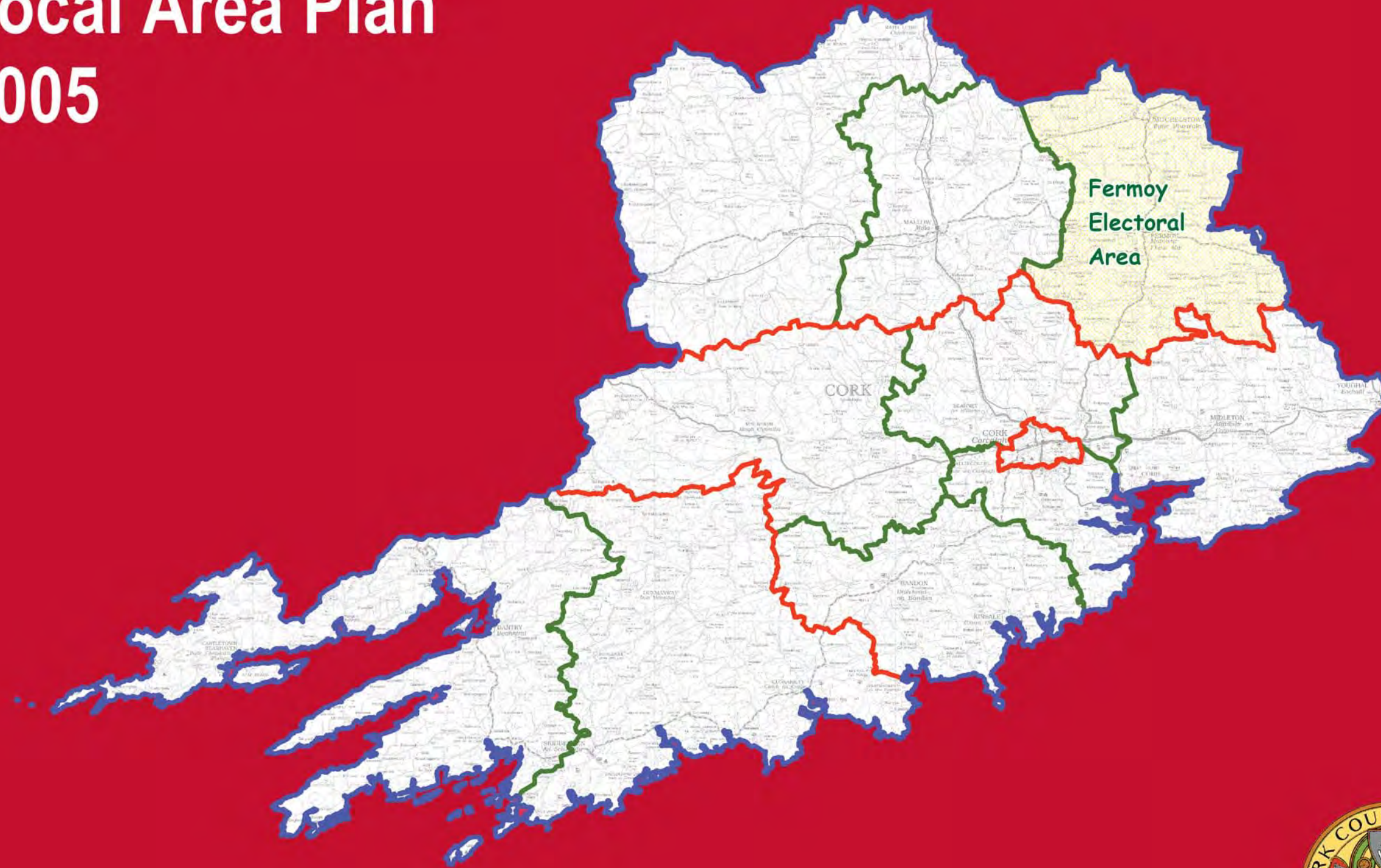


Fermoy Electoral Area Local Area Plan 2005



Cork County Council





Fermoy Electoral Area Local Area Plan

SCHEDULE

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

FOREWORD

Note From The Mayor

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

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

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

Cllr. Michael Creed
Mayor of the County of Cork

September 2005

Note From The Manager

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

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

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

Maurice Moloney,
Cork County Manager

September 2005

Fermoy Electoral Area Local Area Plan September 2005.

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Section 1

Introduction to the Fermoy Electoral Area Local Area Plan

1.1 Introduction

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

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

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

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

1.2 Purpose of Plan

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

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

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

Local Area Plan Principles

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

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

1.3 The Process That Has Been Followed

1.3.1. After a lengthy period of informal consultations during 2004, the process of preparing the Fermoy Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised and the Public Consultation Draft Plan was published. A total of 179 submissions were received that were relevant to the draft plan. Having considered the Manager's Report under section 20 (3) (C), of the Planning and Development Acts as amended, in April 2005, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.

1.3.2. A total of 63 submissions or observations were received in response to the public consultation carried out regarding the proposed amendment and these submissions were addressed in the Manager's report under section 20 (3) (F) of the Planning and Development Acts as amended, published in August 2005.

1.3.3. The final phase in preparing the Local Area Plan occurred at a Council Meeting on the 5th and 6th September when the Members of the Council considered the Manager's Report and voted to accept, modify, and omit proposed changes and Adopt the Local Area Plans

and the Local Area Plans and Special Local Area Plans Enabling Variation to the Cork County Development Plan 2003.

1.4 The Main Settlements

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

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

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

1.5 The Form and Content of the Plan

1.5.1. This plan consists of a single document that includes both a written statement and relevant illustrative material including maps and plans. The plan is divided into eight sections, these are:

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

1.5.3. **Section 2: Overall Strategy:** This section assesses the overall development strategy for the Electoral Area Local Area Plan outlining the plans and publications that have informed the Local Area Plan process, the settlement strategy for the electoral area, and covers the topics of land use and zoning, and the Green Belts around towns

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

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

1.5.6. **Section 5: Transport and Infrastructure:** This section assesses transport and infrastructure and, in the context of the Cork

Section 1: Introduction to the Fermoy Electoral Area Local Area Plan

County Development Plan 2003 (as varied), sets out a strategy for transport, water supplies & drainages schemes, waste recovery & recycling, and energy & communications.

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

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

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

Section 2 Overall Strategy

2.1 Strategic Planning Context

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

2.1.2. There is a long list of plans and publications which informed the content of the Local Area Plans and some of these include;

- The National Development Plan 2000 – 2006
- The National Spatial Strategy 2002 – 2020
- The South West Regional Planning Guidelines 2004
- The Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011 (County Development Board)
- Sustainable Rural Housing –Guidelines for Planning Authorities (DoEHLG April 2005)
- Cork Rural Design Guide (Cork County Council 2003)
- Retail Study March 2004 – Variation to the Cork County Development Plan 2003 (as varied).
- Joint Housing Strategy – Cork Planning Authorities, November 2001.
- Cork Recreational Needs Report (1999)
- The Recreation, Amenity and Cultural Policy for South Cork Hinterland Division (July 2002)
- Ready Steady Play – A National Play Policy. (National Children's Office)
- Revitalising Areas by Planning, Investment and Development (RAPID – DoEHLG 2002)
- Ceantair Laga Ard Riachtanais (CLAR DoEHLG 2000)
- The Cork Area Strategic Plan 2001 – 2020
- The North and West Cork Strategic Plan 2002 – 2020

- The Cork County Development Plan 2003 (as varied)

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

2.1.4. The National Spatial Strategy 2002 – 2020 (NSS), is designed to co-ordinate future development and planning in Ireland over the next twenty years, in a sustainable way. The intention is to achieve a better balance of social, economic and physical development, and population growth between regions. The NSS is intended to open up new opportunities for everyone by bringing people, services and jobs closer together. In the southwest region, the Cork city area has been identified as a national Gateway or an engine of regional, national and international growth. Mallow has been identified as a Hub town, with the purpose of supporting the gateways and energising smaller towns and rural areas within their sphere of influence.

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

The South West Regional Planning Guidelines 2004

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

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

2.1.7. The County Development Board document, The Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011, identifies key challenges facing County Cork and sets out a detailed programme to address these issues and challenges. The Strategy seeks to improve the potential of all areas of the County - to ensure balanced, sustainable development through investment in infrastructure, job creation, education, and social and cultural activities.

2.1.8. The goals identified will be achieved by the following actions:

- Provide effective infrastructure, to support sustainable development in County Cork;

- A widespread distribution of employment opportunities and economic growth;
- Improve the quality of life for all;
- Provide equal access and opportunity to education and training, and
- Raise education attainment levels.

Sustainable Rural Housing –Guidelines for Planning Authorities, April 2005

2.1.9. Published by the Dept. of Environment, Heritage and Local Government in April 2005, the primary thrust of these guidelines is to differentiate between urban and rural generated housing and the variety of different areas in any county that both types impact upon. Reference is made throughout the document to contrasts in development trends between rural depopulation in some areas and strong pressure for development in rural areas close to urban centres and state tailored settlement policies are therefore required in the development plan process. The document reinforces the main principles of the National Spatial Strategy in this regard.

2.1.10. Other sections of the guidelines focus on more practical/technical issues in the assessment of planning applications from both an engineering, environmental and heritage perspective.

Cork Rural Design Guide

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

Retail Strategy March 2004

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

Joint Housing Strategy

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

Cork Recreational Needs Report (1999)

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

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

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

Ready Steady Play – A National Play Policy. (National Children’s Office)

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

RAPID

2.1.17. The RAPID programme is about prioritising, in a coherent, targeted and accelerated way, new and improved services and infrastructural investment to the communities living in RAPID areas. Under Strand 2, the provincial towns strand, the towns of Mallow and Youghal have been selected.

CLAR

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

Cork Area Strategic Plan

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

**North and West Cork Strategic Plan**

2.1.20. This plan focuses on areas of County Cork outside the CASP study area, and includes the remainder of the Fermoy Electoral Area. The document recognises that the greatest threats to such areas, lie in continuous decline of population, with the population profile combining to mitigate against achieving a more sustainable population pattern. The Plan envisages that, in reversing population loss and rural decline, the in-migration of young adults is critical to the areas’ future wellbeing. Highlighting the challenge in combating the spatial shift towards towns and cities, the plan calls for actions which:

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

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

Cork County Development Plan 2003 (As Varied)

2.1.22. The Cork County Development Plan was adopted in January 2003 and provides the framework for development and planning in the county for the next six years. The County Development Plan took its guidance from the 20-year strategy provided in CASP and the North

and West Strategic Plan. The local area plans have been informed by the Cork County Development Plan 2003 (as varied), which sets out policies and objectives for the planning of local areas. The Plan has a vision for the County that is based on four strategic goals, as follows:

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

Local Area Plans

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

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

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

Strategic Environmental Assessment (SEA)

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

2.2 Settlement Strategy

Strategic Principles

2.2.1. The Settlement Policy of this plan (see Chapter 3, Volume 1) of the Cork County Development Plan 2003 (as varied) is based, at a strategic level, on the following important planning principles:

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

Settlement Network

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

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

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

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

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

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

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

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

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

2.2.10. This strategy of supporting rural settlements is, therefore, based on the identification of a settlement s network with a hierarchy of services so that investment in housing, transport, employment, education, shopping, health facilities and community services can be focussed on those locations that provide the best pattern of accessibility for those living outside the main towns.

2.2.11. The settlement network also includes **Villages**, which are settlements that provide a range of services to a local area but the range of services are not as broad as that provided by the key villages.

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

2.2.13. Where a large part of the rural area is not already served by a key village or rural service centre, it may be considered appropriate to designate a less well developed settlement to this category so that, over the life time of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.

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

- Permanently resident population
- Primary school and probably Secondary school
- Church or other community facility
- Convenience shops, pubs and either comparison shops or other retail services
- Industrial or office based employment
- Post Office/ bank / ATM / building society
- Garda presence
- Primary healthcare facilities (GP doctor / pharmacy)
- Sports facility
- Mains sewerage
- Mains water
- Public transport
- Served by a regional road
- Traffic calming / management scheme / off street car parking
- Bring Sites/Recycling facilities

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

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

- Sports facility

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

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

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

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

2.3 Land Use and Zoning

Development Boundaries

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

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

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

Land Uses in established areas

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

Land Uses in New Areas

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

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

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

Zoning on Other Lands

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

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

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

Background

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

2.4.2. The Cork County Development Plan 2003 (as varied) outlines the planning principles of a Green Belt as including some or all of the following: -

- Maintenance of distinction in character between the town or city and its hinterland by the prevention of unrestricted sprawl of urban areas into the countryside;

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

2.4.3. In order to achieve these principles, the Development Plan recognises that it is beneficial for smaller towns to have reasonably strict controls in their immediate hinterland, as these are generally the areas that are experiencing the highest levels of pressure for development. Such areas are referred to as “rural areas under strong urban influences” in the recent Guidelines on Sustainable Rural Housing, issued by the Dept. of the Environment, Heritage and Local Government – April 2005. Both this document and the National Spatial Strategy refer to contrasts in development trends between rural depopulation in some areas and strong pressure for development of housing in rural areas close to urban centres and it also states that tailored settlement policies are therefore required in the development plan process. The Cork County Development Plan 2003 (as varied) addresses this issue of varying degrees of pressure for development by using different policies for areas under pressure (such as the Rural Housing Control Zone and the Metropolitan Cork Green Belt) and areas suffering depopulation.

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

Housing in Rural Locations

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

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

2.4.7. Even in the areas which are experiencing highest pressure for growth, although urban-generated housing should be resisted, provision must also be made to sustain communities by allowing people to build in their local area on suitable sites. This is expressly stated in objective SPL 3-6 of the Cork County Development Plan 2003 (as varied), where the Plan clearly recognises the importance to rural people of family ties and ties to a local area such as a parish, townland or the catchment of a rural school. These relaxations of settlement policy afford local people with genuine connections to the area, the opportunity to live and/or work in the area in which they were brought up. Promoting exceptions such as this in areas of planning controls allows local people to have access to suitable sites that otherwise might be much less affordable if they had to compete with potential buyers from outside the area.

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

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

Green Belts around the Ring and County Towns

2.4.10. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 County Development Plan. In the Fermoy Electoral Area, both Fermoy and Mitchelstown are the subject of a new Green Belt in this way.

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

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

2.4.12. Within this area, the land is generally reserved for agriculture, open space or recreation uses and exceptions to this will only be allowed to accommodate the individual housing needs of an individual who wishes to live and/or work in the area in which they were brought up.

2.4.13. However, in a further attempt to provide for those aspiring to build individual houses, the capacity of some areas within the Green Belts to accommodate a limited number of individual houses is recognised. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an

appropriate setting rather than to encourage the development of low density suburbs or satellite settlements.

2.4.14. Those intending to build houses within the Green Belts around the ring and county towns are advised to consult the Cork Rural Design Guide for advice on site choice, design and landscaping at an early stage in their preparations.

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

GB 1-1	<p>Green Belts Around The Ring And County Towns</p> <p>(a) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(b) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective SPL 3-6 of the Cork County Development Plan 2003 (as varied).</p>
GB 1-2	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <ul style="list-style-type: none"> • The character of the area as a whole will remain predominantly rural and open; • Proposals will not cause linear roadside frontage development (ribbon development); and • The proposal is consistent with the proper planning and sustainable development of the area.

The Fermoy Green Belt:

2.4.16. The development boundary of Fermoy makes provision for a total of 46.8 hectares of land, to be used as open space. However, the specific policy objective relating to these lands outlines limited potential for individual dwellings at very low density. Two smaller settlements (Kilworth and Clondulane) and one village nucleus (Grange) are located within or adjoining the Green Belt and offer

additional potential for both individual houses and small-scale residential schemes.

2.4.17. An important and attractive characteristic of the town of Fermoy is the complex topography and landscape character of its setting. The prominent ridges to the south east and south west of the town, which are relatively free from development, provide an attractive rural setting to the town and are therefore not considered suitable for development.

2.4.18. To the east and west of the town, the Blackwater River Valley forms part of the proposed Natural Heritage Area and the candidate Special Area of Conservation, with a Special Protection Area to the east of the town. The river valley itself, in conjunction with its surrounding floodplains, is designated as a Scenic Landscape in the Cork County Development Plan, 2003 (as varied). The N72, west of the town, is a designated scenic route. For these reasons it is considered essential that the river valley, which forms part of the main approach roads into the town, is not, generally suitable for development.

2.4.19. To the north and south, the principal approach road into the town is the National Primary Route, N8, which is also deemed unsuitable for development, as it would have a negative impact on the visual setting of the town. Further development is also restricted by the proposed by-pass route to the immediate east of the town.

2.4.20. The Green Belt boundary has been extended to meet the development boundaries of both Clondulane and Kilworth, in an attempt to discourage further development along the approach roads into these settlements and to maintain strategic gaps between these settlements. It is considered that this will not have an adverse effect on the development of these settlements as sufficient lands have been zoned within their respective development boundaries for both individual housing and small scale residential developments.

2.4.21. To the north of the town, the topography is less elevated and more suited to development. An area of land has been identified in this region, which abuts the development boundary and where there is an established proliferation of one-off dwellings. This area is less visually prominent to the general setting of the town than the equivalent areas to the south and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (23.3 ha) will be subject to Objective GB 1-2 of this Local Area Plan.

The Mitchelstown Green Belt:

2.4.22. The development boundary of Mitchelstown makes provision for a total of 43.3 hectares of land to be used as open space. However, the specific policy objective relating to these lands outlines limited potential for individual dwellings at very low density. Two smaller settlements (Ballindangan and Glennahulla) and one village nucleus (Ballygiblin), which are located within close proximity to the

Green Belt, offer additional potential for both individual houses and small-scale residential schemes.

2.4.23. An important and attractive characteristic of the town of Mitchelstown is the complex topography and landscape character of its setting. The prominent ridges to the south east in conjunction with the lower ridges to the south west and north east of the town, which are relatively free from development, provide an attractive rural setting to the town and are therefore not considered suitable for development.

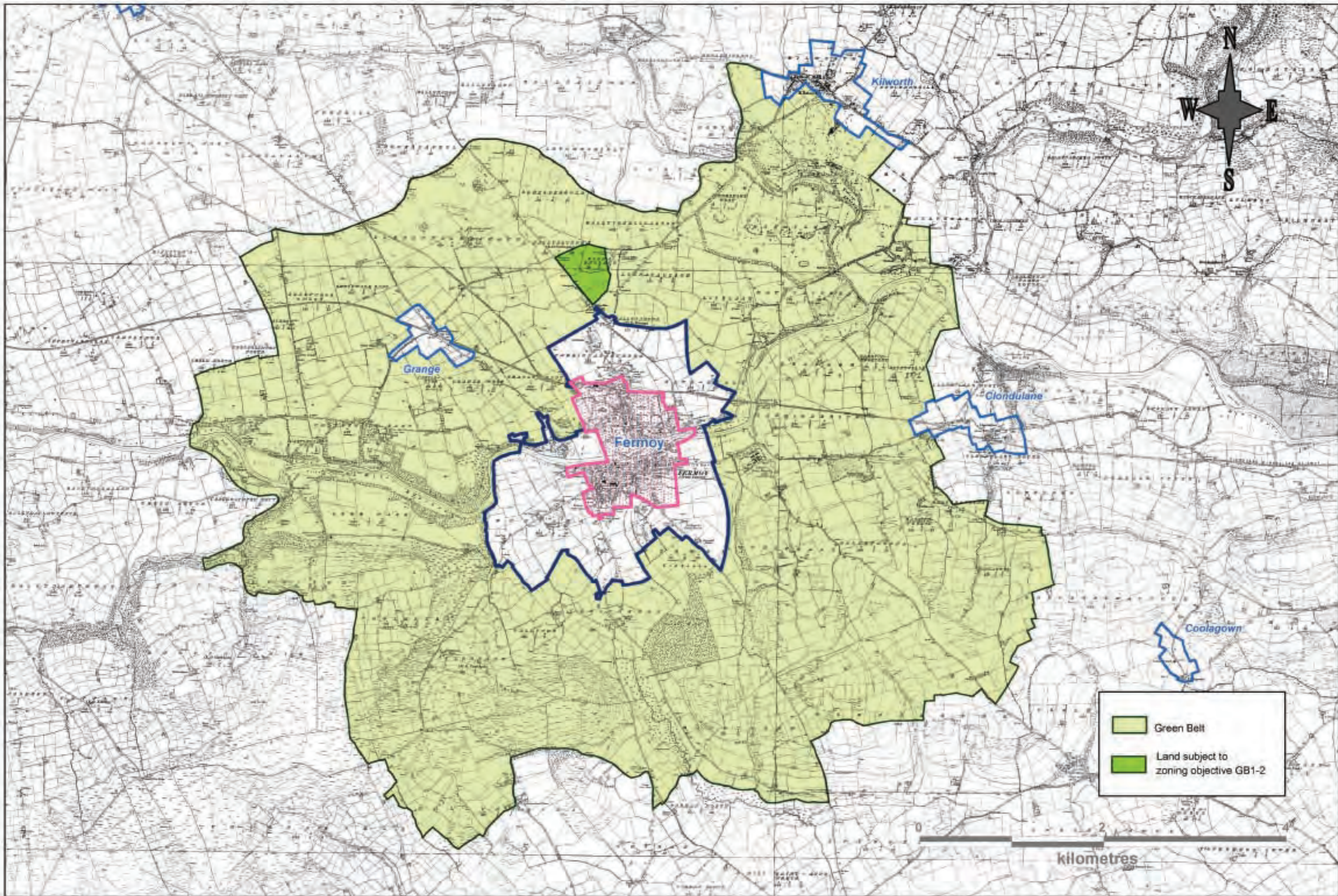
2.4.24. To the north and south, the principal approach road into the town is the National Primary Route, N8, which is a designated scenic route and is deemed unsuitable for development, as it would have a negative impact on the visual setting of the town. Furthermore, development is also restricted by the proposed Western Relief Road to the immediate west of the town and the Mitchelstown By-Pass route, which runs from the south to the east and continues in a north easterly direction. The N72 to the west of the town should also be protected from further development, given its national road status.



2.4.25. To the north west of the town, lies an area where the topography is less elevated and more suited to development. An area of land has been identified in this region where there is an established proliferation of one-off dwellings. This area is less visually prominent to the general setting of the town than the equivalent areas to the south, east and north east and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (55.3 ha) will be subject to Objective GB 1-2 of this LAP.

Greenbelt Maps

Fermoy

Mitchelstown

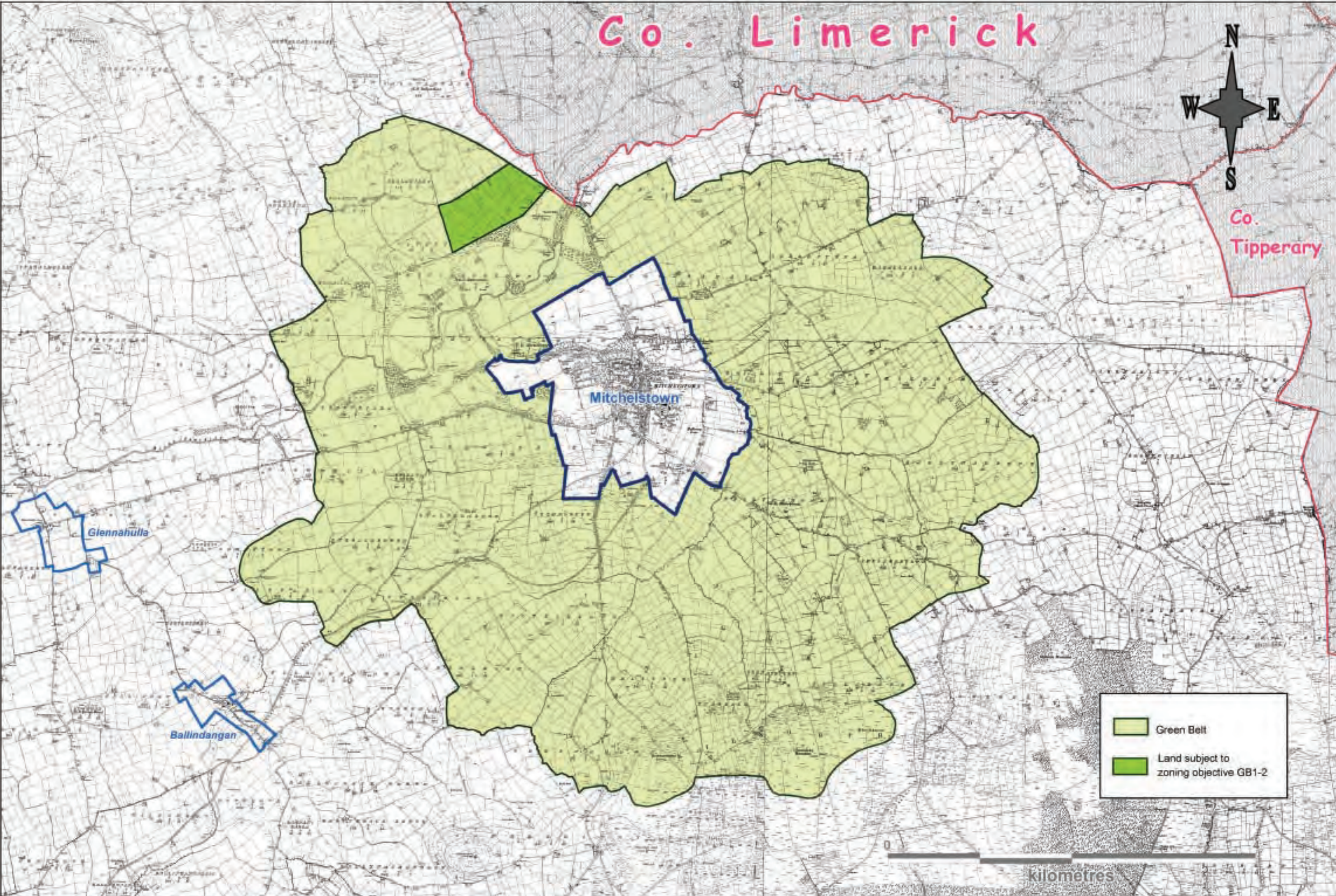




	Green Belt
	Land subject to zoning objective GB1-2

Co. Limerick



Co. Tipperary



	Green Belt
	Land subject to zoning objective GB1-2

Section 3 Local Area Strategy

3.1 The Fermoy Electoral Area Strategy

Context

3.1.1. The Fermoy Electoral Area comprises an area of about 746 sq km and is located to the north east of Cork City. The Electoral Area is bordered to the south by Midleton and Blarney Electoral Areas, to the west by Mallow Electoral Area, to the north by Counties Limerick and Tipperary and to the East by County Waterford. The Cork County Development Plan 2003 (as varied) has designated a number of scenic routes and special landscape areas in this Electoral Area. The majority of land within this area consists of prime agricultural land comprising dairy and tillage farms.

3.2 Growth and Development in the Fermoy Electoral Area

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

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

3.2.3. The Cork County Development Plan 2003 (as varied) has made provision for the majority of population growth planned for North Cork to be located within the main towns. In the Fermoy Electoral Area these principal locations are Fermoy and Mitchelstown. Despite a natural increase in population in these main towns, in addition to the villages within the CASP area to the south of the Fermoy Electoral Area, the remaining more rural areas have undergone a decline in population over recent years. If this decline were to continue it would have serious implications for the area.

3.2.4. The Local Area Plan for the Fermoy Electoral Area will make provision to accommodate an appropriate proportion of this population growth. This growth will be distributed between the small towns, villages and agricultural areas in accordance with the principles of the North and West Cork Strategic Plan, the Cork Area Strategic Plan and

the Cork County Development Plan 2003 (as varied), in addition to the proper planning and sustainable development of the area.

3.2.5. However, the capacity of the settlements, in addition to access to public transport will be important considerations. While it is important to recognise that some of the new development will be located in agricultural areas outside settlements, unless a large part of it is carefully planned around the existing network of small towns and villages, preference being given to those with access to public transport, the independence of those small towns and villages will be lost.

3.3 Population Trends and Forecasts

3.3.1. The census of population for the Fermoy Electoral Area in 2002 was 23,991 people in 7,955 households. This represents an increase to the 1996 census population of 22,855 in 6,534 households.

3.3.2. The growth strategy for the Fermoy Electoral Area will be largely determined by the recommendations of the Cork Area Strategic Plan (CASP), the North and West Cork Strategic Plan and the provisions of the Cork County Development Plan 2003 (as varied). According to the strategy in this Local Area Plan, the population of the Fermoy Electoral Area could increase by an estimated 2,719 or an equivalent of approximately 1,865 households by 2011.

Estimated Growth to 2011 (households)	Main Settlements	Smaller Towns, Villages and Agricultural Areas	TOTAL
Fermoy Electoral Area	1,010 (2 towns)	855	1,865

3.4 Distribution of Growth

3.4.1. The projected growth, should it take place, will not be evenly distributed throughout the Fermoy Electoral Area. The Cork County Development Plan 2003 (as varied) has already made provision for the majority of this population growth to be located within the two main settlements of Fermoy and Mitchelstown.

3.4.2. The remainder of the growth envisaged for the electoral area will occur within the smaller towns, villages and agricultural areas. This Local Area Plan seeks to properly manage and plan this remaining growth, based on the principles of the Cork Area Strategic Plan, the North West Cork Strategic Plan and the Cork County Development Plan 2003 (as varied).

3.4.3. In terms of the overall estimated growth figure of 1,865 additional households by 2011 (see above Table), approximately 1,010 could be accommodated in the 2 main towns of Mitchelstown and Fermoy (Source: Cork County Development Plan 2003, (as

varied)). The remaining 855 or so households within the Fermoy Electoral Area would be located in the remaining towns, villages and agricultural areas.

3.4.4. In the Fermoy Electoral Area, provision is made to accommodate the growth in the smaller towns and villages. The distribution of this growth is determined by the settlement strategy envisaged in this plan, having regard to a number of important considerations such as the range and availability of community facilities and access to public transport.

Fermoy Electoral Area	1991 Census	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	22,862	22,855	23,991	26,710	2,719
Households	6,672	7,074	7,955	9,820	1,865

Conclusion

3.4.5. As highlighted in previous sections of this report, there are a number of issues responsible for the current demographic profile in the Fermoy Electoral Area. As previously mentioned, the Fermoy Electoral Area is currently experiencing varying degrees of pressure for development. Outside the towns and villages, the Cork County Development Plan 2003 (as varied) establishes two main policy areas within the Fermoy Electoral Area, the first being the Rural Housing Control Zone, which extends across the southern section of the Fermoy Electoral Area, from Watergrasshill to Rathcormack. Although there are certain exceptions, the effect will be to apply relatively restrictive controls on the circumstances in which planning permission will be granted for new housing in the agricultural areas. Whilst it will be appropriate to make some allowance for the quantity of housing likely to be built in agricultural areas, the existence of the Rural Housing Control Zone controls will need to be reflected in the allowance made.

3.4.6. The second policy area relates to a less stringent approach to development in rural areas. This policy is applicable to those areas, which are not experiencing the same degree of pressure and planning applications are assessed on their own merits, subject to normal proper planning considerations. The remainder of the Fermoy Electoral Area falls within this category. Such areas have been experiencing an aging population, outward migration amongst the young people (prompted by a lack of further education and employment opportunities), increased commuting to urban areas for employment (with associated pressures on transport infrastructure and environmental quality), growing relative affluence of urban living and loss of services delivered locally (such as pubs, schools, post offices and health care).

3.4.7. Encouraging inward migration in these areas should be an essential element of a future strategy and would bring within it new skills, knowledge and ideas and the strategy may also help in the retention of a higher proportion of the population of the area.

3.5 Settlement Structure in the Fermoy Electoral Area

3.5.1. The Fermoy Electoral Area experiences a settlement pattern, which is primarily 'rural' in character. It has two main settlements, Fermoy and Mitchelstown and for the purposes of this Electoral Area Local Area Plan the strategic aims and zoning objectives for these main settlements have been carried forward from the Cork County Development Plan 2003 (as varied). As well as this there are a number of key villages, a number of villages of a varying size and a series of small village nuclei. The smaller settlements are mainly dependent on the larger settlements for services.

3.5.2. A striking feature of the Fermoy Electoral Area is the range of differing issues that face particular parts of the area: -

3.5.3. The Southern part of the area faces growing pressure for new housing and industry arising from its proximity to Metropolitan Cork. This area is located within the CASP study area and includes the main town of Fermoy and the larger villages of Watergrasshill and Rathcormack. The smaller settlements of Castletyons/Bridebridge, Kilworth, Bartlemy, Ballynoe, Coolagown and Clondulane are also situated within this area and are all experiencing increasing pressure for development as outlined above. This section of the electoral area includes the scenic Blackwater Valley, which stretches east from Waterford through Fermoy Town and westwards towards Mallow.

3.5.4. In contrast, the northern part of the area consists of relatively few settlements and a low population density. This scenario is applicable to the remainder of the Fermoy Electoral Area, which is incorporated in the study area of the North and West Strategic Plan. The area is experiencing problems associated with a reliance on agriculture and faces the challenge of attracting new employment to the settlements serving rural communities and encouraging planned growth to maintain the viability of essential services. This northern area is divided in two. The first includes the main settlement of Mitchelstown and the larger villages of Kildorrery and Glanworth, with the smaller settlements of Ballindangan and Glennahulla. This area effectively forms the catchment area of Mitchelstown. Ballyhooly however, is more likely to be associated with Fermoy and/or Mallow due to its location on the road linking these two ring towns. The remaining area is completely separate from Mitchelstown and is located east of Rathcormack. This area includes the large village of Conna, which is well served and self-contained. Curraglass and Currabeha are smaller settlements and are located close to the Waterford border.

3.5.5. This strategy of supporting rural settlements is, therefore, based on the identification of a network of settlements so that

investment in housing, transport, employment, education, shopping, health facilities and community services can be focussed on those locations that provide the **best pattern of accessibility** for those living outside the main towns.

3.5.6. The settlement network for the Fermoy Electoral Area can be summarised as follows: -

Settlement Type	Strategic Aims
<u>MAIN SETTLEMENTS</u> Fermoy Mitchelstown	Fermoy - Promotion as a significant location for residential development to complement its important employment and commercial functions. Mitchelstown – Promotion as a key employment, commercial and industrial location with an important food industry role; promotion of its growth potential based on its special heritage character and a strategic road location.
<u>KEY VILLAGES</u> Ballyhooly Castletyons/Bridebridge Conna Glanworth Kildorrery Kilworth Rathcormack Watergrasshill	Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.
<u>VILLAGES</u> Ballindangan Ballynoe Bartlemy Coolagown Clondulane Curraglass Glennahulla	Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

Settlement Type	Strategic Aims
<u>VILLAGE NUCLEI</u> Aghern Araglin Ballygiblin Britway Curraghalla Farahy Grange Kildinan Knockanevin Rockmills	Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.

Sufficiency of Zoned Lands for Housing

3.5.7. In determining whether enough land has been provided for housing in the smaller towns and villages within the Fermoy Electoral Area, an examination should be made of both the projected requirement for new housing and the amount of zoned land suitable for housing development. The requirement for new housing is estimated from the projected increase in households for the area. In the Fermoy Electoral Area, this amounts to 855.

3.5.8. In this Local Area Plan, approximately 138 ha. (gross) of zoned residential lands have been identified in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town/ neighbourhood centre development or on sites with "special" zonings. It is considered that sufficient lands have been zoned in the smaller towns and villages to accommodate the needs of the Fermoy Electoral Area and that a scarcity is most unlikely to occur during the lifetime of this Local Area Plan. It would be prudent however, to monitor the rate of residential development to ensure that the supply remains sufficient on an ongoing basis.

Section 4 Employment and Economic Activity

4.1 Strategic Principles

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

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

4.1.2. Traditionally, employment in most rural areas was based primarily on agriculture, and more recently forestry. Agriculture, although declining, will continue as a major employer even if on a part-time basis and it will be necessary to secure agriculture where it has the capacity to remain strong and viable. Forestry is increasing in importance and is likely to continue to do so. There must be attempts made to develop these industries so they continue to play an important role as a base for a strong and diversified rural economy. The links between these traditional industries and the significant and developing sectors such as tourism, enterprise, local services and other sources of off-farm employment, will be the mainstays of a strong rural economy. However, the mix and concentration in any one of these sectors will vary according to the particular issues in various areas.

4.2 Agriculture and Food

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

4.2.2. The numbers of farms and people engaged in agricultural employment are declining; the age structure of farmers is unbalanced; many farms are non-viable and direct payments account for an increasing proportion of farm incomes. A strategy to address these issues should encourage the development of alliances and partnerships between agricultural producers and food processors taking due account of market needs and a comprehensive programme for the development of the food industry which addresses needs in relation to capital investment, research, technology and innovation, marketing development and promotion, and human resources.

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

4.2.4. The majority of the Fermoy Electoral Area is located within the "Goldenvale", which comprises a low lying fertile landscape, suitable for intensive dairy farming, with tillage providing seasonal variation.



4.3 Industry and Enterprise

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

4.3.2. It is an objective of the local area plan to encourage the development of modern industry, at an appropriate scale, in the settlements serving rural areas so that, in time, a robust employment base can develop enabling communities to become self-sustaining,

relying progressively less and less on longer distance commuting to urban centres for employment and other essential services. The achievement of this objective will be attained by;

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

4.3.3. The Fermoy Electoral Area includes significant employment in high tech and office based industry, mainly located within the town of Fermoy, which has developed as a key location for a variety of such industries including BUPA, which uses the name of Fermoy as part of its advertising campaign. The aim in future will be to attract jobs of higher skills content with corresponding needs for better educated and trained personnel. The high level of employment in the town area exerts a strong influence on the employment and travel to work patterns in the electoral area. This is reflected in the Fermoy Integrated Economic and Planning Strategy, which refers to a weak linkage between employment and the local economy with a large proportion of employees commuting from places as far away as Cork,

Section 4: Employment and Economic Activity

Cashel, Dungarvan, Youghal, and Kilmallock. Outside of Fermoy other large employers are predominantly agriculture based such as the headquarters of Dairygold in Mitchelstown and the Glanbia complex in Castlelyons/Bridebridge.

4.3.4. The role of childcare in the development of industry and enterprise should be recognised and is an example of the links, which exist between employment and community facilities.

4.4 Retail and Commerce

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

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

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

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

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

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

4.4.7. Many of the towns and larger villages in the Fermoy Electoral Area are situated some distance from Cork City and maintain a reasonable independence in serving their hinterland catchments.

4.4.8. In places, these catchment areas extend outside the electoral area, and for some goods and services the residents of Fermoy travel outside their electoral area.

4.4.9. Within the electoral area, retailing is focussed on the two main settlements, Fermoy and Mitchelstown, which offer a wide range of retail services to both local residents and residents from surrounding hinterlands. In the Cork Strategic Retail Study, these towns are seen as the focus for future expansion in the comparison floorspace provision and the large scale developments of supermarkets and retail warehouses. It is expected that in the other smaller settlements, the nature and extent of retail provision will vary based on the settlements location in the network of settlements.

4.5 Tourism

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

4.5.2. Tourism is a developing industry in the Fermoy Electoral Area. Like most of inland County Cork the area does not have a strong tourism tradition, so a number of strategic initiatives will have to be investigated. CASP identifies an approach that could include the development of a featured attractor in each of the principal towns, small-scale high quality leisure schemes based on outdoor activities such as golf, angling and equestrian sports, walking and cycling routes and the branding of touring routes linking inland areas with City and coastal resorts.

4.5.3. The development of the area's tourist industry, particularly because of its potential to attract visitors outside the main season, is an important element of any strategy. From a land-use planning point of view, it is important to develop a series of appropriate planning objectives, complementing those of the Cork County Development Plan 2003 (as varied), that will ensure the conservation and enhancement of the area's characteristics that are important to the development of tourism. These may include general objectives for the conservation and enhancement of widespread characteristics or specific objectives intended to foster the development of a particular project or locality.

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

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

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

4.5.7. One such initiative has been the Blackwater Valley Drive, which promotes settlements along the Blackwater Valley, for tourists travelling from Kerry through Cork and onto Waterford. Linking the main N8 Cork-Dublin road and the N72 section of the Rosslare to Killarney road, Fermoy town and its surrounding electoral area, are ideally suited for exploring the Blackwater Valley. In addition to Fermoy town, other settlements within the electoral area, which could be further promoted as centres for touring and accommodation are Ballyhooly, Kilworth and Glanworth.

4.5.8. The area has a number of strategic qualities that influence the success of its tourist industry:

- *Attractive rural landscape* – Although the dramatic landscape characteristics found in West Cork and County Kerry are not present in the area, the roads through the broad lowland fertile valley landscape present an attractive introduction to the area and, in itself, invites visitors to divert onto other routes. The landscape also provides an insight into the rich history and heritage of the area with remnants of a large number of historic buildings scattered across the landscape.
- *Attractive rivers:* such as the Rivers Bride, River Funcheon and especially the Blackwater River, one of the best unpolluted trout and salmon rivers in Europe. The other draw to the area are the local hills, such as the Knockmealdowns and the Galtee Mountains these provide opportunities for walks, cycling and equestrian sports, there are a number of established walks in the area including the Avondhu Way;
- *Attractive towns and villages:* the settlements of the area are, generally, clearly defined and include many attractive, sometimes historic, buildings. The setting of most settlements has been protected from suburban or sporadic development.
- *Ease of access to the area* by road or from Cork Airport enhances the attractiveness of the area particularly for short or weekend breaks and generates opportunities for tourism outside the main season.

4.6 Mineral Extraction

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

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

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

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

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

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

4.7 Forestry

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

4.7.2. There are two main aspects to the issue of forestry in the Fermoy area, the first is large scale commercial forestry and the other is the smaller scale more environmentally focused local schemes. Forestry contributes substantially to the economic well being of the county in terms of the direct and indirect employment it generates and the financial revenue that results.

4.7.3. The market increasingly demands certified timber to assure customers that their products come from sustainable managed forests as outlined in the Irish National Forest Standard (2000). All grant aided forestry development and operations must be in accordance with the Code of Best Forest Practice (2000) and a series of Guidelines on topics including water quality, archaeology, landscape, harvesting and biodiversity. These publications support the Irish National Forest Standard in ensuring that the development of this sector is undertaken on a sustainable basis.

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

4.7.5. Local Forestry Schemes include the NeighbourWood Scheme, the Urban Woodland Scheme and the Native Woodland Scheme. These initiatives reflect the fact that with the rapid expansion of Ireland's urban centres over the past few years there is a need to provide communities with accessible, attractive woodland amenities that form an integral part of the locality.

Section 5 Transport and Infrastructure

5.1 Strategic Principles

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

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

5.2 Transport

5.2.1. As outlined above, the Cork County Development Plan 2003 (as varied) highlights the need for policies, which concentrate on building up towns and villages with effective transport connections between them as a basis for strategic investment, economic development, employment growth and access to services in rural areas.

5.2.2. The Fermoy Electoral Area occupies a strategic spatial position linking Cork to the neighbouring counties of Limerick, Tipperary and Waterford. These links can act as a catalyst for substantial employment-led growth. While the Fermoy Electoral Area is currently not served by rail based public transport, it is served by a good road network to the main settlements.

Roads

5.2.3. The key transport corridor in the Fermoy Electoral Area is the Cork-Dublin Road, N8. This has a dramatic effect on development in

the area and current bypass proposals are likely to have a strong influence on the nature and scale of future development.

5.2.4. The Fermoy Electoral Area has a proven ability to attract modern industry, due in part, to its strategic location on the Cork-Dublin road (N8). Evidence of the impact of the N8 transport corridor on the housing market of the area can be viewed in towns such as Watergrasshill (which has recently been bypassed) and Rathcormack which are experiencing large-scale development serving, for the most part, people commuting to employment centres in Metropolitan Cork. The impact of this key corridor is likely to develop further in the near future pending the completion of additional bypass schemes, namely the Fermoy bypass which is nearing completion and the Mitchelstown Western Relief Road.

5.2.5. Other National Roads serving the area include the N72, which runs from Ballyhooly right across the electoral area to the Waterford border, near Tallow. Cork County Council is currently preparing a case for the prioritisation of the upgrading of this route to a quality standard two-lane carriageway. The N73 runs from Mallow through the northern section of the Fermoy Electoral Area, across to Mitchelstown, where it links up with the N8.

5.2.6. Regional roads will play a key role in linking the main national transport corridors to wider rural areas, including smaller towns and villages within these areas and will need to be supported in this role. Examples of such routes in the Fermoy Electoral Area are the R512, R666, R614, R626 and R628. The development of this relatively strong local road network will support sustainable development throughout the electoral area. One aspect of this will be to provide better road linkages and standards on national and non-national roads within the electoral area and also to improve concentric road links between the Fermoy Electoral Area and neighbouring settlements within and outside County Cork, for example, the Mitchelstown, Mallow, Kanturk route and the N72 Tallow-Fermoy-Killarney route.

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



Rail Based Transport

5.2.8. There is currently no active railway facility in operation in the Fermoy Electoral Area. However, it is an objective of the Cork County Development Plan 2003 (as varied), where there is potential for an existing or un-used railway station (or railway infrastructure) to be re-opened for service, that the station (or infrastructure), its access and the surrounding lands be safeguarded against encroachment by inappropriate uses which could compromise its future development as a rail facility.

5.2.9. Taking into consideration Fermoy Electoral Area's (in particular Watergrasshill) location in close proximity to Cork City, adjacent to the road network including the N8 and N25, the Jack Lynch Tunnel and proposed northern relief route, it is considered that a dedicated truck depot to meet the needs of truck parking with ancillary facilities could be accommodated in the area based on its merits and subject to normal proper planning considerations.

Public Transport

5.2.10. At a more local level, the Fermoy Area benefits from both the Avondhu and Ballyhoura Rural Transport Initiatives, which are rural public transport schemes funded by the Department of Transport. These initiatives have been used to launch rural transport services to areas of North Cork, which were not served by Bus Eireann or private operators heretofore. The initiatives are providing a valuable service with social and economic benefits to the Region and should be supported and developed further so as to become economically viable and sustainable in the long term.

5.2.11. In terms of strategic bus requirements, this plan supports the recommendation of the Cork Area Strategic Plan and the North and West Cork Strategic Plan with regard to the provision of dedicated bus corridors in certain locations, the provision of park and ride facilities and the development of public-private partnerships for county services and rural transport services and to support initiatives which provide greater accessibility by bus between rural towns/villages with their more remote hinterlands.

5.2.12. In regard to pedestrians, the Local Area Plan has identified a number of existing and proposed pedestrian walks in the electoral area at Ballyhooly, Castlelyons/Bridebridge, Glanworth, Kildorrery and Watergrasshill. These walks should be maintained and improved where necessary, as they contribute to the leisure and tourist attractions of the area.

5.3 Infrastructure

5.3.1. If the desired level of sustainable development outlined in this Local Area Plan is to be achieved, and environmental protection secured, water provision and waste management facilities to the highest modern standards, need to be provided in all identified growth areas in the region.

Water Supply

5.3.2. The Fermoy Electoral Area is supplied by the Blackwater, Glanworth and Conna Regional Water Supply Schemes. Smaller settlements are served by spring and bored well sources situated at, for example, Ballynoe, Bartlemy, Curraglass, Kildorrery, Kilworth and Watergrasshill, all of which require upgrading. The provision of adequate water supply to serve the anticipated level of growth in the Fermoy Electoral Area is essential to the delivery of the development in this plan, and requires a phased improvement of services in line with development. In general, water supply facilities need to be improved throughout the county both to serve existing communities and to accommodate planned growth. Key needs identified include the following:

- Extensions to water distribution networks are required in all settlements,
- New supply sources are required at Clondulane, Conna, Ballindangan and Watergrasshill,
- Upgrades of existing water treatment facilities are required at Ballyhooly, Conna and Kilworth,
- New water treatment facilities are required at Ballindangan, Coolagown and Curraglass,
- Water Storage facilities are required at Conna and Watergrasshill.

5.3.3. The County Council Rural Water Strategic Plan 2000 proposes to protect public health by providing wholesome and safe potable water through a planned approach to investment and best practice in the operation and management of rural water schemes. It would also encourage the principle of partnership with the voluntary group schemes, by assisting in the effective administration and to promote rural economic development in order to sustain the rural environment.

5.3.4. Most of the supplies in the more remote areas are individual wells serving farms and single houses in rural areas and scattered individual housing outside of existing towns and villages. There is a problem with water quality in some remote rural wells and the Rural Water Strategic Plan provides funds, which are administered by Cork County Council for 'grant aided schemes' to improve the water quality. There is also a public awareness programme on water quality for individual wells.

5.3.5. Many of the existing private group water schemes have unreliable sources of water and inadequate treatment facilities. Some rely on groundwater and some on surface water supplies as their source. Many of these are prone to being contaminated because of their proximity to pollution arising from the disposal of effluent from nearby developments e.g. septic tanks for individual houses or slurry tanks in farmyards. Therefore, the protection of existing underlying aquifers, which supply the schemes, is paramount.

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

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

Water Quality

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

Drainage

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

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

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

5.3.11. In order to improve the current situation in existing settlements and make provision for future growth, there is a need for upgrading of the networks in existing sewerage schemes in all settlements. Key needs identified include the following:

- Extensions to the sewerage networks are required in all settlements,
- New treatment plants are required in Ballyhooly, Ballindangan, Bartlemy, Castletyons / Bridebridge, Clondulane, Coolagown, Curraglass, Glennahulla and Rathcormack,
- Upgrades of existing treatment plants are required in Rathcormack.

5.3.12. Most of the rural housing development in the county is permitted with conditions relating to the proper siting and construction of suitable septic tanks. Sometimes these treatment tanks are sited without adequate regard to existing water aquifers or other underground water sources causing deterioration in the quality of water.

5.3.13. Existing villages and small settlements, which do not have sewage treatment plants or have inadequate systems, may be provided with new plants through co-operation with developers who undertake housing developments. Appropriate arrangements shall be made to ensure that existing houses are connected to new schemes.

Surface Water Drainage

5.3.14. In most settlements, surface water is usually disposed of to the foul sewers and these often become overloaded in periods of high rainfall and tides. It is a major requirement to separate the surface water system from the foul water system and for improvements made to the networks.

5.4 Waste Recovery and Recycling

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

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

5.4.3. Within the Fermoy Electoral Area there are the following waste management facilities: -

- **Bring Sites** are distributed throughout the area at Fermoy (3 sites), Mitchelstown (2 sites), Araglin, Ballyhooly, Castlelyons/Bridebridge (2 sites), Conna, Glanworth, Kildorrery, Kilworth, Rathcormack and Watergrasshill.
- Provision of additional sites at Clondulane, Ballindangan, Ballynoe, Bartlemy and Curraglass are scheduled, with settlements such as Ballygiblin, Knockanevin and Aghern on the reserve list.
- It is envisaged that all of the above sites will eventually be upgraded to contain receptacles for the all of the following categories – Glass bottles/jars, beverage cans, card/paper/plastics and textiles.
- **Civic Amenity Sites** at Fermoy and Mitchelstown.
- **Waste Transfer Station** at Fermoy.



Renewable Energy

5.5.2. The issue of wind energy is not as significantly important for the Fermoy Electoral Area as it is for some of the other electoral areas within the county. No part of the electoral area has been designated as a ‘Strategic Search Area’ in the Cork County Development Plan 2003 (as varied). A definition of Strategic Search areas is provided in the section on Wind Energy in Chapter 5 of the Cork County Development Plan 2003 (as varied).

5.5.3. In land use planning terms, for a wind energy project to succeed in the planning process, a whole range of criteria must be met, whether in the search areas or in other areas. As part of its forthcoming Planning Guidance and Standards series, the County Council will issue a detailed document on the various development control considerations (including site selection, siting and layout) for various types of wind energy projects.

Telecommunications

5.5.4. The overriding goal of this Local Area Plan is to ensure that the necessary physical and telecommunications infrastructure is provided and that rural communities are enabled to exploit the enormous potential of Information and Communications Technology. Several initiatives are underway by a number of telecommunications service providers, which have the capacity to improve broadband infrastructure and services in the Area; these are supported under the National Development Plan.

5.5 Energy and Communications

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

Section 6 Housing and Community Facilities

6.1 Strategic Principles

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

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

6.2 Housing Overall Approach

6.2.1. Outside the small towns and villages, the Cork County Development Plan 2003 (as varied) establishes three main policy areas that affect the development of the countryside: The Metropolitan Green Belt, the Rural Housing Control Zone and the coastal areas.

6.2.2. The Rural Housing Control Zone covers the southern section of the Fermoy Electoral Area, from Watergrasshill to south of Rathcormack village. Although there are certain exceptions, the effect will be to apply relatively restrictive controls on the circumstances in which planning permission will be granted for new housing in the agricultural areas. Whilst it will be appropriate to make some allowance for the quantity of housing likely to be built in agricultural areas, the existence of the Rural Housing Control Zone controls will need to be reflected in the allowance made. In the remainder of the electoral area there is no specific planning objection in principle to individual rural houses included in the Cork County Development Plan 2003 (as varied), subject to normal proper planning considerations in each case. However, it is an objective of the Cork County Development Plan 2003 (as varied) to recognise the serious long-term effects that urban generated housing development can have on rural areas, in terms of the viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.

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

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

Density Table: Main Settlements

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



Section 6: Housing and Community Facilities

6.2.5. In the Key Villages, Villages and Village Nuclei, the Local Area Plans apply densities in these settlements for new residential development. The factors considered in applying these densities include; the services and infrastructure available, the appropriate scale of development, the role of the village in the settlement network, the environmental, and topographical considerations and the provision of serviced land in villages as an alternative to dispersed one off rural housing in the countryside.

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

Density Table: Key Villages, Villages & Village Nuclei

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

6.3 Community Facilities

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

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

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

Education

6.3.4. Primary schools are located in most, if not all, of the settlements. Some of the schools are badly located in that they may be a distance outside of the settlement or located between settlements which means that children may not be able to walk to school in safety. The provision of footpaths to schools, where feasible, will be an objective in the local area plans. School buses and cars are the main form of transport to and from schools. Secondary schools in the electoral area are located in the main towns of Fermoy and Mitchelstown.

6.3.5. Many primary and secondary schools are under pressure to accommodate an increasing number of new pupils in buildings that are unsuitable or too small. There is a need to ensure that, in a timely manner, sites and buildings are available to cater for the proposed increase in population. The local area plan will zone land for the extension of school buildings and facilities where the need has been identified.

6.3.6. The third level educational sector is strongly encouraged to prepare specific outreach programmes to the main towns of Fermoy and Mitchelstown, with a view to establishing avenues for ongoing education and training. These institutions also need to increase their participation in the regional economy through links to industry, increased levels of R&D and spin off companies, provision of incubator units, and greater levels of outreach to selected key towns throughout the region.

Health Care Facilities

6.3.7. Apart from the public and private hospitals, which are located in the city and city suburbs and Fermoy town, health care in the electoral area, consists of GP's surgeries and local community health care facilities such as nursing homes and small scale medical centres.

Recreation

6.3.8. Recreation and sports are provided for as private and public undertakings and indoor and outdoor facilities. The largest provider of sports and recreation in the electoral area is the GAA, which, as an organisation, has facilities like playing pitches and halls in almost every settlement. Other sports like soccer, rugby, hockey and tennis are also provided for. Golf courses are operating in the Fermoy Electoral Area also. In new residential developments the policy objectives in Cork County Council's Recreation, Amenity and Cultural Policy document on the provision of facilities will be implemented.



Open Space

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

Childcare

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

6.3.11. The crucial issue for the provision of healthcare and childcare is ensuring access to appropriate levels of services, particularly given the peripheral nature of many settlements in the region.

Section 7 Environment and Heritage

7.1 Strategic Principles

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

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

7.2 The Natural Environment

7.2.1. European and National Legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, Special Areas of Conservation and Special Protection Areas.

7.2.2. The designation of these sites at a national level is the responsibility of Dúchas the Heritage Service, but it is the responsibility of all of us to protect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there is a range of plants and animals that are protected under national legislation.

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

and Scenic Amenity Maps in Volume 4. In the Fermoy Electoral Area, there is a total of 14 pNHAs.

7.2.4. Candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union.

7.2.5. The current list of cSACs (dated September, 2002) is given in Volume 2 of the Cork County Development Plan 2003 (as varied) and is shown on the Heritage and Scenic Amenity Maps in Volume 4.

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



7.2.7. The Department of Environment, Heritage and Local Government and the Geological Survey of Ireland are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas. The importance of geological heritage is recognized in the Cork County Development Plan 2003 (as varied) and a list of important geological features within the county has been drawn up with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

7.2.8. In the Fermoy Electoral Area the main policy goal is that all policies be formulated within a sustainable development framework, thereby ensuring that the environment is protected and that natural resources are exploited in a sustainable manner.

7.2.9. The principle outcome of the community consultation process undertaken as part of the North and West Strategic Plan (NWCSP) was a general consensus that the environment, natural amenity sites, scenic areas, wildlife, nature etc., the many terms used to describe the environment around us, forms one of the main assets of rural County Cork.

7.2.10. The issue of the protection and enhancement of the Natural Environment is a subject that has implications for many other areas of this plan. As outlined in the Transport and Infrastructure section the need has been identified for a specific rural waste management strategy. There are numerous requests for recycling facilities and for steps to achieve waste reduction to be put in place. Other issues in relation to this section include the need to maximise the benefits from the development of renewable energy sources. There is considerable concern about forestry practices, including planting close to housing and schools, impacts of fertiliser on watercourses and aerial spraying. In terms of employment and economic activity, habitat destruction and the consequent loss of biodiversity is seen as a threat, as is the dominance of monoculture forestry in some areas. It has been noted that the River Blackwater is currently unpolluted. Unfortunately acidification from over intensive commercial coniferation (forestry) in its watershed poses a serious problem.

7.3 Scenic Amenity, Views and Prospects

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

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

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

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

consolidate the scenic or architectural character of a particular locality.

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

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

7.3.7. Developments which would have a significant negative impact on the quality of the Scenic Route, which is not outweighed by any other planning consideration, will not normally be acceptable. Those proposing development adjacent to or within sight of designated Scenic Routes are advised to consult the Cork County Landscape Character Assessment and the Cork Rural Design Guide before completing their design and submitting any planning application.

7.3.8. The Cork County Development Plan 2003 (as varied) has designated a number of scenic routes and special landscape areas in the Fermoy Electoral Area. In all there are twelve scenic routes (A1 to A12) that are either fully or partially within the Electoral Area and include the following: Mitchelstown – Kilbeheny Road to the County boundary (A1), National Primary Route between Moorepark and Mitchelstown (A2), Road adjoining Kilworth Mountains (A3), Road from Ballynamuddagh overlooking Araglin River and Banduff over the river (A4), Road between Fermoy and Kilworth (A5), Road between Bellvue Cross and Kilbarry overlooking Blackwater Valley (A6), Road to Coolbaun (A7), Castlehyde to Fermoy Bridge (A8), Road over Hollymount (A9), Road at Cregg Castle – south view of river, castle and mountains (A10), Road adjoining Ballyhooly with view to Philip Wood, Johnston Wood and Gurteen Wood (A11), and Road at Nagle Mountains and Ross River Valley (A12).

7.4 The Built Environment

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

7.4.2. It is estimated that there are many thousands of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in County Cork. The principal mechanism for protection of these is through inclusion on the 'Record

of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

7.4.3. The Cork County Development Plan 2003 (as varied) established the initial Record of Protected Structures in County Cork, which includes a list of over 1,000 structures. In the Fermoy Electoral Area there are over 200 structures included on the list.



7.5 Cultural Heritage

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

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

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

7.5.4. Cork County Development Plan 2003 (as varied) contains specific objectives in relation to Cultural Heritage. Objective ENV 6-1 relates to the promotion of local heritage by encouraging the use of local place names in new developments. The promotion of the Gaeltacht and linguistic heritage is covered in objective ENV 6-2.

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

- Foster and celebrate all forms of local culture
- Promote knowledge of local traditions and pastimes, in addition to high quality festivals reflecting local and international culture
- Protect the natural and built heritage of the Area
- Promote accreditation of traditional skills.

7.5.6. In addition to the social benefits of preserving the cultural traditions of the area the cultural identity of the Fermoy area can make a significant contribution to underpinning the rural economy, stabilising populations and strengthening communities. Kilworth village is a renowned centre for art, music and drama.

7.6 Archaeological Heritage

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

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

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

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

7.7 Landscape Assessment

Landscape Assessment in County Cork

7.7.1. The Draft Guidelines for Landscape and Landscape Assessment recommends a particular approach to dealing with landscape assessment, concentrating on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them.

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

7.7.3. Initially the Cork County Development Plan 2003 (as varied) established a set of 76 landscape character areas and amalgamated them into a set of 16 generic landscape types. These are listed in Volume 1 and shown on maps in Volume 4 of the Cork County Development Plan 2003 (as varied).

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

7.7.5. The electoral area also has a number of scenic landscape areas, Philip, Johnson and Gurteen Woodlands (South of Ballyhooly), Blackwater Valley (Banteer to Waterford) and Araglin Valley (N.E. of Fermoy). The scenic landscape areas are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the Cork County Development Plan 2003 (as varied).

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

7.7.7. The Cork County Development Plan 2003 (as varied) includes an objective to continue the procedure for landscape character assessment, in line with the Draft Guidelines for Landscape and Landscape Assessment (2000) issued by the Department of the Environment and Local Government. These guidelines recommend a particular approach to dealing with landscape assessment, and concentrate on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them. This work will form the basis of assessing the sensitivity of landscapes to different kinds of development having regard to the character and values associated with local areas. This work is now carried forward into the Local Area Plan process by establishing the values associated with different types of landscape.

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

- Aesthetic- areas of particular beauty, scenic areas or scenic routes, views and vistas.
- Ecological - habitats, bio diversity wildlife areas;

- Historic - archaeological, field patterns, sites of historic events, vernacular building or architecture;
- Socio economic – value to the local economy, tourism;
- Community – sense of place, spiritual quality, areas of folklore or musical importance, sporting areas or areas of public recreation.

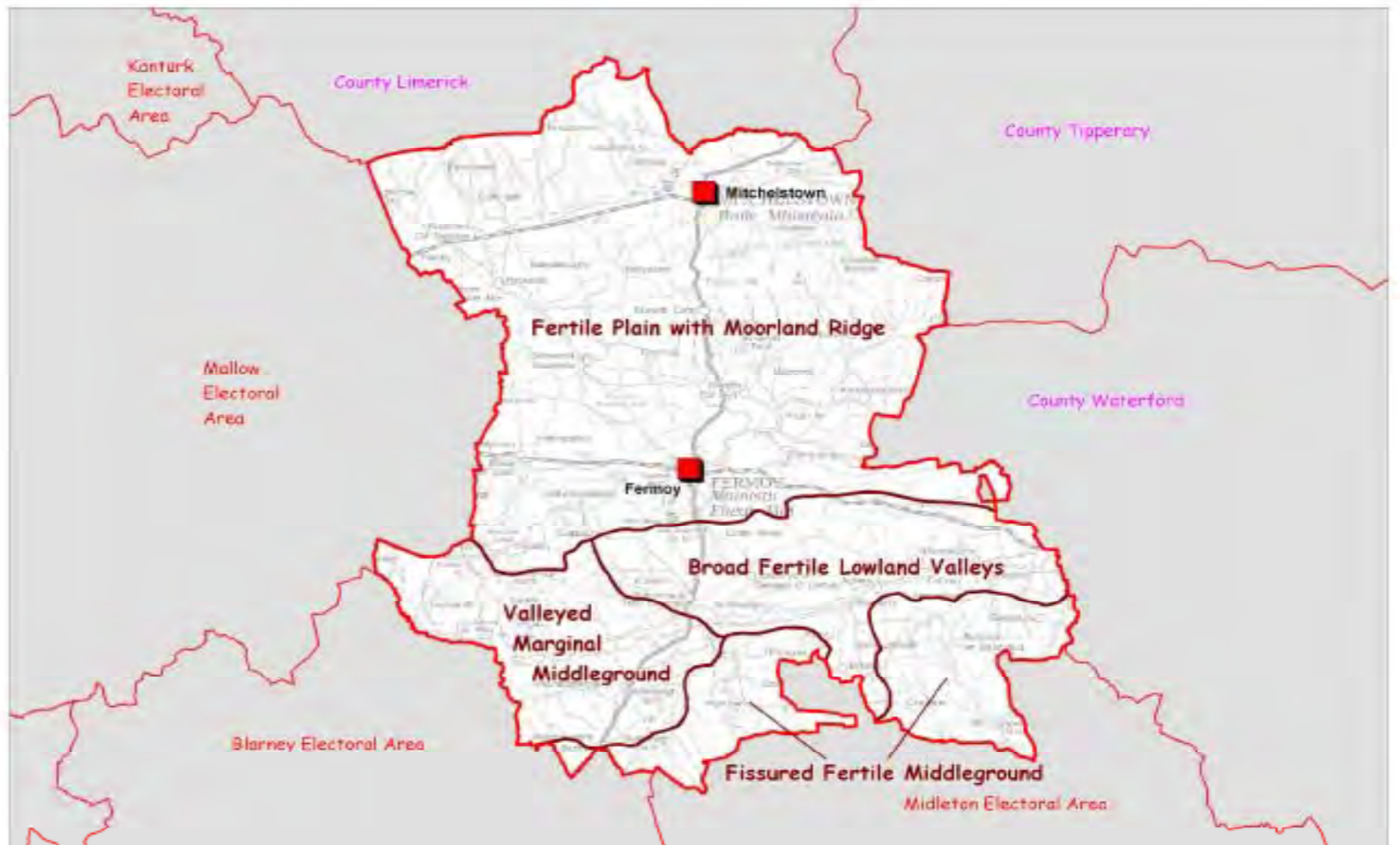
It is an objective in assessing proposals for development to have regard to the relevant landscape character descriptions and values.’

Landscape of Fermoy Electoral Area

7.7.9. The landscape of the Fermoy Electoral Area is dominated by the Fertile Plain area, which forms part of the “Golden Vale”. Other landscape types within the electoral area include Valleyed Marginal Middleground areas, Broad Fertile Lowland Valleys and part of a larger landscape area described as Fissured Fertile Middleground. These landscape types and the associated values accompanying these areas are summarised below.

Fertile Plain

7.7.10. This landscape type occupies a substantial proportion of northeast Cork and is often referred to as the “Golden Vale”. It is comprised of an extensive area of predominantly flat or gently undulating topography along the River Blackwater, and is contained by the Ballyhoura, Galtee, Nagles and Knockmealdown Mountains. Lower ground comprises large fertile fields, predominantly used for intensive farming, while coniferous plantations occur on hills and ridge tops. Farmsteads are scattered throughout the landscape, comprising large houses and traditional barns. This landscape is also characterised by many old demesnes comprising, for example, high stone walls, broadleaf avenues and open parkland. Several large settlements are found within the area, including Charleville, Mallow, Mitchelstown and Fermoy, all of which developed on the basis of the high agricultural productivity of the surrounding countryside.





Values associated with the Fertile Plain

7.7.11. The “Golden Vale” is renowned nationally as an important agriculture area. In addition to this, the natural heritage of the area, particularly given the range, quality and diversity of habitats, is also of national importance. Within Cork County the area is highly valued for its recreational (i.e. mainly fishing and walking) and scenic amenities, particular within the broad fertile valley of the River Blackwater, which is characterised by demesnes, broadleaf woodland and a high quality built heritage, as found in such settlements as Castletownroche and Mitchelstown. Some upland areas are valued locally for commercial forestry.

Valleyed Marginal Middleground

7.7.12. This landscape type is found at two distinct locations in Cork, one located to the west between Ballyvourney and Macroom, the other surrounding the village of Glenville to the east. Topographically this landscape comprises low rounded hills of old red sandstone enclosing fairly broad undulating river valleys. The rivers in the western area are the middle to upper levels of the River Lee and Sullane River before they join together as the River Lee. Small to medium sized fields are of marginal quality consisting of uncultivated peaty soils, and include clumps of willow, birch, heather, bracken, and the occasional rock outcrop and are bounded by low broadleaf hedgerows. Coniferous plantations are mostly located on higher ground. Bungalows, farmsteads and sheds are interspersed across



the landscape and are generally well screened by hedgerows.

Values associated with the Valleyed Marginal Middleground Landscape

7.7.13. This landscape is valued locally for its ecological habitats and in terms of scenic amenity, including its broadleaf woodlands, the quality of its built heritage, and the mix of fertile river areas and upland areas. The land is valued locally for agriculture, while the more marginal upland areas are used particularly for commercial forestry. Due mainly to its attractive environment, the area is also valued locally as a place to live.

Broad Fertile Lowland Valleys

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



Values associated with the Broad Fertile Lowland Valleys

7.7.15. The quality of agricultural land in this area is an important resource for the County, while the quality of its built environment including a significant number of estate houses (particularly in the eastern part of the area) and its built heritage in settlements such as

Castlelyons is also renowned within County Cork. Locally the area is important for its scenic amenity, including the mix of fertile farmland and broadleaf hedgerows, and the strong quality of the vernacular built environment.

Fissured Fertile Middleground

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



Values associated with the Fissured Fertile Middleground

7.7.17. This landscape is valued locally for the quality of its agricultural land including limited concentrations of forestry to the east. Even though there are limited areas of scenic amenity, its aesthetic quality, particularly regarding its fertile and complex topography, is important and along with its location and accessibility means that the area is highly valued locally for residential purposes. The quality of the areas’ built and archaeological heritage is also valued locally, particularly in such locations as Mounse Abbey.

Section 8 Settlements and Other Locations

MAIN SETTLEMENTS

Fermoy Environs
Mitchelstown

KEY VILLAGES

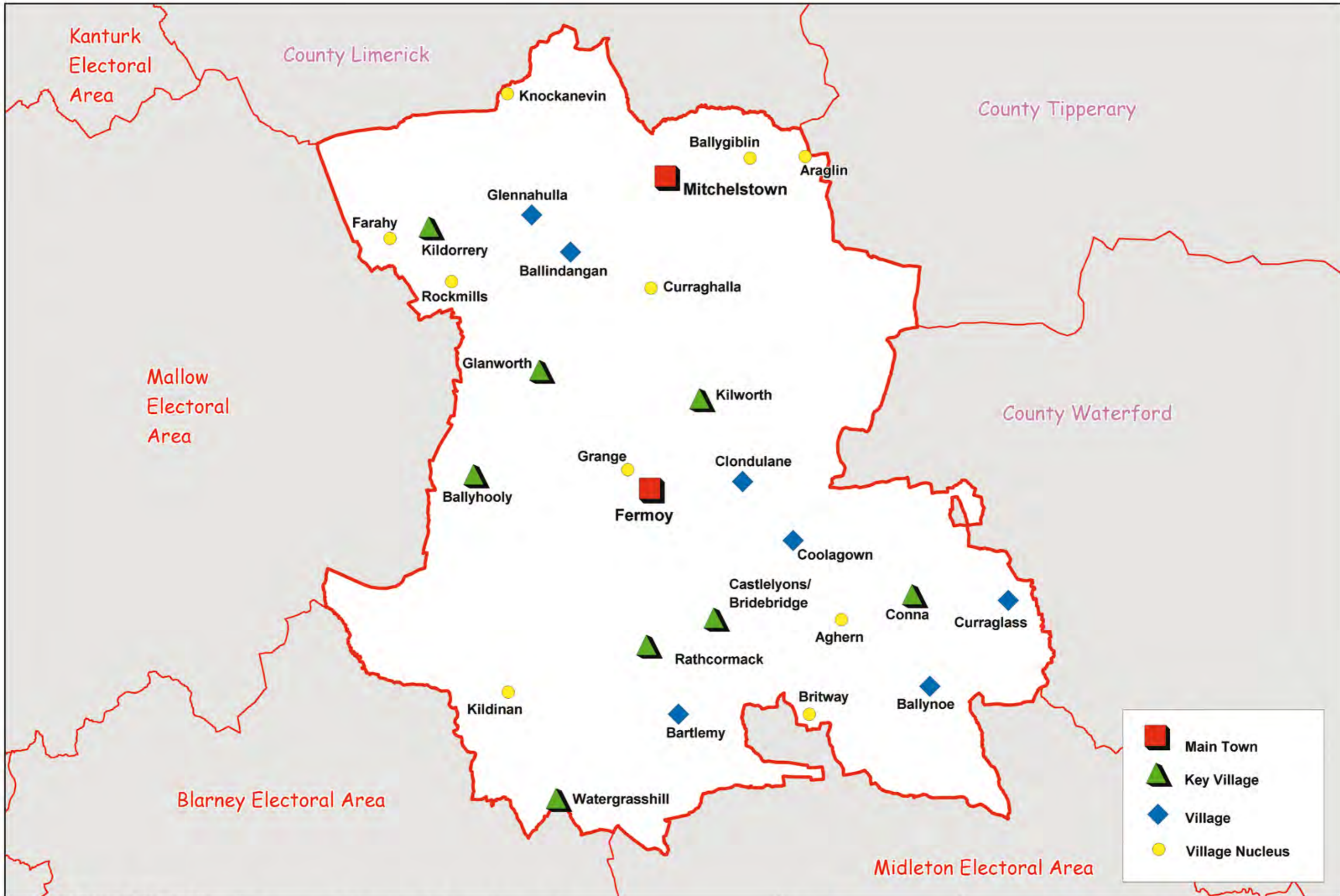
Ballyhooly
Castlelyons/Bridebridge
Conna
Glanworth
Kildorrery
Kilworth
Rathcormack
Watergrasshill

VILLAGES

Ballindangan
Ballynoe
Bartlemy
Coolagown
Clondulane
Curraglass
Glennahulla

VILLAGE NUCLEI

Aghern
Araglin
Ballygiblin
Britway
Curraghalla
Farahy
Grange
Kildinan
Knockanevin
Rockmills



	Main Town
	Key Village
	Village
	Village Nucleus

MAIN SETTLEMENTS

Fermoy Environs

Mitchelstown

1 Fermoy Environs

Fermoy is located at the crossing of the Cork-Dublin National route and the Blackwater River, and functions as a ring town.

The overall strategy aims to promote Fermoy as a significant location for residential development to complement its important employment and commercial functions.

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

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

1.1 Fermoy in Context

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

1.1.2. In this Local Area Plan Fermoy is identified as a Main Settlement within the Fermoy Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Fermoy are to promote the town as a significant location for residential development to compliment its important employment and commercial functions.

Population Growth

1.1.3. The 1996 census recorded a population of 4,469 persons, equivalent to 1,460 households, in the town of Fermoy (including the Town Council's area). By the year 2000, it is estimated that this had grown to 4,860 persons, equivalent to 1,670 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town will accommodate a growth of 890 households approximately by 2011.

1.1.4. This would bring the 2011 population of the town to around 6,510, equivalent to 2,560 households.

Key Planning Considerations

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

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

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

1.1.8. The town continues to suffer adverse effects arising from the conflict between through and local traffic. There is only one bridge crossing the Blackwater River taking traffic through the town, and this suffers congestion.

1.1.9. Drinking water is abstracted from the Blackwater River and there is adequate capacity to meet predicted growth.

1.1.10. Proposals to upgrade the wastewater treatment plant are underway. The combined sewer network capacity is low in parts of the town and separation of storm and foul water is required.

1.1.11. The River Blackwater has flooded the town on a number of occasions. A flood study report has been prepared.

1.1.12. The new N8 Cork – Dublin road will by-pass the town to the east. This involves the construction of a second river crossing and will substantially reduce congestion in the town centre and its approaches.

1.1.13. The County Council in co-operation with the Town Council will encourage greater use of public transport and if necessary seek an appropriate location for a park and ride facility.

Problems & Opportunities

1.1.14. Fermoy is an attractive, historic town with good services and a proven ability to attract modern industry. It is strategically located on the N8 Cork - Dublin road and when the by-pass is completed the traffic relief to the town centre should allow many improvements.

1.1.15. In recent years, Fermoy has experienced steady growth. Important issues for the town include the new bypass and the maintenance and management of the town's amenities and heritage.

1.2 Overall Zoning Approach: Fermoy Environs

1.2.1. There is only limited capacity for new development within the area administered by the Town Council and most new growth will need to be accommodated in the County area.

1.2.2. The development boundary for Fermoy is tightly drawn to both north and south, ensuring a clear separation between the urban area and the surrounding countryside.

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

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

1.3 Specific Zoning Objectives: Fermoy Environs

Residential Areas

1.3.1. Eleven parcels of land for residential development have been reserved in two main areas to the north and south of the town, respectively.

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

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

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development individual serviced sites.	6.2
R-02	Low/medium density residential development to include a mix of house types and sizes.	2.3

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-03	Medium density residential development to include a mix of house types and sizes. Provision for a nursing home.	9.1
R-04	Medium density residential development to include a mix of house types and sizes. Provide buffer tree planting minimum 20 metres wide to eastern boundary of site.	25.4
R-05	Medium density residential development to include a mix of house types and sizes. Provide buffer tree planting minimum 20 metres wide to eastern boundary of site.	6.2
R-06	Medium density residential development to include a mix of house types and sizes.	2.8
R-07	Medium density residential development to include a mix of house types and sizes.	2.6
R-08	Medium density residential development to include a mix of house types and sizes.	9.0
R-09	Medium density residential development to include a mix of house types and sizes.	4.0
R-10	Medium density residential development to include a mix of house types and sizes. Development shall include a creche, medical centre, local shop and a playing pitch.	11.8
R-11	Medium Density residential development subject to satisfactory access. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.	11.2

Industry and Enterprise

1.3.5. Three parcels of land have been reserved for industry and enterprise development. To the north of the town a large area is reserved mainly for high technology development but, because of local demand, some flexibility has been included in the terms of the specific zoning objective to allow for limited non-retail commercial development.

1.3.6. To the south of the town an area has been reserved for a variety of industrial uses. The third area, to the west of the town, is intended to facilitate future expansion of an existing undertaking.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Enterprise development, including office based industry. The intended use of these lands is for high technology development but provision of limited commercial development (non retail) may be accommodated on a small portion of the site provided it does not compromise the primary objective for this site.	30.2
I-02	To facilitate the expansion of the existing industrial area.	5.5
I-03	Industry - suitable for stand alone industry or light industrial and warehousing use.	5.9

Town Centre / Neighbourhood Centre

1.3.8. The Cork County Development Plan 2003 (as varied) recognises the potential for some town centre expansion to the east, subject to new development not impinging on the flood plain of the Blackwater River.

1.3.9. The specific town centre / neighbourhood centre zoning objectives for Fermoy Environs are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-01	Town centre uses (subject to flood study).	4.5

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-02	Town centre uses (subject to flood study).	0.6

Educational, Institutional and Civic

1.3.10. The specific educational, institutional and civic zoning objective for Fermoy Environs is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
E-01	Provide for extension of Court House and related uses.	0.2

Open Space, Sports, Recreation and Amenity

1.3.11. Fermoy enjoys an attractive town park and other amenities including existing and proposed walks along the Blackwater.

1.3.12. There are also extensive GAA and soccer playing fields on the north side of the town, and other playing fields close to the centre of the town.

1.3.13. Some areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space and amenity area including provision for playing pitches and amenity walk.	13.6

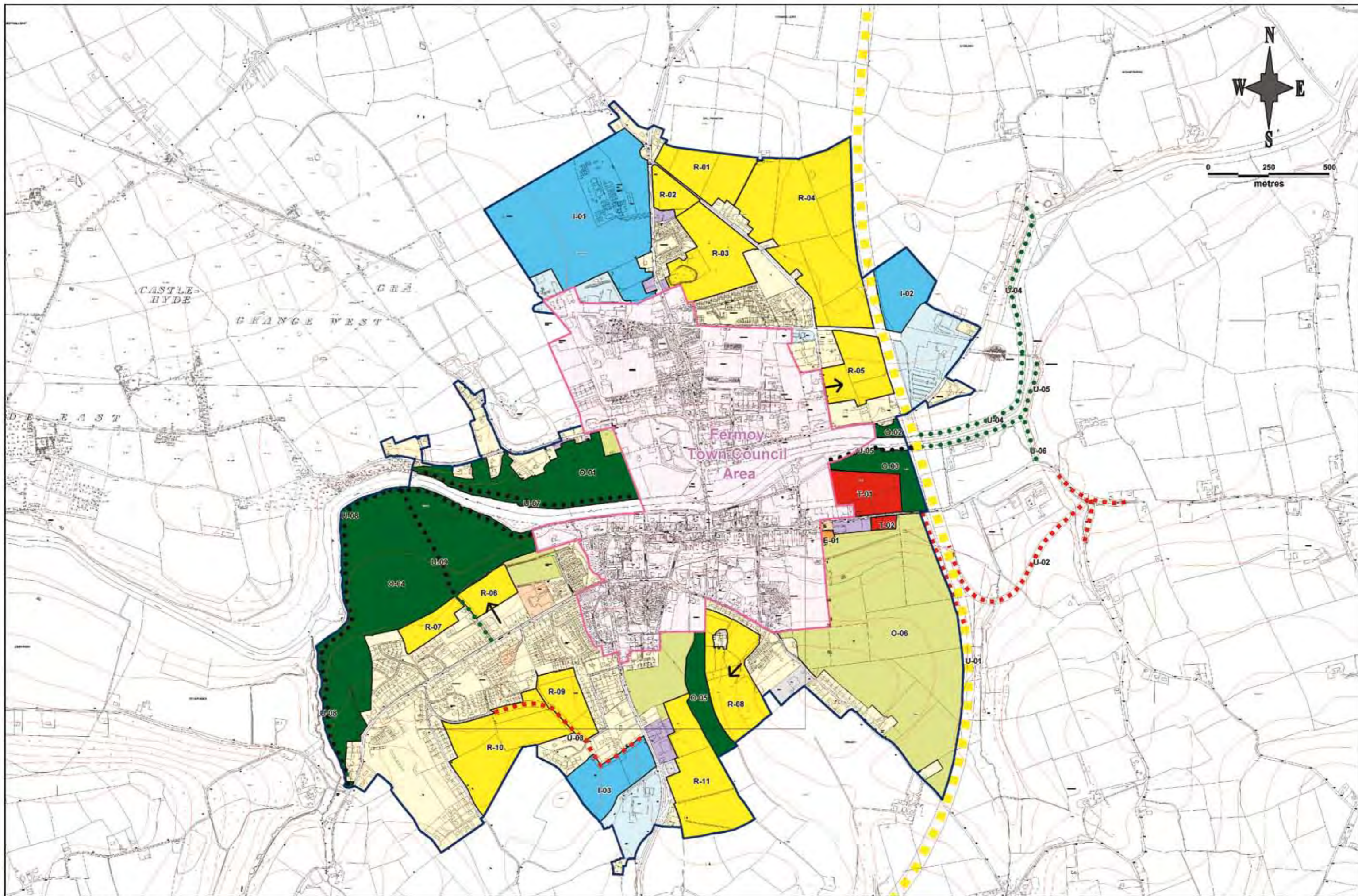
Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-02	This gateway site makes a significant contribution to the setting of Fermoy. The land is within a proposed Special Area of Conservation area and there is a general presumption against the development of the site.	0.6
O-03	This gateway site makes a significant contribution to the setting of Fermoy. The land is within a proposed Special Area of Conservation area and there is a general presumption against the development of the site.	3.9
O-04	Active open space for informal public recreation including the provision of an amenity walk.	40.6
O-05	Open space and amenity area including provision for playing pitches.	4.1
O-06	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include detailed provision for the retention of existing trees, hedgerows and field patterns.	46.8

Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-02	Proposed slip road to bypass.	-
U-03	Local Access road.	-
U-04	Provide amenity walk along river bank through scenic area.	-
U-05	Provide amenity walk to connect to town centre.	-
U-06	Provide pedestrian access to river.	-
U-07	Provide amenity walk along river bank.	-
U-08	Provide circular amenity walk from town centre through open space and scenic area along bank of stream to Glenabo bridge.	-
U-09	Amenity walk through residential area to open space and amenity area.	-

Utilities and Infrastructure

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

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



2 Mitchelstown

Mitchelstown is one of the best examples in Ireland of a planned town. Its rectangular grid layout uses the natural features of the site to its advantage, being laid out to create striking vistas of the surrounding countryside and the main public buildings. As a county town, it is an important growth/development centre.

The overall strategy aims to promote Mitchelstown as a key employment, commercial and industrial location with an important food industry role and to promote its growth potential based on its special heritage character and its strategic road location.

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

Mitchelstown in Context

2.1.1. In this Local Area Plan Mitchelstown is identified as a Main Settlement within the Fermoy Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Mitchelstown are to promote its development as a key employment, commercial and industrial location with an important food industry role; promote its growth potential based on its special heritage character and strategic road location.

Population Growth

2.1.2. The 1996 census recorded a population of 3,123 persons, equivalent to 1,017 households, in the town of Mitchelstown. By the year 2000, it is estimated that this had grown to 3,170 persons, equivalent to 1,050 households. According to the forecasts and strategy in the Cork County Development Plan, the town could grow by 230 households by the year 2011.

2.1.3. This would bring the 2011 population to around 3,410 in approximately 1,290 households.

2.1.4. The North and West Cork Strategic Plan suggests that towns like Mitchelstown may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors.

Key Planning Considerations

2.1.5. Mitchelstown is set in a gently undulating landscape towards the north of the county. It is located at the intersection of the N8 Cork –

Dublin route with the N73 cross-country route. The town developed as a strong market town for the area and that purpose is still evident today.

2.1.6. The River Gradogue and its floodplain mark the eastern edge of the town and passes through a largely industrial area to the north of the town centre where there is only one bridging point. The south and west of the town are not constrained in this way.

2.1.7. The town centre suffers acutely from the adverse effects arising from the conflict between through and local traffic.

2.1.8. Three historically, architecturally and culturally important areas within the town have been granted Architectural Conservation Area (ACA) status. There is a high retention of the town's original fabric, illustrated through its civic buildings, its housing and its shopfronts. The designation of ACA status aims to ensure that the town's history is preserved within the bustling county Town. Throughout the town as a whole, there are 82 buildings or other structures entered in the Record of Protected Structures.

2.1.9. The drinking water supply to the town is adequate for the extent of planned development although the upgrading of the treatment plant is required. Additional storage capacity is required and sections of water mains need replacement.

2.1.10. The wastewater treatment plant has limited spare capacity and will require upgrading in the future. The pipe network also needs improvement.

2.1.11. Industrial zonings north of the town all require dedicated surface water drainage to the river. The separation of storm and foul sewers is required.

2.1.12. As part of the future development of national roads in the county a by-pass will be constructed east of Mitchelstown and a relief road will be constructed around the western side of the town. This should alleviate many of the problems caused by congestion in the town centre itself.

Problems and Opportunities

2.1.13. During the period of the 1996 County Development Plan, Mitchelstown experienced a modest growth and development pressure, mainly for residential development at relatively low densities.

2.1.14. Important issues for the town include traffic management and the need to encourage economic diversification. The town has benefited from some improvements to the town square.

2.2 Overall Zoning Approach: Mitchelstown

2.2.1. The development boundary for Mitchelstown is tightly drawn to the north and west including those areas where new development is proposed and ensuring a clear separation between the urban area and the surrounding countryside.

2.2.2. To the south and east it is a little less tightly drawn including some areas of open space that are part of the structure of the town.

2.2.3. In the case of some areas of established primarily open space, the specific objective does not preclude small-scale development, sometimes reflecting their status in the 1996 County Development Plan or providing an alternative to the development of individual houses in the countryside beyond the town.

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

2.3 Specific Zoning Objectives: Mitchelstown

Residential Areas

2.3.1. Land for new residential development is largely focused on land parcels to the south and east of the town centre. This is considered adequate for the extent of planned development. The intention is to ensure that suburban areas are consolidated close to the town centre.

2.3.2. The County Council's Housing Strategy states that on zoned lands, 20% of new residential development be reserved for Social and Affordable Housing. In Mitchelstown, the strategy states that up to one quarter of that reserved land will be used for the provision of social housing.

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

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	5.9
R-02	Medium density residential development, with tree planted buffer along the western site boundary.	16.2

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-03	Medium density residential development.	0.3
R-04	Medium density residential development, with provision for day care centre.	15.8
R-05	High density residential development.	1.6
R-06	Low density residential development with provision for serviced sites on a portion of the site and an amenity walk by stream along the eastern boundary.	18.0
R-07	Medium density residential development	8.2
R-08	Medium density residential development	6.5
R-09	Medium density residential development.	1.3
R-10	Medium density residential development.	4.0

Industry and Enterprise

2.3.5. Mitchelstown's established industrial area is located to the north and north west of the town, with the addition of the Dairygold installation on the western outskirts of the town.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-01	Industry and distribution.	21.8
I-02	Food related industry.	36.1
I-03	Industrial estate development for small and medium light industrial units.	5.8

Objective No.	Specific Zoning Objective	Approx Area (Ha)
I-04	Food related industry.	15.0

Town Centre / Neighbourhood Centre

2.3.7. Land off Main Street has been designated for town centre uses and is intended to increase the level and range of services and facilities to reflect the town's status as a thriving service centre.

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

Objective No.	Specific Zoning Objective	Approx Area (Ha)
T-01	Mart site with potential for development as a new Neighbourhood Centre to serve nearby residential areas to include a mix of uses including small-scale convenience retailing and a residential element including housing above ground floor level.	1.6
T-02	Mixed retail, commercial, service, car parking, civic, and residential uses to facilitate town centre expansion.	3.2

Open Space, Sports, Recreation and Amenity

2.3.9. The areas of proposed open space are focused primarily on the Castle Demesne that has potential for amenity and recreational use. Other amenity areas include the river bank and its proposed associated walks, the St. Finans Well walkway, and other land located close to the town centre.

2.3.10. A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

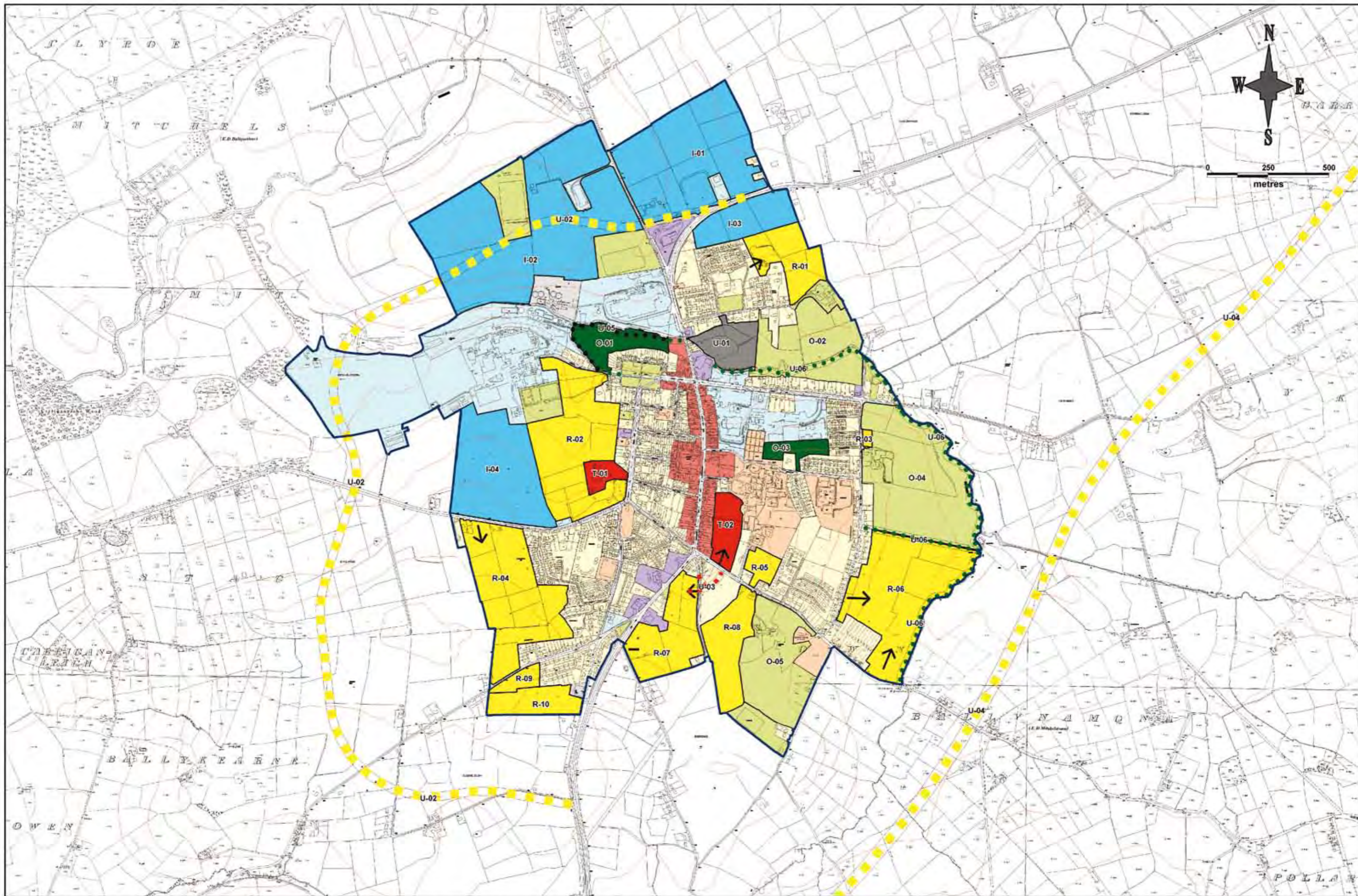
2.3.11. The specific open space, sports, recreation and amenity zoning objectives for Mitchelstown are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Passive open space with provision for amenity walk. This site is forested and forms part of the grounds of Kings Square and is an important visual amenity. It also has an important function of maintaining a buffer between the historic square and surrounding industry. There is a general presumption against the development of this site.	4.0
O-02	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied).	11.5
O-03	Open space, town park type uses.	1.8
O-04	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied).	20.4
O-05	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied).	11.4

Utilities and Infrastructure

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








Objective No.	Specific Zoning Objective	Approx Area (Ha)
U-01	Town centre car park.	-
U-02	Distributor/Relief road.	-
U-03	Local access road.	-
U-04	N8 Mitchelstown Bypass.	-
U-05	Develop and maintain pedestrian walk.	-
U-06	Develop and maintain pedestrian walk.	-












Legend for Zoning Maps :

LAND USE CATEGORIES





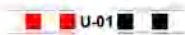


Established Areas

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

New Areas

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

OTHER SYMBOLS

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

KEY VILLAGES

Ballyhooly

Castlelyons/Bridebridge

Conna

Glanworth

Kildorrery

Kilworth

Rathcormack

Watergrasshill

3 Ballyhooly

3.1 BALLYHOOLY IN CONTEXT

Role In Settlement Strategy

3.1.1. In the overall strategy of this Plan, Ballyhooly is designated as a key village. Located along the National Primary Route, N72 between the ring towns of Fermoy and Mallow, it is a very picturesque village, with an attractive panorama of the 17th Century Castle and its surroundings to the south of the village, from Ballyhooly Bridge. The village is bounded to the south by the River Blackwater and to the extreme north by the disused Fermoy-Mallow railway line. The village is predominately rural in setting and agriculture remains the primary employer for the area.

3.1.2. Ballyhooly is one of the larger villages within the Fermoy Electoral Area. Pending improvements in infrastructure, it is considered that the village has potential to attract further development and provide an alternative to the ring towns. However, it is considered that any new development should be of a scale, which would not detract from the attractive village and its setting.

Population

3.1.3. The 2002 Census recorded a decline in the population of Ballyhooly. In the interim period between the 1996 and 2002 census, the population dropped from 190 persons to 179 or by -5.8%.

3.2 KEY PLANNING CONSIDERATIONS

Geography

3.2.1. The village of Ballyhooly was developed on an outcrop and surrounding higher lands, in order to avoid the flood plain of the River Blackwater. The land slopes downwards gradually towards this plain to the south and rises slightly upwards to the north of the settlement.

Employment and Economic Activity

3.2.2. Employment is restricted to the service and commercial sectors, which consist mainly of three public houses, a petrol station and convenience store.

Transport and Infrastructure

3.2.3. Ballyhooly enjoys good road based transport connections. As previously outlined the village is located on the N72, which provides easy access to Fermoy to the east and Mallow to the west. Cork County Council is currently preparing a case for the prioritisation of the upgrading of this route to a quality standard with improved two-lane carriageway.

Such improvements will be of benefit to the village, given its prominent location along this route.

3.2.4. Ballyhooly is currently experiencing infrastructural deficiencies. The existing septic tank system serving the village is at capacity. There is a problem with water supply in the area, as the pipe network is inadequate to support additional development. It is however, envisaged that this issue can be partly resolved by an extension of the pipe network from the Castletownroche scheme. Any further development in the village is dependent upon such improvements. Furthermore, there is no stormwater management system in the village to cater for excessive surface water run-off.

3.2.5. A bring site is located in community hall car park on the Mallow road, which currently includes containers for glass bottles/jars and beverage cans.

Housing and Community Facilities

3.2.6. There is currently an active housing market in Ballyhooly due to the fact that the take-up of zoned land was relatively gradual and much of the land zoned for residential development in the 1996 Plan is only now being built upon. The new housing scheme located on the Fermoy side of the village, "Glaise na mBreac", consisting of sixteen dwellings, is complete. Construction is nearing completion on a housing development to the north of the main settlement, on the old piggery site (thirty dwellings). Planning permission was also granted for a further 109 dwellings, two apartments and site development works for nineteen dwellings with an associated crèche, on the large plot of land in the centre of the village, which was zoned for residential development in the 1996 Plan.

3.2.7. The extent of community facilities in the village is restricted, with the only such facilities in Ballyhooly being the community field, with a public amenity walk around its perimeter and a community hall. The village does however have a number of essential services, which help the village to operate as a local service centre for its immediate hinterland including a post office, a church and graveyard and a primary school.

Environment and Heritage

3.2.8. The spectacular setting of the village is protected by its designation as a Scenic Landscape in the Cork County Development Plan, 2003 (as varied). The impressive views to and from the Designated Scenic Route, N72, west of the village are also protected in the Plan (A11 refers).

3.2.9. Given the proximity of the village to the River Blackwater, it is also located within a proposed Natural Heritage Area (pHNA-2097 refers).

3.2.10. Ballyhooly contains three Architectural Conservation Areas, the aim of which is to protect a collection of buildings and their setting as a whole.

3.2.11. There are three structures within the village, which are listed in the Record of Protected Structures - Christ Church (in ruins and no longer in use), The Church of the Nativity of the Blessed Virgin Mary and Ballyhooly Castle House.



Problems and Opportunities

3.2.12. The village is very accessible given its location between the towns of Fermoy and Mallow, along the N72. However, during the period of the last Development Plan, Ballyhooly experienced very little growth. Any development that did occur consisted mainly of one-off dwellings on the approach roads into the village. This lack of growth is reflected in the decline in population numbers. However, recently permitted housing schemes are now coming on stream, as outlined above, which will effectively redress this trend.

3.2.13. The major constraint facing future development in Ballyhooly is infrastructural deficiencies, which require immediate attention.

3.2.14. An important issue for the village is the conservation and development of its built and natural heritage and amenities.

3.3 OVERALL ZONING APPROACH

Development Boundary

3.3.1. A new development boundary has been included for Ballyhooly, which generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

3.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Some potential exists also for infill sites within the development boundary, particularly along the main street.

Outside Boundary

3.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

3.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

3.4.1. Having regard to the relatively recent up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land is zoned within the development boundary of the village.

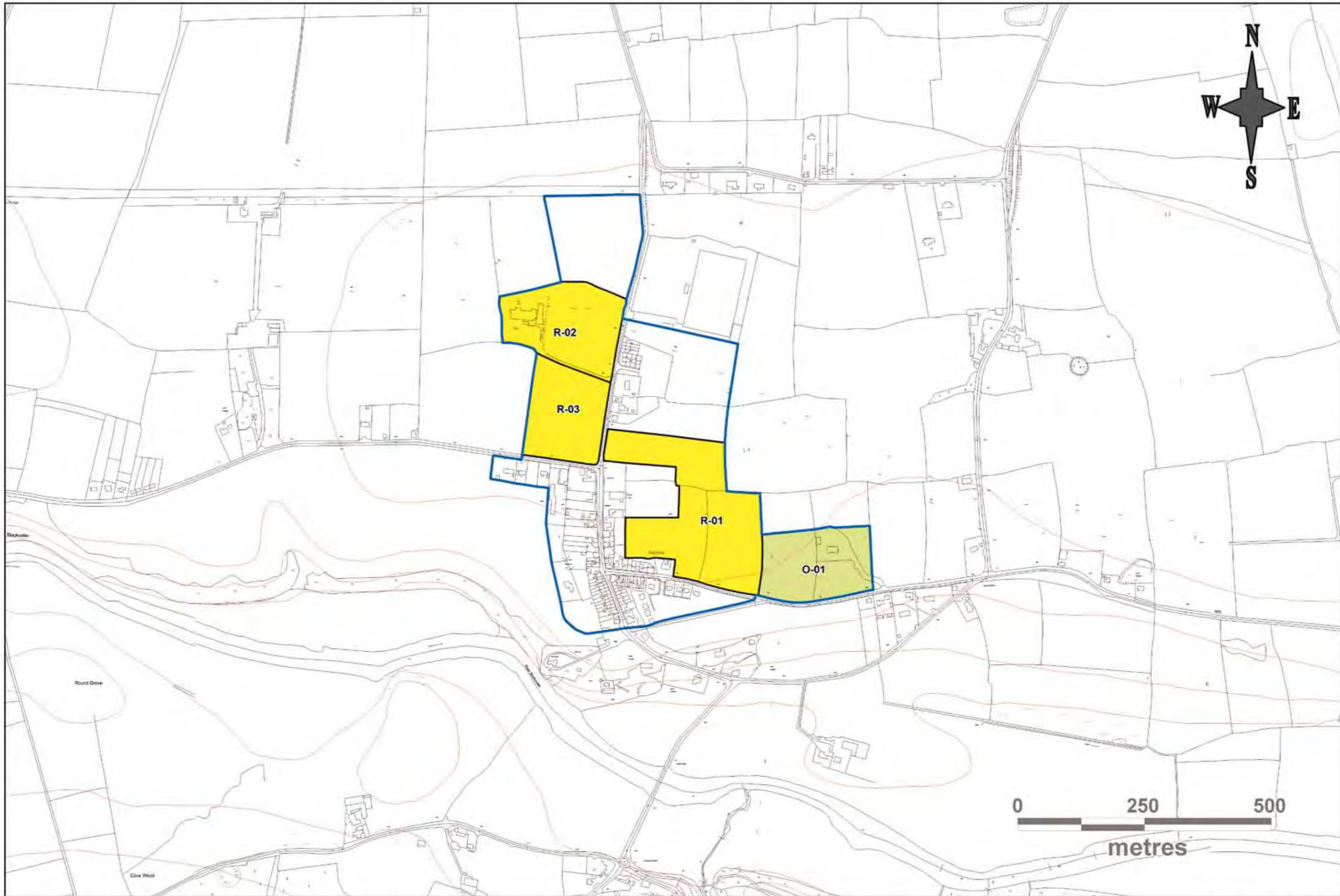
3.4.2. The specific residential zoning objectives for Ballyhooly are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, with a mix of house types and sizes.	5.8
R-02	Medium density residential development, with a mix of house types and sizes.	3.4
R-03	Low density residential development, with a mix of house types and sizes. Access shall be off the minor county road.	2.7

Open Space, Sports, Recreational and Amenity Areas.

3.4.3. The specific open space, sports and recreational and amenity areas zoning objective for Ballyhooly is set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
O-01	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road.	2.9



4 Castlelyons / Bridebridge

4.1 CASTLELYONS/BRIDEBRIDGE IN CONTEXT

Role In Settlement Strategy

4.1.1. In the overall strategy of this Local Area Plan, Castlelyons/Bridebridge is designated as a key village. Castlelyons and Bridebridge are two interdependent settlements, situated approximately 3km east of Rathcormack, while Bridebridge is situated immediately south of Castlelyons. These villages, although grouped together for services and infrastructural purposes, are quite distinctive in character. Castlelyons is an historic settlement, with several structures of architectural and historic importance located therein. In contrast, Bridebridge comprises an economic base, with large employers such as Glanbia PLC situated in this part of the settlement. However, for the purposes of this Local Area Plan, both settlements are addressed in tandem.

4.1.2. Of the numerous settlements in the Fermoy Electoral Area, Castlelyons/Bridebridge is one of the largest and best developed. It benefits from road based public transport and offers a range of services, which serve the settlement and its surrounding rural area. These services include facilities for convenience shopping, public houses, a post office, a church and graveyard and a primary school, and enable many day-to-day activities to be carried out in this rural settlement without the necessity of a longer journey to a more urban location. Subject to any long term physical and infrastructural constraints, it is considered that an element of future population growth should be directed into this settlement, in order to maintain the viability of the many services provided, which are essential to the rural communities it serves.

Population

4.1.3. The 2002 Census recorded an overall increase in population for this combined settlement. In 1996 there were a total of 414 persons resident in the Castlelyons/Bridebridge settlement, with this figure increasing by 2.58% to 425 persons in 2002.

4.2 KEY PLANNING CONSIDERATIONS

Geography

4.2.1. The settlement of Castlelyons/Bridebridge is situated in a predominantly rural, agricultural area, with the primary agricultural use involving intensive dairying as well as tillage.

4.2.2. The topography of the area is created by the River Bride, which runs south of Bridebridge. The ground level slopes slightly downwards as you travel southwards from Castlelyons, but most of the village itself is situated on flat land.

Employment and Economic Activity

4.2.3. The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with the key players being Glanbia PLC, Glennan Bros. and Kearney Bros. Agricultural Machinery Supplies. Additional land has been zoned for industrial purposes in this Local Area Plan. Other sources of employment in the service and commercial sectors include public houses, convenience shops, garden centre, bakery and post office.

Transport and Infrastructure

4.2.4. Castlelyons/Bridebridge enjoys good road based transport connections. As previously outlined, the settlement is situated 3km east of Rathcormack, 8km south of Fermoy and 32km north of Cork City, all of which are easily accessible via the N20.

4.2.5. Bus Eireann operate a frequent public bus service, departing at Castlelyons Cross to Cork and Fermoy on a daily basis.

4.2.6. Castlelyons/Bridebridge has access to a good water supply. It is served by the Conna Water Supply Scheme and there is no major capacity problem, at present. The water is pumped from the Bridebridge pumphouse to Kilcor South.

4.2.7. There are sewage treatment problems in Castlelyons/Bridebridge and the installation of an extended aeration plant has been recommended. Cork County Council are currently purchasing a site for the proposed plant, the construction of which is imminent and will be completed during this plan period. This plant will increase the capacity of the village to cater for additional development.

4.2.8. It should be noted that the biological quality of this section of the River Bride is an issue in the receiving waters for this settlement.

4.2.9. There are two bring sites serving this settlement. The first, which is situated in Bridebridge, currently includes containers for glass bottles/jars and beverage cans, whilst the other, situated at Castlelyons Community Centre, has a container for beverage cans only.

Housing and Community Facilities

4.2.10. The majority of recently constructed housing in the Castlelyons/Bridebridge area comprises ribbon development on the approach roads into the settlements, as is evident between Rathcormack and Castlelyons, where there is a pronounced proliferation of one-off dwellings. More recently, permission has been granted for a housing scheme on zoned land to the north of Castlelyons village. This is the only parcel of zoned land, which has been taken up during the lifespan of the 1996 Plan. It is considered, however, that some of the pressure for

development is now moving from Rathcormack to this area. It is therefore imperative that any development that does occur is sympathetic to the sensitive rural character of the village, in design, scale and density.

4.2.11. Castlelyons/Bridebridge offers the benefit of several facilities, which can be enjoyed by the local community. These include a community centre (incorporating squash courts) an attractive village park adjacent to the Shanowennadrinima River, a pitch and putt course, playing pitches (both GAA and soccer), Castlelyons Pipeband, a national school, a church and graveyard. There are attractive areas of passive open space adjoining the River Bride on the approach roads into the settlement and a landscaped area with benches in the Church of Ireland grounds. Community facilities such as these play a vital role in promoting modest future growth. The settlement also acts as a local service centre (as outlined in 1.1 above) and should be promoted as such. These two factors combined offer the opportunity for balanced growth in the settlement.



Environment and Heritage

4.2.12. The historic and scenic setting of the northern aspect of Castlelyons village is recognised by its designation as a Scenic Landscape in the Cork County Development Plan, 2003 (as varied)

4.2.13. There are several structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan 2003 (as varied) - Mohera House, the Carmelite Friary and Berry Hill (Barrymore Lodge) which are located in Mohera and Kill-Saint-Anne South, Church of Ireland Church and Ballymore Castellated Mansion Ruins which are situated in the townland of Kill-Saint-Anne South. Furthermore, the village of Castlelyons contains an Architectural Conservation Area, the aim of which is to protect a collection of buildings and their setting as a whole. In addition a Conservation and Design Statement has been prepared for Castlelyons and Bridebridge (on behalf

of Castlelyons Tidy Towns and Heritage Group) and regard should be had to this statement in relation to new development proposals and/or proposals for existing structures.

Problems and Opportunities

4.2.14. The historic setting of the settlement offers huge tourism potential, which should be exploited. The settlement’s broad base of community facilities also offers balanced growth. However infrastructure, in particular sewerage treatment is an obstacle to future growth and requires immediate attention.

4.3 OVERALL ZONING APPROACH

Development Boundary

4.3.1. A new development boundary has been included for Castlelyons/Bridebridge. It has been tightly drawn and generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

4.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Furthermore, some potential exists for infill sites within the development boundary. Additional land has also been zoned for industrial purposes in an attempt to encourage further economic activity in the settlement.

4.3.3. A parcel of land has been zoned as open space between Castlelyons and Bridebridge to act as a buffer or mini greenbelt. The purpose of such zoning is to ensure that the separate identities of these two distinctive areas are maintained, whilst acknowledging their interdependence from a development perspective.

Outside Boundary

4.3.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

4.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

4.4.1. Having regard to the relatively recent up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

4.4.2. The specific residential zoning objectives for Castlelyons/Bridebridge are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development with a mix of house types and sizes. Existing stone wall to be protected.	4.4
R-02	Low density residential development with a mix of house types and sizes. Existing stone wall to be protected.	4.0
R-03	Medium density residential development with a mix of house types and sizes subject to a flood risk assessment of the site.	1.0
R-04	Low density residential development with a mix of house types and sizes.	3.3
R-05	Low density residential development with a mix of house types and sizes.	1.2
R-06	Medium density residential development with a mix of house types and sizes.	2.6
R-07	Low density residential development, with a mix of house types and sizes. Existing stone wall to be preserved.	2.3
R-08	Low density residential development, with a mix of house types and sizes.	0.9

Industrial Areas

4.4.3. In order to diversify the economic base of this settlement, it is necessary to include zoning objectives for additional industrial development.

4.4.4. The specific industrial zoning objective for Castlelyons/Bridebridge is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
I-01	Industrial development, including the provision of a tree planted buffer to the existing residential area along the boundaries of the site.	5.6

Open Space, Sports, Recreation and Amenity Areas

4.4.5. It is important to ensure that the separate identities of these two distinctive areas are maintained, and a parcel of land has been zoned as open space between the areas of Castlelyons and Bridebridge to act as a buffer or mini greenbelt in this regard. Amenity areas such as a river walk or park also play an essential role in the future sustainable development of this settlement.

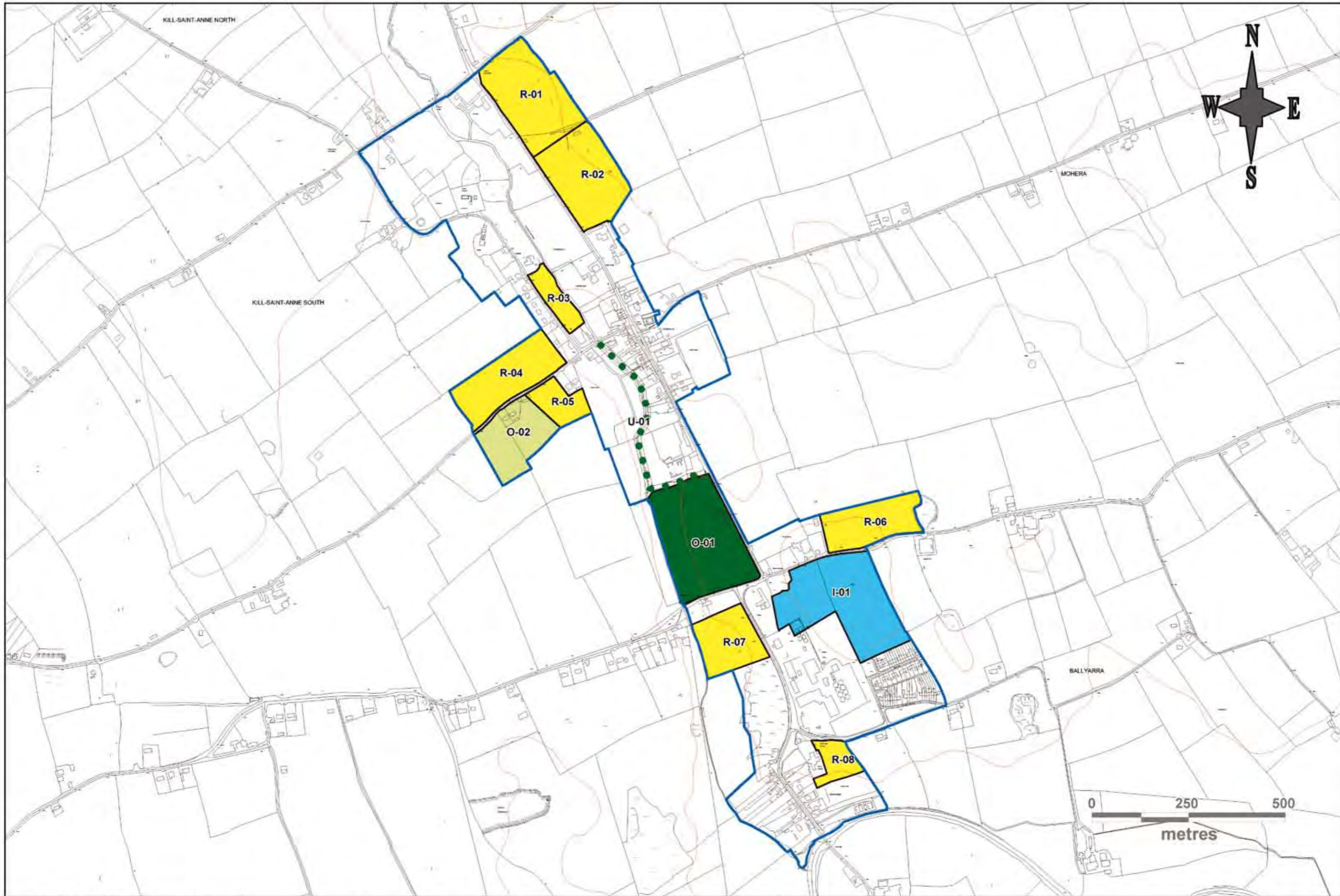
4.4.6. The specific open space, sports, recreation and amenity zoning objective for Castlelyons/Bridebridge is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Passive open space that will remain predominantly open and rural in character, which will act as a buffer/mini- green belt area to preserve the identity and setting of the settlement.	5.7
O-02	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road.	2.7

Utilities and Infrastructure Areas

4.4.7. The specific utilities and infrastructure zoning objective for Castlelyons/Bridebridge is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Develop and maintain pedestrian link and walk.	-



5 Conna

5.1 CONNA IN CONTEXT

Role In Settlement Strategy

5.1.1. Conna is an attractive rural village, pleasantly situated in the scenic valley of the River Bride, which flows just north of the settlement. Conna is situated 17km south east of Fermoy and close to the county border with Waterford. The village is predominately rural in setting and agriculture remains the primary employer for the area.

5.1.2. Conna is one of the larger villages in the Fermoy Electoral Area. This settlement offers a range of services including a credit union, post office, café, convenience shops, sports complex, community hall, playing pitch, public houses, nursing/convalescent home, national school, church and graveyard. Pending improvements in infrastructure, it is considered that the village has potential to attract modest development. However, it is considered that any new development should be of a scale, which would not detract from the attractive village and its setting. In the overall strategy of this Plan, Conna is designated as a key village.

Population

5.1.3. The 2002 Census recorded an overall increase in population for this settlement. In 1996 there were a total of 209 persons resident in Conna, with this figure increasing by 23.4% to 258 persons in 2002.

5.2 KEY PLANNING CONSIDERATIONS

Geography

5.2.1. The River Bride creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a northerly direction towards the village and remains relatively flat around the flood plain for the River Bride. The physical conditions of the area create a fertile landscape well suited to intensive farming.

Employment and Economic Activity

5.2.2. The primary source of employment in Conna is agriculture and agriculture based activities. Other sources of employment concentrate on the service and commercial sector including the convenience shops, public houses, cafe, post office, credit union and nursing home.

5.2.3. Some land has been zoned for industrial use in an attempt to diversify the economic base of this settlement.

Transport and Infrastructure

5.2.4. Conna enjoys good road based transport connections. The village abuts the Regional Route R628, which offers direct access to Rathcormack and the N8, southwards to Cork City and northwards to Fermoy. A public bus service is available from Bus Eireann, departing at Dungarvan to Fermoy (via Conna) on a daily basis.

5.2.5. A new extended aeration treatment plant with a design capacity of 800 person equivalent has been constructed in the village. It is situated on the bank of the River Bride, to which it discharges. It is also proposed to divert the surface waters to the River Bride.

5.2.6. There is no proper reservoir in Conna and the current source of water supply in the village is a bored well, with a submersible pump from where it is pumped to the distribution system. This well has had problems with nitrate. The capacity of the well is 50,000 gallons per day. However, the pressure is poor in the summer. There is also a spring feeding the reservoir at Conna townland to the west of the Catholic Church, but its yield is unknown. It has been proposed to either provide an alternative well or to connect the scheme to the Conna Regional Water Supply Scheme.

5.2.7. It should be noted that the biological quality and phosphorus levels of this section of the River Bride are an issue in the receiving waters for this settlement.

5.2.8. A bring site is located in community hall car park, which currently includes containers for glass bottles/jars, beverage cans and card/plastic/paper.

Housing and Community Facilities

5.2.9. There is currently an active housing market in Conna due to the fact that the take-up of zoned land was relatively gradual and much of the land zoned for residential development in the 1996 Plan is only now being built upon. Castlebrook housing scheme, is fully completed. There is also a smaller scheme of sheltered housing nearing completion behind the Church, with a further development of townhouses, close-by, on the main Aghern road. Several pre-planning discussions have also taken place, which is indicative of the development potential of this attractive settlement. A recent scheme of Council serviced sites in the village has proved very successful.

5.2.10. Conna has experienced a significant level of pressure from the development of one-off dwellings on the approach roads into the settlement, particularly along the Knockmourne and Aghern roads. This form of ribbon development is unsustainable and the Council will endeavour instead to encourage cluster type housing near the village centre.

5.2.11. Over the years, the village of Conna has benefited enormously from the efforts of an active Community Council, who have facilitated the establishment of a very vibrant community centre. This centre offers a range of services to the local community, including amongst others

things, a community hall and a sports complex (with outdoor tennis courts), with future plans for a crèche and after-school services. Additional community facilities include a playing pitch, national school, nursing / convalescence home, church and cemetery. It is considered that such facilities will facilitate a modest amount of balanced growth and sustainable development in this settlement.

Environment and Heritage

5.2.12. There are three structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) – Conna Bridge and Conna Catholic Church and Conna Castle (a 16th Century Tower House).

5.2.13. Furthermore, because of its scenic location, some attractive views of the river and surrounding countryside are deemed worthy of protection. Retention of the trees adjacent to the Castle is also desirable and the development of a picnic area in its vicinity should be considered.



Problems and Opportunities

5.2.14. The linear form of the village has been exacerbated by ribbon development along the Knockmourne and Aghern roads, which is undesirable. It is the Council's aim to encourage cluster type development near the village centre and to promote infill development. The major constraint facing future development in the village is infrastructure deficiencies, which require immediate attention.

5.2.15. The Conna area has significant tourism potential, which has yet to be exploited. Conna is featured in the Blackwater Valley Drive tourism project. It is considered that the promotion of angling on the River Bride,

which has been undertaken as part of this project, should also benefit the village. Additional B&Bs should be encouraged in the village in order to promote such tourism development.

5.3 OVERALL ZONING APPROACH

Development Boundary

5.3.1. A new development boundary has been included for Conna which generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

5.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Furthermore, some potential exists for infill sites within the development boundary. Additional land has also been zoned for industrial purposes in order to encourage further economic activity in the settlement. A parcel of land has also been zoned passive open space, in order to protect the scenic setting of the village.

Outside Boundary

5.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

5.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

5.4.1. Having regard to the relatively recent up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

5.4.2. The specific residential zoning objectives for Conna are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development with a mix of house types and sizes.	1.3
R-02	Medium density residential development with a mix of house types and sizes.	2.3

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-03	Medium density residential development with a mix of house types and sizes (zoning subject to adequate sanitary services specifically surface water system to the River Bride).	2.1
R-04	Low density residential development, to include the provision of serviced sites.	0.7
R-05	Low density residential development with a mix of house types and sizes.	4.7

Industrial Areas

5.4.3. There is one industrial area in the village and the specific objective for industrial use makes provision for a small extension to this area in order to diversify the economic base of the village.

5.4.4. The specific industrial zoning objective for Conna is set out in the following table:

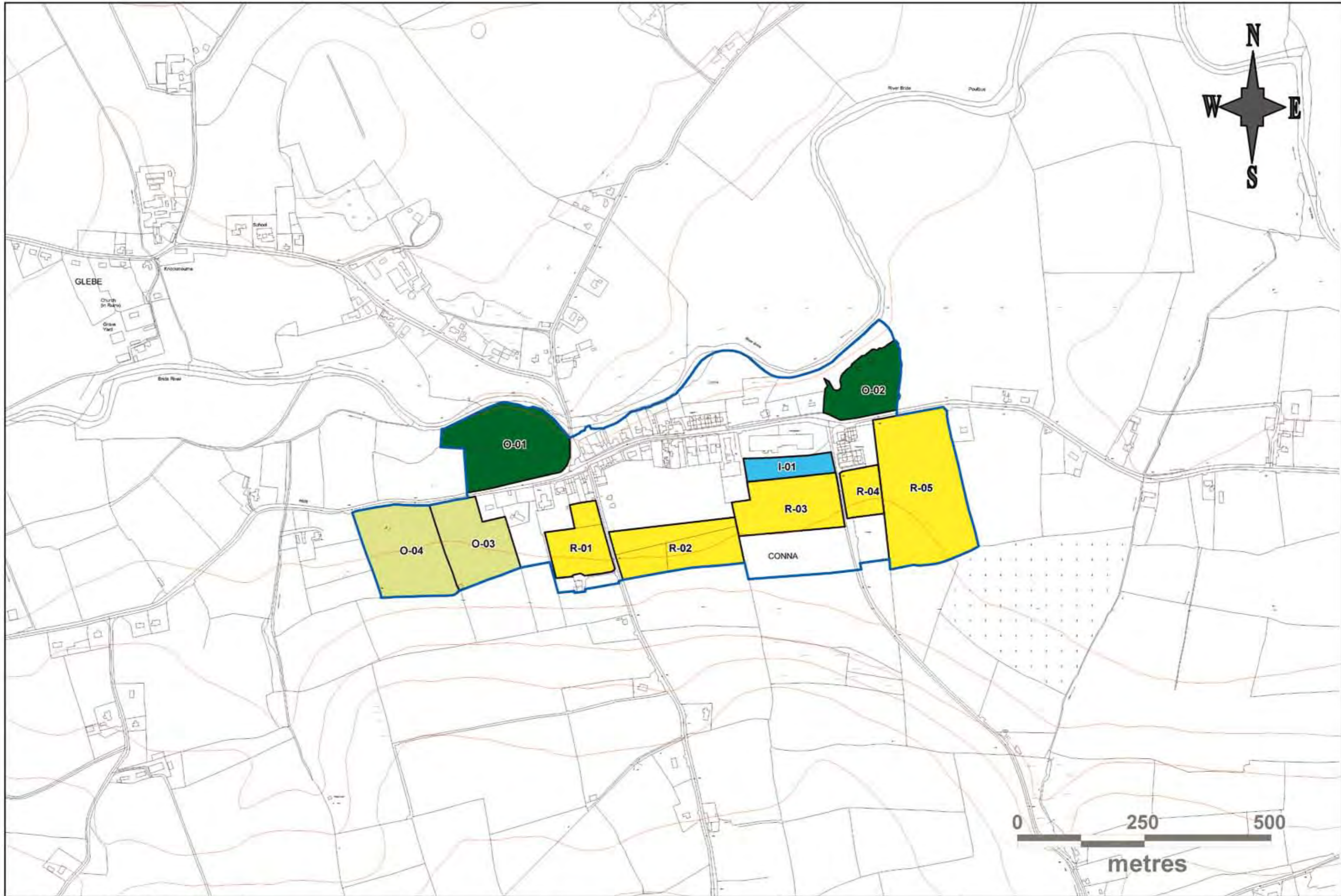
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
I-01	Modest expansion of existing industrial area, for light industrial purposes.	0.7

Open Space, Sports, Recreation and Amenity Zoning Objectives

5.4.5. There is an apparent lack of passive open space within the village and a parcel of land has been zoned in this Plan to preserve the setting of the village. The area surrounding the Castle should also be protected in order to preserve the setting and grounds.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Passive open space that will remain predominantly open and rural in character to preserve the setting of the village.	3.0
O-02	Provision of open space to preserve the setting of the Castle.	1.6
O-03	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road.	2.0
O-04	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites and based generally on a single entrance from the public road.	2.7



6 Glanworth

6.1 GLANWORTH IN CONTEXT

Role In Settlement Strategy

6.1.1. Glanworth is an historic village, situated circa 10km north-west of Fermoy and 56km north-west of Cork city, in the heart of the Blackwater Valley. The entrance to the village from the Fermoy side, via the old and narrow 12 arch, 16th century stone bridge and under the ruins of Glanworth Castle, is visually stunning. The Castle is complemented by an exceptional range of other medieval and archaeological remains in and around the village.

6.1.2. Glanworth is one of the larger and more developed villages in the Fermoy Electoral Area. The village benefits from a broad range of services such as convenience and comparison retail outlets, post office, hair salon, public house, Co-op Stores, Grain and Agricultural Merchants (Mc Donnell Bros Ltd), Glanworth Tyres, community centre (used for Scouts meetings), playing pitch, school, church and cemetery. This range of services enables many day-to-day activities to be carried out in the village, without the necessity of a longer journey to a more urban location.

6.1.3. The village is currently not experiencing any infrastructure difficulties and existing services should meet the needs of some future development. In this context, it is considered that Glanworth is capable of accommodating a modest amount of future development. In the overall strategy of this Plan, Glanworth is designated as a key village.

Population

6.1.4. The 2002 Census recorded a decline in the population of Glanworth. In the interim period between the 1996 and 2002 census, the population dropped from 400 persons to 378 or by -5.5%.

6.2 KEY PLANNING CONSIDERATIONS

Geography

6.2.1. The River Funshion, which is a tributary of the River Blackwater, creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a westerly direction, towards the river and the village, and remains relatively flat west of the village. The physical conditions of the area create a fertile landscape well suited to intensive farming.

Employment and Economic Activity

6.2.2. The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with the key players being McDonnell Bros. Ltd, Grain and Agricultural Merchants and the Co-Op Stores. Glanworth Tyres is also one of the main employers in the village.

6.2.3. Industrial land is concentrated on the southern fringe of the village, close to the disused railway line and land has been zoned here for industrial purposes.

6.2.4. Other sources of employment in the service and commercial sectors include public houses, convenience and comparison shops, post office and hair salon.

6.2.5. A further diversification of existing economic sectors is required in order to strengthen the economic base of Glanworth and its surrounding rural hinterland. Tourism offers huge potential for such diversification as it is considered that this sector has not been exploited to date.

Transport and Infrastructure

6.2.6. Notwithstanding Glanworth's location along the Regional Route, R512, it is considered that its location away from major routes is a disadvantage. Access to these major routes is via a substandard and poorly aligned county road network. Consultants have been appointed by Cork County Council to carry out a feasibility study on providing a new crossing over the River Funshion. The study area under consideration centres around the existing bridge and extends north as far as the Friary and south towards the townland of Laharan and away from the main street in a westerly direction.

6.2.7. Bus Eireann operate a public bus service, departing at Glanworth to Fermoy and Cork city. However, the frequency of this service requires improvement.

6.2.8. Glanworth sewerage scheme has a design capacity to provide secondary treatment for 900 person equivalent. The collection system is a partially separate system that gravitates to the treatment plant, which is located just below the bridge. Treatment is provided by a relatively new extended aeration system and discharge from the plant is to the Funshion River.

6.2.9. It should be noted that the biological quality of this section of the River Funshion is an issue in the receiving waters for this settlement.

6.2.10. The village is supplied with water from the Glanworth WSS, the source of which is a spring, located at Ballykenly, by the side of the Glanworth/ Mitchelstown road. Water is pumped from this source to two reservoirs. Glanworth village is supplied from the Dunmahon reservoir, which is in poor condition. Treatment is provided with chlorine gas and fluoridation. There are persistent problems with the high concentration of nitrates in the water and the provision of a new scheme is being investigated due to this problem. A well that could provide an alternative

source has been tested and found to be suitable. However, this is 3km away and a connection is required.

6.2.11. A bring site located in the Country Inn car park, currently includes containers for glass bottles/jars, beverage cans and textiles.

Housing and Community Facilities

6.2.12. Due to the recent up-take of residentially zoned land in both the private and public sector, there is now an active housing market in Glanworth. Development is nearing completion on a scheme consisting of 22 units on part of a parcel of land zoned for residential development in the previous plan. The six Council serviced sites opposite this development proved very popular, and development has also commenced on these. There has been further demand for derelict and infill sites in the village. Permission has been granted for alterations and change of use of the old corn stores on the southern approach into the village, into 21 dwellings units and construction is nearing completion. The remaining parcels of land zoned in the 1996 Plan, have yet to be developed.

6.2.13. Glanworth offers a range of community facilities to the local community including a national school, church and graveyard, a playing pitch and a community centre. However, it is considered that an area of open space such as a park, amenity walk or playground is required to take advantage of the attractive setting of the village.

Environment and Heritage

6.2.14. The natural setting of the village, with its stunning views when approached from the Fermoy side, is protected by its designation as a Scenic Landscape in the Cork County Development Plan, 2003 (as varied).

6.2.15. Glanworth is renowned as an area of significant archaeological and historical interest. There are six structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) – Glanworth Castle (in ruins), Rock Abbey (in ruins) and the old Friary (in ruins) all of which are situated in the townland of Boherash, with Glanworth Woollen Mills and Glanworth Church (in ruins) in the townland of Glanworth, together with Glanworth Medieval Bridge and Weir.

Problems and Opportunities

6.2.16. Glanworth's location away from major routes makes it difficult to exploit the village's tourism advantage in a conventional way, because the required volume of visitors cannot be easily attracted. An alternative approach, involving attraction of activities which are likely to support incremental development of the village's tourism and residential role, but which are self-sustaining is suggested e.g. the promotion of St. Dominic's Well, which was credited with having miraculous powers, as devotion to the well is becoming popular again. People also visit Glanworth to trace their ancestors in the ancient graveyard, which has headstones dating

from 1720. The village holds a small festival in June and a vintage day in October – all of these should be utilised and exploited to their full potential.

6.2.17. This picturesque village has experienced a true rejuvenation with the enhancement of its environs, the renovation of the mill to a top class hotel and the renovation of the 17th century mill wheel. However, further work is required in this regard.

6.2.18. The elongated nature of the village can be overcome by the promotion of the renovation/reuse of derelict sites and the identification of infill sites within the village, which will result in a more compact and consolidated village core. The Council will encourage the comprehensive redevelopment of the area around the Village Green and the old Dairygold Co-Op site, where extensive environmental improvements are required.

6.3 OVERALL ZONING APPROACH

Development Boundary

6.3.1. A new development boundary has been included for Glanworth. It has been tightly drawn and generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

6.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Furthermore, some potential exists for infill sites within the development boundary. Additional land has also been zoned for industrial purposes in order to encourage further economic activity in the settlement.

Outside Boundary

6.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

6.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

6.4.1. Having regard to the relatively recent up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

6.4.2. The specific residential zoning objectives for Glanworth are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	2.1
R-02	Medium density residential development, with a mix of house types and sizes.	2.5
R-03	Medium density residential development, with a mix of house types and sizes.	3.8
R-04	Low density residential development, to include the provision of individual serviced sites.	0.5
R-05	High density/ terraced infill residential development.	0.04
R-06	High density/ terraced infill residential development.	0.04
R-07	High density/ terraced infill residential development.	0.08
R-08	High density/terraced infill residential development.	0.1
R-09	Low density residential development. However, medium density would be considered to facilitate the redevelopment of the old mill buildings on site.	0.6
R-10	Low density residential development. However, medium density would be considered to facilitate the redevelopment of the old mill buildings on site.	0.9
R-11	Low density residential development, with a mix of house types and sizes.	1.4

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-12	Low density residential development with a mix of house types and sizes subject to a high quality sensitively designed housing scheme with regard to the elevated nature of the site and the setting of the protected structures to the east and north-east of the site.	3.6
R-13	Low density residential development, with a mix of house types and sizes.	0.5

Open Space, Sports, Recreation and Amenity Zoning Objectives

6.4.3. It is deemed necessary in this Plan to identify land for the purpose of preserving the natural scenic setting of the village and to promote tourism in the village.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Passive open space, to remain open and rural in character to preserve the views and the setting of the village.	2.2
O-02	Active open space incorporating the promotion of amenity walks and promotion of tourism within the village.	4.5

Industrial Areas

6.4.5. In order to expand industrial and economic activity in the village, it is necessary to zone additional land for such purposes.

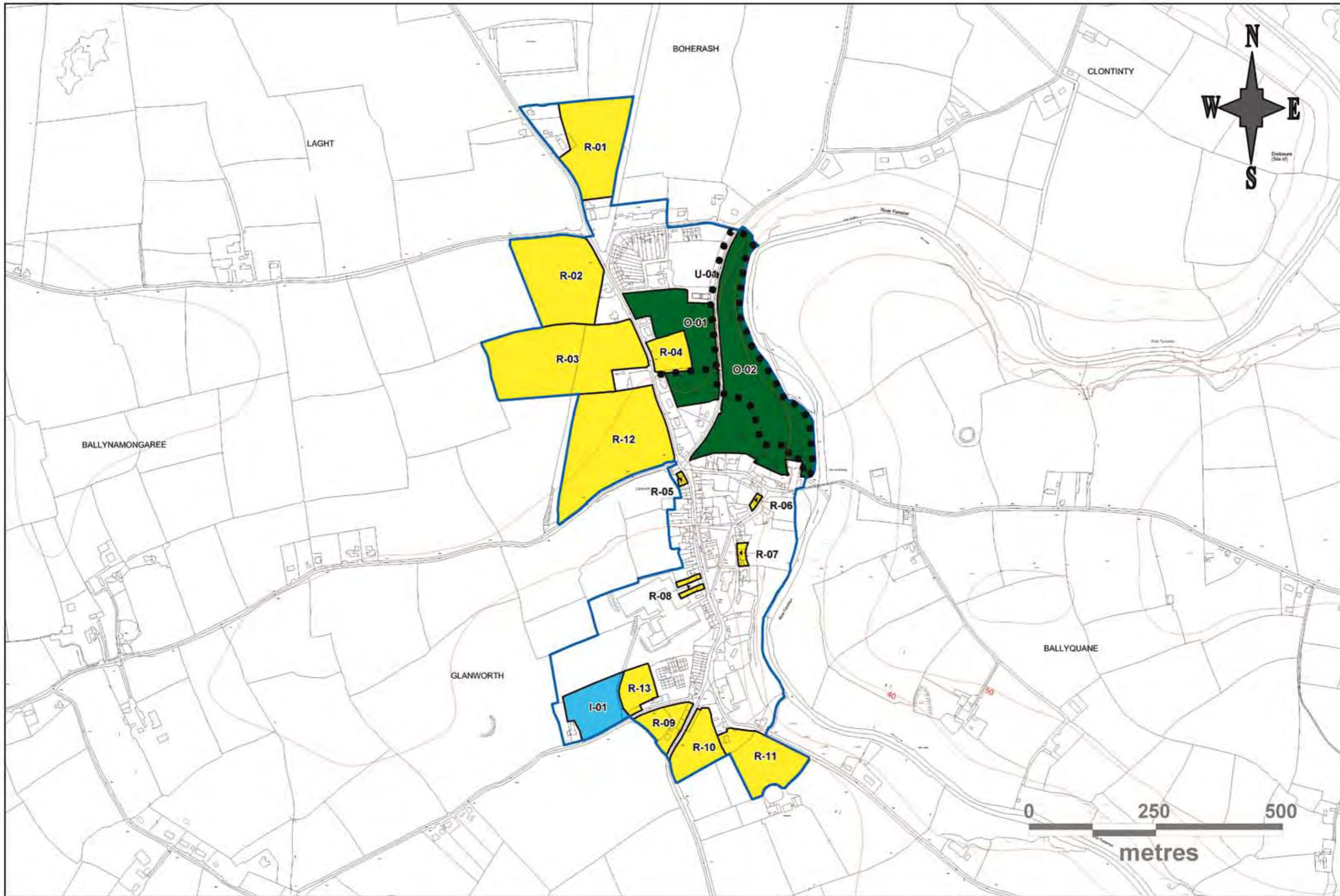
6.4.6. The specific industrial zoning objective for Glanworth is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
I-01	Industrial zoning for light industrial / manufacturing.	1.0

Utilities and Infrastructure Areas

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Develop and maintain pedestrian link and walk.	-



7 Kildorrery

7.1 KILDORRERY IN CONTEXT

Role In Settlement Strategy

7.1.1. Kildorrery is an attractive hilltop village, abutting the National Secondary Route, N72, situated 11km west of Mitchelstown and 22km east of Mallow. Considering its relatively small population, Kildorrery possesses a wide range of facilities including a national school, playground, GAA playing pitches, squash courts, post office, petrol station and convenience shop, Garda Station, funeral home, chemist, hair salon, tourist information and public houses to mention a few. Such a range of services enables many day-to-day activities to be carried out in this rural settlement, eliminating the need for a longer journey to a more urban location.

7.1.2. Having regard to the range of existing services in this settlement, in conjunction with the available capacity in infrastructure, it is envisaged that Kildorrery is capable of accommodating modest future growth. In the overall strategy of this Plan, Kildorrery is designated as a key village.

Population

7.1.3. The 2002 Census recorded a decline in the population of Kildorrery. In the interim period between the 1996 and 2002 census, the population dropped from 229 persons to 215 or by -6.1%

7.2 KEY PLANNING CONSIDERATIONS

Geography

7.2.1. The elevated nature of this settlement ensures that Kildorrery can be viewed from considerable distances in all directions. The village core sits on a plateau, with the ground levels rising significantly on all approaches into the settlement. The landscape of the general area is referred to as the "Goldenvale" and the physical conditions of the area create a fertile landscape well suited to intensive farming.

Employment and Economic Activity

7.2.2. Agriculture is the main employer in this rural settlement, with a particular emphasis on dairying. The remaining sources of employment are in the service and commercial sectors. At present, there is no industrial employer in the village. Diversification of economic activity is required in order to attract new sources of employment to the area.

7.2.3. The tourism sector of the market should be promoted, as the village generally receives tourists who are passing through the area. The tourist office should be utilised to its full potential offering information and advice on all the amenity walks and tourist attractions in the area. Furthermore the summer festival, which is held in the village in July of each year, should be advertised and promoted in tandem with the above.

Transport and Infrastructure

7.2.4. Kildorrery enjoys good road based transport connections, due to its location on the N72, which offers direct access to Mallow and Mitchelstown, with access to Fermoy via the Regional Route R512.

7.2.5. Bus Eireann operate a public bus service from Kildorrery to Mitchelstown, Fermoy and Cork. However, the frequency of this service should be improved.

7.2.6. The Kildorrery sewerage scheme has recently been upgraded. Treatment is now provided in the form of an extended aeration system. The treatment plant has a capacity of 850 person equivalent. Discharge from the scheme is to the River Funshion.

7.2.7. The Kildorrery/Glenavuddig WSS is supplied from a bored well, with water pumped from here to a tower located in the village. The supply from the bored well is augmented by an old spring source in the mountains to the south of the village (Quintrent Mountain).

7.2.8. It should be noted that the biological quality of this section of the River Funshion is an issue in the receiving waters for this settlement.

7.2.9. A bring site is located in the GAA car park, which currently includes containers for glass bottles/jars, beverage cans, card/paper/plastic and textiles.

Housing and Community Facilities

7.2.10. Only one parcel of land was zoned for residential purposes in the 1996 Plan and this has yet to be developed. However, planning permission has been granted for other housing schemes in the village, which are located within the 1996 development boundary. Such developments include a scheme of sheltered housing with a community centre and a larger housing scheme on the Limerick Road.

7.2.11. Kildorrery offers a range of community facilities to local residents including a Garda Station, National School, playground and GAA playing pitch. However, it is considered that further facilities such as a crèche, are also required.

Environment and Heritage

7.2.12. There is only one structure in the village, which is listed in the Record of Protected Structures, as can be viewed in the Cork County Development Plan, 2003 (as varied) – St. Bartholomew's Catholic Church. There are no further environmental or heritage designations in Kildorrery.

Problems and Opportunities

7.2.13. The historic pattern of a narrow economic base, focussing primarily on agriculture, poses a serious problem to the future of Kildorrery. A parcel of land to the south of the village is considered an ideal location for small-scale light industrial use and has been zoned for such purposes.

7.2.14. Tourism offers further opportunities for economic diversification for the village and its surrounding rural hinterland, and should be exploited to its full potential. The Kildorrery Trails, as identified on the map erected outside the playing pitches, should be further promoted.

7.2.15. Given the spare capacity that exists from an infrastructure perspective and the range of services available in this settlement, the Council is of the opinion that Kildorrery is capable of accommodating future growth in a sustainable and balanced manner.

7.3 OVERALL ZONING APPROACH

Development Boundary

7.3.1. A new development boundary has been included for Kildorrery, which generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

7.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Furthermore, some potential exists for infill sites within the development boundary.

Outside Boundary

7.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

7.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

7.4.1. Having regard to the relatively recent up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

7.4.2. The specific residential zoning objectives for Kildorrery are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development, with a mix of house types and sizes.	1.4
R-02	Medium density residential development with a mix of house type and sizes.	2.5
R-03	Medium density residential development with a mix of house type and sizes.	1.8
R-04	Medium density residential development with a mix of house type and sizes, subject to satisfactory servicing.	2.7
R-05	Low density residential development, including the provision of individual serviced sites.	0.8
R-06	Low density residential development with a mix of house types and sizes subject to the provision of a safe access onto Aghacross Road with access onto the N73 prohibited.	2.4

Industrial Areas

7.4.3. Diversification of employment is required and it is considered that a parcel of land to the south of the village is a suitable location for small scale light industrial development.

7.4.4. The specific industrial zoning objective for Kildorrery is set out in the following table:

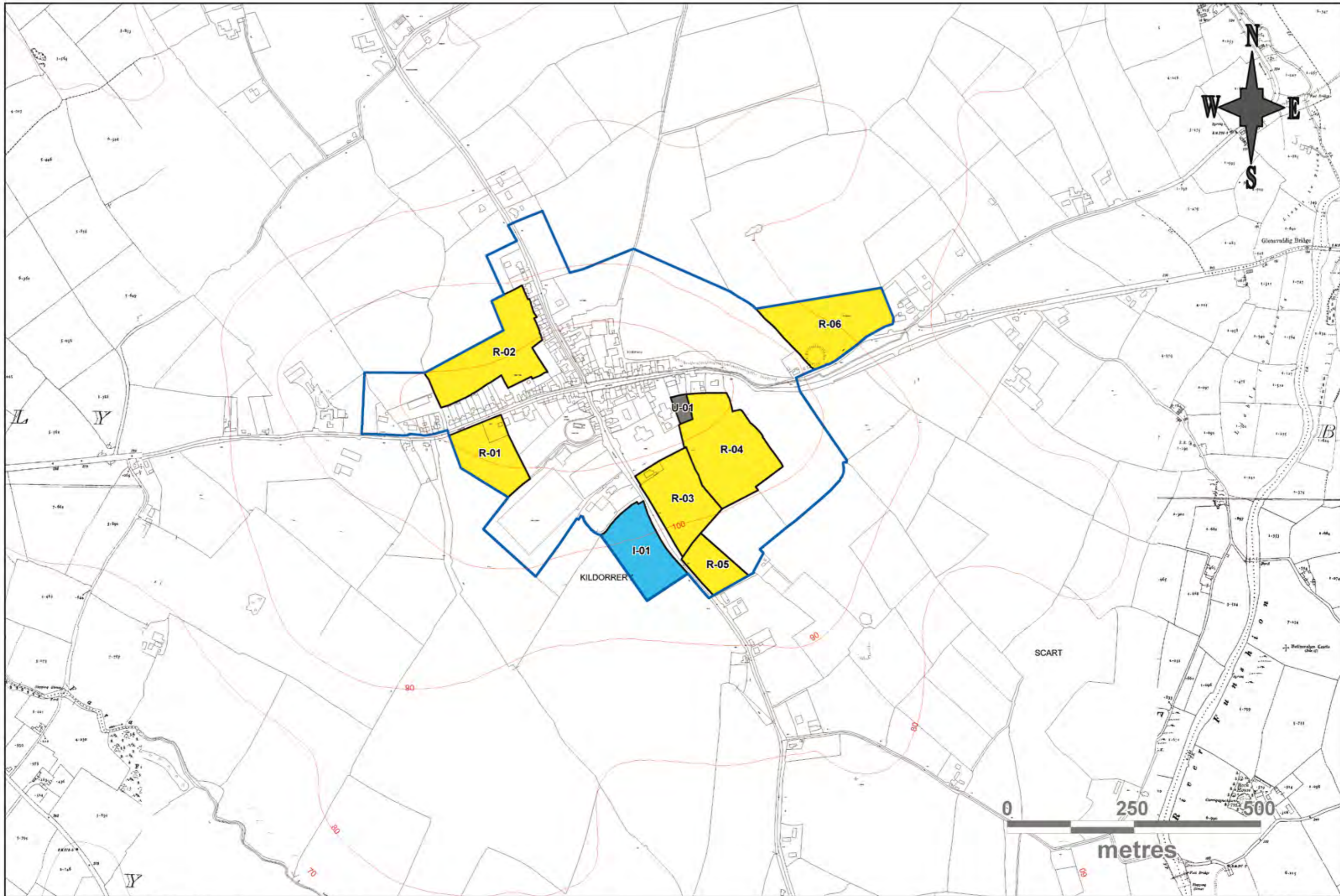
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
I-01	Small-scale light industrial development.	1.6

Utilities and Infrastructure Areas

7.4.5. Lack of parking is a major issue in Kildorrery and one which requires immediate attention.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
U-01	Provision of a car park.	0.2



8 Kilworth

8.1 KILWORTH IN CONTEXT

Role In Settlement Strategy

8.1.1. The village of Kilworth is situated 1km off the main Dublin-Cork Road, N8, circa 5km north of Fermoy. This attractive village, located along the Avondhu Way, is predominantly rural in setting and agriculture remains the primary employer for the area.

8.1.2. Kilworth is one of the larger villages in the Fermoy Electoral Area, offering a broad range of services to the local community and residents of the surrounding hinterland. Pending improvements in infrastructure, it is considered that the village has potential to attract further development and perhaps provide an alternative to ring towns such as Fermoy. However, any new development should be of a scale, which would not detract from this attractive village and its setting. In the overall strategy of this plan, Kilworth is designated as a key village.

Population

8.1.3. The 2002 Census recorded a decline in the population of Kilworth. In the interim period between the 1996 and 2002 census, the population dropped from 441 persons to 427 or by -3.2%

8.2 KEY PLANNING CONSIDERATIONS

Geography

8.2.1. The general topography of this rural area is characterised by a low lying landscape, referred to as the "Goldenvale" and the physical conditions of the area create a fertile landscape well suited to intensive farming.

Employment and Economic Activity

8.2.2. The primary source of employment in this rural area is agriculturally based. Teagasc have a centre just outside the village at Moorepark, which employs many of the village's residents.

8.2.3. There are no industrial developments in the village and no specific sites were identified for such purposes in the 1996 Plan. The remaining sources of employment are restricted to the commercial and service sector namely a garden centre, furniture shop, car repair and sales garage, post office, hair salon, chiropractor, arts centre, primary school, convenience and comparison shop.

8.2.4. The village has tourism potential, given its location in the scenic Blackwater Valley, close to the River Douglas and the Araglin River. A dwelling in the village has been converted to a hostel, which is utilised by walkers and hikers. Fishing is a popular pastime in the area both for locals and visitors. The Arts Centre, which was the old protestant church, should also be promoted as a venue for plays and musical events. Such tourism development would assist in diversifying the economic base of the village and its surrounding area.

Transport and Infrastructure

8.2.5. Kilworth enjoys good road based transport connections as a consequence of its location half a mile off the National Primary Road, N8, which is the main Dublin-Cork route. Access from the N8 to this settlement is via the Regional Route R667. The village is 3 miles north-east of Fermoy, with direct access to Cork City (a distance of 26 miles) and Mitchelstown.

8.2.6. Bus Eireann offers a public bus service from Kilworth village and Kilworth Military Camp to Fermoy and Cork. However, the frequency of this service requires improvement.

8.2.7. Kilworth is currently experiencing some infrastructure difficulties. The sewerage treatment plant is under severe pressure and is close to capacity. The pumping of sewage is also a problem in some areas. It is proposed to install an extended aeration plant at some stage in the future.

8.2.8. Kilworth is supplied with water from two sources – the first is a bored well at Killally, which is pumped to a new reservoir. The other is a bored well at Downing bridge. This supply has no reservoir and operates on a pressure pumping system. Proposals are in place to upgrade existing water treatment facilities.

8.2.9. The village is also experiencing surface water difficulties, due to its distance from the river. As Kilworth is well placed for those wishing to live in the area close to Fermoy, remedying these deficiencies needs to be given a higher priority.

8.2.10. It should be noted that the biological quality of this section of the River Douglas (Araglin) is an issue in the receiving waters for this settlement.

8.2.11. A bring site is located on the Fermoy road, which currently includes containers for glass bottles/jars and beverage cans.

Housing and Community Facilities

8.2.12. There is currently an active housing market in Kilworth due to the fact that the take-up of zoned land was relatively gradual and much of the land zoned for residential development in the 1996 Plan is only now being built upon. The new housing scheme located in the centre of the village, (Cois Coillte consisting of 80 units and a crèche), is completed. Permission has also been granted on other parcels of zoned land. It is considered that a broader mix of house type should be available within

the village, with additional housing for the elderly provided. There is some opportunity for infill development on some of the derelict sites within the village core.

8.2.13. Kilworth has a range of sports and recreation amenities due to the dedicated work of the Community Council. The sports complex offers excellent facilities to the local community, including an indoor sports hall, in addition to a pitch and putt course and tennis courts within the grounds. The GAA pitch is situated adjacent to the complex. However, there is an obvious lack of passive open space in the village and the need for a village park/amenity area has been identified.



Environment and Heritage

8.2.14. The impressive views to and from the Designated Scenic Route (A5 refers) in a south-easterly direction towards the River Blackwater are protected, by its designation in the Cork County Development Plan, 2003 (as varied). The, N8, west of the village, is also a Designated Scenic Route (A2 refers).

8.2.15. There are several structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) - St. Martin's Catholic Church, Kilworth Market House, the Former Church of Ireland Church (now the Theatre/Arts Centre), Kilworth Gate Lodge, the Former Curate's House, the Former Moorepark Estate Wall, the Former Kilworth Arms Hotel/Coaching Inn and two Georgian Houses.

Problems and Opportunities

8.2.16. Given its location in close proximity to the Blackwater River Valley and its tributaries, The Araglin River and the River Douglas, the village of Kilworth has a lot to offer tourists and should be promoted as a tourist destination. Furthermore, facilities like the Arts Centre and the

community facilities on offer in the village should also be promoted. Such development, in conjunction with an acceptable level of residential development would encourage balanced growth, to counter balance the decline in population, which the area experienced during the last inter-census period.

8.2.17. An important issue for the village is the conservation and development of its built and natural heritage and amenities.

8.3 OVERALL ZONING APPROACH

Development Boundary

8.3.1. A new development boundary has been included for Kilworth which generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

8.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Furthermore, some potential exists for infill sites within the development boundary.

8.3.3. A parcel of land has been zoned as open space, which has been carried forward from the 1996 Plan. The purpose of such zoning is to ensure the provision of an amenity area or village park, incorporating a playground in the centre of the village.

Outside Boundary

8.3.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

8.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

8.4.1. Having regard to the relatively recent up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

8.4.2. The specific residential zoning objectives for Kilworth are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Low density residential development with a mix of house types and sizes.	3.7

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-02	Medium density residential development, with a mix of house types and sizes.	1.4
R-03	Low density residential development with a mix of house types and sizes.	1.1
R-04	Low density residential development with a mix of house types and sizes.	4.6
R-05	High density /infill residential development.	0.1
R-06	High density/ infill residential development.	0.5
R-07	Medium density residential development with possibility of some retail and/or office development.	2.4

Open Space, Sports, Recreation and Amenity Areas

8.4.3. Kilworth has a range of sports and recreation amenities due to the dedicated work of the Community Council. However, the lack of a village park/amenity area has been identified.

8.4.4. The specific Open Space, Sports, Recreation and Amenity zoning objective for Kilworth is set out in the following table:

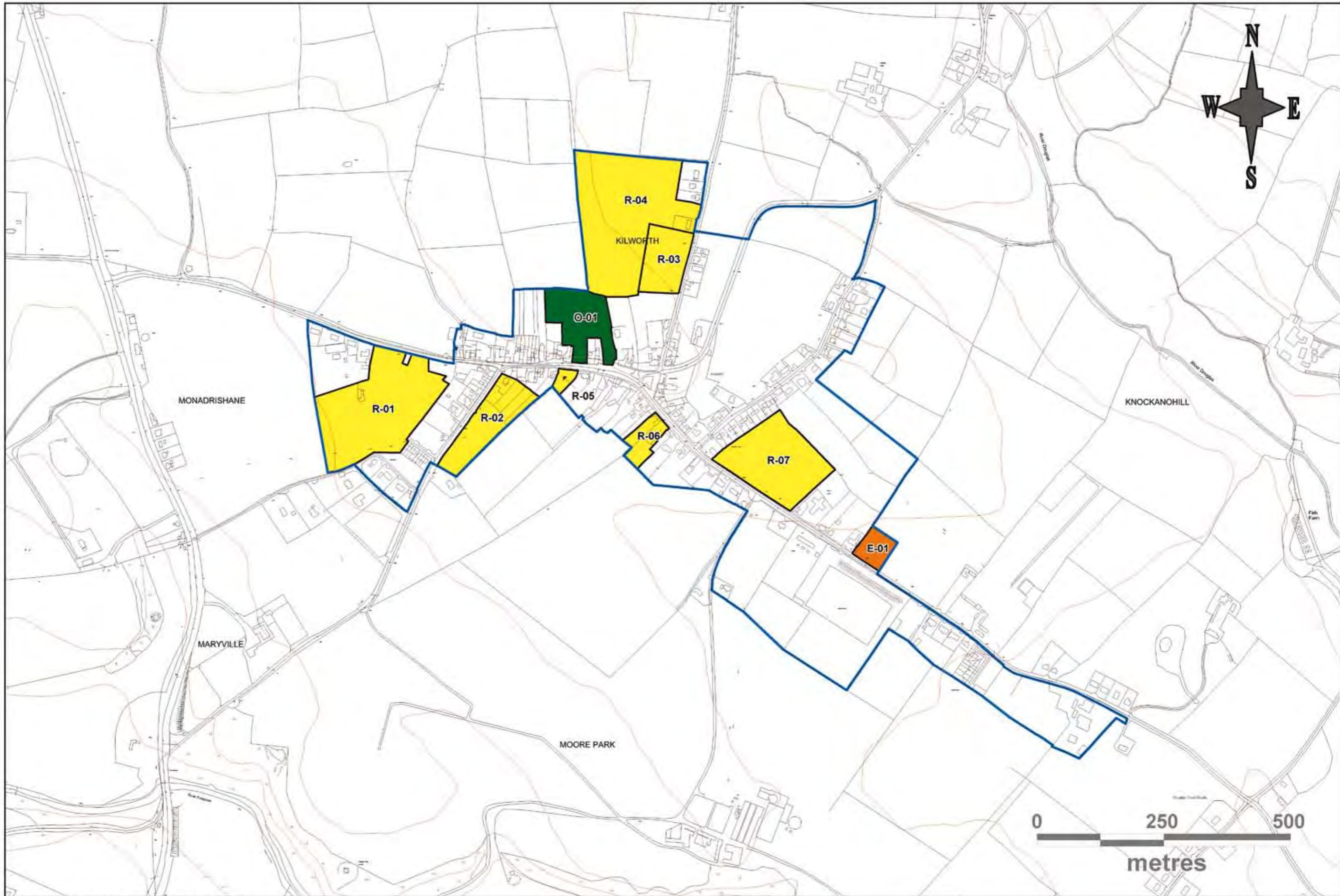
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Active open space, incorporating the provision of a park/play area.	1.4

Education, Institutional and Civic Areas

8.4.5. Having regard to the extent of recent housing development in the village, it is imperative that provision is made for adequate land to cater for the provision of additional community facilities, particularly a community hall.

8.4.6. The specific education, institutional and civic zoning objective for Kilworth is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
E-01	Provision for community facilities and uses to support residential amenity, including the provision of a community centre.	0.4



9 Rathcormack

9.1 RATHCORMACK IN CONTEXT

Role In Settlement Strategy

9.1.1. Rathcormack is located 22km north of Cork City, along the main Dublin Road, N8. The village has experienced substantial growth during the last Plan period and is one of the few villages in North Cork to have experienced overall population growth. Rathcormack is very much influenced by the city and is one of the largest villages in the Fermoy Electoral Area.

9.1.2. The settlement consists of a broad range of services including a Garda Station, post office, school, church, GAA pitch, garage, car sales and repairs, public houses, several retail outlets, in addition to some agri-industries, such as Sunnyside Fruit Farm and Mapp Foods located on the outskirts of the town.

9.1.3. Having regard to the large growth in housing development in recent years and pending infrastructure improvements, it is considered that Rathcormack could accommodate a modest amount of future growth. However, such development must be in line with the development of infrastructure. In the overall strategy of this Plan, Rathcormack is designated as a key village.

Population

9.1.4. The 2002 Census recorded an increase in the population of Rathcormack. In the interim period between the 1996 and 2002 census, the population increased from 382 persons to 429 or by 12.3%.

9.2 KEY PLANNING CONSIDERATIONS

Geography

9.2.1. The Shanowen River, which passes through the village, flows into the River Bride southeast of Rathcormack. It is the River Bride that creates the topography of this fertile landscape, which is ideal for intensive dairying, as well as tillage, and which shapes the rural character of the area.

Employment and Economic Activity

9.2.2. The main employer in this settlement is agriculture, given its fertile rural hinterland. The remaining sources of employment concentrate on the commercial and services sector including car sales and repairs, fireplaces, butchers, newsagents etc. The retail and crèche

components of the new residential developments currently under construction in the village will provide additional employment. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods.

Transport and Infrastructure

9.2.3. Rathcormack enjoys excellent road based transport connections, due to its prime location along the National Primary Road, N8. This route is the main Cork-Dublin road, with access to areas such as Conna, Glenville and Midleton via high standard Regional Routes, namely the R628, R614 and R626 respectively.

9.2.4. Bus Eireann provides a regular public bus service, which passes through Rathcormack to Cork City and Fermoy.

9.2.5. The ongoing improvement of the N8 will result in Rathcormack being bypassed, which will have a major impact on the planning of this settlement.

9.2.6. Proposals for the provision of a car park, to the rear of the church, have been included in this plan.

9.2.7. The wastewater treatment plant provides secondary treatment for a 700 PE. The final effluent discharges to the River Bride. However, the pipe network in the village requires upgrading. Cork County Council has proposals to lay a new rising main along the county road, passing the council housing schemes, which will service additional lands in the village.

9.2.8. The Conna Regional Water Supply Scheme is the water supply serving the area. The water is abstracted from the Bride River and the quality of the raw water can be poor during periods of heavy rainfall and treatment is provided at Killawillin treatment plant.

9.2.9. Both treatment plants are at capacity and will not meet future demand unless they are increased in sufficient size.

9.2.10. It should be noted that the biological quality of this section of the River Bride is an issue in the receiving waters for this settlement.

9.2.11. A bring site is located at Scoil Naisiunta in the centre of the village, which currently includes containers for glass bottles/jars, beverage cans and card/paper/plastic.

Housing and Community Facilities

9.2.12. The level of population growth as outlined in Section 9.1.4 is reflective of the growth in housing development, which has occurred in the village in recent years. Two large parcels of land zoned in the 1996 Plan are currently under construction one of which is nearing completion. Several infill sites have also been developed, as have other parcels of land situated within the development boundary. There are three large housing schemes currently under construction in the village, consisting of circa 500 dwellings. The infill and smaller schemes are in addition to this total. The Council is of the opinion that only a small amount of land

should be zoned for residential purposes in this Local Area Plan and that such zoning should provide an alternative form of housing, for example, very low density/serviced sites, in an attempt to balance the housing mix in the area. Housing for the elderly is also an important consideration, which needs to be taken into account. The redevelopment of further derelict and infill sites within the village centre is welcomed and should be encouraged.



9.2.13. There is an obvious lack of community facilities to support the scale and rate of residential development, which this settlement has experienced in the recent past. The national school has reached capacity and is in urgent need of additional land to accommodate a new school. The village has a small community centre but there is no sports hall and no area of passive open space. There is a GAA pitch on the Glenville Road but further facilities are required. Provision should also be made for a playground. Some of the new residential developments include the provision of crèche facilities, which will benefit the local community.

Environment and Heritage

9.2.14. There are six structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) – Kilshannig House in Kilshannig Upper, Lisnagar House in Lisnagar Demesne, Christ Church, Beech Park (The Old Rectory), a Gothic Shopfront and the Church of the Immaculate Conception all within the townland of Rathcormack.

Problems and Opportunities

9.2.15. Rathcormack is very dispersed and does not have a real centre, which is augmented by the fact that the N8 splits the village. However, it is considered that the proposals to by-pass the village will assist in compacting its core. In this light, it is important to maintain a relatively tight development boundary around the village to prevent further sprawl.

9.2.16. An important issue for the village is the conservation and development of its built and natural heritage and its amenities.

9.2.17. Infrastructure deficiencies are the village's largest obstacle to future growth and require urgent attention. The village will not be in a position to accommodate any further development until such time as the services have been upgraded.

9.3 OVERALL ZONING APPROACH

Development Boundary

9.3.1. A new development boundary has been included for Rathcormack, which generally has been set to include all the areas that are the subject of specific zoning objectives. It is important to note that in excess of 500 new houses are currently under construction, in this village with a recorded population of 429 in the most recent census.

Inside Boundary

9.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Some potential exists also for infill sites within the development boundary, particularly along the Main Street. Provision has also been made for a new national school, in the field to the north of the existing school. A parcel of land has been zoned for community facilities/amenities, and some land to the rear of the church will be provided for a carpark. An area zoned as open space in the 1996 Plan, has maintained that zoning in the current Plan.

Outside Boundary

9.3.3. Outside the development boundary, the land forms part of the open countryside. The land south of the village lies within the Rural Housing Control Zone. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

9.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

9.4.1. Having regard to the relatively recent up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

9.4.2. The specific residential zoning objectives for Rathcormack are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes, including some retail and commercial development.	9.6
R-02	Low density residential development, incorporating serviced sites.	2.9
R-03	Medium density residential development with a mix of house types and sizes. Provision shall be made for a public car park adjacent to the church boundary (approximately 0.4ha) as part of the overall development.	4.0
R-04	High density/infill residential development with a mix of house types and sizes.	0.8
R-05	High density/infill residential development with a mix of house types and sizes.	0.4
R-06	Medium density residential development with a mix of house types and sizes.	10.2
R-07	Low density residential development with a mix of house types and sizes.	1.2

Education, Institutional and Civic Areas

9.4.3. Having regard to the extent of recent housing development in the village, it is imperative that provision is made for adequate land to cater for the provision of a new national school, which is urgently required. Cork County Council is of the opinion that no additional housing should be permitted in the village until the new school has been constructed. The need for additional community facilities has also been identified and a parcel of land has been zoned for this purpose.

9.4.4. The specific education, institutional and civic zoning objectives for Rathcormack are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
E-01	To allow for the provision of a new school and educational related facilities.	1.6
E-02	Provision for community facilities and uses to support residential amenity and associated uses.	0.8
E-03	Provision for community facilities and uses to support residential amenity and associated uses.	0.6

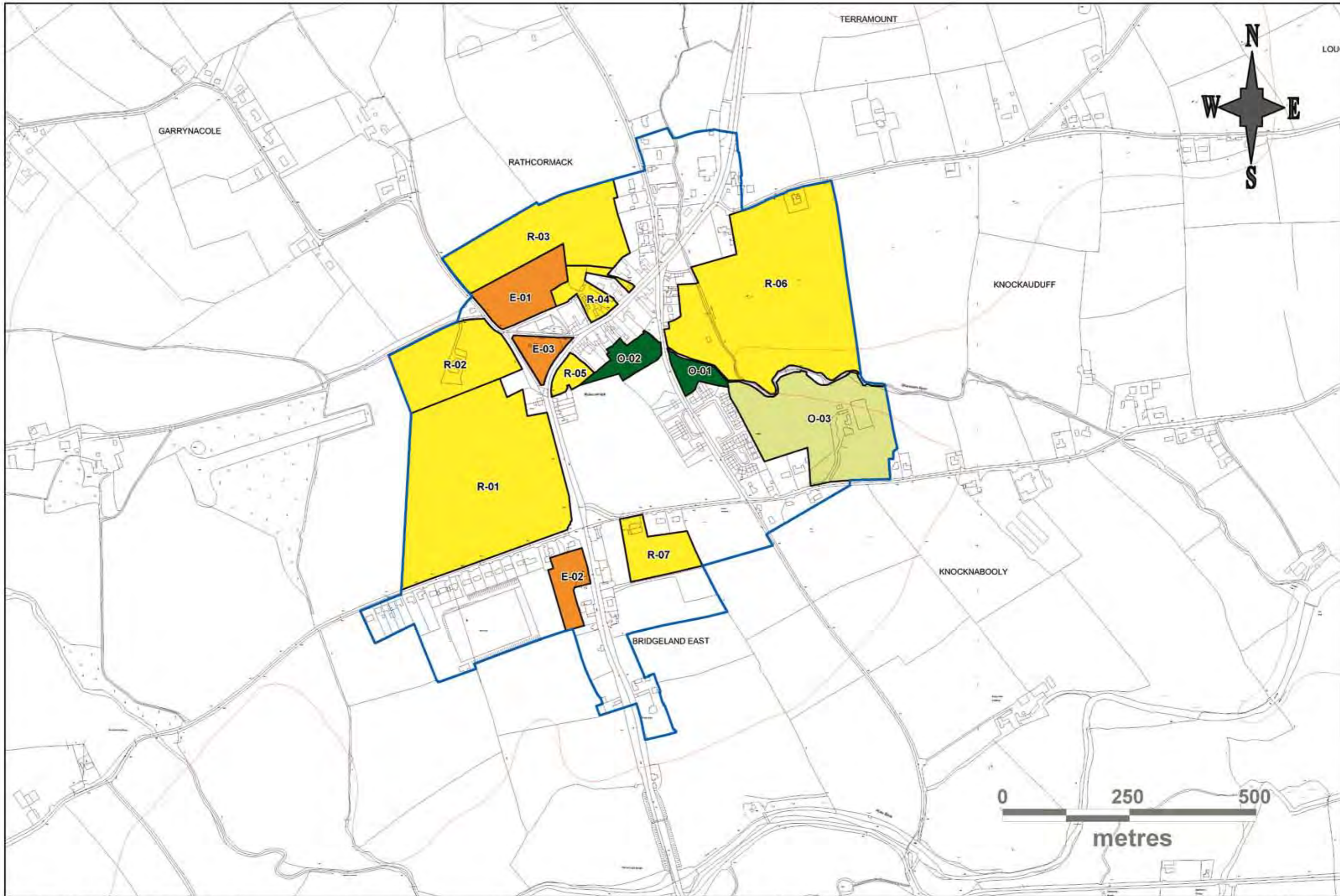
Open Space, Sports, Recreation and Amenity Areas

9.4.5. There is an apparent lack of amenity or passive open space within the village and a parcel of land, which was zoned for such purposes in the 1996 Plan, has been zoned again.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Active open space and amenity area, incorporating a playground.	0.5
O-02	Passive open space to preserve the setting of the church & graveyard.	0.7

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
0-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings at very low density with the sensitive restoration of existing redundant buildings and a modest amount of appropriate forms of new building, that respects the form and setting of the house itself, consisting of serviced sites, in accordance with an approved design brief, incorporating the detailed provision for retaining existing trees and on-site features. Access should be restricted to a single entrance from the public road.	5.0



10 Watergrasshill

10.1 WATERGRASSHILL IN CONTEXT

Role In Settlement Strategy

10.1.1. Watergrasshill is a thriving village, which has developed substantially in the recent past, due to its proximity to Cork City. The village is situated on the main Cork-Dublin Road, N8, just 14km north of the city and 8km south of Rathcormack. The completion of the Watergrasshill Bypass has further contributed to this unprecedented growth.

10.1.2. Watergrasshill is one of the largest villages in the Fermoy Electoral Area and offers a range of services to local residents, enabling many day-to-day activities to be carried out in the village, thereby eliminating the need for longer journeys to more urban locations. It is considered that Watergrasshill has potential to attract a modest amount of further development. However, any such development is dependent upon an improved water system, which is urgently required. In the overall strategy of this Plan, Watergrasshill is designated as a key village.

Population

10.1.3. The 2002 Census recorded an increase in the population of Watergrasshill. In the interim period between the 1996 and 2002 census, the population increased from 252 persons to 386 or by 53.2%. It should be noted that this figure represents the largest population growth in all the villages within the Fermoy Electoral Area during the last inter-censal period.

10.2 KEY PLANNING CONSIDERATIONS

Geography

10.2.1. Topographically, this area comprises of low rounded hills, enclosing a fairly broad river valley, formed by the River Bride. An appearance of roughness prevails throughout the area, with the village of Watergrasshill located on one of these low hills.

Employment and Economic Activity

10.2.2. Rejuvenation of the village core has begun following the completion of the bypass. Several retail outlets have recently opened, namely the new Centra store and the pharmacy, both of which were

required. The Fir Tree bar has recently been rebuilt and now offers conference and banqueting facilities.

10.2.3. The Volvo garage is a source of local employment. Public houses, cafes and restaurants are other sources of employment, in addition to the post office, school and Garda station.

10.2.4. Other sources of employment concentrate on the light industrial sector and are situated in Meenane, southeast of the village. A development boundary has been drawn around these existing units. As a result of infrastructural constraints, further infill/small scale light industrial and distribution services within this development boundary will be assessed on their own merits, in accordance with normal proper planning considerations.

Transport and Infrastructure

10.2.5. Watergrasshill enjoys excellent road based transport connections, due to its prime location along the N8. The village has had the opportunity to enjoy this advantageous location, since the completion of the bypass, which has effectively relieved traffic congestion along the main street by removing through traffic from Watergrasshill. Traffic calming measures have also been introduced. However, further environmental improvements are required. Given its proximity to Cork City, Watergrasshill is considered an ideal location for a park and ride facility to carry commuters into the city.

10.2.6. Bus Eireann operates a public bus service, which passes through the village to Cork and Fermoy. However, the frequency of the service requires improvement.

10.2.7. A new sewerage treatment plant has recently been put in place. However, because of the topography of the area, serving land on the southern side of the town is a problem as, ideally, pumping should be avoided.

10.2.8. There are serious shortage problems with the water supply scheme serving the village and its surrounding area. It is proposed to augment the scheme by taking a supply from the Knockraha Water Supply Scheme. However, this supply will be very limited and will not have capacity to cater for additional lands over and above those zoned in the 1996 plan. Commencement of work on this new supply is scheduled for the end of 2004. The only long-term resolution to the problem is the Glashaboy source and costings are to be carried out.

10.2.9. It should be noted that the biological quality and phosphorus levels of this section of the River Flesk are an issue in the receiving waters for this settlement.

10.2.10. A bring site is located in the community centre car park, which currently includes containers for glass bottles/jars and beverage cans.

Housing and Community Facilities

10.2.11. Of all the villages in the Fermoy Electoral Area, Watergrasshill has experienced the highest proportion of residential development. Five

of the seven plots of land zoned in the 1996 Plan, have been or are currently being developed and all consist of substantial housing schemes. All of this development has taken place in the private sector, with no recent public sector investment in the village.

10.2.12. The majority of these schemes consist of semi-detached dwellings and there is now an apparent lack of housing mix in the village. Given the village's location within the Rural Housing Control Zone, the Council is of the opinion that serviced sites should be available in order to relieve some of the pressure for one-off dwellings in the surrounding rural areas. Furthermore, sheltered housing for the elderly should also be given consideration.

10.2.13. In the context of the recent scale of development in the village, Watergrasshill is seriously lacking community facilities. There is a community centre adjacent to the Church in the centre of the village. However, there are no areas of active or passive open space and no playground. The area zoned as open space in the 1996 Plan has yet to be developed as such. The GAA playing pitch is on the northern outskirts of the town.

10.2.14. Proposals have been included in this Plan for the provision of a village park, incorporating a landscaped area with benches and walks around Bogaghard Common and Pond. Reference is also made to the need for a playground, with a possible site identified for such purposes.

Environment and Heritage

10.2.15. There are no structures listed in the RPS, no ACA's, Scenic Landscape or Scenic Views designations. Bogaghard Common and Pond, as outlined above, has been identified as an area of ecological importance.

Problems and Opportunities

10.2.16. Opportunities now exist for balanced and sustainable growth in Watergrasshill. With the bypass complete, environmental improvements are now a priority, in an attempt to make Watergrasshill a more attractive residential location.

10.2.17. The remedying of the water shortage problem is of paramount importance, and is considered an obstacle to any further development in the village. The present proposals will only rectify the current situation and a long - term resolution is required.

10.2.18. There is ample opportunity for further commercial and warehouse/distribution type development with easy access onto the bypass route, subject to satisfactory servicing.

10.2.19. The current lack of community facilities requires immediate attention, as continued unbalanced growth will result in unsustainable development, which will have a negative impact on the village.

10.3 OVERALL ZONING APPROACH

Development Boundary

10.3.1. A new development boundary has been included for Watergrasshill. It has been tightly drawn and generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

10.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Some potential exists also for infill sites within the development boundary, particularly along the Main Street. Provision has also been made for an extension to the national school. A parcel of land has been zoned for community facilities/amenities, including perhaps a playground, with provision for a car park. An area around Bogaghard Common and Pond, zoned as open space in the 1996 Plan, has maintained that zoning in the current Plan with an additional area zoned passive open space.

Outside Boundary

10.3.3. Outside the development boundary, the land forms part of the open countryside and lies within the Rural Housing Control Zone. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

10.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

10.4.1. Having regard to the up-take of zoned land in the village, it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

10.4.2. The specific residential zoning objectives for Watergrasshill are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-01	Medium density residential development, with a mix of house types and sizes.	7.8
R-02	Medium density residential development, including individual sites.	2.7
R-03	Low density residential development with a mix of house types and sizes.	2.0

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
R-04	Medium density residential development with a mix of house types and sizes.	10.0

Open Space, Sports, Recreation and Amenity Areas

10.4.3. There is an apparent lack of amenity or passive open space within the village and a parcel of land, which was zoned for such purposes in the 1996 Plan has been zoned again.

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

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
O-01	Active open space for informal public recreation including the provision for an amenity area and a pedestrian walk around the pond and area of ecological importance.	5.7
O-02	Passive open space	4.4

Education, Institutional and Civic Areas

10.4.5. Having regard to the extent of recent housing development in the village, it is imperative that provision is made for adequate land to accommodate the future needs of the national school. The demand for additional community/educational and civic facilities has also been identified and a parcel of land has been zoned for this purpose.

10.4.6. The specific education, institutional and civic zoning objectives for Watergrasshill are set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
E-01	Provision for community facilities and uses to support residential amenity and associated uses.	1.2

Commercial Areas

10.4.7. An infill site has been identified in the village core, which is considered ideal for commercial development and which will improve the visual appearance of the streetscape.

10.4.8. Access to the new by-pass route has played a vital role in the zoning of additional land for commercial purposes in this plan.

10.4.9. The specific commercial zoning objectives for Watergrasshill are set out in the following table:

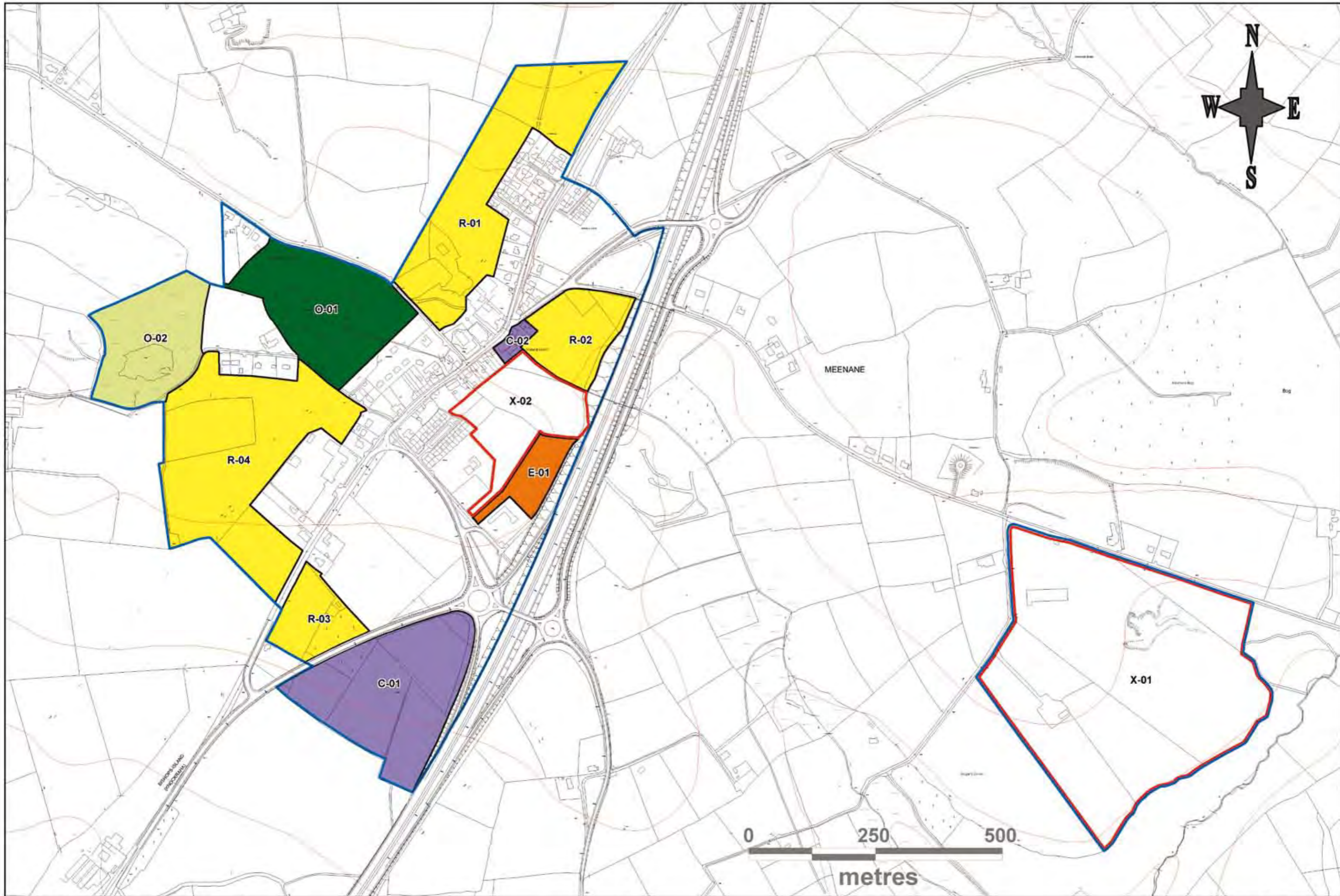
Objective No.	Specific Zoning Objective	Approx. Area (Ha)
C-01	Site is deemed suitable for commercial uses such as car sales. However, the design of any structures on the site is of paramount importance, due to the elevated and exposed nature of the site. Any structures should be situated at the south/south westerly portion of the site. At the outset, proposals for this site will include a comprehensive layout and landscaping scheme that will ensure that any buildings or other structures erected on it will not be visible from the N8 by-pass route.	7.1
C-02	Renovation of derelict site for commercial use.	0.3

Special Zoning Objective

10.4.10. Provision has been made in these special zoning objectives for the consolidation of the existing industrial area south east of Watergrasshill, at Meenane and secondly for the provision of mixed development to include residential, community and provision of a car park within the village itself. A development boundary has been drawn around the existing industrial units.

10.4.11. The special zoning objectives for the these areas are set out in the following table:




Objective No.	Specific Zoning Objective	Approx. Area (Ha)
X-01	Infill/small scale light industrial and distribution services within this development boundary will be assessed on their own merits, in accordance with normal proper planning considerations including provision of any future development to be within the height of existing development, subject to satisfactory servicing.	21.0
X-02	This area of land shall make provision for residential, community facilities to include uses to support residential amenity and associated uses, and provision for a public car park. The residential area shall be for medium density development with a mix of house types and sizes	3.6












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGES

Ballindangan

Ballynoe

Bartlemy

Coolagown

Clondulane

Curraglass

Glennahulla

11 Ballindangan

11.1 BALLINDANGAN IN CONTEXT

11.1.1. Ballindangan is a quaint rural village, situated circa 6km southwest of Mitchelstown and north of Glanworth. In the overall strategy of this Plan, Ballindangan is designated as a village. Although the range of services in this settlement is limited, it does contain a number of essential services such as a national school, church, shop, post office and community centre. Pending infrastructure improvements, it is considered that the village could accommodate a modest amount of future development.

11.2 KEY PLANNING CONSIDERATIONS

11.2.1. Given the village's location within the "Goldenvale", the general topography of the area is that of a low lying fertile landscape, well suited to intensive farming. Agriculture remains the primary employer for the area, namely dairy farming, with tillage providing seasonal variation. Alternative economic activity is limited and diversification is required, particularly in the current climate of the continuing downward trend in agriculture.

11.2.2. Although located only a short distance from Mitchelstown, the village has not attracted development during the last Plan period. It is considered that the poor road network serving the area has been a contributory factor in this regard. Another has been the lack of infrastructure, with particular emphasis on sewerage. The water supply is adequate to cater for current demand. The Council housing scheme in the village is served by a septic tank system. Future development in the village is, therefore, dependent upon the construction of a small sewage treatment plant.

11.2.3. It should be noted that the phosphorus levels of this section of the River Funshion are an issue in the receiving waters for this settlement.

11.2.4. As previously outlined, very little development has taken place in the village during the last Plan period. The majority of housing development consisted of one-off dwellings in the surrounding rural area. The village core has experienced a high rate of dereliction and general opportunities exist for infill development along the main street. There are three structures within the village, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2003 (as varied) – Castleterry Catholic Church of the Immaculate Conception,

Ballynahow Bridge and Thatch House, and due consideration must be given to the preservation of these.

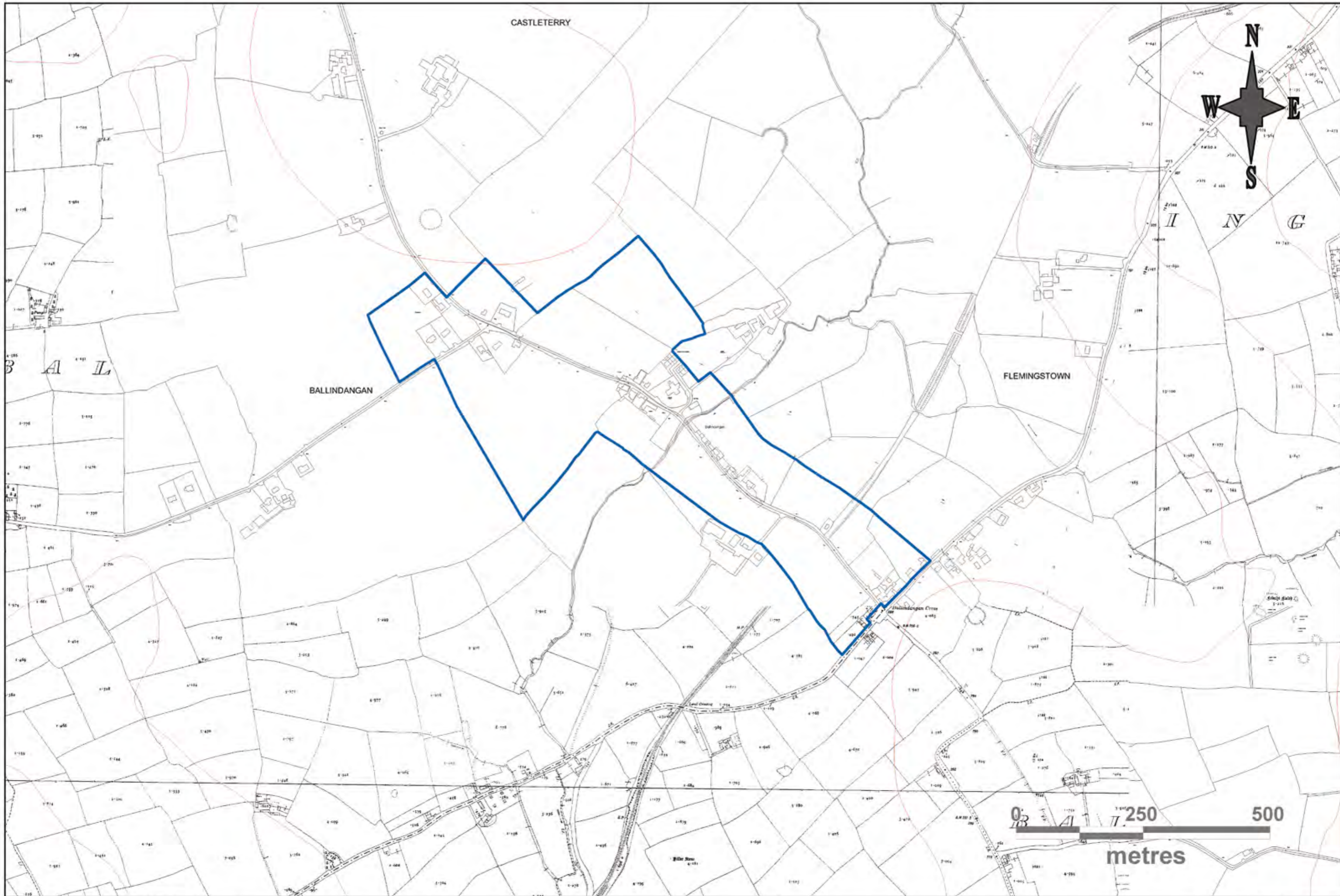
11.3 OVERALL ZONING OBJECTIVES

11.3.1. The development boundary in this Plan has been extended from that in the 1996 Plan and it is hoped to direct any future development into the village and to revitalise and rejuvenate the core.

11.3.2. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development, particularly in the vicinity of the church, school and community centre. Low density, cluster type residential development, which is sympathetic to the rural character of the village in design and scale, will also be encouraged. Small-scale retail and commercial development will be welcomed, in an attempt to diversify the economic base of this predominantly agricultural area.

11.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No	General Zoning Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



12 Ballynoe

12.1 BALLYNOE IN CONTEXT

12.1.1. Ballynoe is a charming rural settlement situated 4km south of Conna. In the overall strategy of this Plan, Ballynoe is designated as a village. For a village of its size, Ballynoe offers a wide range of services to the local community. Amongst these are some essential services such as a community centre, health centre, school, post office, Garda station, church and cemetery, convenience shop, public house, auctioneers and agricultural tool supplier. It is considered that Ballynoe has potential to accommodate some future growth, given its proximity to larger towns such as Fermoy and Middleton.

12.2 KEY PLANNING CONSIDERATIONS

12.2.1. The general topography of the area is that of an elevated hilly landscape, fissured by fairly gentle slopes. The area lends itself to intensive dairy farming, as well as some arable production. The predominantly agricultural nature of the area dominates the employment sector, as is evident in the retail sector i.e. the Agricultural Tool Supply Store.

12.2.2. Ballynoe is located in one of the more remote rural areas in the Fermoy Electoral Area, close to the Waterford border. The road network serving the area is substandard in parts and it is considered that this has contributed to the overall lack of development activity in the village during the last Plan period. The approach roads into the village have experienced pressure from the development of one-off dwellings, which is undesirable. The water supply and sewerage scheme serving the village are small, but have some capacity to cater for a modest amount of development. There are two structures within the village, which are listed in the Record of Protected Structures – St. John’s Church and St. Catherine’s Catholic Church, and due consideration must be given to the preservation of these.

12.2.3. It should be noted that the biological quality and phosphorus levels of this section of the River Douglas (Bride) are an issue in the receiving waters for this settlement.

12.3 OVERALL ZONING OBJECTIVES

12.3.1. The development boundary in this Plan has been extended from that in the 1996 Plan and it is hoped to direct any future development into the village and to revitalise and rejuvenate the core.

12.3.2. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development and two suitable sites have been identified, as was the case in the 1996 Plan. Other land considered suitable for development in the long term is located within the development boundary, east of the crossroads. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, the provision of serviced site schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside.

12.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

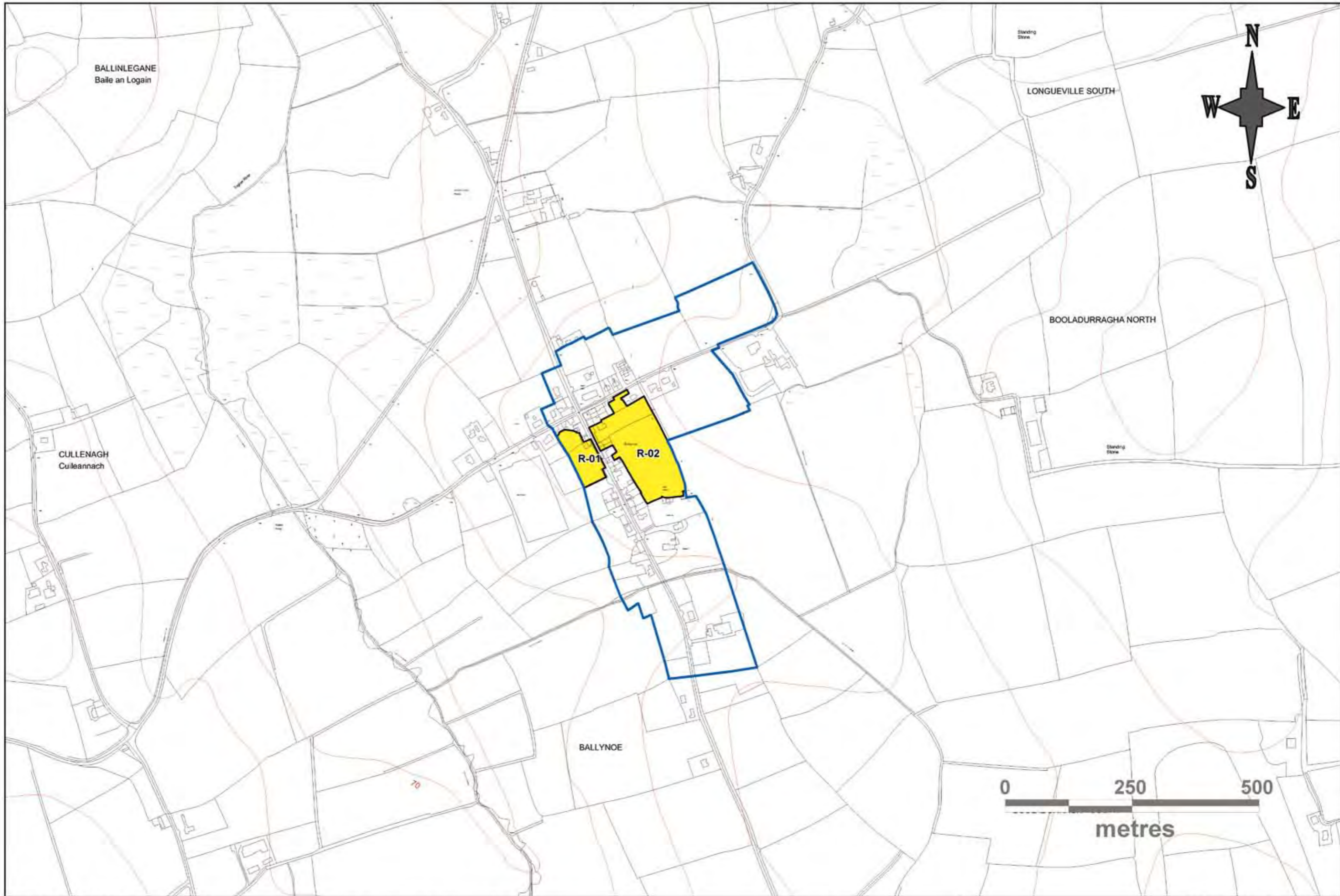
12.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

12.4.1. Having regard to the relatively recent up-take of zoned land in the village in conjunction with existing infrastructural deficiencies, a limited amount of serviceable land has been zoned within the development boundary of the village, for future residential requirements.

12.4.2. The specific residential zoning objectives for Ballynoe are set out in the following table:

Objective No.	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, with a mix of house types and sizes	0.6
R-02	Low density residential development, with a mix of house types and sizes.	2.1



13 Bartlemy

13.1 BARTLEMY IN CONTEXT

13.1.1. The village of Bartlemy, which is located north-east of Watergrasshill and south of Rathcormack, can be considered quite remote and difficult to access due to poor road connections. Infrastructure deficiencies combined with a limited range of services will restrict the extent of development, which this settlement is capable of accommodating. In the overall strategy of this Plan, Bartlemy is designated as a village.

13.2 KEY PLANNING CONSIDERATIONS

13.2.1. The general topography of the area is that of an elevated hilly landscape, fissured by fairly gentle slopes. The area lends itself to intensive dairy farming, as well as some arable production. The predominantly agricultural nature of the area dominates the employment sector.

13.2.2. It is considered that the substandard road connections serving the area have hindered the development potential of this settlement during the last Plan period. No residential development has taken place in the village. In contrast, the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to off-set the proliferation of ribbon development on the approach roads into the village. The rehabilitation of derelict and unoccupied dwellings in the village core will be given favourable consideration.

13.2.3. At present there is no sewerage treatment scheme serving the village. A parcel of land south east of the village core has been designated for such purposes and is within the Council's ownership. It is envisaged that a treatment plant will be made available during this Plan period. The limited water supply currently serving the area requires upgrading.

13.2.4. It should be noted that the phosphorus levels of this section of the River Flesk are an issue in the receiving waters for this settlement.

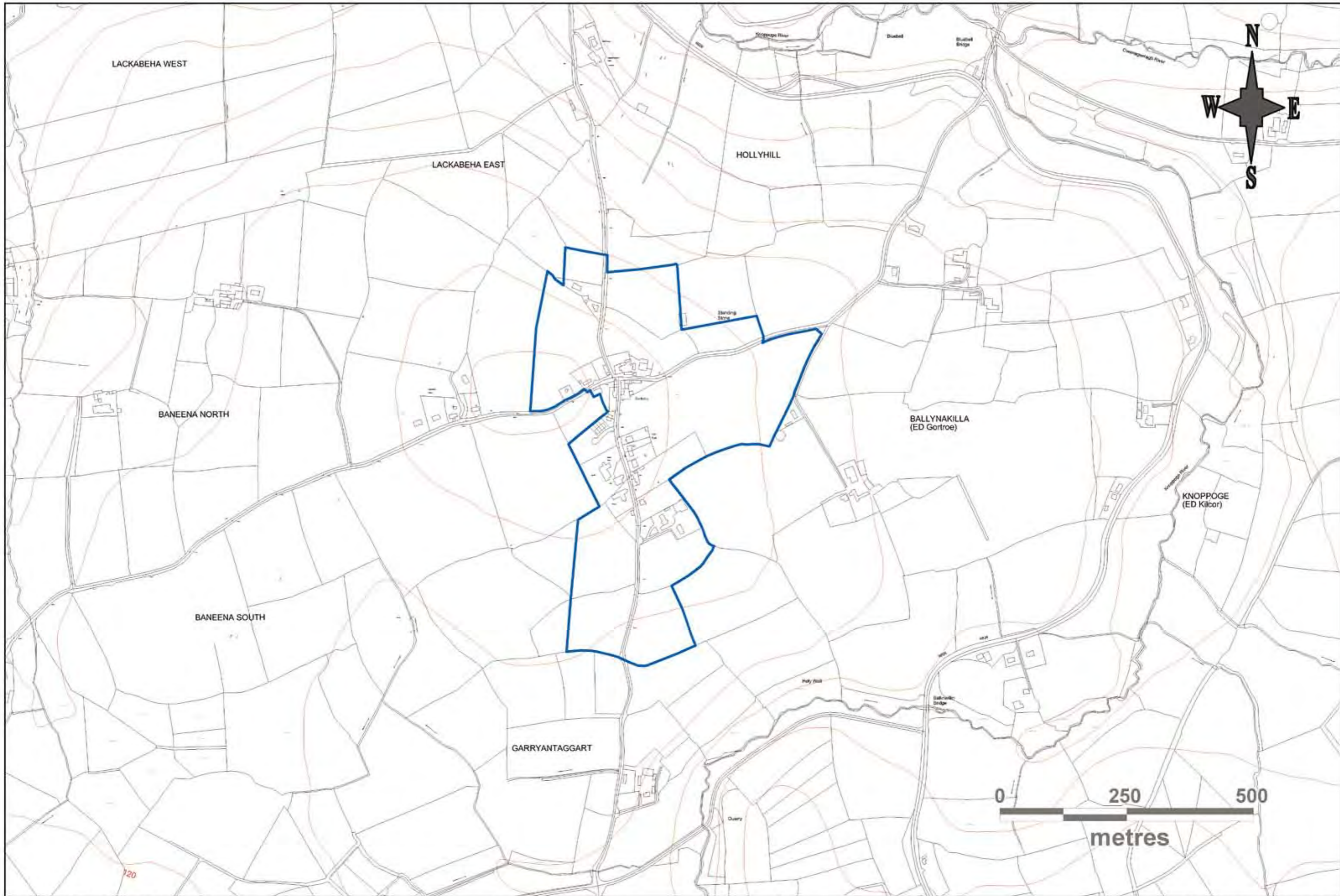
13.3 OVERALL ZONING OBJECTIVES

13.3.1. The development boundary in this Plan has been extended from that in the 1996 Plan and it is hoped to direct any future development into the village and to revitalise and rejuvenate the core.

13.3.2. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, the provision of serviced site schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside. The most suitable area for development is south of the village core, which will be serviceable by gravity flow with the introduction of the new treatment plant.

13.3.3. Outside the development boundary, the land forms part of the open countryside and this area lies within the Rural Housing Control Zone. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No	General Zoning Objective
GEN-01	The current lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



14 Coolagown

14.1 COOLAGOWN IN CONTEXT

14.1.1. Coolagown is an attractive rural settlement situated circa 6km east of Fermoy, south of the National Secondary Route, N72. In the overall strategy of this Plan, Coolagown is designated as a village.

14.1.2. It is considered that the village has potential in terms of relieving some of the pressure for development, which Fermoy is currently experiencing, given its proximity to the town. However, it is also considered that any new development should be of a scale, which would not detract from the attractive character of the village and its setting. The promotion of the settlement as a potential growth centre is dependent upon investment in infrastructure.

14.2 KEY PLANNING CONSIDERATIONS

14.2.1. Given the village's location within the "Goldenvale", the general topography of the area is that of a low-lying fertile landscape, well suited to intensive farming. Agriculture remains the primary employer for the area, namely dairy farming, with tillage providing seasonal variation. McDonnell Brothers Grain Store, located north of the settlement, and the Stud Farm are further evidence of this dependence on the agricultural sector as a source of employment.

14.2.2. The village is very accessible, given its proximity to Fermoy via the N72. It is considered that this ease of access has contributed to the recent level of development in the village. Several large detached dwellings, in cluster type schemes, have been constructed within the village core. The Council would welcome further development of this type. Existing facilities in this settlement include a church, public house, national school and stud farm. It is hoped that such development would assist in attracting some small-scale retail or commercial type investment into the centre of the settlement, in an attempt to broaden the range of services available to local residents.

14.2.3. The water supply is sufficient and has adequate capacity to accommodate a modest amount of future development. However, the settlement is not serviced by a public sewerage scheme and it is not envisaged that a new one will be put in place during this Plan period. Coolagown is also experiencing problems with surface water run-off. Infrastructure deficiencies are, therefore, an obstacle to future growth and one, which requires immediate attention.

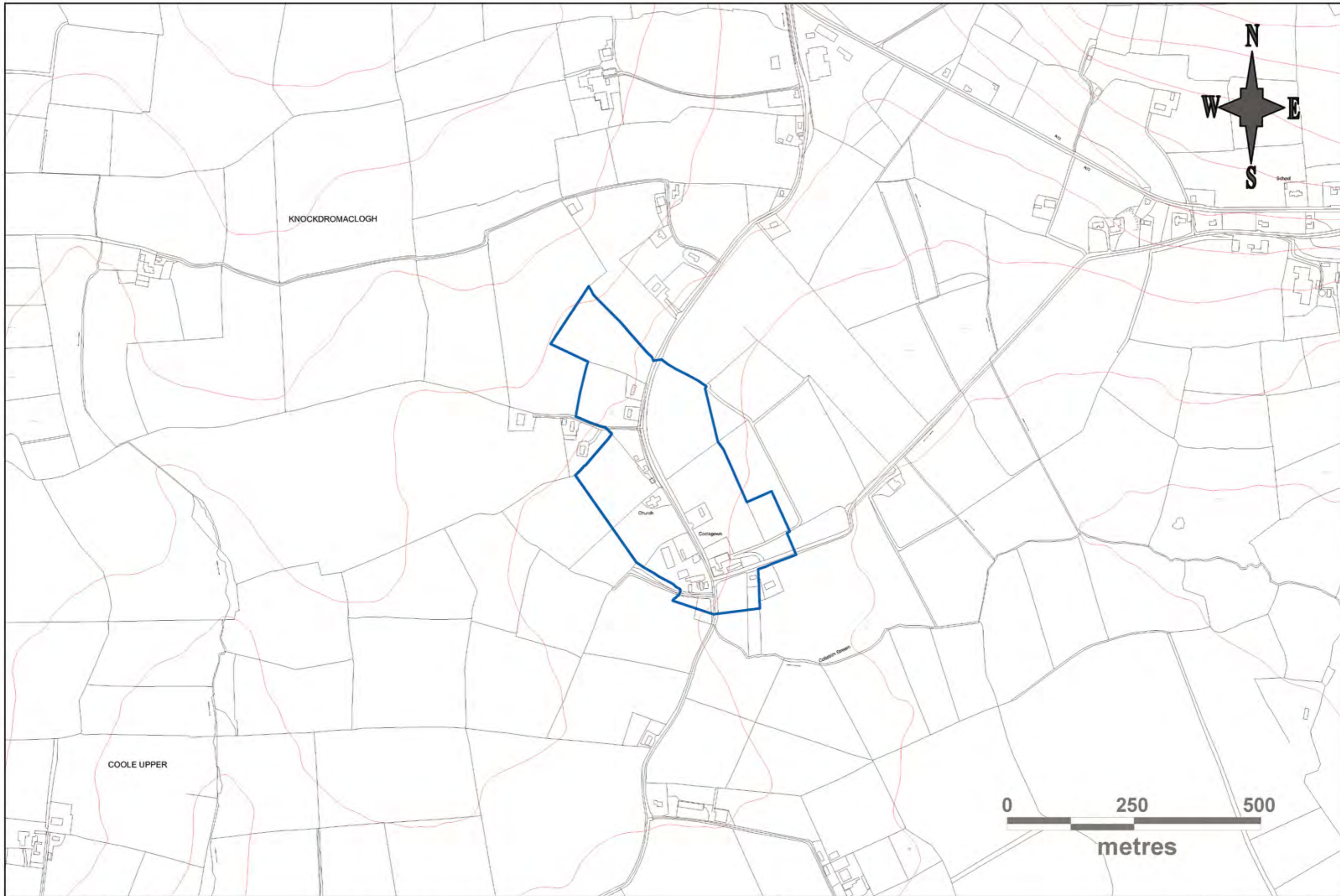
14.3 OVERALL ZONING OBJECTIVES

14.3.1. A new development boundary has been included for the village. It is envisaged that this boundary will assist in clustering future development into the centre of the village, whilst effectively compacting the linear nature of the settlement.

14.3.2. Any development within the boundary should be sympathetic to the rural character of this settlement and should reflect the scale and design of the dwellings recently constructed therein. The Council would welcome a modest amount of retail and commercial development, in order to broaden the range of services available to local residents. However, such development should be in the centre of the village, perhaps adjacent to the church.

14.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No	General Zoning Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



15 Clondulane

15.1 CLONDULANE IN CONTEXT

15.1.1. Clondulane is an attractive rural village, located circa 4.5km east of Fermoy town. The settlement is very accessible via the National Secondary Route, N72. It is considered that the village has potential in terms of relieving some of the pressure for development, which Fermoy is currently experiencing, given its proximity to the town. However, it is also considered that any new development should be of a scale, which would not detract from the attractive village and its setting. In the overall strategy of this Plan, Clondulane is designated as a village.

15.2 KEY PLANNING CONSIDERATIONS

15.2.1. The settlement of Clondulane is situated in a low lying landscape, which comprises an extensive area of predominantly flat or gently undulating topography, south of the River Blackwater. The physical conditions of the area create a fertile landscape well suited to intensive farming. This agricultural use primarily involves intensive dairying as well as tillage.

15.2.2. The settlement was historically a centre of employment with the Mill and Flour store located adjacent to the railway station. In contrast, there is very little industrial activity in the village at present. However, it is considered that the site of the old Mill and Flour Store has potential as a possible location for business/incubator units.

15.2.3. Other sources of employment concentrate on the service and commercial sector and include the national school and public house respectively.

15.2.4. The water supply serving the area will have reached capacity following the completion of the housing schemes currently under construction. A water audit has been carried out regarding the demand for and construction of, a new water supply scheme. A new sewerage scheme is required also. Further development in the village may pose difficulties from a surface water perspective. However, it is considered that controls can be put in place to remedy the situation. Any further development in the village will therefore, be dependent upon future investment in infrastructure.

15.2.5. It should be noted that the phosphorus levels of this section of the River Blackwater are an issue in the receiving waters for this settlement.

15.2.6. There are two housing schemes currently under construction in Clondulane. The first consists of five dwellings, opposite the national school, which is nearing completion. The second scheme consists of four retail units with four apartments overhead and sixty six dwellings. Construction on this scheme has recently commenced, and will be carried out on a phased basis. Both of these schemes are located within the development boundary for the settlement as defined in the 1996 Plan, which did not include any specific zoning objectives. There is also an established Council housing scheme in the settlement. Potential exists for infill residential development, with the objective of maintaining a streetscape frontage.

15.2.7. There is a lack of community facilities in Clondulane. The community centre and a small area of passive open space, are the only facilities available for enjoyment by the local community. The National School is situated within walking distance of the settlement and provision should be made for its future extension, should the need arise. It is envisaged that the retail element of the development currently under construction will benefit the local community and enhance its role as a local service provider, with perhaps the provision of a crèche facility in one of the units.

15.2.8. The setting of the village is protected by its designation as a Scenic Landscape in the Cork County Development Plan, 2003 (as varied). Furthermore, there are three structures within the village, which are listed in the Record of Protected Structures: Clondulane National School, Clondulane Church of Ireland Church (in ruins) and Clondulane House.

15.2.9. Careysville House, situated north of the village is a world famous Salmon Fishery, owned by the Duke of Devonshire and a popular tourist destination.

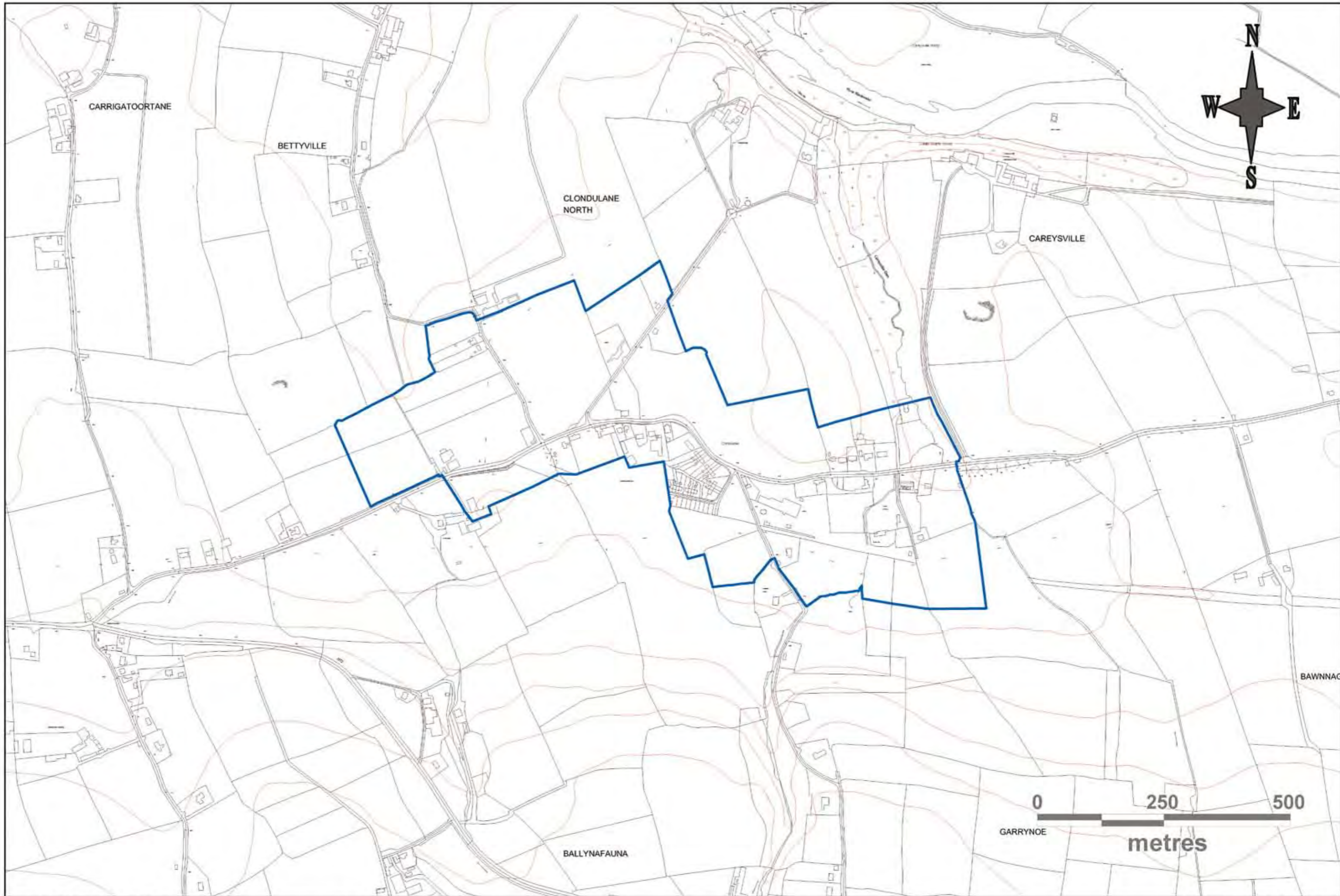
15.3 OVERALL ZONING APPROACH

15.3.1. The development boundary included for Clondulane has been extended from that defined in the 1996 Plan. It has been tightly drawn in an attempt to compact the linear nature of the settlement and generally has been set to include all the areas that are the subject of specific zoning objectives.

15.3.2. Potential exists within the development boundary for a range of residential developments, so that at all times, a genuine choice of location for housing development exists. Several infill sites can also be identified, where the refurbishment of derelict sites will be encouraged. Additional land is available for industrial purposes, particularly for the provision for business/incubator units on the site of the old Mill and Flour Store. A parcel of land adjacent to the school should be set aside for a possible extension if required.

15.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No	General Zoning Objective
GEN-01	The limited capacity of a public sewer limits the area to small-scale development in the near future until such time as a new scheme is put in place. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



16 Curraglass

16.1 CURRAGLASS IN CONTEXT

16.1.1. Curraglass abuts the Regional Route, R628, east of Conna and close to the Waterford border. In the overall strategy of this Plan, Curraglass is designated as a village. This settlement offers many of the basic services required in a settlement of its size, including a national school, post office, public house, petrol station and convenience shop. It is considered that the village is capable of accommodating a modest amount of future growth.

16.2 KEY PLANNING CONSIDERATIONS

16.2.1. The general topography of the area is that of a broad fertile lowland valley. This fertile landscape lends itself to an agricultural based economy, involving intensive dairying as well as tillage, the latter providing seasonal variation. The other main source of employment in the village is the fish processing plant.

16.2.2. Given its location close to the Waterford border, the village is more influenced by Tallow in Co. Waterford, although it does have some connections with Conna. The R628 passes through the village, making it quite accessible, with good road connections to the N8 at Rathcormack.

16.2.3. Curraglass has not experienced major growth in the last Plan period. Most of the residential development was in the form of one-off dwellings on the approach roads into the settlement. It is considered that there is some scope for low density residential development within the development boundary, with the required sanitary services provided by individual developers.

16.2.4. The settlement is not served by public sewerage and there are no plans for a scheme during this plan period. Any development within the boundary would have to be served by a private treatment plant within the site boundaries. There is an existing water supply, however, new water treatment facilities are required. Flooding is also an issue in Curraglass.

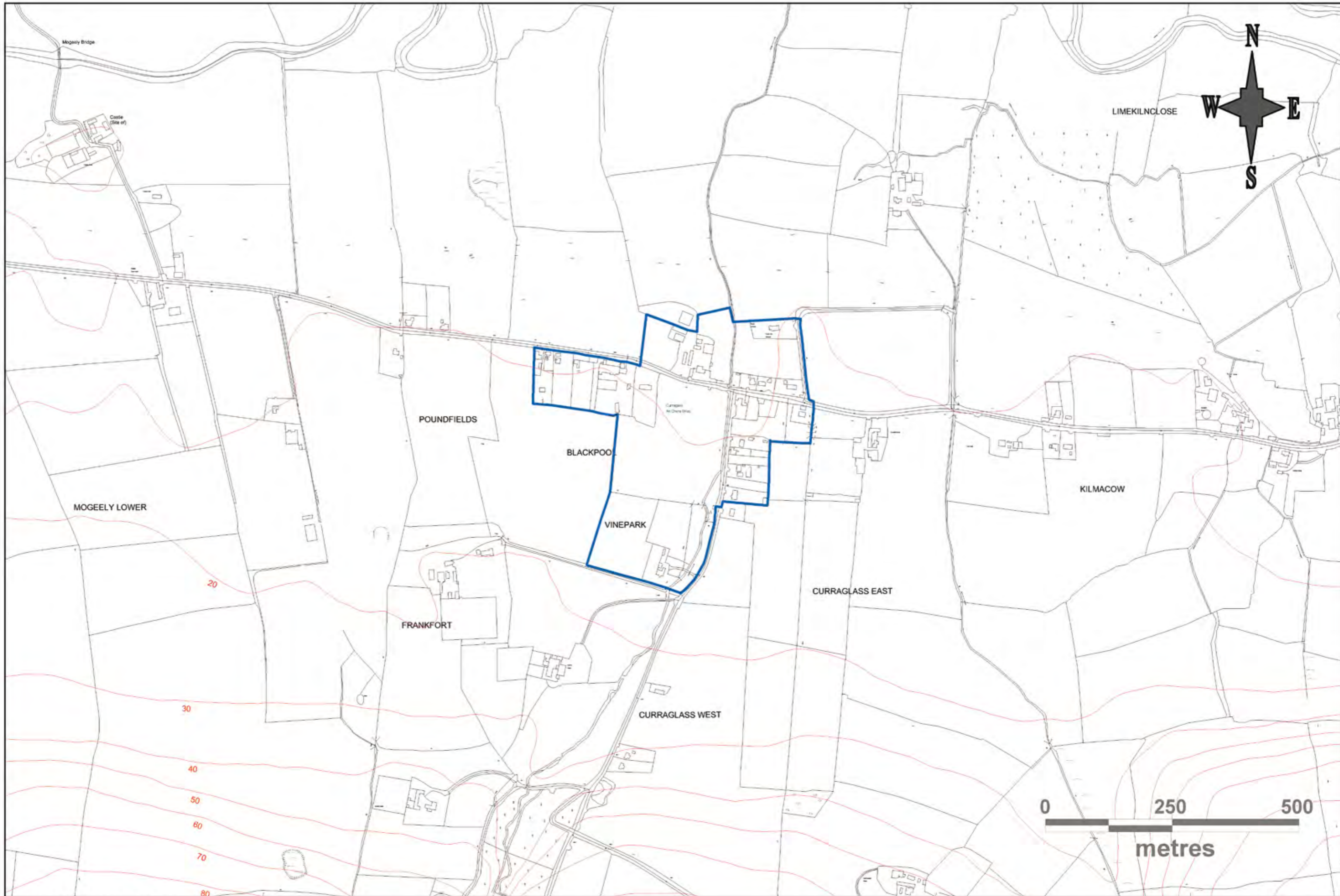
16.3 OVERALL ZONING OBJECTIVES

16.3.1. A new development boundary has been included for Curraglass. It has been tightly drawn around the village core to prevent sprawl and to direct development into the village.

16.3.2. Future residential development within the boundary should be low density, with the required sanitary services provided by individual developers. A modest extension to the industrial area surrounding the existing fish processing plant in the village would be given favourable consideration, in order to diversify the economic base and to reduce the dependency on agriculture. Additional community facilities are required in tandem with further residential development.

16.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No	General Zoning Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



17 Glennahulla (Marshalstown)

17.1 GLENNAHULLA IN CONTEXT

17.1.1. The National Secondary Route, N73 dissects the settlement of Glennahulla, circa 6km west of Mitchelstown. In the overall strategy of this Plan, Glenahulla is designated as a village.

17.1.2. There are many constraints restricting future development in the settlement, namely lack of infrastructure and a very limited range of services. However, given its prominent location along the N73, in conjunction with its proximity to Mitchelstown, it is considered that Glennahulla is capable of accommodating a modest amount of development.

17.2 KEY PLANNING CONSIDERATIONS

17.2.1. Given the village's location within the "Goldenvale", the general topography of the area is that of a low-lying fertile landscape, well suited to intensive farming. Agriculture remains the primary employer for the area, namely dairy farming, with tillage providing seasonal variation.

17.2.2. Although located only a short distance from Mitchelstown, the village has not attracted any significant development during the last Plan period. A major contributory factor has been the lack of infrastructure; with particular emphasis on the absence of a sewage treatment plant and future development in the village is dependent upon the construction of such a plant. The existing water supply has the capacity for a modest amount of small-scale development. However, it will require upgrading in the long-term.

17.2.3. It should be noted that the biological quality and phosphorus levels of this section of the River Funshion are an issue in the receiving waters for this settlement.

17.2.4. Another contributory factor for the current lack of development in this settlement is the fact that the N73 divides this elongated settlement, which is undesirable from a traffic safety perspective. Traffic calming measures are essential, particularly in light of the recently completed extension to the national school, which fronts onto the N73. The national school, convenience shop and petrol station are all positioned at the crossroads and the Council will attempt to focus development here, in order to compact the settlement and create a village "centre".

17.2.5. Lack of community facilities is viewed as another deterrent to development. However, there appears to be some interdependence between Glennahulla and Ballindangan in this respect. The old Church associated with the settlement is situated north of the crossroads, in Marshalstown.

17.3 OVERALL ZONING OBJECTIVES

17.3.1. The development boundary in this plan has been extended from that included in the 1996 County Development Plan to include land on the opposite side of the road, in attempt to balance future development.

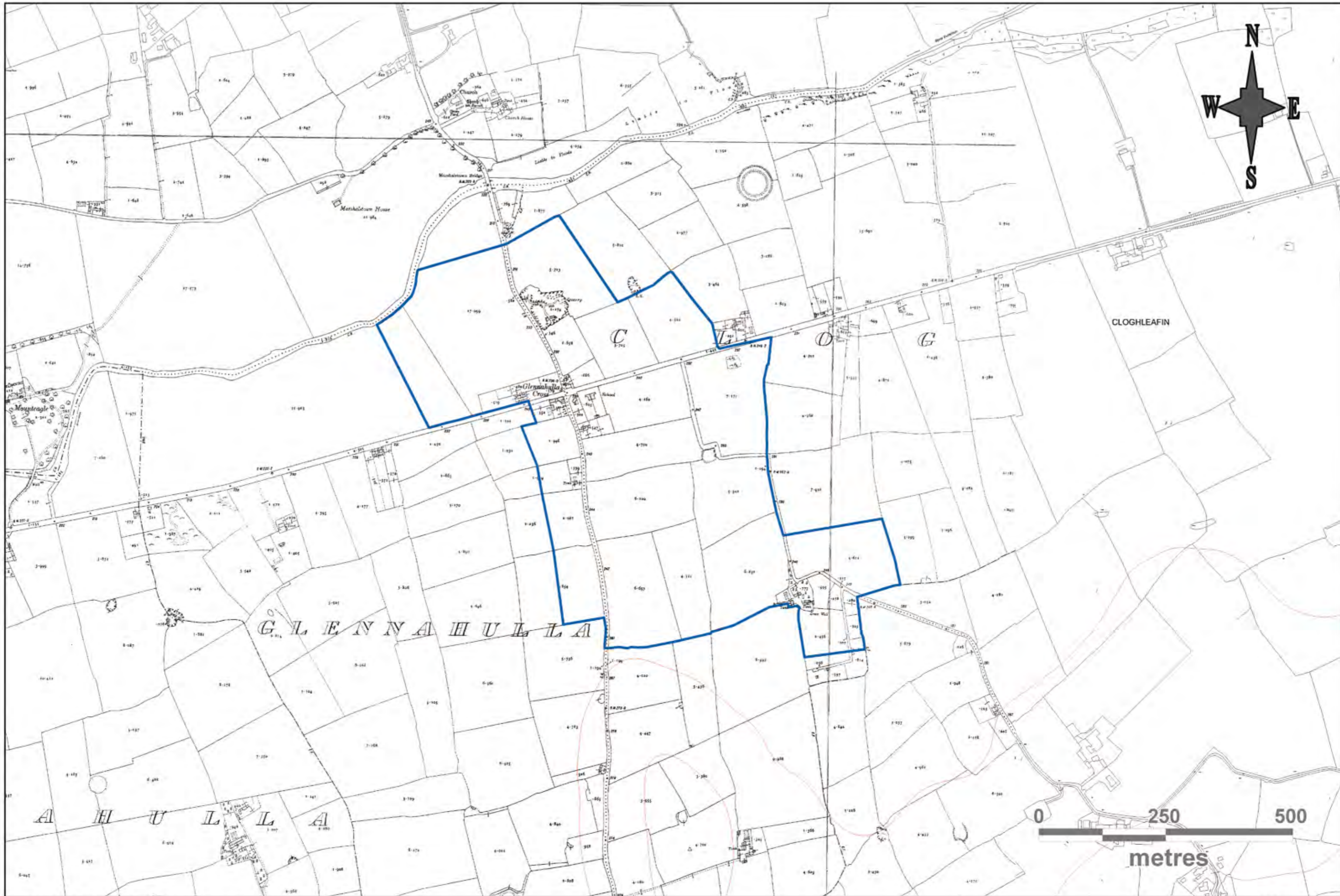
17.3.2. Sufficient land has been included in the new development boundary to accommodate residential development during the Plan period. Any development within the boundary should be sympathetic to the rural character of the settlement and should reflect the scale and design of exiting dwellings, situated therein. Low density cluster type developments, including the provision of serviced sites, are considered suitable. However, it is imperative to stress that such lands will only be considered suitable for development subject to adequate sanitary services. In this regard, land should be set-aside for the purposes of a new treatment plant, preferably close to the crossroads, for ease of servicing.

17.3.3. Traffic calming measures should be introduced immediately and consideration should be given to the extension of the 50 km/h speed zone.

17.3.4. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.







Objective No	General Zoning Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGE NUCLEI

Aghern

Araglin

Ballygiblin

Britway

Curraghalla

Farahy

Grange

Kildinan

Knockanevin

Rockmills

18 Aghern

18.1.1. In the overall strategy of this Plan, Aghern is described as a village nucleus, which has developed around a crossroads. The River Bride forms the landscape of the area, which comprises a low-lying fertile plain. The church and graveyard are located north of these crossroads and this part of the settlement, which is very picturesque, is accessed via an old bridge. The remainder of the settlement comprises single dwellings on all approach roads, with a pub at the crossroads.

18.1.2. Aghern benefits from good road connections, given its location abutting the Regional Route, R628. Conna is situated circa 2.5kms further east along this route, with Rathcormack located circa 8kms west.

18.1.3. The settlement contains two structures, which are listed in the Record of Protected Structures – Aghern House and Aghern Church of Ireland Church.

18.1.4. The settlement is not served by public infrastructure such as water and sewerage and it is unlikely that such services will be available during the Plan period. There is a private group water scheme in operation, which serves the general area. Any further proliferation of one-off dwellings along the R628, is undesirable and will be discouraged by the Council.

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

19 Araglin

19.1.1. Araglin is situated in an attractive rural setting, adjoining the Waterford border. In the overall strategy of this Plan, Araglin is designated as a village nucleus.

19.1.2. This attractive setting can be attributed to its location adjacent to the Araglin River. Its designation as a Scenic Landscape in the County Development Plan, 2003 is indicative of the need to protect the visual amenity of this area.

19.1.3. The settlement of Araglin is very dispersed. The post office and creamery are situated adjacent to the Waterford boundary. The church is located circa 2.5kms east of this part of the settlement, with the school located an additional 1.5km further east. A bring site is located adjacent to the church.

19.1.4. There are no public water or sewerage schemes serving the settlement and it is unlikely that such services will be available during the Plan period.

19.1.5. It should be noted that the biological quality of this section of the River Araglin is an issue in the receiving waters for this settlement.

19.1.6. There has been very little development activity in the area and it is considered that this is a consequence both of its isolated location and the remote road network serving the area.

19.1.7. It is the policy of the Council to protect the existing amenities in the area and to discourage the proliferation of one-off dwellings, except within the aforementioned clusters, which constitute the settlement.

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

20 Ballygiblin

20.1.1. Ballygiblin is situated circa 5km east of Mitchelstown. The national school serving the area is situated at the crossroads with the Regional Route, R665. In the overall strategy of this plan, Ballygiblin can be described as a village nucleus.

20.1.2. Ballygiblin Church is located south of this junction along the county road network. As a consequence, the settlement is very dispersed.

20.1.3. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period. There is an existing proliferation of one-off dwellings in the general area and the Council will discourage further development of this type, except on infill sites.

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

21 Britway

21.1.1. In the overall strategy of this Plan, Britway is designated as a village nucleus. The settlement is situated south east of Castlelyons and abuts the boundary with the Midleton Electoral Area.

21.1.2. The settlement contains a national school and a church. The predominant pattern of development is that of sporadic individual houses. Any further development proposed for Britway shall reflect the scale and nature of existing dwellings in the vicinity.

21.1.3. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

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

22 Curraghalla

22.1.1. Located circa 6 km south of Mitchelstown and just to the west of the N8, Curraghagalla is described as a village nucleus in the overall strategy of this Local Area Plan.

22.1.2. While the Church and school are the focal points of the settlement, the predominant pattern of development in the area is that of sporadic individual houses. There maybe some scope for small scale development between the school and church on either side of the road but any such development should not detract from the rural character of the area and should be appropriately designed and sited.

22.1.3. The objectives of the County Development Plan prevail, which seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside

22.1.4. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

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

23 Farahy

23.1.1. In the overall strategy of this Plan, Farahy is designated as a village nucleus. The settlement is located at a crossroads circa 1.5 kms west of Kildorrery and contains a Church, and a number of houses and remains of Farahy Castle.

23.1.2. A National Secondary Route, the N73, transverses this settlement. From a traffic safety perspective and due to the absence of traffic-calming measures on the national route, development should be directed onto the Meade and Tankerstown roads. Proposed developments in the vicinity of the Church and Castle grounds should aim to protect their setting as a whole.

23.1.3. . The objectives of the County Development Plan prevail, which seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside.

23.1.4. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

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

24 Grange

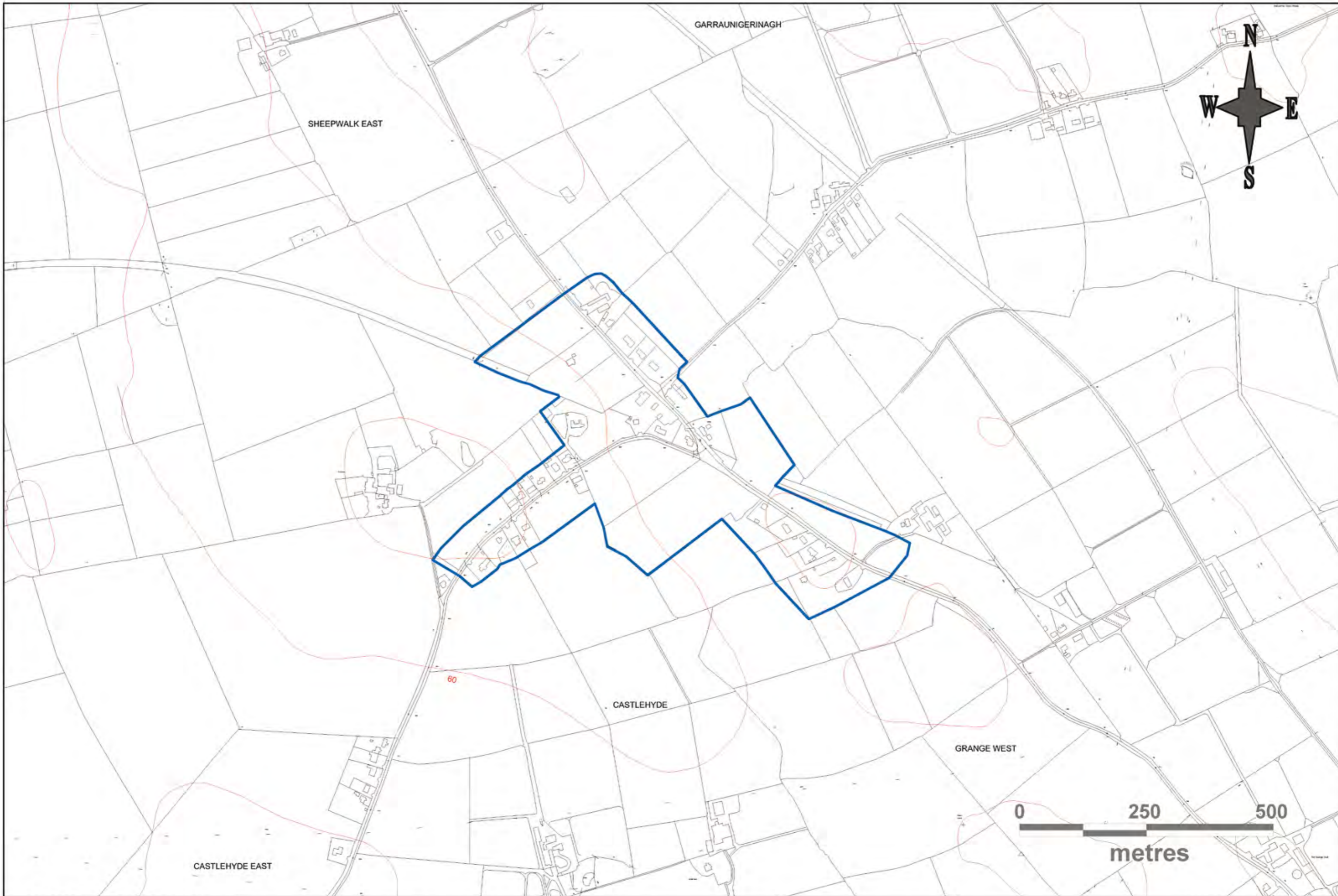
24.1.1. In the overall strategy of this Plan, Grange can be described as a village nucleus. It is located circa 2km north west of Fermoy on the main Glanworth road, (the Regional Route R512) and within the Green Belt area of Fermoy town.

24.1.2. The settlement is not served by public infrastructure such as water and sewerage, and it is unlikely that these services will be available during the plan period.

24.1.3. The main settlement area contains some houses and a school. There are opportunities for new development on infill sites between established houses and also around the cross roads and adjoining county road.

24.1.4. Any development must be sympathetic to the character of the settlement and consist of single houses or individual serviced sites within the village. Ribbon development on the approach roads will be discouraged.

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



25 Kildinan (The Pound)

25.1.1. In the overall strategy of this Plan, Kildinan is designated as a village nucleus. The settlement contains a post office, public house, petrol pump and a number of linear “one-off” dwellings.

25.1.2. Located on the edge of the Rural Housing Control Zone, as identified in the Cork County Development Plan, 2003 and abutting the Regional Route, R614, it is acknowledged that the area has experienced some pressure from the construction of one-off dwellings. However, it is considered that further proliferation of one-off dwellings should be prohibited particularly along the main road between Glenville and Rathcormack.

25.1.3. It should be noted that the biological quality of this section of the River Bride is an issue in the receiving waters for this settlement.

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

26 Knockanevin

26.1.1. In the overall strategy of this Plan, Knockanevin is designated as a village nucleus. The settlement is located circa 8km north west of Mitchelstown, at the foothills of Darragh Hills, abutting the Limerick border.

26.1.2. The village is presently unconsolidated and opportunities exist for development. The church, which is on the record of protected structures, is the focal point of the settlement with the school (which appears dilapidated and disused) situated south of it.

26.1.3. The predominant pattern of development is that of sporadic individual houses. Any further development proposed for Knockanevin shall reflect the scale and nature of existing dwellings in the vicinity. The general topography of the area is quiet elevated and prospective applicants should take cognisance of this in the design of dwellings, prior to lodging a planning application.

26.1.4. The area is not served by public infrastructure and it is unlikely that such services will be available during the plan period.

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

27 Rockmills

27.1.1. In the overall strategy of this Plan, Rockmills can be described as a village nucleus. Located circa 4km south of Kildorrery on the Regional Route R512, the settlement is well contained within the existing speed limit zone and does not sprawl onto the approach roads.

27.1.2. The settlement is not served by public infrastructure such, as water and sewerage and it is unlikely that such services will be available during the Plan period.

27.1.3. The main settlement area contains some houses and a stud farm. There are opportunities for new development in the village core, through the restoration and renovation of vacant and derelict sites.








27.1.4. Any development must be sympathetic to the character of the settlement and consist of single houses or individual serviced sites within the village. Ribbon development on the approach roads will be discouraged.

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










Legend for Zoning Maps :

LAND USE CATEGORIES





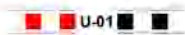


Established Areas

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

New Areas

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

OTHER SYMBOLS

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



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