public buildings in the Clonakilty urban area in general, such as combined heat and power and district heating, particularly for new developments.

It shall be an objective to encourage utilization of energy efficient technology.

Sustainable design for all new builds, should incorporate clean and energy efficient technologies such as solar panels to provide hot water, high levels of fabric insulation, solar gain, and natural ventilation to reduce heating and cooling loads and maximise energy efficiency.

It shall be an objective to encourage the minimisation of waste production during the construction process and provision for recycling of construction and demolition waste will be required.

It shall be an objective to work with the Sustainable Clonakilty group by engaging their participation in a subcommittee of the Council and assisting in

their goals of improvement of energy efficiency in the town and to ensure that the town advances in an energy focussed manner

5.14. Soils:

It shall be an objective to implement, as far as practical, the policies and objectives of the Soils Directive;

It shall be an objective to implement, as far as practical, a policy for the Protection of Areas of Geological Interest; and

Where development does take place best practice should be implemented to prevent soil erosion and prevent escape of suspended solids into nearby watercourses.

Chapter 6

Infrastructure Objectives



Chapter 6

6.0. Infrastructure Objectives

6.1 Strategic Objectives:

It shall be an objective of the Plan to work with the various agencies to enhance the infrastructure of the town in all its aspects

It shall be an objective to safeguard the future provision of northern, eastern and southern relief routes indicated on Reference Map 4 Development Plan Objectives. It shall also be an objective to preserve the proposed footpaths and amenity walks indicated on Reference Map 4. These routes are indicative only and their final line may vary. Pending the final design of such routes development that could be considered to prejudice these routes will be prohibited in the interests of safeguarding the long term infrastructural provision in the town.

It shall be an objective to have regard to the final report of the Clonakilty Traffic and Transportation Study when it becomes available in the assessment of development proposals in the town.



Chapter 6 Infrastructure Objectives

It will be an objective to enhance pedestrian amenities throughout the town and to have regard to the final report of the Clonakilty Traffic and Transportation Study when it becomes available in the assessment of development proposals in the town.

It will be an objective to enhance cycling facilities throughout the town and have regard to the final report of the Clonakilty Traffic and Transportation Study when it becomes available in the assessment of development proposals in the town.

It will be an objective to enhance public transportation facilities throughout the town and have regard to the final report of the Clonakilty Traffic and Transportation Study when it becomes available in the assessment of development proposals in the town.

It will be an objective to enhance car parking facilities throughout the town and have regard to the final report of the Clonakilty Traffic and Transportation Study when it becomes available in the assessment of development proposals in the town.

It shall be an objective to seek to provide additional segregated cycle lanes and cycle parking facilities throughout the town and in particular the old town centre.

It shall be an objective of the Plan to take into account the needs of pedestrians and cyclists when considering proposals for development, particularly for residential, educational, employment recreational and other uses. It shall be an objective to promote designs and layouts for development schemes that encourage efficient and safe use by pedestrian and cyclists and to discourage development schemes that focus solely or primarily on access by private car.

It shall be an objective to work with relevant bodies to improve accessibility to Clonakilty from Cork Airport by improving road links and signage.

It shall be an objective to explore further the possibility of enhancing pedestrian amenities and spaces in the town centre and to ensure the provision of car, cycle and bus parking facilities. It shall be an objective of the Plan, subject to the availability of resources, to explore possibilities for the enhancement of the town centre in this regard.

The Council will more actively promote the rights of pedestrians by maintaining footpaths to high standards and upgrading and increasing the number of pedestrian crossings on the road and the main thoroughfare through the town centre.

It shall be an objective to upgrade facilities for tour buses and scheduled public transport services including appropriate access and parking within the town.

As adequate parking provision is integral to all proposals to revitalise and develop the town centre it will be an objective to incorporate adequate proposals for car parking into all new developments in the town.

It shall be an objective to enhance facilities for cyclists including cycling lanes and cycle parks in the town centre.

It shall be an objective to maintain an awareness of the importance of pedestrians over car transport especially in the town centre. In addition there is a need to take account of all stakeholders including persons with disabilities so as to ensure access for all. It shall be an objective to restore the priority to pedestrians in the old town centre, as the centre was originally designed with pedestrians in mind.

6.1.1 Development Management Objectives

New developments will be required to provide new and adequate parking to facilitate proposed developments or provide appropriate contributions.

Parking provision shall be in accordance with Table 6.1 and 6.2, Parking Requirements Table. (See Pages 92/93)

Cyclists: To facilitate cycling paths, where possible, throughout the town.

Pedestrian: To give pedestrians greater freedom by improving the footpath and public domain environment.

Public Transport: To encourage greater use of public transport by improving facilities within the town.

Delivery Vehicles: To discourage the use of HGV's for servicing retail outlets except during designated hours.

To actively seek additional car parking adjacent to the town core.

To maintain improve and extend the Public Lighting System.

It shall be the policy of the Town Council to “design in” and prioritise the convenience and safety of pedestrians and cyclists in all infrastructural works and improvements.

It shall be an objective to seek to locate all power and communications cables underground in the interests of enhancing the visual amenities of the town subject to and paying particular attention to the preservation of heritage structures above, below and on the surface of the ground.

6.1.2. It shall be an objective of the Plan:

To ensure that vehicular traffic will be subordinate to pedestrians and not the reverse.

To avoid any further erosion of the fabric of the streets by regulating traffic flow.

To mitigate the effects of any further development within the central area which is likely to generate heavy vehicular traffic.

To prioritise pedestrian movement, where possible.

The practice of parking heavy goods vehicles on public roads is not acceptable and private companies will be required to provide compound parking facilities.

To promote traffic calming measures in the town so as to enhance pedestrian safety.

All new roads shall be designed to accommodate cycle paths, where appropriate.

6.2. Pedestrians and Cyclists

The Council will promote the development of cycling and walking as viable transport modes. Development proposals shall be accompanied by appropriate provision for cyclists and pedestrians including;

- a) Covered secure cycle parking;
- b) Pedestrian and cycle routes through new residential areas;
- c) Footpaths and cycle ways.

6.3. Public Transport

The Council supports the development of a public transport system in the town of Clonakilty. Adequate provision shall be made within developments to accommodate drop-off / pick-up points and turning manoeuvres for public transport vehicles. Consideration will be given to promote bus stops and shelters.

6.4. National Roads Authority

It shall be an objective to have regard to the following document and where appropriate to implement its provisions: NRA (2006) "Policy on Development control and Access to National roads".



6.5. Transport

It shall be an objective to require a mobility management plan for development that is likely to affect traffic congestion in the town.

6.6. Carparking Objectives

6.6.1. Strategic Objectives:

It shall be an objective of the Plan, subject to the availability of resources, to improve congestion control and access management of the Town Centre area with the objective of enhancing the efficiency, amenities and tourist potential of the area taking account of the benefits for the commercial, social and cultural life of the town core.

6.6.2. Development Management Objectives:

6.6.3. Car Parking Standards:

The standards in the table hereunder shall apply to new developments.

In cases where adequate on-site provision is either not possible, or undesirable (e.g. in main street shopping situations where it is desirable to maintain a continuous shopping frontage and to avoid ad hoc demolition to create parking spaces), the Council will consider levying financial contributions to cover the full economic cost of providing the facilities itself. The amount of the contribution to be levied is set out in the Development Contributions Scheme made under Section 48 of the Planning and Development Act 2000.

Table 6.1: Parking Space Dimension Requirements

Car Parking Bay	5 by 2.5 Metres
Loading Bay	6 by 3 Metres
Circulation Aisles	6.Metres

Table 6.2: Parking Requirements Table		
LANDUSE	UNIT	PARKING SPACES PER UNIT
Auditorium, Theatre, Cinema, Stadium	Seat	0.33
Church	Seat	0.33
Bank	100 Sq Meters gross floor area	8
Library	100 Sq Meters gross floor area	5
Offices	100 Sq Meters gross floor area	10
Shopping Centres, Retail Stores	100 Sq Meters gross floor area	8
Driving Ranges (golf) Archery Ranges	2.5M of Baseline	2
Golf or Pitch and Putt Courses	Per hole	3
Bowling Alley	Per lane	6
Secondary Schools	Per Classroom	2.5
Vocational Schools	Per Classroom	3.5
Primary Schools + Creches	Per Class Room	1.5
Dwelling House	Dwelling	2 (incl communal spaces)
Flat/Apartment	Dwelling	2
Hospital	Per bed	1.5
Hotel, Motel, Motor Inn, B&B accommodation , Hostel etc.	Per bedroom	1
Manufacturing	100 Sq Meters gross floor area	5
Warehousing	100 Sq Meters gross floor area	2
Ballroom, Private Dance Clubs	9 Sq Meters dance floor area	3
Restaurant	9 Sq Meters dining floor area	4
Bars, Lounges, Function Rooms	7 Sq Meters net floor area	2
Nursing Home	Per bed	0.33
Surgeries	Consulting Room	3
Petrol Stations	100 Sq Meters gross floor area	5

6.7. Water Supply

6.7.1 Strategic Objectives:

It shall be an objective of the Plan to ensure the provision of an adequate supply of water for all existing and future developments.

6.7.2. Development Management Objectives:

All proposed developments shall demonstrate that there is an adequate water supply to accommodate the development as proposed. Development levies shall be imposed as a contribution to the upgrading or provision of water supply where such services have facilitated or will facilitate development. Sources of public water supply will be protected from polluting activities and the vulnerability of the natural ground water resources is recognised.

6.7.3. Water

It shall be an objective to prepare a water conservation strategy for Clonakilty Town.

It shall be an objective to ensure bathing waters in Clonakilty and adjoining areas, as appropriate, achieve “*sufficient or better status by 2015*”

6.8. Drainage

6.8.1. Strategic Objectives:

It is a policy objective of the Town council to prohibit development over natural drainage channels.

6.8.2. Development Management Objectives:

Development levies shall be imposed as a contribution to the upgrading or provision of sewerage facilities where such services have facilitated or will facilitate development. In general the provision of septic tanks shall not be permitted within the development boundary of the town.

6.9. .Clonakilty Surface Water Flooding

It is an objective of the Development Plan to implement the recommendations of the “Clonakilty Flood study Report” dated December 2003 and as summarised as follows.

The combination of the provision of flood walls within Clonakilty to defend against flows up to the 1:25 year event with storage upstream of the Town in the form of 2 or more detention basins on the river Feagle and its tributaries.

Investigate the possibility of further storm water attenuation areas higher in the catchment.

The application of a Sustainable Urban drainage Systems for all new developments.

Ongoing maintenance of the river channel.

Review the interaction of the water courses with both sewers and road drainage.



6.10 Clonakilty Tidal Flooding

It shall be a strategic objective to progress the development of a tidal barrage across Clonakilty Bay, subject to (as required by law) the project complying with Article 6 of the Habitats Directive. This means that the project will either have no adverse effects on the integrity of the Clonakilty Bay European sites (Clonakilty (c)SAC and (p)SPA), or will proceed for imperative reasons of over-riding public interest if there are no alternative solutions and if all compensatory measures necessary are undertaken (to ensure that the overall coherence of the Natura 2000 network of European sites is protected). This project is seen as being the fundamental means of alleviating the risk of flooding within the town.

6.11 Waste Water Disposal Objective

1. All developments should take into account the capacity of the waste water treatment plant serving the town.
2. Further provision and use of septic tanks shall not be permitted in general within the development boundary of the town.
3. It shall be an objective to ensure that all developments currently served by septic tanks shall be connected to the WWTP where possible.
4. It shall be an objective to ensure that all new developments use separate systems for foul and storm water sewage.
5. It shall be an objective to complete of the upgrade of the WWTP at the earliest opportunity subject to departmental funding.

6.12. Telecommunications

6.12.1 Strategic Objectives:

It shall be an objective of the Plan to work with the County Council and private telecoms providers to ensure excellent telecommunications and broadband access to all areas of the town and its environs including the provision of fibre optic cables to the town.

6.11.2. Development Management Objectives:

In the interests of preserving the visual amenities of the heritage town no new masts will be permitted within residential areas or the town centre.

6.13. Energy, Electricity, Gas

6.13.1. Strategic Objectives:

In the light of the growing energy usage by cars it shall be an objective of this Plan to encourage proper and sustainable planning that encourages other modes of transport. This is particularly relevant given Clonakilty's picturesque, narrow streets, amenity and suitability for pedestrianisation and pedestrian priority. It shall also be an objective to encourage the use of cycles.

Alternative renewable energy resources will be promoted in an effort to achieve the Government target of 7% renewable energy production. It shall be an objective to facilitate this provision by segregated cycle and pedestrian facilities on all roads and streets in the town and to enhance the priority and safety and convenience of pedestrians and cyclists. The Town Council will endeavour to promote renewable energy use in all its developments where this is feasible.

It shall be an objective to encourage An Bord Gais in the provision of a gas supply for the town.

6.13.2. Development Management Objectives:

Where Bord Gais and the ESB have identified corridors for the conveyance of gas and electricity infrastructure, the Council shall not permit developments, which compromise the development of these utilities while taking account of a balanced view of all stakeholders in the process.

It shall be an objective of the plan to encourage the location of all energy and other service conduits underground while taking due cognisance of the need to conserve heritage items and areas, particularly cobble and flagstone pavements and stone kerbing.

Appendix I				
Clonakilty Record of Protected Structures				
- CONTENTS -				
ASHE STREET				
Location	Name	Reg No	Reg No on Maps	Page No
No. 1 Ashe Street	Harrington	20000001	01	Page 1
No. 2 Ashe Street	Terraced House	20000002	02	Page 2
No. 3 Ashe Street	Terraced House	20000003	03	Page 3
No. 4 Ashe Street	Terraced House	20000004	04	Page 4
No. 4 Ashe Street	Terraced House	20000005	05	Page 5
No. 5 Ashe Street	Terraced House	20000006	06	Page 6
No. 6 Ashe Street	Quirky Kitchen	20000007	07	Page 7
No. 7 Ashe Street	The Jagged Edge	20000008	08	Page 8
No. 8 Ashe Street	Hart	20000009	09	Page 9
No. 9 Ashe Street	The Choc Box	20000010	10	Page 10
No. 10 Ashe Street	McCarthy & Co. Solicitors	20000011	11	Page 11
No. 11 Ashe Street	Thornhill Bros	20000012	12	Page 12
No. 12 Ashe Street	Keenan's Italian Restaurant	20000013	13	Page 13
No. 13 Ashe Street	Tara's Children's Wear	20000014	14	Page 14
No. 16 Ashe Street	Madison	20000015	15	Page 15
No. 17 Ashe Street	Rowena's Jewellers	20000016	16	Page 16
No. 18 Ashe Street	Kerr's Bookshop	20000017	17	Page 17
No. 19 Ashe Street	Terraced House	20000018	18	Page 18
No. 20 Ashe Street	Elizabeth's	20000019	19	Page 19
No. 24 Ashe Street	John Lowney Jewellers	20000020	20	Page 20
No. 25 Ashe Street	Tourist Office	20000021	21	Page 21
No. 26-27 Ashe Street	Terraced House	20000022	22	Page 22
No. 28 Ashe Street	Tony Hayes	20000023	23	Page 23
No. 29 Ashe Street	Gallery	20000024	24	Page 24
No. 30 Ashe Street	Malt House Granary Restau	20000025	25	Page 25
No. 31 Ashe Street	Malt House Granary Restau	20000026	26	Page 26
No. 33 Ashe Street	MTM Bike Shop	20000027	27	Page 27
No. 34 Ashe Street	Knitwell Wools	20000028	28	Page 28
No. 35 Ashe Street	O'Leary's	20000029	29	Page 29
No. 36 Ashe Street	John F. Kerr	20000030	30	Page 30
No. 37 Ashe Street	Cobra Restaurant	20000031	31	Page 31
No. 38 Ashe Street	The Kebab House	20000032	32	Page 32
No. 39 Ashe Street	Bargain Store	20000033	33	Page 33
No. 40 Ashe Street	Etan Hickey	20000034	34	Page 34
No. 41 Ashe Street	Key Properties	20000035	35	Page 35
No. 42 Ashe Street	Mrs. Quin's Charity Shop	20000036	36	Page 36
No. 43 Ashe Street	Goose Berry	20000037	37	Page 37

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ASTNA SQUARE				
Location	Name	Reg No	Reg No on Maps	Page No
Astna Square	1798 Memorial	20000038	38	Page 38
Astna Square	Nuala's Corner	20000039	39	Page 39
Astna Square	House South Side	20000040	40	Page 40
Astna Square	The Lucky House	20000041	41	Page 41

BRIDGE STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Bridge Street	Post Office	20000042	42	Page 42
Bridge Street	Spiller's Lane	20000043	43	Page 43

CASEMENT STREET				
Location	Name	Reg No	Reg No on Maps	Page No
No. 14 Casement Street	Terraced House	20000044	44	Page 44

CLARKE STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Clarke Street	Warehouse	20000045	45	Page 45

CONNOLLY STREET				
Location	Name	Reg No	Reg No on Maps	Page No
No. 1-2 Connolly Street	MIO Restaurant/IFG Mortgages	20000046	46	Page 46
Connolly Street	Old Linen Hall Bakery	20000047	47	Page 47
Connolly Street	Wheel of Fortune	20000048	48	Page 48
Connolly Street	Courthouse	20000049	49	Page 49
No. 13 Connolly Street	Terraced House	20000050	50	Page 50
No. 14 Connolly Street	Terraced House	20000051	51	Page 51
No. 15 Connolly Street	Terraced House	20000052	52	Page 52
Connolly Street	Brass Razoo	20000053	53	Page 53

CONVENT ROAD				
Location	Name	Reg No	Reg No on Maps	Page No
Convent Road	Gate Lodge	20000054	54	Page 54
Convent Road	Convent – Sister of Mercy	20000055	55	Page 55
Convent Road	Post Box	20000056	56	Page 56

EMMET SQUARE & WEST				
Location	Name	Reg No	Reg No on Maps	Page No
No. 2 Emmet Square	Emmet Hotel	20000057	57	Page 57
No. 3 Emmet Square	Terraced House	20000058	58	Page 58
No. 4 Emmet Square	Terraced House	20000059	59	Page 59
No. 5 Emmet Square	Terraced House	20000060	60	Page 60
No. 6 Emmet Square	Terraced House	20000061	61	Page 61
No. 7 Emmet Square	Terraced House	20000062	62	Page 62
No. 8 Emmet Square	Terraced House	20000063	63	Page 63
No. 9 Emmet Square	Terraced House	20000064	64	Page 64
No. 10 Emmet Square	Terraced House	20000065	65	Page 65
No. 11 Emmet Square	Terraced House	20000066	66	Page 66
No. 12 Emmet Square	Terraced House	20000067	67	Page 67
No. 13 Emmet Square	Terraced House	20000068	68	Page 68
No. 14 Emmet Square	Terraced House	20000069	69	Page 69
No. 15 Emmet Square	Terraced House	20000070	70	Page 70
No. 16 Emmet Square	Terraced House	20000071	71	Page 71
No. 17 Emmet Square	Terraced House	20000072	72	Page 72
No. 18 Emmet Square	Terraced House	20000073	73	Page 73
No. 19 Emmet Square	Terraced House	20000074	74	Page 74
Emmet Square West	Former Brewery House	20000075	75	Page 75
Emmet Square West	Deasy's Brewery	20000076	76	Page 76
Emmet Square West	Sisters of Charity Convent	20000077	77	Page 77

KENT STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Kent Street	Cork County Council Offices	20000078	78	Page 78
No. 8 Kent Street	Terraced House	20000079	79	Page 79
No. 9 Kent Street	Terraced House	20000080	80	Page 80
Kent Street	Methodist Church	20000081	81	Page 81

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Record of Protected Structures

LAMB STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Lamb Street	Stone Wall	20000082	82	Page 82

LONG QUAY				
Location	Name	Reg No	Reg No on Maps	Page No
Long Quay	The Store	20000083	83	Page 83
Long Quay	Strand House	20000084	84	Page 84

MC CURTAIN HILL				
Location	Name	Reg No	Reg No on Maps	Page No
Mc Curtain Hill	Bluett's Chemist	20000085	85	Page 85
Mc Curtain Hill	Market House	20000086	86	Page 86
Mc Curtain Hill	Terraced House	20000087	87	Page 87
Mc Curtain Hill	Garda Station	20000088	88	Page 88
No. 46 Mc Curtain Hill	Terraced House	20000089	89	Page 89
No. 53 Mc Curtain Hill	Mc Ilhattons	20000090	90	Page 90
No. 54 Mc Curtain Hill	FBD Insurance	20000091	91	Page 91

OLIVER PLUNKETT STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Oliver Plunkett Street	Catholic Church	20000092	92	Page 92
No1Oliver Plunkett Street	The Oracle	20000093	93	Page 93
Oliver Plunkett Street	Parochial Hall	20000094	94	Page 94
No4Oliver Plunkett Street	Semi-Detached House	20000095	95	Page 95
No6Oliver Plunkett Street	Detached House	20000096	96	Page 96
Oliver Plunkett Street	Parochial House	20000097	97	Page 97
Oliver Plunkett Street	Terrace House	20000098	98	Page 98
Oliver Plunkett Street	Museum	20000099	99	Page 99
Oliver Plunkett Street	Technical School	20000100	100	Page 100
Oliver Plunkett Street	Post Box	20000101	101	Page 101
Oliver Plunkett Street	National School	20000102	102	Page 102

PATRICK STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Patrick Street	Church of Ireland	20000103	103	Page 103

PEARSE STREET				
Location	Name	Reg No	Reg No on Maps	Page No
No. 2 Parse Street	Clontackle and Leisure Ltd.	20000104	104	Page 104
No. 3-6 Pearse Street	Noel Walsh Foodmarket	20000105	105	Page 105
No. 7 Pearse Street	M. J O'Neill & Sons	20000106	106	Page 106
No. 8-9 Pearse Street	Barry Kirby	20000107	107	Page 107
No. 10 Pease Street	Irish Wheelchair Shop	20000108	108	Page 108
No. 11 Pearse Street	Trendy Kids	20000109	109	Page 109
No. 12 Pearse Street	Clonakilty Bookshop	20000110	110	Page 110
No. 13 Pearse Street	Terraced House	20000111	111	Page 111
No. 14 Pearse Street	W Murphy&Sons Insuran Ltd.	20000112	112	Page 112
No. 15 Pearse Street	Coigir	20000113	113	Page 113
No. 16 Pearse Street	Edward Twomey	20000114	114	Page 114
No. 17 Pearse Street	Terraced House	20000115	115	Page 115
No. 18 Pearse Street	Gearoidin's	20000116	116	Page 116
No. 19 Pearse Street	Burke by Design	20000117	117	Page 117
No. 20 Pearse Street	China House (Take Away)	20000118	118	Page 118
No. 21 Pearse Street	Happy Go Lucky	20000119	119	Page 119
No. 22-24 Pearse Street	Lehane's	20000120	120	Page 120
No. 25 Pearse Street	SuSu	20000121	121	Page 121
No. 26 Pearse Street	W. Fahey	20000122	122	Page 122
No. 27-28 Pearse Street	Michelle Milton	20000123	123	Page 123
No. 29 Pearse Street	Terraced House	20000124	124	Page 124
No. 30 Pearse Street	Claire Ryan	20000125	125	Page 125
No. 31 Pearse Street	The Phoenix Bar	20000126	126	Page 126
No. 32 Pearse Street	Clon Business Solutions	20000127	127	Page 127
No. 33 Pearse Street	Dec's Diner	20000128	128	Page 128
No. 34 Pearse Street	Oyster	20000129	129	Page 129
No. 35 Pearse Street	Mick Finn	20000130	130	Page 130
No. 36 Pearse Street	AIB	20000131	131	Page 131
No. 37 Pearse Street	Terraced House	20000132	132	Page 132
No. 38 Pearse Street	Bank of Ireland	20000133	133	Page 133
No. 39 Pearse Street	Mango Crafts	20000134	134	Page 134
No. 40 Pearse Street	Don's Discount Store	20000135	135	Page 135
No. 41 Pearse Street	Xtra-Vision	20000136	136	Page 136
No. 42 Pearse Street	Brophy's	20000137	137	Page 137
No. 43 Pearse Street	Meade Newsagents	20000138	138	Page 138
No. 44 Pearse Street	O'Donovan's Hotel	20000139	139	Page 139
No. 48 Pearse Street	Next Door	20000140	140	Page 140
No. 49 Pearse Street	Gallweys	20000141	141	Page 141
No. 50 Pearse Street	Collins	20000142	142	Page 142
No. 51 Pearse Street	iKon Hair	20000143	143	Page 143
No. 52 Pearse Street	Terraced House	20000144	144	Page 144

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No. 53 Pearse Street	Ice Cream Coffee Shop	20000145	145	Page 145
No. 54 Pearse Street	Dental Practice	20000146	146	Page 146
No. 55 Pearse Street	De Barra	20000147	147	Page 147
No. 56 Pearse Street	West Cork Mobiles	20000148	148	Page 148
No. 57 Pearse Street	Bateman's Shoes	20000149	149	Page 149
No. 58 Pearse Street	Betty Brosnan	20000150	150	Page 150
No. 59 Pearse Street	Forristal's Pharmacy	20000151	151	Page 151
No. 60 Pearse Street	Forristal's Pharmacy	20000152	152	Page 152
No. 61 Pearse Street	Scullys	20000153	153	Page 153
No. 63 Pearse Street	J. Mac Carthy	20000154	154	Page 154

ROSSA SQUARE				
Location	Name	Reg No	Reg No on Maps	Page No
No. 3-4 Rossa Street	Tom Sheehy	20000155	155	Page 155
No. 5 Rossa Street	Bernie O'Regan	20000156	156	Page 156
No. 7 Rossa Street	Collins,Brooks&Assoc Solicitors	20000157	157	Page 157
No. 9 Rossa Street	Timothy Coughlan & Co.	20000158	158	Page 158
No. 10 Rossa Street	EBS Clonakilty	20000159	159	Page 159
No. 11 Rossa Street	Coughlan	20000160	160	Page 160
No. 12 Rossa Street	Terraced House	20000161	161	Page 161
No. 13 Rossa Street	A Cut Above	20000162	162	Page 162
No. 14 Rossa Street	Labels	20000163	163	Page 163
No. 20 Rossa Street	Permanent TSB	20000164	164	Page 164
No. 21 Rossa Street	The Organic Shop	20000165	165	Page 165
No. 22 Rossa Street	Terraced House	20000166	166	Page 166
No. 23 Rossa Street	Cash & Co.	20000167	167	Page 167
No. 24-25 Rossa Street	Cash & Co.	20000168	168	Page 168
Rosa Street	Post Box (Wall Mounted)	20000169	169	Page 169

WOLFE TONE SQUARE				
Location	Name	Reg No	Reg No on Maps	Page No
Wolfe Tone Street	Building at Fax Bridge	20000170	170	Page 170
Wolfe Tone Street	Animal Health Centre	20000171	171	Page 171
Wolfe Tone Street	Imperial Hotel	20000172	172	Page 172
Wolfe Tone Street	Imperial Hotel	20000173	173	Page 173
No. 35 Wolfe Tone Street	Terraced House	20000174	174	Page 174
No. 41 Wolfe Tone Street	An Sugan	20000175	175	Page 175
No. 42 Wolfe Tone Street	Terraced House	20000176	176	Page 176
No. 5 Wolfe Tone Street	Pauline's B&B	20000177	177	Page 177

BEECHGROVE TAWNIES				
Location	Name	Reg No	Reg No on Maps	Page No
Tawnies	Beechgrove	20000178	178	Page 178

NEW ADDITIONS of (RPS)				
28 New Protected Structures that were not included in the 2003 Clonakilty Development Plan and the 2003 Record of Protected Structures				
Protected Structures - Numbers 179 to 207				
PEARSE STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Pearse Street	Murrays Menswear	20000179	179	Page 179
ASTNA SQUARE				
Location	Name	Reg No	Reg No on Maps	Page No
Astna Square	Telephone Box	20000180	180	Page 180
Astna Square	The Pub	20000181	181	Page 181
BRIDGE STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Bridge Street	Stone Bridge	20000182	182	Page 182
CASEMENT STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Off Casement Street	Three bay three-storey Hospital	20000183	183	Page 183
CLARKE STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Clarke Street	Filling Pump	20000184	184	Page 184
Clarke Street	Warehouse	20000185	185	Page 185

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CONVENT ROAD				
Location	Name	Reg No	Reg No on Maps	Page No
Convent Road	Post Box . (Wall Mounted)	20000186	186	Page 186
Convent Road	Hospital	20000187	187	Page 187
EMMET SQUARE				
Location	Name	Reg No	Reg No on Maps	Page No
No. 1 Emmet Square	SWS Property Service	20000188	188	Page 188
FAX BRIDGE				
Location	Name	Reg No	Reg No on Maps	Page No
Fax Bridge	Water Pump	20000189	189	Page 189
Fax Bridge	Detached House	20000190	190	Page 190
KENT STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Kent Street	Stone Bridge	20000191	191	Page 191
No Protected Structure for Number for 20000192				
No 11 Kent Street	Terraced House	20000193	193	Page 193
No. 12 kent Street	Terraced House	20000194	194	Page 194
LAMB STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Lamb Street	Water Pump	20000195	195	Page 195
Mc. Curtain Hill				
Location	Name	Reg No	Reg No on Maps	Page No
Mc Curtain Hill	Railway Station	20000196	196	Page 196
Mc Curtain Hill	Pair of two-bay three storey	20000197	196	Page 197
Mc Curtain Hill	Two-bay two-storey	20000198	198	Page 198

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OLIVER PLUNKETT STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Oliver Plunkett Street	C. Fitzpatrick	20000199	199	Page 199
Oliver Plunkett Street	O'Neill Pair of two-bay houses	20000200	200	Page 200
Oliver Plunkett Street	Limestone kerb stones	20000201	201	Page 201
Oliver Plunkett Street	Sherry, Fitzgerald, O'Neill	20000202	202	Page 202
Oliver Plunkett Street	Limestone kerb stones	20000203	203	Page 203
Oliver Plunkett Street	Detached three bay house	20000204	204	Page 204
ROSSA STREET				
Location	Name	Reg No	Reg No on Maps	Page No
Rossa Street	Stone Bridge	20000205	205	Page 205
Rossa Street	Corner four bay house	20000206	206	Page 206
Rossa Street	Terraced two-bay house	20000207	207	Page 207

7.0. Reference Maps

	Aerial Photo showing Town Council Boundary
Map 1	Existing Land Use
Map 2	Constraints / Potential
Map 3	Zoning Objectives
Map 3A	Zoning Objectives (Town Core)
Map 3B	Undeveloped Residentially Zoned Land
Map 4	Development Plan Objectives
Map 5 & 5A	Archaeological Survey (<i>on one page</i>)
Map 6	Protected Structures
Map 6A	Protected Structures
Map 6B	Protected Structures
Map 6C	Protected Structures
Map 7& 7A	Architectural Conservation Area Historical Walking Trail (<i>on one page</i>)
Map 8	Townlands & Ordnance Map References