

FERMOY

Development Plan 2009 - 2015



Mainistir Fhear Maighe



Fermoy
Town
Council

Volume II - Policies & Objectives

Volume II: Policies and Objectives.

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Chapter 1

Introduction

The Fermoy Town Development Plan has been prepared in accordance with the steps set out in the Planning and Development Acts. The Draft Plan was approved by the members on 17th November 2009 and became effective on 14th December 2009.

Volume I, Survey and Analysis Volume set out the background data on the town and the context within which the Plan was prepared. Volume II, Policies and Objectives Volume, this volume, which includes the relevant maps, contains the main strategies, policies, objectives and standards to be implemented by the Plan.

The Plan attempts to set out, as concisely as possible, Fermoy Town Council's current thinking on planning policy looking towards the horizon year of 2020. It should also clarify the Council's view on all of the important planning issues that will be subject to decision during the Plan period 2009-2015.

The sequence of sections of Volume II, Policies and Objectives, largely follows that of the sections in Volume I,

1.1 Introduction.

1.1.1. The Fermoy Development Plan 2009-2015 was approved by the Fermoy Town Council on 17th November 2009 and became effective on 14th December 2009.

1.1.2. The Draft Plan comprises four Volumes:

1. Volume I: Survey and Analysis
2. Volume 2: Policies and Objectives (Including Register of Protected Structures and the maps associated with the objectives of the Plan)
3. Volume 3: Housing Strategy
4. Volume 4: Strategic Environmental Assessment and Appropriate Assessment.

Accompanying documents not comprising the statutory Draft Plan include the Section 11 and Section 12 Manager's Reports and the Register of Protected Structures Study. There is also an Strategic Environmental Statement that does not form part of the Plan.

1.1.3. . These documents are available for inspection at the Town Hall during normal business hours.

1.1.4. It is intended to make the Plan available on the Town Councils Website.

1.2 Statutory Obligation

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

1.2.2. Section 9 obliges Fermoy Town Council to make a Plan every six years. The latest date for the completion of this Plan was February 2010 and it was completed at a slightly earlier date.

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

1.2.4. Section 11 details the procedure for preparing the draft Development Plan.

1.2.5. Section 12 details the procedure for making the Plan.

1.2.6. Section 13 details the procedure for varying the Development Plan.

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

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

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

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

1.3 Purpose of the Plan.

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

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

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

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

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

1.4 Functional Area of the Plan

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

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

1.5 Monitoring and Review Process

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

1.6 Format of the Plan.

1.6.1. The Plan is divided into four volumes as follows:

1. Volume 1: Survey and Analysis: outlines the background and analysis providing the basis for the Plan.
2. Volume 2: Policies and Objectives (Including Register of Protected Structures and maps indicating the objectives). Contains the Objectives, Policies, Strategies, Zonings and Standards of the Plan along with relevant maps. This volume outlines that the Town Council proposes to do based on the Survey and Analysis in Volume 1.
3. Volume 3: Housing Strategy.
4. Volume 4: Strategic Environmental Assessment. This attempts to assess the environmental impact of the plans proposals on the environment.

1.7 Period of the Plan.

2009 - 2015 (SIX YEARS)

1.8 Acknowledgements.

1.8.1. The staff of the County Architect's Department would like to acknowledge the valuable assistance of the Town Manager, Mr. Tom Stritch, the Town Architect, Mr. Greg Collins, the Town Engineer, Mr. John O'Leary, the members of the Town Council, the many people who made submissions and suggestions and the town's people of Fermoy.

1.8.2. We would also like to thank Mr. Ray Owens, Town Clerk, his staff and also to those not mentioned here whose contribution is gratefully appreciated.

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

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

1.8.5. Project Team

Town Manager: Mr. Tom Stritch.

Town Architect: Mr. Greg Collins, Senior Executive Architect.

Town Engineer: Mr. John o'Leary, Senior Executive Engineer,

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Chapter 2

Strategic Context Objectives

This sections refers to some of the plans and strategies which form the strategic context within which the Plan was formulated. Below are the objectives relating to these strategies and plans.

2.1 National Spatial Strategy:

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

2.1.2. To protect the economic vitality of Fermoy into the future, to its own benefit and that of the wider areas around them, it will be an objective to sensitively balance future development options against the need to maintain those attributes that made these towns attractive in the first place. Achieving this balance will be particularly important in the case of residential development, retail development and the treatment of their environs, setting and approaches. It will be an objective of the Plan to resonate with the objectives of the National Spatial Strategy and to promote and develop Fermoy as a self-sustaining town.

2.2 South West Regional Planning Guidelines:

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

2.2.2. It shall be an objective to work with the relevant state agencies with a view to encouraging organic growth in the size of towns and villages within the north Cork Area and to achieve improvements in services, public transportation and other linkages.

2.3 Cork Area Strategic Plan (CASP).

2.3.1. It shall be an objective to work with the Cork County Council to achieve the aims of the Cork Area Strategic Plan (CASP) which include:

- Achieving the population projections set out in the CASP.
- Establishing an appropriate balance in the spatial distribution of future population growth.
- To accelerate the rate of growth of the town.

- To achieve a critical mass of population to enable it to maximise its potential and attract new investment in employment, services and public transport.

2.4 Cork County Development Board Strategy (2002+2005):

2.4.1. It is an objective of this Plan to support the Cork County Development Board (2002+2005) Integrated Strategy for the Economic, Social and Cultural Development of County Cork, 2002-2011 and the Review of this Strategy dating from November 2005.

2.4.2. The Fermoy Town Council will work towards the goals stated in the Strategies including:

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

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

2.5 County Development Plan 2003-2009 and Draft County Development Plan 2009-2015:

2.5.1. It shall be an objective of the Plan to co-operate with Cork County Council in implementing the objectives of the current County Development Plan and the Draft Development Plan 2009-2015 and to promote the continued development of the town and its hinterland as an employment and service location in an integrated fashion.

2.5.2. It shall also be an objective to establish a balance between residential and employment generating development in order to encourage the town to be more self-contained, as proposed in the County Development Plan.

2.5.3. It shall be an objective of the Plan to support the area's economic and population growth and to establish a balance within the County.

2.5.4. It shall be an objective to work with Cork County Council to achieve a critical mass of population in order to attract new investment and employment and to develop and modernise the range of services and facilities that they offer.

2.6 *Cork Local Authorities Joint Housing Strategy (2001):*

2.6.1. It shall be an objective of the Plan that the Town Council supports Cork County Council in its implementation of the Cork Local Authorities Joint Housing Strategy (2009), which strategy has been incorporated into this Plan.

2.7 *Waste Management Plan for Cork County (2004):*

2.7.1. It is an objective of this Plan to generally support the Cork County Council Waste Management Plan for Cork County 2004.

2.8 *Cork County Council Recreation and Amenity Policy (2006)*

2.8.1. It shall be an objective of the Plan to work with Cork County Council in the implementation of the Cork Recreation and amenity Policy (2006).

2.9 *Cork Planning Authorities – Proposed Joint Retail Strategy 2008*

2.9.1. It shall be an objective of the Plan to work with Cork County Council in the implementation of the Cork Local Authorities Joint Retail Strategy, which is contained in Chapter 5 of the County Development Plan.

2.10 *Overall Strategy and Strategic Objectives:*

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

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

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

1. The objective of encouraging the enhancement of the town's economy with particular emphasis on the attraction of growth type industries to the town.
2. The objective of rejuvenating and extending the retail and service function of the town.
3. The objective of conserving and developing the unique and extraordinary potential of the town's location on the Blackwater.
4. The objective of developing the town's tourist potential.
5. The objective of addressing traffic, parking and mobility issues in a balanced and sustainable manner.
6. The objective of addressing pedestrian facilities, public transport and cycle lanes in a balanced and sustainable manner.
7. The unique heritage of the town needs to be protected and leveraged in a balanced manner for the benefit of all stakeholders in the town.
8. Fermoy's unique architectural heritage is noted and a detailed inventory in respect of same is included. These heritage items are an asset to the town and it is an objective to continue to develop a heritage strategy that will enable the preservation of these structures for their intrinsic conservation value, their potential for enhancing the town's urban quality and their economic value enhancing role with respect to the tourist industry.
9. It shall be a strategic objective to maintain and enhance a vibrant town core and to improve the streetscape and public realm in the central area.
10. The objective of liaising with the County Council with a view to encouraging balanced and sustainable development between the Town Council area and the Town environs in the county area.
11. It shall be a strategic objective to continue to work towards the alleviation of the flooding problem that has affected the town so severely in the past.
12. It shall be a strategic objective to co-operate with Cork County Council in furthering the draft Retail Strategy for the county and to develop the retail facilities in the town in a sustainable manner.
13. It shall be a strategic objective to co-operate with Cork County Council in furthering the aims and objectives of the Cork Local Authorities Joint Housing Strategy and to develop the balanced provision of appropriate residential developments in the town in a sustainable manner.

Chapter 3

Social, Economic & Landuse Objectives

The following are the Plan's Social, Economic and Landuse objectives with their associated land use policies and objectives. They have been organised under one chapter heading for ease use.

3.1 Social and Economic Objectives:

Strategic Objectives:

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

3.2 Population Objectives:

Strategic Objectives:

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

1. In meeting the Cork Area Strategic Plan designated objectives for Fermoy.
2. To achieve the population targets of approximately 7,442 by 2020 set in the Draft County Development Plan.
3. In ensuring adequate infrastructural provision to meet projected population targets.
4. To ensure the provision of adequate employment, retail, leisure, educational and other community facilities within the immediate Fermoy area commensurate with its rapidly growing population.
5. To enable the people of Fermoy to inhabit the town as a vibrant, sustainable community.

3.3 Town Centre Development and Zoning Objectives:

The elements of this section will apply to all Town Centre Zonings indicated on Map 3, Zoning Objectives Map.

Strategic Objectives:

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

3.3.2. It shall be an objective to preserve the town centre's heritage character and to enable the existing commercial

facilities compete with the future provision of retail and other services.

3.3.3. It shall be an objective of the Plan to improve congestion control and access management of the Town Centre area with the objective of enhancing the amenities and tourist potential of the area with due regard for the commercial, social and cultural life of the town core. To this end it shall be an objective to reduce the dominance of vehicles in the town centre, to encourage pedestrian priority and enhance the public realm. At the same time the presence of a National Route through the town is recognised.

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

Development Management Objectives:

3.3.5. The town centre has the potential to become a tourist attraction in its own right, because of its unique character, excellent environment and the quality of preservation of its heritage structures. To further this, the town centre is to be considered an Architectural Conservation Area and its area is delineated on Map 4, Architectural Conservation Areas.

3.3.6. Applications for development in this area (zoned variously "Town Centre" in Map 3) will be assessed by the Planning Authority, taking into account this overall objective and the following considerations.

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

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

3.3.9. Proposals for retail development within Fermoy town centre will normally be permitted subject to:

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

- Infrastructure and access provision; and parking provision or the contribution of a financial levy towards the provision of town centre parking; and
- Sensitive and good standards particularly in areas designated as Architectural Conservation Areas (ACA's).
- Integration of proposed new developments with existing town core.

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

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

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

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

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

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

3.3.16. Betting shops, gambling and gaming uses will be resisted at ground floor level of buildings situated along the main streets of the town centre. This objective is in the interests of preserving the ambience and character of the main streets of the centre.

3.3.17. In order to maintain the visual amenities and ambience of the town core and to maintain the quality of life of all stakeholders and users of the town core only fast food restaurants that provide sufficient seating accommodation for customers will be permitted. This is to discourage the eating of

fast food on the streets of the town, with its associated problems. Further, the location, size, concentration, contiguity and external facades of fast food outlets will be strictly controlled in the interests of maintaining the quality of life of all stakeholders, the visual amenities and character of the area and the family friendly nature of the town core.

3.3.18. Consolidation of buildings which would detract from the existing eighteenth and nineteenth century traditional internal layout, character or scale of the existing buildings will be resisted within the Architectural Conservation Area. Where in exceptional circumstances a new building is allowed, good contemporary buildings by qualified urban designers will be encouraged.

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

3.3.20. It is an objective of the Plan:

- to promote the development of the town centre as a primary location for retail and other uses that provide goods or services to members of the public.
- To maintain and enhance the mixed use character of the town centre by encouraging the retention and development of general office, retail, housing, office accommodation, community, child care, civic and entertainment uses.
- To improve the quality of civic design and of hard and soft landscaping.
- To promote improved pedestrian access, movement and safety throughout the town.

3.3.21. For large scale developments or redevelopments it shall be an objective to encourage the provision of underground parking, the provision of retail and other urban animating usages and plazas at ground level and the provision of office and residential accommodation over head. The provision of ground level parking will generally be discouraged in the interests of encouraging uses amenable to the animation of the town centre.

3.3.22. Residential, industrial, commercial and other developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council. Contributions in respect of parking provision may, at the discretion of the Town Council, be applied to the provision/enhancement of public transport facilities in lieu of parking provision.

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

3.3.24. The type and colour of materials, signs and shopfronts to be used in development work will be controlled to ensure a harmonious relationship of new to old.

3.3.25. Plastic canopies and blinds in strong primary colours (often with lettering attached), and with semi rigid frameworks to give domed and curved shapes, have a very strong appearance and change the architectural character of the building and street. It is the Council's policy that this type of blind is not in character with Fermoy's architecture and streetscape. Except in exceptional circumstances, only the traditional type blinds will be permitted.

3.3.26. The Council will discourage the use of roller shutters on shop fronts. These will be permitted only in exceptional circumstances, where see-through open blind types are proposed and the shutter is situated internally and is incorporated in the overall design.

3.3.27. Shop fronts shall ensure that they enhance the character of a building and its setting by:

- Repairing and retaining an historic shop front or historic features in a shop front.
- Treating the shop front as part of the design of the whole building and its setting, ensuring that the shop front is in proportion.

3.3.28. It is an objective of the Council to protect high quality heritage details such as shop fronts, windows, doors and signs in the town. It is an objective to treat the rear of the property façade equally to the front façade, where it is publicly visible.

3.3.29. The external verticality of the existing facades shall be retained.

3.3.30. Town Centre Apartments:

3.3.31. The following provisions shall apply to Town Centre Apartments and house conversions to flats. Such units shall have the following minimum sizes:

- 1 Bed Apartment/flat : 65 square metres

- 2 Bed apartment/flat: 75 square metres
- 3 Bed Apartment/flat: 85 square metres

3.3.32. In addition all apartments/flats shall have

- Provision of natural light and ventilation at normal window level for every room save for toilets/bathrooms ensuite.
- Windows shall be located not less than 5 metres from a directly opposing wall.
- Balcony or private open space of not less than 15 square metres shall be provided per apartment,
- Adequate internal storage space,
- Provision of adequate and secure bin storage space
- Provision of adequate and secure bicycle storage space.
- Not less than two parking spaces per apartment.

3.3.33. Advertisements:

(a) As a general rule outdoor advertising will not be permitted except on the business premises to which it relates.

(b) Plastic, neon and internally illuminated box signs will be permitted only in very exceptional circumstances, where a particularly high quality visual effect can be created. Signs of traditional hand painted or other type will be favoured.

(c) As a general rule, advertisements, where permitted, will be limited to the ground floor facade or fascias of premises. Exceptions will be permitted only where the Council are satisfied that the proposed sign will improve the appearance of the building.

(d) Projecting or hanging signs will be strictly controlled. As a general rule only one will be allowed per building, the sign will advertise the name and business of the premises itself and will be fixed no higher than the bottom of the first storey.

(e) It shall be an objective to prohibit the placing of advertising matter or stock on the public footpaths or roads.

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

Primarily Town Centre Zoning Objectives: (Marked TC and coloured red on Map 3)**TC-01:**

TC-01: Zoned for Town Centre uses, primarily retail and commercial development including an element of residential, social and cultural facilities which would be in keeping with the vibrant mixed use role of the town as a retail, tourist and family friendly residential area. Proposals for the site shall address the following:

Urban Design: The scale, height, density and built form shall respect the existing character of the town centre, adjacent Architectural Conservation Areas, Protected Structures and the riverside location. The development shall be outward facing and properly address existing streets unless to do so would restrict the provision of adequate private service space and car-parking to serve the development.

Connectivity/Permeability: The development of the site will connect with the existing town centre to the west and south and should ensure that appropriate pedestrian and vehicular links are provided through the site to ensure the appropriate growth of the town in an easterly direction in a pattern that respects the existing town structure. Proposals shall provide for pedestrian and vehicular access to the existing town centre and shall enable the future provision of pedestrian and vehicular access to lands to the east and south. Where a proposal provides for land to be reserved to enable future pedestrian and vehicular access to the east, the land shall be within the area permanently protected by the approved OPW Flood Relief Scheme. The solution to the future provision of this proposed access to lands to the east shall be by way of agreement between Fermoy Town Council, Cork County Council and the relevant landowners. Development shall have regard to the provision of an amenity walkway along the northern boundary of the site adjoining the mill race, the proposed riverside walk indicated on Map 2 and the proposed OPW flood protection works.

Flooding: Proposals shall address the location of the development in an area at risk of flooding. Flooding is one of the principal factors that will determine the design of any development on this site. It is intended that Phase 2 and 3 of the OPW Flood Relief Scheme will offer protection from future flooding. In the meantime the site is liable to flood and any design on the site must acknowledge current flood issues, the future OPW proposals and the OPW Flood Risk Guidelines.

Transport: Proposals shall address the traffic /parking impacts and ensure suitable provision for pedestrians/cyclists. It is recognised that underground parking may not be appropriate on any part of the site and on the eastern part of the site surface or decked parking will be considered. Where surface parking is allowed on this part of the site the location of development over parking will be considered.

Development of Lands: Proposals for any development shall be set within the context of an overall agreed framework for the entire site which shall be submitted by the owners as part of any proposal for the

site. Such framework shall include phasing proposals so as to ensure the continued viability and vitality of the existing town centre. Proposals for any part of the site may include some or all of the uses listed above in the initial phase(s), subject to an overall balance between the various uses being achieved upon completion of the entire development.

TC-02: Zoned for mixed use that would be in keeping with the vibrant role of the town core as a retail, commercial, service, tourist and family friendly residential area. Proposals for the site shall address the following:

Urban Design: The scale, height, density and built form shall respect the existing character of the town centre, adjacent Architectural Conservation Areas, Protected Structures and the riverside location. The development shall be outward facing and properly address existing streets.

Connectivity/Permeability: Proposals shall provide for pedestrian and possibly vehicular access from the public street to the north to the lands to the south and the principal of connectivity and permeability shall be applied to any development on the site.

Flooding: Proposals shall address the location of the development in an area at risk of flooding.

Transport: Proposals shall address the traffic/parking impacts and ensure suitable provision for pedestrians/cyclists.

Proposals for the development shall be set within the context of an overall framework for the site and the lands immediately to the north and west which shall be submitted as part of any proposal for the site. All development on the site and the immediately adjoining lands shall be phased so as to ensure the continued viability and vitality of the existing town centre.

TC-03: zoned to provide for Retail, commercial, residential and social facilities which would be in keeping with the role of the town core as a commercial, tourist, service and family friendly residential area and subject to the maintenance and enhancement of the special historical and architectural character of the area. Development to respect the sites pivotal location on the river and bridge having regard to the height and profile of existing adjoining buildings subject to provision of adequate on site carparking.

TC-04: Town Centre uses with provision for possible educational usage and development.

3.4 Employment/Enterprise Development and Zoning Objectives:

Strategic Objectives:

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

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

3.4.3. It shall be an objective to promote Fermoy as a centre of excellence and innovation in food research and science.

Development Management Objectives;

Primarily Enterprise/Industrial Zoning Objectives (coloured blue on Map 3)

Zoning should be considered as primary use zones but not necessarily excluding other ancillary development that in the opinion of the Council are necessary for the vitality and proper development of the town. Light industrial/ enterprise/employment use. Retail use shall be specifically excluded.

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

I-01: ESB depot or employment uses compatible with the residential and educational amenities of the area.

3.5 Tourism and Leisure Development Objectives.

Strategic Objectives:

3.5.1. It shall be an objective of the Plan to take adequate account of and foster the Town's nascent tourism industry.

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

- Existing tourist attractions
- A pipeline of up coming attractions.
- Tourist shopping

- Tourist transport
- Tourist entertainment and leisure facilities
- Tourist accommodation
- Tourism food and drink

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

3.5.4. It shall be an objective to work closely with the tourism organisations in the town, including Fermoy Becoming a Tidier Towns Committee to continue to enhance the tourist attractions of the town.

3.5.5. In addition to their tourism promoting function it shall be an objective to work with the towns voluntary and commercial sectors to expand the towns leisure facilities to enhance the quality of life and choice of recreational opportunities of the people of Fermoy

3.6 Consumer Retail and Commercial Services Development and Zoning Objectives:

Strategic Objectives:

3.6.1. It shall be an objective of the Plan to work with Cork County Council in promoting Fermoy as a major retail centre in North Cork.

3.6.2. It shall be an objective to retain the existing town centre as the principal retail and service centre for the town. Subsidiary or neighbourhood centres shall be designed to serve the local community only and it shall be an objective to ensure that they do not undermine the status of the town centre.

3.6.3. It shall be an objective of the Plan that the Town Council works with the County Council in ensuring that Fermoy has an adequate retailing infrastructure commensurate with its population and aspirations while having regard to the existing pattern of retail development and ensuring its long term viability.

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

Development Management Objectives:

3.6.5. A strong ethos of preserving the traditional architectural character of the town centre pervades the majority of buildings

therein. It shall be an objective of the Plan to ensure that all retail functions in the town centre maintain and enhance the existing traditional architecture of the town centre.

Retail Planning Guidelines 2000.

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

Landuse Zoning Objectives: (Commercial) (C/f Map 3: coloured purple on Zoning Objectives Map)

Shopping, commercial, residential and community development that integrates with the existing character of the town.

C-01: Commercial usage recognising existing and future infrastructural uses and having regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area.

C-02: Existing Commercial usage, having regard to the protected structures on or bordering the site and a portion of the sites status as an Architectural Conservation Area.

C-03: Existing Commercial usage.

3.7 Residential Development and Zoning Objectives:

Strategic Objectives:

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

Development Management Objectives:

3.7.2. It shall be an objective to apply the following general housing densities (Table 3.1, below) to the various density zonings contained in the Town Development Plan subject to the specific densities and other objectives referring to a particular zoning. The table is taken from the draft County Development plan (Para 8.3 of Volume 1 of Draft CDP). Fermoy shall be treated as a Main Settlement.

| Table 3.1: Residential Density Table | | |
|--|----------------------|---|
| | Main settlements | Comments |
| High | > 50/HA (>21/Acre) | Restricted to Town Centre and public transport nodes |
| Medium | 20-50/HA (8-21/Acre) | < 35 units per HA discouraged (<15/acre) |
| Low | 8-12 HA (3.3-5/Acre) | > 5 and up to 20 may be accepted in certain circumstances where sewer is provided. < 5 Ha not accepted |
| Very Low | < 5 HA (<2/Acre) | |
| Source: Para 8.3 of Volume 1 of 2009 County Development Plan | | |

3.7.3. Developers will be required to provide security for the satisfactory completion of housing developments in accordance with the Planning Acts.

3.7.4. All residential developments will be subject to the requirements of the Cork Local Authorities Joint Housing Strategy (2009) or its successor. The Cork Local Authorities Joint Housing Strategy (2009) forms part of this Plan and is included as Volume 3 of this Plan. It shall be an objective to implement the Cork Local Authorities Joint Housing Strategy (2009) and to require that 20% of all land zoned for residential uses (or for a mix of residential and other uses) shall be reserved for purposes of social and affordable housing, in accordance with the principals, policies and programmes for action set out in the Joint Housing Strategy in Volume 4 of this Plan. Half of such allocation shall be reserved for social housing and half for affordable housing.

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

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

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

3.7.8. Residential developments shall be levied in accordance with the Development Contribution Scheme adopted by the Council.

Large scale developments & Community facilities:

3.7.9. Large scale residential developments shall provide benefits to the community commensurate with the scale of the development, including sporting, recreational, social or community facilities. In particular the provision of appropriate purpose built childcare facilities will be required as an integral part of the proposals for new residential development. All schemes will be subject to negotiation, but direct provision on site will normally be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable appropriate provision to be made elsewhere. The Council will have regard to the Cork County Recreation and Amenity Policy (2006).

Special needs.

3.7.10. Provision of housing for those with special needs, such as elderly people and those with disabilities, including sheltered housing, will be encouraged. The integration of such housing into proposed new housing estates is encouraged. In any case, housing should be located near shops and have appropriately designed entrances, staircases and lifts and should have adequate access for service vehicles and ambulances.

Layouts.

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

- a) Make use of the landscape characteristics including local features and vistas
- b) Maximise solar gain
- c) Face on to amenity areas to provide maximum informal surveillance
- d) Present an attractive outlook on to existing and proposed roads
- e) Prevent the front elevation from facing on to the rear private spaces of other dwelling
- f) Provide a suitably screened location for a "Bring Bank" centre per 2,500 population.
- g) Be designed so that there is overall coherence to the scheme.
- h) Have not less than two parking spaces allocated per dwelling unit.

Estate Names.

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

3.7.13. The naming of streets and cul de sacs which are part of an estate shall be agreed with the Planning Authority at

planning application stage. The use of generic derivatives of the estate name or other single name shall be discouraged in the interests of providing clarity to visitors. Eg. Generic derivatives such as Summerfield Close, Summerfield Avenue, Summerfield Road etc. will not be permitted. Each road must have a unique name and the numbering of the dwellings shall be indicated and agreed at planning application stage.

Public Open Space:

3.7.14. The provision of 10% public amenity open space is required within new residential developments and this open space shall;

- Be conveniently located within the development and designed as an integral part of the overall layout acting as a natural focal point that contributes to the visual enhancement of the development; and
- Have a minimum area of 200sqm per unit with any one side greater than 10m;
- All public Open Spaces shall be provided with an all weather pedestrian path not less than one meter wide adjacent to the full length of the perimeter save for that portion of the perimeter that abounds a public footpath. This is to ensure that the Public Open Space is accessible for walking and strolling during or after wet weather.
- At least one public Open Space per cul de sac or neighbourhood unit shall contain a designated hard surface local recreation area (for children). The location, area and extent of same shall be determined at planning application stage.

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

Landscaping.

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

- Species, variety, number and location of trees, shrubs and other features to be provided; and
- Proposals to retain and incorporate existing trees and hedgerows within the development; and
- A programme for implementation of the landscaping scheme.
- It will be a condition of planning that the Council will issue and enforce standards on developers relating to tree planting and tree quality in private estates.
- It shall be an objective of the Plan to encourage the planting of not less than one tree per house in all new residential developments.

Change of use.

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

Travellers:

3.7.18. It is an objective to give effect to the provisions of Traveller Accommodation Programme for County Cork 2005-2008, the 2009-2013 program and any subsequent program.

Obsolete Structures:

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

Heritage Structures:

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

Primarily Residential Zoning Objectives. (Coloured yellow on Map 3, Zoning Objectives Map)

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

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

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

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

3.7.24. The following are objectives referring to specific areas of the town and are marked on Map 3:

| Zoning Number | Residential Zoning Objectives | Area (Ha) |
|---------------|--|-----------|
| R-01: | Medium density residential development respecting the densities and character of adjoining development. Layouts to take account of adjacent uses. Any existing authorised non-residential use shall be replaced with a residential use upon discontinuance of such use. | 1.24 |
| R-02: | Medium Density Terraced Residential development complementing the existing terrace to the north and respecting the sites riverside location. Development shall ensure that it is not at risk from flood damage. | 0.05 |
| R-03: | Medium density residential development. Density to take account of and complement the riverside character of the site and adjacent uses. Development shall ensure that it is not at risk from flood damage; and Article 6 Appropriate Assessment of the potential for any development to impact negatively on the Conservation Objectives of the Blackwater River (Cork / Waterford) cSAC will be carried out. | 0.27 |
| R-04: | Medium density residential development respecting the densities and character of adjoining development. Layouts to take account of adjacent uses. Visual amenity considerations to be respected. Existing walls to be retained. Provision for pedestrian link between the lands to the east and the public road to be provided. | 6.8 |
| R-05: | Low density single storey residential development respecting and complementing the adjacent private open spaces. Screening to be provided as required. Visual amenity considerations to | 0.026 |

| | | |
|-------|---|--|
| | be respected. | |
| X-01: | This site shall be developed in a sequential basis as follows: Phase 1 shall provide a high quality architect designed hotel and conference facilities on the southern part of the site and subsequent Phase 2 shall provide low density high quality architect designed detached houses on individual plots on the northern part of the site, subject to their respecting the visual and heritage amenities of the area and proper planning and sustainable development considerations and subject to a satisfactory flood risk assessment. The development will also be subject to an Article 6 Appropriate Assessment Screening of the potential for any development to impact negatively on the Conservation Objectives of the Blackwater River (Cork / Waterford) cSAC being carried out. | |

3.8 Community Facilities Development and Zoning Objectives:

Strategic Objectives:

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

Development Management Objectives: (c/f Para 3.9 below)

3.9 Civic Facilities: Development and Zoning Objectives:

Strategic Objectives:

3.9.1. It shall be an objective of the Plan to promote the town centre as the preferred location for all developments that provide civic services.

3.9.2. it shall be an objective to explore the possibility of the town entering the LivCom competition.

Development Management Objectives:

Primarily Institutional/Educational/Civic Zoning Objectives (Coloured beige/light orange on Map3)

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

E-01: Existing recreation open space to be retained.

3.10 Education Development and Zoning Objectives:

Strategic Objectives:

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

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

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

Development Management Objectives: (c/f Para 3.9 above)

3.11 Sport, Recreation and Amenity Development and Zoning Objectives:

Strategic Objectives:

3.11.1. It shall be an objective to implement the Cork Recreation and Amenity Policy (2006) within the Town Council area. The County Council is currently preparing a successor document the Cunnane Stratton Reynolds (1998) Cork Recreation Needs Report. It shall be an objective to have regard to any policy or strategy that emanates from this study.

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

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

3.11.4. The Council will promote and encourage local community involvement in Amenity and Recreational Facilities through community liaison and community partnership.

3.11.5. Accessibility of the new facilities by the community being served shall be a pre-requisite for permitting any relocation of recreation facilities.

3.11.6. The Council will promote and encourage Community liaison and Community partnership in relation to the development of amenity and recreational facilities as well as in their ongoing management.

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

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

3.11.9. The Council will engage with the process of developing Walking Routes and will support such facilities in line with the recommendations of the policy.

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

Development Management Objectives:

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

Primarily Open Space/sports/Recreation/Amenity Zoning Objectives: (coloured green on Maps 2 and 3)

3.11.12. It is an objective of the Plan to maintain all existing open spaces and areas zoned as open spaces on Map 3 for continued community use or potential community use. On site parking adequate to serve the needs of any development will be required in all cases.

3.11.13. It shall be an objective of the Plan to preserve the visual amenities of the areas designated as Amenity and Scenic areas on Map 2 and to permit only uses, densities and building designs that would maintain and enhance their aesthetic and visually attractive character.

O-01:Sports Ground; to be preserved as a Sports Ground and Park and for leisure use and having regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area.

O-02:Sports Ground; to be preserved as a Sports Ground and Park and for leisure use and having regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area..

O-03:Sports Ground; to be preserved as a Sports Ground and Park and for leisure use and having regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area, having due regard to existing uses on site.

O-04: To be preserved as a town park, swimming pool and leisure complex and developed as an amenity area for the enjoyment of the people of Fermoy.

O-05: To be reserved for agricultural use, with limited residential usage restricted to the specific needs of the landowners immediate family, and subject to and respecting the visual amenities of the area and the proposed riverside walk indicative indicated on Map 2. Residential development or development of the riverside walks in this area will be subject to Article 6 Habitats Directive Assessment of the potential for negative impacts on the Conservation Objectives of the Blackwater River (Cork / Waterford) cSAC. Any permitted development shall have regard to the OPW flood guidelines.

O-06: To be reserved for agricultural use.

O-07: To be reserved for agricultural use recognising the constraints of the Candidate Special Area of Conservation status, the OPW flood defence works, its flood plain function, its amenity riverside amenity setting and having regard to the proposed riverside walk marked on Map 2 The flood defence works will implement in full the mitigation measures described in Sections 6.0 and 7.0 of the Environmental Impact Statement (Michael Punch and Partners, 2005) and development of the riverside walk will be subject to Article 6 Appropriate Assessment of the potential for negative impacts on the Conservation Objectives of the Blackwater River (Cork / Waterford) cSAC.

X-01:This site shall be developed in a sequential basis as follows:

Phase 1 shall provide a high quality architecturally designed hotel and conference facilities on the southern part of the site and subsequent Phase 2 shall provide low density high quality architecturally designed detached houses on individual plots on the northern part of the site, subject to their respecting the visual and heritage amenities of the area and proper planning and sustainable development considerations and subject to a satisfactory flood risk assessment. The development will also be subject to an Article 6 Appropriate Assessment Screening of the potential for any development to impact negatively on the Conservation Objectives of the Blackwater River (Cork / Waterford) cSAC being carried out.

3.12 Recreation Objectives:

Strategic Objectives:

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

3.13 Amenity Objectives

Strategic Objectives:

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

3.13.2. It shall be an objective to protect and provide the existing and proposed amenity walks indicated on Map 2 of this Plan, Amenity and Scenic Areas Map. These walks, which connect to walks west of the town boundary, will be designed and developed subject to Article 6 Appropriate Assessment of the potential for negative impacts on the Conservation Objectives of the Blackwater River (Cork / Waterford) cSAC and will be designed in consultation with National Parks and Wildlife Service.

Development Management Objectives:

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

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

Primarily Open Space/Sports/Recreation/Amenity/Community Zoning Objectives (coloured green) (Please see Map 3)
(Please see Para. 3.11.13 above.)

3.14 Health and Well Being Development Objectives:

Strategic Objectives

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

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

3.14.3. It shall be an objective to seek to retain and develop the existing hospital in Fermoy.

3.15 Childcare and the Child Perspective Objectives:

Strategic Objectives

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

Development Management Objectives:

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

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

3.15.4. Reference may also be made to the Cork County Childcare Committees Strategic Plan 2007-2011 which states as its mission statement:

“Cork County Childcare Committee aims to develop the provision of a range of integrated, high quality, accessible and affordable care and educational initiatives for children from birth to twelve years of age..... The development of childcare in County Cork will be achieved through partnership with all existing service providers and by the provision of a coordination mechanism at County level.”

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

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

3.16 People with Disabilities Objectives:

Strategic Objectives:

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

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

Development Management Objectives:

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

3.17 Cultural Objectives:

Strategic Objectives:

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

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

3.18 Irish Language Objectives**Strategic Objectives:**

3.18.1. It shall be an objective of this Plan to foster the use of the Irish language while acknowledging the needs of those without a facility in the tongue.

Development Management Objectives:

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

3.19 Voluntary Sector Objectives:**Strategic Objectives:**

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

3.19.2. It shall be an objective to work with and support the activities of the Focus Group, Fermoy Becoming a Tidier Town Committee, Cloyne Dioscean Youth Federation, Youth Reach, Fermoy Post By Pass Forum and the various residents associations and the other voluntary, sporting and corporate organisations (such as Fermoy Enterprise Board and Fermoy Business Association) who have made and continue to make such a valuable contribution to the life and development of the Town.

Chapter4

Heritage Objectives

This Chapter outlines the Heritage, Conservation and Amenity Objectives included in the Plan.

4.1 Architecture, Townscape, Landscape, Heritage and amenity Objectives:

Strategic Objectives:

4.1.1. It shall be an objective of the Plan:

- To encourage the renewal of derelict sites, backland areas and street infill.
- To utilise the available legislation under the Derelict Sites Act 1990, where appropriate.
- To exercise the legal process of compulsory acquisition to secure the development of obsolete areas.
- To encourage private enterprise to engage in the rehabilitation of property.
- To encourage the relocation of activities that are out of character with the zoning objectives of the area.
- To redefine street lines where these have been destroyed.
- To protect street frontages by ensuring that building materials, texture, tones, scale and proportion of new buildings or renovations are sympathetic to those of the existing.
- To outline proposals for buildings of architectural merit and to put forward proposals for the revitalisation of these units for the future.

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

Development Management Objectives:

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

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

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

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

4.2 Evolution, Recycling and Renewal of Buildings, functions and Uses:

Strategic Objectives:

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

Development Management Objectives:

4.2.2. It shall be an objective of the Plan:

- To acquire derelict sites for infilling and disposing of same with development conditions attached.
- To ensure that new buildings will respect the street lines and existing building heights.
- To ensure that new materials will be in harmony with existing materials.
- To ensure proper design standards to shop fronts by appointment of high quality design consultants.
- To ensure appropriate colour schemes and signage coordination of shop fronts.

4.3 Archaeological Heritage:

Strategic Objectives:

4.3.1. The Record of Monuments and Places is a statutory inventory of sites and areas. The areas considered to be of Archaeological interest are marked on Map 6.

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

Development Management Objectives:

4.3.3. It shall be an objective to ensure:

- Any direct impacts on national monuments in State or Local Authority care or subject to a preservation order will require the consent of the Minister for the Environment, Heritage and Local Government under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.
- The archaeological potential of the river and river bank zone, where relevant, shall be carefully considered.
- Any potential impacts on archaeological heritage shall be subject to full archaeological assessment.

4.3.4. For areas that are known or discovered to have a high archaeological Potential all development proposals in such areas shall require an archaeological assessment.

4.3.5. It will be an objective of the Planning Authority to secure the protection, either in situ or as a minimum by record, of all or any archaeological remains within the town boundary.

4.3.6. Where there are as yet unidentified areas of archaeological potential:

Proposals for development which are likely to have an adverse impact, injure or interfere with recorded monuments and their setting or areas of potential archaeological interest will only be permitted where it can be clearly demonstrated that;

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

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

1. To protect and enhance archaeological remains and their settings.
2. To facilitate appropriate guidance in relation to the protection of the archaeological heritage of the area.
3. To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.
4. To promote pre-planning consultations in relation to the archaeological heritage of the area.
5. To endeavour to promote the dissemination of the results of archaeological investigation in a timely and appropriate manner.
6. To promote public awareness of the rich archaeological heritage in the area.

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

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

4.3.10. The known areas of archaeological interest, and which are included in the Record of Monuments and Places, are marked on Map 6.

4.4 Architectural Conservation Areas:

Strategic Objectives:

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

4.4.2. A Conservation Area will usually be defined on the basis of the presence of an overall architectural quality or historic associations. Those associations often give the area a significant historical and social relationship to the rest of the town. The siting of the Conservation Area in relation to other areas of the town will have established its physical and social importance, and changing the relationship can alter the significance of the area. So in considering Conservation Areas they must be seen in the context of the whole town both for historic and visual reasons and in order to provide a proper context in which to plan for conservation.

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

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

Development Management Objectives

4.4.5. The extent of the Architectural Conservation Area is outlined on Map 4 of this Plan.

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

- a) Reflect and respect the scale, massing, proportions, design and materials of existing structures and reflect the character of the area and its streetscape; and

- b) Retain important exterior architectural features that contribute to the character and appearance of the architectural conservation area; or
- c) Where it is not possible to retain the existing features, make use of traditional materials.

- It is an objective to maintain the special character of the historic core of the town.
- To seek to provide aims for future development and creative enhancement.
- To provide an integrated approach in regulating development, position of services, housing and infrastructure in an area.
- To provide control, guidance and public consultation via the Architectural Advisory Service.

4.4.7. It shall be an objective of this Plan that development proposals will be required to conserve and enhance the character and appearance of structures in the Architectural Conservation Area delineated on Map 4, Architectural Conservation Area Map, of this Plan.

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

4.4.9. Colour schemes for all future infill planning will be controlled by condition.

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

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

4.4.12. A number of areas included in the ACA are bounded by or adjoin protected structures and have important historical uses, but are otherwise open areas such as playing fields etc. It shall be an objective that the ACA status will ensure that any development takes account of the adjoining protected structures and will ensure that any new development is compatible with and respects the historical use of the site. Nothing in this clause shall be construed as overriding the zoning objective of any site indicated in Map 3, Zoning Objectives Map.

4.4.13. A number of areas are included in the ACA by virtue of their proximity to important clusters of heritage and protected structures, such as schools etc. It shall be an objective that the ACA status will

ensure that any development takes account of the adjoining protected structures and will ensure that any new development is compatible with, respects and protects the character of the structures on the adjoining site. Nothing in this clause shall be construed as overriding the zoning objective of the site indicated in Map 3, Zoning Objectives Map.

4.5 Record of Protected Structures:

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

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

1. The need to include a representative selection of both formal and vernacular heritage structures.
2. The need to include a representative selection of the various heritage styles from the 1700's to the present time. This would include structures from modern and contemporary eras.
3. The need to include a diverse portfolio of structure uses and purposes eg. residential, retail, warehousing, infrastructural etc.
4. The need to include public domain structures as well as structures in private ownership.
5. The need to take cognisance of the eight categories of heritage structure included in section 51 of the Planning and Development Act, 2000, which are those structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
6. The need to have the evaluation criteria applied equitably to all structures within the Plan area.

4.5.3. These considerations contributed to ensuring that a broad range of heritage structures was included in the Fermoy Town Record of Protected Structures.

4.5.4. Both the conservation survey strategy and conservation strategy itself are themselves subject to evolving styles and tastes and over time the RPS can be expected to change and evolve with each iteration of the plan. The effectiveness of the RPS conservation strategy will be reviewed at the two-year review stage.

4.5.5. It is not the intention of the RPS to “freeze” the structures in one particular condition determined at one particular point in time but to provide a flexible framework within which the use of the building

can evolve and adapt to changing circumstances and demands while at the same time conserving what is most valuable of the heritage aspects of the structure.

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

4.5.7. The Heritage Unit of Cork County Council administers the Department of the Environment, Heritage and Local Government’s Conservation Grant Scheme. These grants are intended to aid the conservation of heritage buildings including protected structures.

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

Development Management Objectives:

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

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

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

Protected Structures Objectives:

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

4.5.12. It shall be an objective of the Council to have due regard to the protection of the context of structures of heritage merit and to take into consideration the context of such structures in considering proposals for development in their vicinity. It shall be an objective to

maintain and enhance the context of heritage structures and developments which are liable to prejudice or undermine the context of such structures will be prohibited.

Record of Protected Structures List

4.5.13. The Record of Protected Structures list is a list of the structures that constitute the Fermoy Town Record of Protected Structures. It is contained in Appendix 1 of this volume. The location of the structures is indicated on Map 5-5D of the Plan.

4.6 *Trees in Fermoy:*

Strategic Objectives:

4.6.1. It shall be an objective, subject to safety considerations to preserve specimen trees in the town council area and environs and examining the possibility of conserving the visually and/or ecologically important ones by means of Tree Preservation Order.

4.7 *Protected features of Landscape and Natural Heritage importance:*

Scenic Views: Development Management Objectives:

4.7.1. Protected Features of Landscape and Natural Heritage importance: It shall be an objective to preserve the scenic and amenity features of the riverbank through the town and other scenic landscapes and vistas in the town, including those marked Amenity and Scenic Area on map 2.

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

4.7.3. It is an objective to retain and enhance soft landscaping and amenity areas with the town, specifically with the development of the riverside walk and urban renewal of public open spaces. Design and development of the riverside walks will be subject to Article 6 Appropriate Assessment of the potential for negative impacts on the Conservation Objectives of the Blackwater River (Cork / Waterford) cSAC and will be designed in consultation with National Parks and Wildlife Service.

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

4.7.5. The status of the town as being within a Special Scenic Landscape, and designated in the draft County Development, Plan is recognised.

Chapter 5

Environment

This chapter outlines the Environmental Policies and Objectives of the Plan.

5.1 ENVIRONMENT OBJECTIVES

Biodiversity Objectives:

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

5.1.2. It is an objective of the Plan to support the development of a habitat map of Fermoy to integrate with the County Habitat Mapping Project.

5.1.3. It is an objective of the Plan to ensure that the natural environment, biodiversity and waterways of Fermoy shall be protected, conserved and enhanced and should include sufficient buffer zones from areas zoned for development. In addition linkages between natural shall be enhanced.

5.1.4. It shall be an objective to have regard and implement the following objectives:

- **Designated Sites.** To maintain the conservation value of the River Blackwater (Cork / Waterford) cSAC and the Blackwater Callows SPA during the lifetime of this plan and to ensure an Appropriate Habitat's Directive Assessment is carried out where development projects are likely to have significant effects on this European site whether within or outside the boundary of the European Site.
- **Invasive species.** A policy for protection against invasive species shall be undertaken by the Town Council. It shall be an objective of the Plan to ensure that mitigation measures for the 'Red Squirrel Species Action Plan' are implemented.
- It shall be an objective to undertake environmental appraisals, Environmental Impact Assessments and/or Appropriate Assessments in areas within or likely to affect pNHA's, cSAC's and SPAs; i.e. new roads and other infrastructure, other major developments, etc. It shall also be an objective to undertake such assessments in visually sensitive areas.
- It shall be an objective to have regard to the relevant "Major Pressures reported in the assessment of Habitats and Species" in the Strategic Environmental Assessment with a view to ensuring that the implementation of the plan does not increase the major pressures on habitats and species in Fermoy and adjoining areas.

- It is an objective of the Plan to protect Fisheries including those listed in Annex II of the Habitats Directive and other protected species such as salmon, lamprey species (Brook Lamprey, River Lamprey and Sea Lamprey) and freshwater pearl mussel.
- It shall be an objective of this plan to promote the well-being and life-cycle of protected aquatic species within its area of control.

5.2 Water quality management objectives.

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

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

- Encourage sustainable water usage (in Sustainable Urban Drainage System).
- Promote compliance with the Water Framework Directive and the implementation of Management Plans for the South Western region.
- Maintain high status or good status of waters where they exist and to achieve good quality status in all other waters by 2015. Good water is measured in quantity, quality and ecology for surface water and quantity and quality for groundwater.
- Continue monitoring of drinking waters.
- Wastewater Treatment Plants - monitor the performance of wastewater treatment plants and the sewerage network to capture leakages to Ground Water and Surface Water. It is important to have an adequate wastewater collection system infrastructure in place to cope the increased population increase as outlined in the NSS. The Plan should adhere to the principles of WWTS Bye Laws in order to protect water quality and ensure that WWTP comply with EPA Manuals.
- Development in areas of extreme Ground Water vulnerability should employ best practice to ensure that the underlying Ground Water resource is protected.
- It is an objective of the Plan to implement the protection of water as outlined in the "River Basin Management Plan and Programme of Measures.

- It is an objective of the Plan to adhere to the recommendations of 'The Provision and Quality of Drinking Water in Ireland – A Report for the years 2006 – 2007' in terms of ensuring a safe and secure drinking water supply and monitoring thereof. Particularly, Fermoy Town Council will ensure that Cryptosporidium risk assessments are carried out on the public water supply and, if a supply is identified as high risk, then the local authority should take action to reduce the risk.
- 'The Cork Strategic Water Plan has highlighted that in strategic terms, the Conna Regional Water Supply Scheme has the capacity to provide supplies to an expanded regional area and to augment the supply to Fermoy. However in 2006 the Conna Village water supply (Cork) exceeded the nitrate parametric value and the lead chemical standards and therefore this issue should be dealt with before any connection is pursued.'

5.3 Flood risk management objectives.

5.3.1. It shall be an objective to support and have regard to Fermoy north Flood Alleviation Scheme to be carried out by the OPW. The flood defence works will implement in full the mitigation measures described in Sections 6.0 and 7.0 of the Environmental Impact Statement (Michael Punch and Partners, 2005). Zoning and/or proposed development shall have regard to the proposed scheme and shall not impose constraints on the implementation of the scheme or otherwise impact detrimentally on its performance or effectiveness

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

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

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

5.3.3. The OPW Flood Hazard Mapping identified flooding points in the study area. It shall be an objective of the Plan to ensure that all new developments should have regard to

areas that maybe at risk from flooding. Flood Impact Assessment may be required at planning application stage to identify potential loss of flood plain storage and how it is to be offset in order to minimise the impact on the river flood regime at application stage.

5.3.4. It will be an objective of the plan to take cognisance of the guidelines on Flood Risk Management published by the Department of Environment, Heritage and Local Government. The central area of Fermoy and adjacent side streets, are subject to periodic flooding. All new building works in the vicinity of these areas shall allow for flooding effects in their design and all development proposals in flood risk areas shall be required to submit a Flood Risk Assessment.

5.3.5. All development proposals in flood risk areas shall be required to submit a flood risk assessment. Pending publication of the completed flood risk management guidelines, a precautionary approach should be adopted to the zoning of land for development without the benefit of a full flood risk assessment in any area where flood risk has been identified by the OPW

5.3.6. It shall be an objective of this plan to promote the well-being and life-cycle of protected aquatic species within its area of control

5.4 Groundwater Protection Objectives.

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

5.5 Septic Tank Objectives.

5.5.1. Further provision and use of septic tanks shall not be permitted, in general, within the development boundary of the town.

5.6 Surface water management objectives.

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

5.6.2. The River Blackwater's international biodiversity importance is recognised in its designation as a cSAC as an SPA and as a Salmonid Water. It shall be an objective to protect the riverine habitat of the River Blackwater and to maintain high water quality in the river in order to protect the internationally important flora and fauna communities that the river supports. Applicants for development that might affect the river will be required to consult with environmental bodies including the National Parks and Wildlife Service and the South Western Regional Fisheries board in accordance with the Planning and Development Regulations, 2001.

5.7 Major Accidents

Development Management Objectives

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

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

5.7.3. The Health and Safety Authority have established Consultation areas surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it will be an objective to ensure that development within these areas complies with the requirements of the Major Accidents Directive (Seveso II). The Town council will consult with the Health and Safety Authority regarding any such proposals.

5.8 Waste Recycling and Disposal:

Strategic Objective:

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

5.9 Energy efficiency:

Strategic Objectives:

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

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

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

5.9.4. It shall be an objective to encourage utilization of energy efficient technology in office and apartment block developments.

5.9.5. It shall be an objective to encourage sustainable design for all new builds, which should incorporate clean and energy efficient technologies such as solar panels to provide hot water, high levels of fabric insulation, solar gain, and natural ventilation to reduce heating and cooling loads and maximise energy efficiency. It shall be an objective to have regard to the geothermal resources of the area.

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

5.10 Soils:

5.10.1. It shall be an objective to implement, as far as practical, the policies and objectives of the Soils Directive; Soil Framework Directive (SFD) (COM(2006)232),

5.10.2. It shall be an objective to implement, as far as practical, a policy for the Protection of Areas of Geological Interest, such as the Geothermal substrata.

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

Chapter 6

Infrastructure

This chapter outlines the Policies and Objectives of the Plan in relation to Infrastructure in the Town Council Area.

6.1 Infrastructure Objectives

Strategic Objectives:

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

6.1.2. It shall be an objective to have regard to the recommendations of the Recommended Final Report of the Fermoy Traffic Management Study in the assessment of development proposals in the town including the improvement or widening of the lanes on the bridge and other works to the bridge and to other areas about the town and the provision of alternative pedestrian river crossing facilities. All relevant developments which impact on the infrastructure of the town will require a special contribution where specific exceptional costs are incurred in the provision of infrastructural facilities which will benefit the proposed development.

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

6.1.4. The Council will more actively promote the rights of pedestrians by maintaining footpaths to high standards and upgrading and increasing the number of pedestrian crossings on the road and the main thoroughfare through the town centre in accordance with the fermoy Traffic Management Study.

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

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

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

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

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

6.1.10. It shall be an objective to encourage the provision of a suitable bus service facilitating third level students travelling from Fermoy to Cork, Limerick, Waterford and Dublin.

6.1.11. It shall be an objective to encourage the provision of an excellent Sunday bus service to Cork.

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

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

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

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

6.1.16. It shall be an objective to regulate delivery vehicles on a more rational basis so as to enhance the amenities of the old town core.

Development Management Objectives

6.1.17. New developments will be required to provide new and adequate parking to facilitate proposed developments or provide appropriate contributions. Parking provision shall be in accordance with Table 8.1 and 8.2, Parking Requirements Table.

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

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

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

- Delivery Vehicles: To discourage the use of Heavy Goods Vehicles for servicing retail outlets except during designated hours.
- To actively seek additional car parking within the town core.
- To maintain improve and extend the Public Lighting System.
- It shall be the policy of the Town Council to “design in” and prioritise the convenience and safety of pedestrians and cyclists in all infrastructural works and improvements.

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

6.1.19. It shall be an objective of the Plan:

- To ensure that vehicular traffic will be subordinate to pedestrians and not the reverse.
- To avoid any further erosion of the fabric of the streets by regulating traffic flow.
- To mitigate the effects of any further development within the central area which is likely to generate heavy vehicular traffic.
- To prioritise pedestrian movement, where possible.
- The practice of parking heavy goods vehicles on public roads is not acceptable and private companies will be required to provide compound parking facilities.
- To promote traffic calming measures in the town so as to enhance pedestrian safety.
- All new roads shall be designed to accommodate cycle paths, where appropriate.

6.1.20. No road excavations shall be permitted without the advance written consent of the town Council and both excavation and restoration works shall be in accordance with the prior written specifications of the Town Council.

6.2 Pedestrians and Cyclists.

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

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

Public transport.

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

6.3 National Roads Authority:

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

6.4 Transport

6.4.1. It shall be an objective to require a mobility management plan for any development that attracts more than 100 people per day.

6.5 Carparking Objectives:**Strategic Objectives:**

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

Development Management Objectives:**Car Parking Standards:**

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

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

Table 6.1: Parking Space Dimension Requirements

| | |
|--------------------|---------------------------|
| Car parking bay | 4.9 by 2.4m (16ft by 8ft) |
| Loading bay | 6.1m by 3.0m |
| Circulation Aisles | 6.1m (20 feet in width) |

Table 6.2: Parking Requirements Table

| Land use | Unit (Note: 1000ft ² = 92.9M ²) | Parking spaces per unit |
|----------------------------------|---|-------------------------|
| Community centres, auditoria | 1,000 ft ² gross floor area | 14 |
| Stadium | Seat | 0.33 |
| Greyhound tracks, Local football | Per capita attending | 0.2 |
| Cinema | Seat | 0.2 |
| Church | Seat | 0.33 |
| Bank | 1,000 ft ² of gross floor area | 5.00 |
| Library | 1,000 ft ² of gross floor area | 2.00 |
| Offices | 1,000 ft ² of gross floor area | 3.00 |
| Shopping centres | 1,000 ft ² of gross floor area | 4.5 |
| Cash & carry outlets | 1,000 ft ² of gross floor area | 2.00 |
| Golf driving and archery ranges | Seven feet of baseline | 1.00 |
| Golf / pitch & putt courses | Per hole | 4.00 |
| Bowling alley | Per lane | 3.00 |
| Manufacturing | 1,000 ft ² of gross floor area | 2.00 |
| Warehousing | 1,000 ft ² of gross floor area | 1.00 |
| College vocational schools | Student seats | 0.5 |
| Schools | Per class rooms | 1.00 |
| Dwelling houses | Dwelling | 2.00 |
| Flat | Dwelling (residential) | 2.00 |
| Flat (tourist accommodation) | Dwelling | 2.00 |
| Self catering accommodation | Dwelling | 2.00 |

6.6 Water Supply:

Strategic Objectives:

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

Development Management Objectives:

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

6.7 Water Conservation

6.7.1. It shall be an objective to prepare a water conservation strategy for Fermoy Town. It shall be an objective to ensure bathing waters in Fermoy and adjoining areas, as appropriate, achieve "sufficient or better status by 2015"

6.8 Drainage:**Strategic Objectives:**

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

Development Management Objectives:

6.8.2. Development levies shall be imposed as a contribution to the upgrading or provision of sewerage facilities where such services have facilitated or will facilitate development.

6.8.3. It shall be an objective to ensure that all new developments use separate systems for foul and storm water sewage.

6.9 Fermoy Surface water Flooding.

6.9.1. It is an objective of the Development Plan to implement the proposals of the Fermoy North Flood Alleviation Scheme

6.10 Septic Tank Objectives

6.10.1. It shall be an objective to ensure that all developments currently served by septic tanks shall be connected to the Waste Water Treatment Plant (WWTP) where possible.

6.11 Telecommunications:**Strategic Objectives:**

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

Development Management Objectives:

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

6.12 Energy: Electricity, Gas.

Strategic Objectives:

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

6.12.2. Alternative renewable energy resources will be promoted in an effort to achieve the Government target of 7% renewable energy production by 2005. It shall be an objective to facilitate this provision by segregated cycle and pedestrian facilities on all roads and streets in the town and to enhance the priority and safety and convenience of pedestrians and cyclists. The Town Council will endeavour to promote renewable energy use in all its developments where this is feasible.

6.12.3. It shall be an objective to that the Town Council encourage the use of the Geothermal energy in the substrata for energy efficiency and tourist purposes.

Development Management Objectives:

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

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

Fermoy Record of Protected Structures (RPS)

Survey and Photographs taken July/August 2008

14th December 2009

Key to Protected Structures:

| | |
|---|--------------------------------------|
|  | Record of Protected Structures (RPS) |
|---|--------------------------------------|

Fermoy Record of Protected Structures Fermoy Development 2010 – 2016

Fermoy Record of Protected Structures 2010 - 2016

| REGISTRATION NO. | ADDRESSES OF RECORDS & REFERENCE MAP NO |
|------------------|--|
| Reg. No. 01 | ARDAN CHNUIC MHIC DHONNCHADHA – Limestone Kerbs (Map 5 A) |
| Reg. No. 02 | River Blackwater - Veir and Limestone Quay Wall (Map 5) |
| Reg. No. 03 | Cork Rd - Mountford,. – Detached Single-Storey House (Map 5A) |
| Reg. No. 04 | Cork Rd - Innisfallen - Semi-Detached Two-Storey House (Map 5A) |
| Reg. No. 05 | Cork Rd - Ravenswood - Semi-Detached Two-Storey House (Map 5A) |
| Reg. No. 06 | Cork Rd - Ravenswood - Former Gate Lodge (Map 5A) |
| Reg. No. 07 | 1 BRISCOE TERRACE - MCCURTAIN STREET (Map 5A) |
| Reg. No. 08 | 2 Briscoe Place - Terraced Two-Storey House (Map 5A) |
| Reg. No. 09 | 3 BRISCOE TERRACE - MCCURTAIN STREET (Map 5A) |
| Reg. No. 10 | 4 BRISCOE TERRACE - MCCURTAIN STREET (Map 5A) |
| Reg. No. 11 | 5 Briscoe Place – Farnham (Map 5A) |
| Reg. No. 12 | Grubb's Quay - Grand Hotel (Map 5) |
| Reg. No. 13 | McCurtain Street - Gaelscoil de h-Íde (Map 5A) |
| Reg. No. 14 | Grubbs Quay - Coolmore - Detached Two-Storey House (Map 5) |
| Reg. No. 15 | 56 McCurtain Street - Fermoy Business Services (Map 5) |
| Reg. No. 16 | McCurtain Street - Fermoy Community Resource Centre (Map 5) |
| Reg. No. 17 | Clarke Street, McCurtain Street – 2no Limestone Plaques (Map 5) |
| Reg. No. 18 | McCurtain Street - McHugh (Map 5) |
| Reg. No. 19 | 32 McCurtain Street - The Barber Shop (Map 5) |
| Reg. No. 20 | Abbey Street - Abbey House Jim Mc Carthy Auctioneers (Map 5) |
| Reg. No. 21 | 24 McCurtain Street, Abbey Street - The Avondhu (Map 5) |
| Reg. No. 22 | Grubb's Quay - Grand Hotel (Map 5) |
| Reg. No. 23 | No 17 Pearse Square - O'Reilly's Pharmacy (Map 5) |
| Reg. No. 24 | NO 18 PEARSE SQUARE - COLLINS, O'MEARA, AUCTIONEERS (Map 5) |
| Reg. No. 25 | 40 MCCURTAIN STREET - MASON'S SHOP, HOUSE (Map 5) |
| Reg. No. 26 | MCCURTAIN STREET - CAST IRON POST BOX (Map 5) |
| Reg. No. 27 | Pearse Square/O'Neill Crowley Quay - Spillane - Corner House (Map 5) |
| Reg. No. 28 | NO 2 PEARSE SQUARE - THE BOOK SHOP/THE SANCTUARY BEAUTY SALOON (Map 5) |
| Reg. No. 29 | No 3/4 Pearse Square - Joe Murphy (Map 5) |
| Reg. No. 30 | No 3/4 Pearse Square - Joe Murphy (Map 5) |
| Reg. No. 31 | Pearse Square - Boyle Sports Bookmakers (Map 5) |
| Reg. No. 32 | Pearse Square – AIB (Map 5) |
| Reg. No. 33 | Pearse Square, Patrick Street – AIB - Corner Building (Map 5) |
| Reg. No. 34 | O'Neill Crowley Quay - Lombard Bar & Lounge (Map 5) |

| | | |
|-------------|--|---|
| Reg. No. 35 | | O'Neill Crowley Quay - Lombard / The Corkman (Map 5) |
| Reg. No. 36 | | O'Neill Crowley Quay - Fermoy Garda Station (Map 5) |
| Reg. No. 37 | | 9 O'Neill Crowley Quay - Carlton House (Map 5) |
| Reg. No. 38 | | O'Neill Crowley Quay - Former Warehouse - Denis O' Mahony(Map 5) |
| Reg. No. 39 | | 3 Patrick Street – Gift Closet (Map 5) |
| Reg. No. 40 | | 5 Patrick Street - Fermoy Photo Centre (Map 5) |
| Reg. No. 41 | | 7 Patrick Street - King Wine Merchants (Map 5) |
| Reg. No. 42 | | 13 Patrick Street (Map 5) |
| Reg. No. 43 | | 15 Patrick's Street - Walsh's Pharmacy (Map 5) |
| Reg. No. 44 | | 17 Patrick Street - M. McSweeney (Map 5) |
| Reg. No. 45 | | NO 9/11 PATRICK STREET - J BERMINGHAM (Map 5) |
| Reg. No. 46 | | 37 Patrick Street - Keoghs (Map 5) |
| Reg. No. 47 | | 39 Patrick Street - O2 Store (Map 5) |
| Reg. No. 48 | | 41 Patrick Street - Baker Shoes (Map 5) |
| Reg. No. 49 | | 43 Patrick Street – Shaws (Homeware) (Map 5) |
| Reg. No. 50 | | 45 Patrick Street (Map 5) |
| Reg. No. 51 | | 47 Patrick Street - Fermoy Post Office (Map 5) |
| Reg. No. 52 | | 59-61 Patrick Street - The Session Bar (Map 5) |
| Reg. No. 53 | | 63 Patrick Street - Karens Beauty Saloon / Blackwater Physiotherapy & Sports Clinic (Map 5) |
| Reg. No. 54 | | 65 Patrick Street - Maura's Hair Saloon (Map 5) |
| Reg. No. 55 | | 71 Patrick Street – Kane (Map 5) |
| Reg. No. 56 | | 4 Mill Road (Map 5) |
| Reg. No. 57 | | 3 Mill Road (Map 5) |
| Reg. No. 58 | | 2 Mill Road (Map 5) |
| Reg. No. 59 | | 1 Mill Road (Map 5) |
| Reg. No. 60 | | Cork Hill - Stone Retaining Wall (Map 5A) |
| Reg. No. 61 | | 6 O'Connell Place (Map 5A) |
| Reg. No. 62 | | 5 O'Connell Place (Map 5A) |
| Reg. No. 63 | | 4 O'Connell Place (Map 5A) |
| Reg. No. 64 | | 3 O'Connell Place (Map 5A) |
| Reg. No. 65 | | McCurtain Street - CYMS Hall, Parish Centre (Map 5A) |
| Reg. No. 66 | | 2 O'Connell Place (Map 5A) |
| Reg. No. 67 | | 1 O'Connell Place (Map 5A) – part demolished |
| Reg. No. 68 | | McCurtain Street - Bishop Murphy Memorial Catholic School (Map 5A) |
| Reg. No. 69 | | Connolly Street - Accord - Former Gate Lodge (Map 5) |
| Reg. No. 70 | | 39 McCurtain Street/Clarke Street -Corner Building (Map 5A) |
| Reg. No. 71 | | McCurtain Street - N. O'Donnell (Map 5) |
| Reg. No. 72 | | 13 McCurtain Street (Map 5) |
| Reg. No. 73 | | McCurtain Street - Thai Lanna (Map 5) |
| Reg. No. 74 | | 15 Pearse Square, Newmarket Street – Fitzgerald Bros. Butchers (Map 5) |
| Reg. No. 75 | | Pearse Square – Supermacs (Map 5) |
| Reg. No. 76 | | Pearse Square – Mobile Phone Shop / Tattoo Artist / Batavia Furniture (Map 5) |
| Reg. No. 77 | | 11 Pearse Square - Kerin's Bar (Map 5) |
| Reg. No. 78 | | Pearse Square - Budget Travel Shop (Map 5) |

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| Reg. No. 79 | | NEW MARKET STREET - HOUSE, RETAIL - FRANKIES SHOE REPAIR /BARKYS SUIT HIRE (Map 5) |
| Reg. No. 80 | | Connolly Street – Clock (Map 5) |
| Reg. No. 81 | | Patrick Street - Corner Three-Storey House (Map 5) |
| Reg. No. 82 | | 6 Patrick Street - Barber Jewellers (Map 5) |
| Reg. No. 83 | | 8 Patrick Street - M. Bermingham Chemist (Map 5) |
| Reg. No. 84 | | 10 Patrick Street - Munster House (Map 5) |
| Reg. No. 85 | | 14/16, PATRICK STREET - HICKEYS (Map 5) |
| Reg. No. 86 | | 18-20 Patrick Street – Mellerick (Map 5) |
| Reg. No. 87 | | NEW MARKET STREET - TERRACED HOUSE - AUCTIONEERS – CLASSIC MORTGAGES (Map 5) |
| Reg. No. 88 | | 24 Patrick Street - Co-op Superstores (Map 5) |
| Reg. No. 89 | | Patrick Street - Bank of Ireland (Map 5) |
| Reg. No. 90 | | Patrick Street - Three-Storey House – James V. Walsh & Sons Solicitors (Map 5) |
| Reg. No. 91 | | 42 Patrick Street – Royal China Chinese Restaurant (Map 5) |
| Reg. No. 92 | | 44, PATRICK STREET - BARNES, JEWELLERS (Map 5)'' |
| Reg. No. 93 | | 46/48 PATRICK STREET – O'CRUALAOI, BUTCHERS (Map 5) |
| Reg. No. 94 | | No 56 Patrick Street -Terraced Three-Storey House (Map 5) |
| Reg. No. 95 | | No 58 Patrick Street - Attached Three-Storey House - Hennessy Cycles (Map 5) |
| Reg. No. 96 | | 1 O'Rahilly Row (Map 5) |
| Reg. No. 97 | | 2 O'Rahilly Row (Map 5) |
| Reg. No. 98 | | 3 O'Rahilly Row (Map 5) |
| Reg. No. 99 | | 5 O'Rahilly Row (Map 5) |
| Reg. No. 100 | | 9 O'Rahilly Row (Map 5) |
| Reg. No. 101 | | 11 O'Rahilly Row (Map 5) |
| Reg. No. 102 | | O'Rahilly Row - Avondhu Motor Factors (Map 5) |
| Reg. No. 103 | | O'Rahilly Row, - Attached Two-Storey Former Manse (Map 5) |
| Reg. No. 104 | | O'Rahilly Row - Monument (Map 5) |
| Reg. No. 105 | | O'Rahilly Row - Fermoy Court House (Map 5) |
| Reg. No. 106 | | O'Rahilly Row - Kneller Villas (Map 5) |
| Reg. No. 107 | | O'Rahilly Row - Kneller Villas (Map 5) |
| Reg. No. 108 | | St Colman's Hill - Little Company of Mary (Map 5A) |
| Reg. No. 109 | | Chapel Square - Saint Patrick's Roman Catholic Church (Map 5A) |
| Reg. No. 110 | | Chapel Square - Saint Patrick's Roman Catholic Church (Map 5A) |
| Reg. No. 111 | | 21 Emmet Street (Map 5A) |
| Reg. No. 112 | | St Colman's Hill - Church House (Map 5A) |
| Reg. No. 113 | | Emmet Street,/St Colman's Hill - Saint Colman's College (Map 5A) |
| Reg. No. 114 | | Emmet Street/St Colman's Hill - Saint Colman's College – School (Map 5A) |
| Reg. No. 115 | | Connolly Street - End-of-terrace,three-storey house (Map 5A) |
| Reg. No. 116 | | CONNOLLY STREET - LIMESTONE KERBING (Map 5) |
| Reg. No. 117 | | College Road - Loreto Convent - Convent Complex (Map 5A) |
| Reg. No. 118 | | College Road - Loreto Convent - Chapel (Map 5A) |
| Reg. No. 119 | | College Road - Loreto Convent - Former School Building (Map 5A) |
| Reg. No. 120 | | College Road - Loreto Convent - Former School Building (Map 5A) |
| Reg. No. 121 | | College Road - Youth Reach -Convent Chapel (Map 5A) |
| Reg. No. 122 | | College Road - Youth Reach - Convent, School (Map 5A) |

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|--------------|--|---|
| Reg. No. 123 | | College Road - Youth Reach - Convent Chapel School (Map 5A) |
| Reg. No. 124 | | College Road - Youth Reach - Cast-Iron Fence (Map 5A) |
| Reg. No. 125 | | College Road - Loreto Convent – Oratory, Burial Ground (Map 5A) |
| Reg. No. 126 | | College Road - North Cork Adult Education Service Former School (Map 5A) |
| Reg. No. 127 | | College Road - Chapel, Burial Ground (Map 5A) |
| Reg. No. 128 | | College Road - Coláiste an Chraoibhín - Former School (Map 5A) |
| Reg. No. 129 | | College Road - St. Mary's Presentation Convent - Gate Lodge (Map 5A) |
| Reg. No. 130 | | College Road - St. Mary's Presentation Convent (Map 5A) |
| Reg. No. 131 | | Richmond Hill - Limestone Retaining Wall (Map 5A) |
| Reg. No. 132 | | COLLEGE ROAD - PRESENTATION CONVENT, OUTBUILDINGS (Map 5A) |
| Reg. No. 133 | | RICHMOND HILL - DETACHED TWO STOREY HOUSE (Map 5) |
| Reg. No. 134 | | 3 Cork Road - T. Lysaght Plumber (Map 5A) |
| Reg. No. 135 | | Cork Road - Shot Hall (Map 5A) |
| Reg. No. 136 | | Cork Road - Former Presbytery (Map 5A) |
| Reg. No. 137 | | 6 THOMAS STREET - TERRACED HOUSE (Map 5C) |
| Reg. No. 138 | | 4 THOMAS STREET - TERRACED HOUSE (Map 5C) |
| Reg. No. 139 | | 3 THOMAS STREET - TERRACED HOUSE (Map 5C) |
| Reg. No. 140 | | COLMCILLE STREET - LIMESTONE KERBING (Map 5B) |
| Reg. No. 141 | | Connolly Street - Fermoy Library (Map 5) |
| Reg. No. 142 | | Connolly Street - Limestone Steps (Map 5) |
| Reg. No. 143 | | 22 MCCURATIN STREET - CHARLIE MAC'S BAR (Map 5A) |
| Reg. No. 144 | | No Record |
| Reg. No. 145 | | McCurtain Street - Happy Chan Chinese Restaurant (Map 5A) |
| Reg. No. 146 | | SHEARES STREET – OFF OLIVER PLUNKETT STREET LIMESTONE KERBS AND LISCANNOR PAVING (Map 5C) |
| Reg. No. 147 | | FITZGERALD PLACE - FORMER WAREHOUSE CONWAY ENGINEERING (Map 5) |
| Reg. No. 148 | | Oliver Plunkett Street - Limestone Boundary Walls (Map 5C) |
| Reg. No. 149 | | St Bernard's Place -Former Railway Goods Shed (Map 5B) |
| Reg. No. 150 | | St Bernard's Place - Funeral Home- Former Railway Station (Map 5B) |
| Reg. No. 151 | | St Bernard's Place - Limestone Wall (Map 5B) |
| Reg. No. 152 | | Oliver Plunkett Hill - Former Coal Shed (Map 5B) |
| Reg. No. 153 | | Bridget Street - Fermoy Soccer Club - Former Barracks Complex (Map 5B & 5D) |
| Reg. No. 154 | | Carrignagroghera - Ard Abhainn - Former Military Barracks (Map 5B & 5D) |
| Reg. No. 155 | | Carrignagroghera, 3no. Terraced Houses (Map 5B) |
| Reg. No. 156 | | 1 Forglen Terrace - Church Hill (Map 5D) |
| Reg. No. 157 | | 2 Forglen Terrace - Off Church Hill (Map 5D) |
| Reg. No. 158 | | Church Hill - Detached Two-Storey House (Map 5D) |
| Reg. No. 159 | | Church Hill - The Old Rectory (Map 5D) |
| Reg. No. 160 | | Oliver Plunkett Hill - Limestone Wall (Map 5C) |
| Reg. No. 161 | | No 12, Casement Row - Oliver Plunkett Hill (Map 5C) |
| Reg. No. 162 | | Bachelor's Walk/Mess House Lane - Fermoy GAA Club - Former Military Complex (Map 5C) |
| Reg. No. 163 | | BRIDGET'S STREET - LIMESTONE KERBING (Map 5B) |
| Reg. No. 164 | | No Record |

| | | |
|--------------|--|---|
| Reg. No. 165 | | Pike Road - Detached Four-Bay Two-Storey House (Map 5C) |
| Reg. No. 166 | | Oliver Plunkett Hill – McGrath - Corner Public House (Map 5C) |
| Reg. No. 167 | | Church Place - Christ Church - Church of Ireland (Map 5C) |
| Reg. No. 168 | | Oliver Plunkett Hill - Former National School (Map 5C) |
| Reg. No. 169 | | 1CHURCH PLACE - TERRACED HOUSE (Map 5A) |
| Reg. No. 170 | | 2 CHURCH PLACE - TERRACED HOUSE (Map 5A) |
| Reg. No. 171 | | 7 Church Place - Virginia House (Map 5C) |
| Reg. No. 172 | | 4 CHURCH PLACE - TERRACED HOUSE (Map 5A) |
| Reg. No. 173 | | Allan's Walk - The Elms - Semi-detached two-storey house (Map 5C) |
| Reg. No. 174 | | Allan's Walk - Semi-Detached Two-Storey House (Map 5C) |
| Reg. No. 175 | | Allan's Walk, Green Hill - Fermoy Presbyterian Church (Map 5C) |
| Reg. No. 176 | | Emmet Street/Cork Road Post box (Map 5A) |
| Reg. No. 177 | | 1 St James's Place (Map 5C) |
| Reg. No. 178 | | 2 St James's Place (Map 5C) |
| Reg. No. 179 | | 3 St James's Place (Map 5C) |
| Reg. No. 180 | | 4 St James's Place (Map 5C) |
| Reg. No. 181 | | Brian boru square - the avondu bar(Map 5D) |
| Reg. No. 182 | | CHURCH HILL - LIMESTONE KERBING (Map 5A) |
| Reg. No. 183 | | Rathealy Road – Glenavon - Entrance Gateway (Map 5C) |
| Reg. No. 184 | | Rathealy Road - Glenavon - Detached House (Map 5C) |
| Reg. No. 185 | | Oliver Plunkett Street –Post Box |
| Reg. No. 186 | | Rathealy Road - Mill View - End of Terrace Two-Storey House (Map 5C) |
| Reg. No. 187 | | Rathealy Road – Linden - Former Gate Lodge (Map 5C) |
| Reg. No. 188 | | Rathealy Road - Linden - Detached Two-Storey House (Map 5C) |
| Reg. No. 189 | | Ambercromby Place - Tudor Revival-Style House (Map 5C) |
| Reg. No.190 | | Ambercromby Place - Abbeyville House - Tudor Revival-Style House (Map 5C) |
| Reg. No. 191 | | 5 Thomas Street (Map 5C) |
| Reg. No. 192 | | 2 Thomas Street (Map 5C) |
| Reg. No. 193 | | 1 Thomas Street (Map 5C) |
| Reg. No. 194 | | Frances Street - Terraced Three-Storey House (Map 5C) |
| Reg. No. 195 | | Frances Street - River View -Corner End-of-Terrace House (Map 5C) |
| Reg. No. 196 | | Frances Street - Attached Three-Storey House (Map 5C) |
| Reg. No. 197 | | Frances Street - Terraced Two-Storey House (Map 5C) |
| Reg. No. 198 | | Brian Boru Square - Boundary Walls & Gates, Fermoy House (Map 5D) |
| Reg. No. 199 | | Fermoy Bridge - Seven-Arch Limestone Road Bridge (Map 5 & 5D) |
| Reg. No. 200 | | Mill Road – Quinn Health Care - Former Water Mill (Map 5) |
| Reg. No. 201 | | Brian Boru Square - Limestone Monument (Map 5 & 5D) |
| Reg. No. 202 | | CHAPEL HILL - LIMESTONE KERBING & GUTTER SURROUNDS (Map 5A) |
| Reg. No. 203 | | CHAPEL SQUARE - LIMESTONE KERBING (Map 5A) |
| Reg. No. 204 | | FITZGERALD PLACE - LIMESTONE KERBS AND JOHNSTOWN MARBLE (Map 5) |
| Reg. No. 205 | | FITZGERALD PLACE - LIMESTONE KERBS AND JOHNSTOWN MARBLE (Map 5) |
| Reg. No. 206 | | FORGE LANE (STORE STREET) - LIMESTONE GUTTERS, WHEELGUARD (Map 5) |

| | | |
|--------------|--|---|
| Reg. No. 207 | | 68/70 MCCURTAIN STREET - HOUSE (Map 5A) |
| Reg. No. 208 | | 4 O' NEILL CROWLEY QUAY - FAST FOOD OUTLET, FORMER BARRACKS - HUMBLE KEBAB & PIZZA & APARTMENTS (Map 5) |
| Reg. No. 209 | | O' NEILL CROWLEY QUAY - OFFICE, FORMER BARRACKS – ARK VETERINARY CLINIC (Map 5) |
| Reg. No. 210 | | 19 PATRICK STREET – FERMOY BOOKS (Map 5) |
| Reg. No. 211 | | PATRICK STREET - CAMPARI FASHIONS (Map 5) |
| Reg. No. 212 | | PATRICK STREET - REMAINS OF COBBLES, KERBING, ETC. (Map 5) |
| Reg. No. 213 | | O RAHILLY ROW/PATRICK STREET - LIMESTONE KERBING (Map 5) |
| Reg. No. 214 | | PATRICK STREET/Richmond Hill - LIMESTONE PAVING AND KERBS (Map 5) |
| Reg. No. 215 | | 4 O' RAHILLY ROW/PATRICK STREET - TERRACED HOUSE (Map 5) |
| Reg. No. 216 | | 6 O' RAHILLY ROW/PATRICK STREET – OFFICE (Map 5) |
| Reg. No. 217 | | 7 O' RAHILLY ROW/PATRICK STREET – OFFICE (Map 5) |
| Reg. No. 218 | | 8 O' RAHILLY ROW/PATRICK STREET - TERRACED HOUSE (Map 5) |
| Reg. No. 219 | | 10 O' RAHILLY ROW/PATRICK STREET - TERRACED HOUSE (Map 5) |
| Reg. No. 220 | | 12 O' RAHILLY ROW/PATRICK STREET - TERRACED HOUSE (Map 5) |
| Reg. No. 221 | | PEARSE SQUARE - CAST IRON POST BOX (Map 5) |
| Reg. No. 222 | | ST. COLMAN'S HILL - HANDBALL ALLEY'S (Map 5 & 5A) |
| Reg. No. 223 | | ST COLMAN'S HILL/MCCURTAIN STREET – PAVING (Map 5A) |
| Reg. No. 224 | | BARNANE WALK, RIVERSIDE WALL - WEST OF ASHE QUAY (Map 5D) |
| Reg. No. 225 | | THOMAS STREET - LIMESTONE KERBS (Map 5C) |

Fermoy Development Plan 2010 - 2016



REFERENCE MAPS

Aerial Photo showing Town Council Boundary & Environs

Map 1 Existing Land Use

Map 2 Constraints / Potential

Map 3 Zoning Objectives

Map 3A Zoning Objectives (Large Scale)

Map 3B Zoning Objectives (Large Scale)

Map 4 Architectural Conservation Area

Map 5 Protected Structures (Town Core Area)

Map 5A Protected Structures

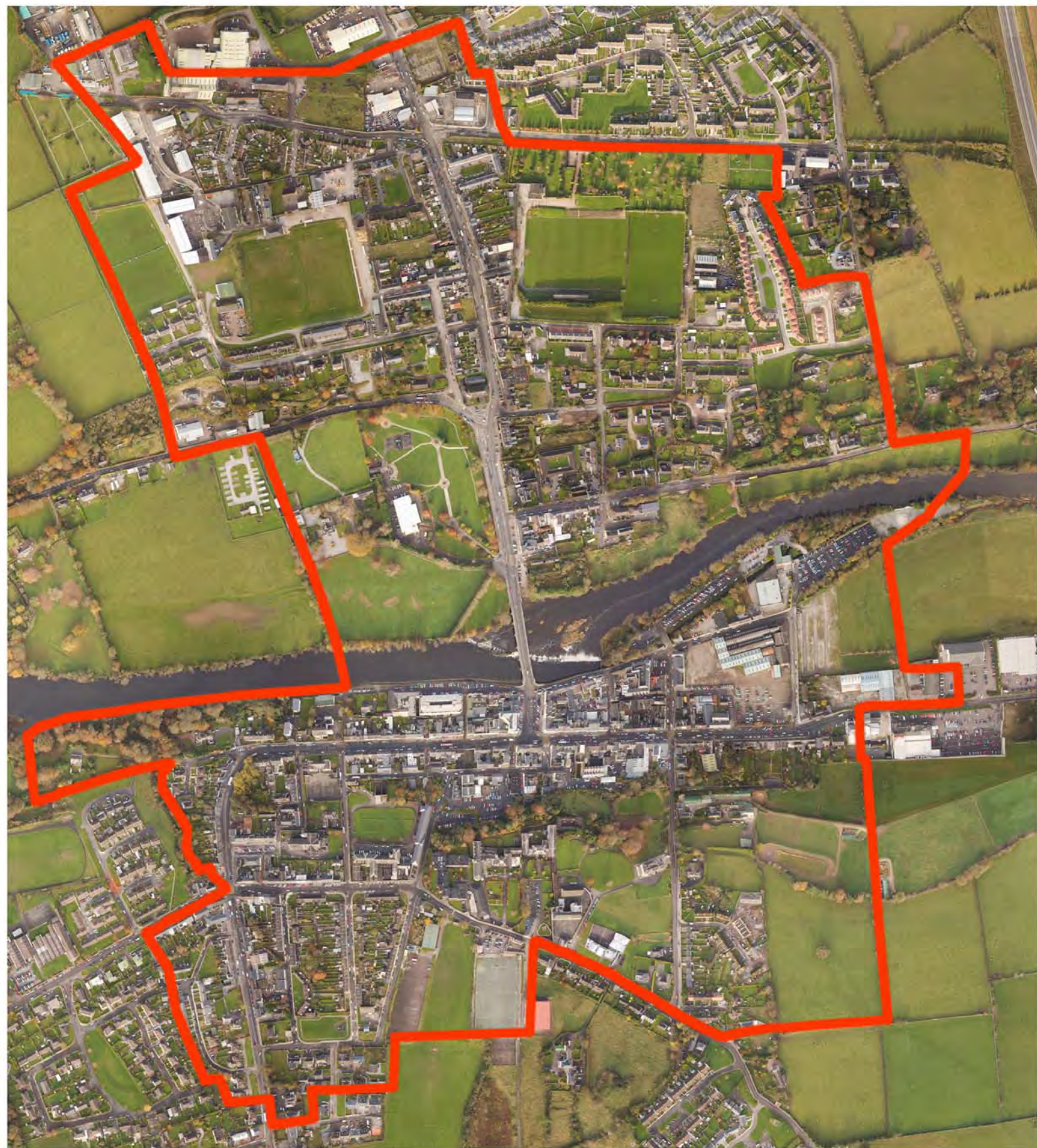
Map 5B Protected Structures

Map 5C Protected Structures

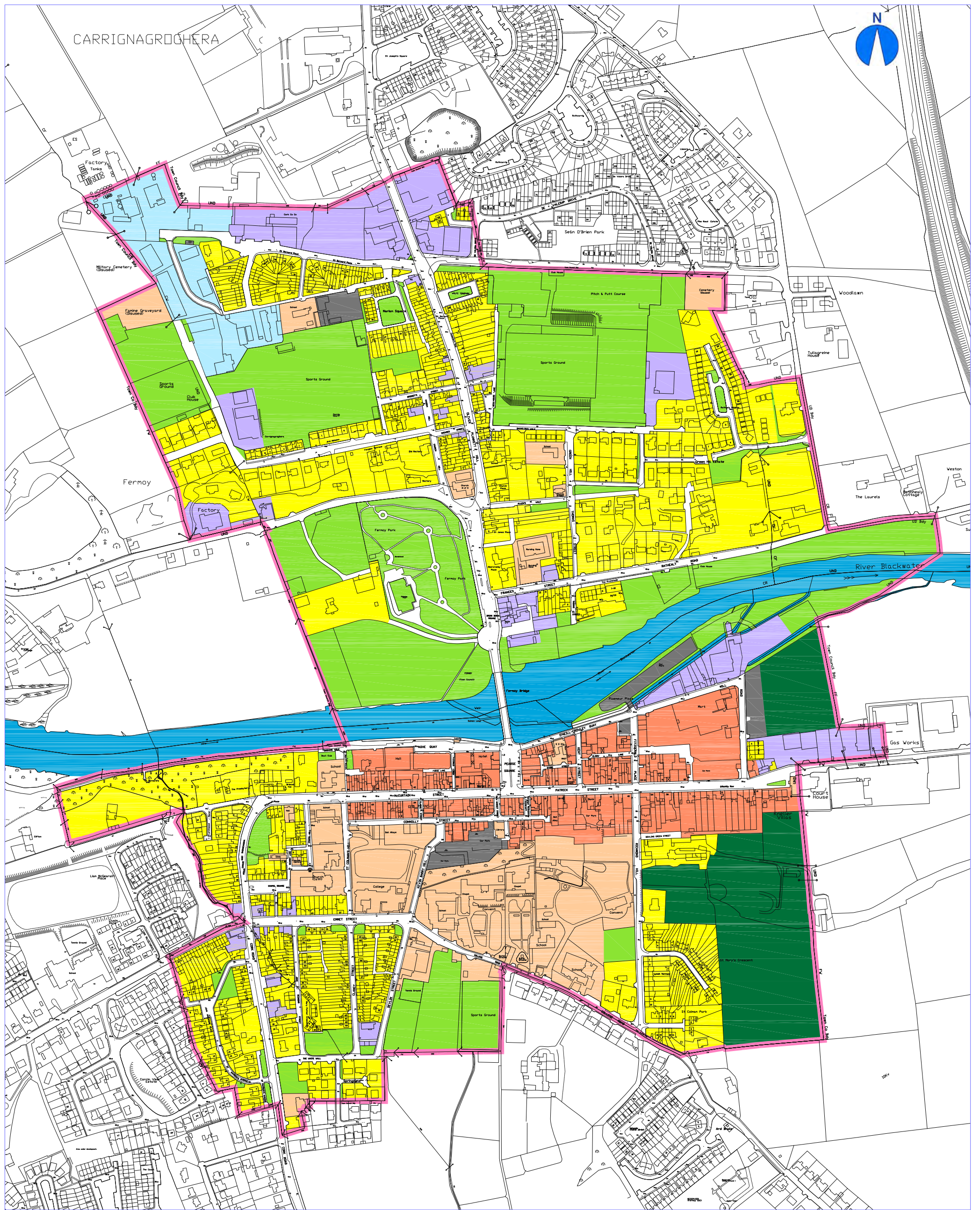
Map 5D Protected Structures











Map 6 Archaeological Survey

14th December 2009



Fermoy Town Council & Environs
Photograph taken 2007



- | | | | | |
|---|---|--|--|--|
|  Residential |  Town Centre Mixed Use |  Enterprise/ Industry |  OpenSpace/ Sports/ Recreation/ Amenity |  Utilities/ Infrastructure |
|  Agricultural |  Commercial |  Institutional/ Civic Educational |  Town Council Boundary |  Blackwater River |

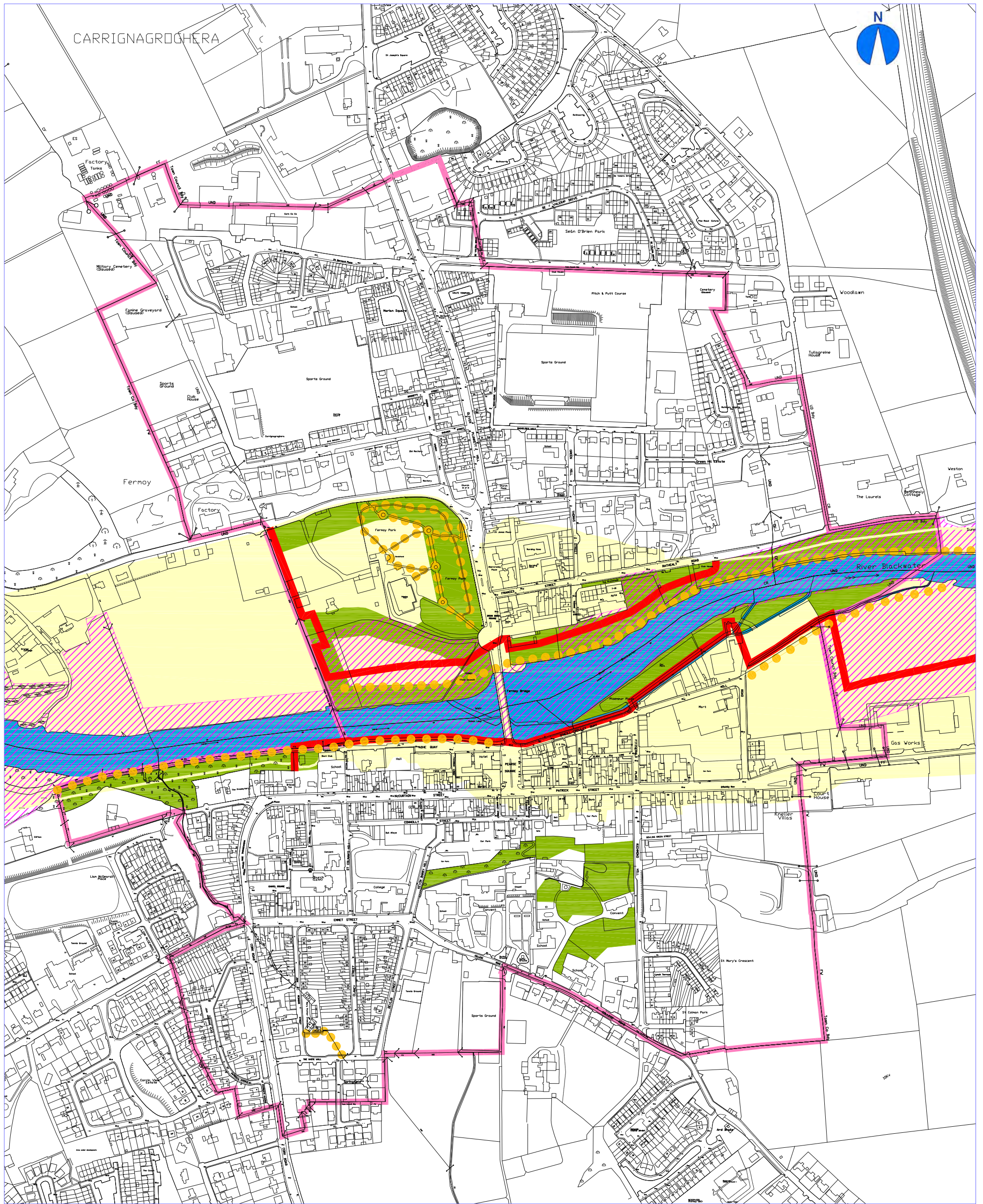
Fermyo Town Council








Fermyo Development Plan 2010 – 2016
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U:\Development_Plans\Fermyo\Fermyo_Plan_2010_2016\Map1_Existing_Land_Use
 14th December 2009 Scale: 1:5660



Existing Land Use - Map 1



- | | | | | | |
|---|-------------------------------|---|---------------------------------|---|-----------------------|
|  | Amenity & Scenic Areas |  | Area at Risk of Floods |  | Town Council Boundary |
|  | Special Areas of Conservation |  | Line of Flood Defence Structure |  | Blackwater River |
| | | | |  | Amenity Walks |

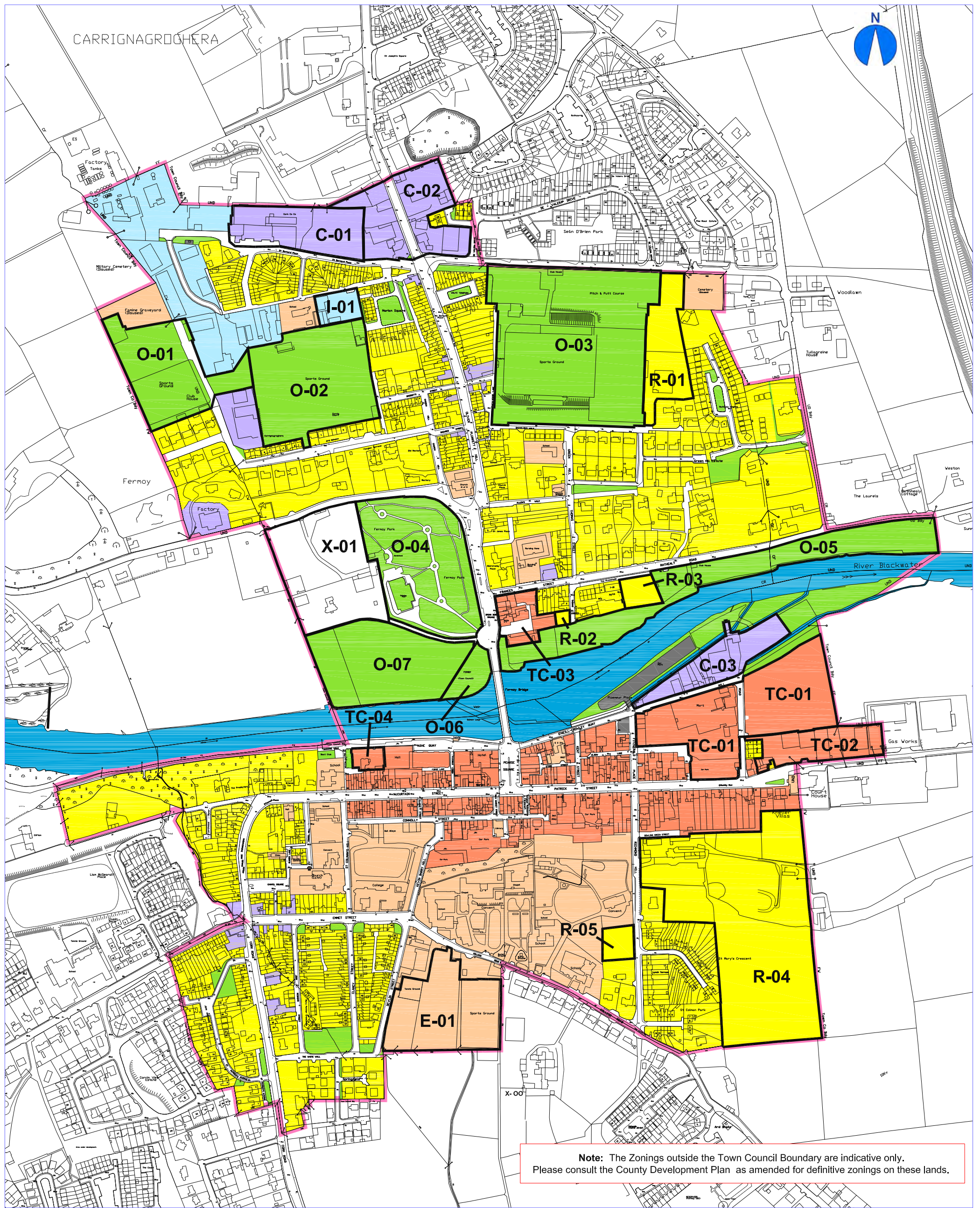
Fermoy Town Council

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Constraints / Potential - Map 2



Note: The Zonings outside the Town Council Boundary are indicative only. Please consult the County Development Plan as amended for definitive zonings on these lands.

| | | | | |
|---------------------------------|--|---|---|------------------------------|
| R-00 Residential | TC-O Town Centre MU-O Mixed Use | I-00 Enterprise/ Industry | O-00 OpenSpace/ Sports/ Recreation/ Amenity | Utilities/ Infrastructure |
| R-00 Objective Number | C-00 Commercial | E-00 Institutional/ Civic Educational | A-00 Agricultural | X-01 Zoning |
| Town Council Boundary | Blackwater River | | | |

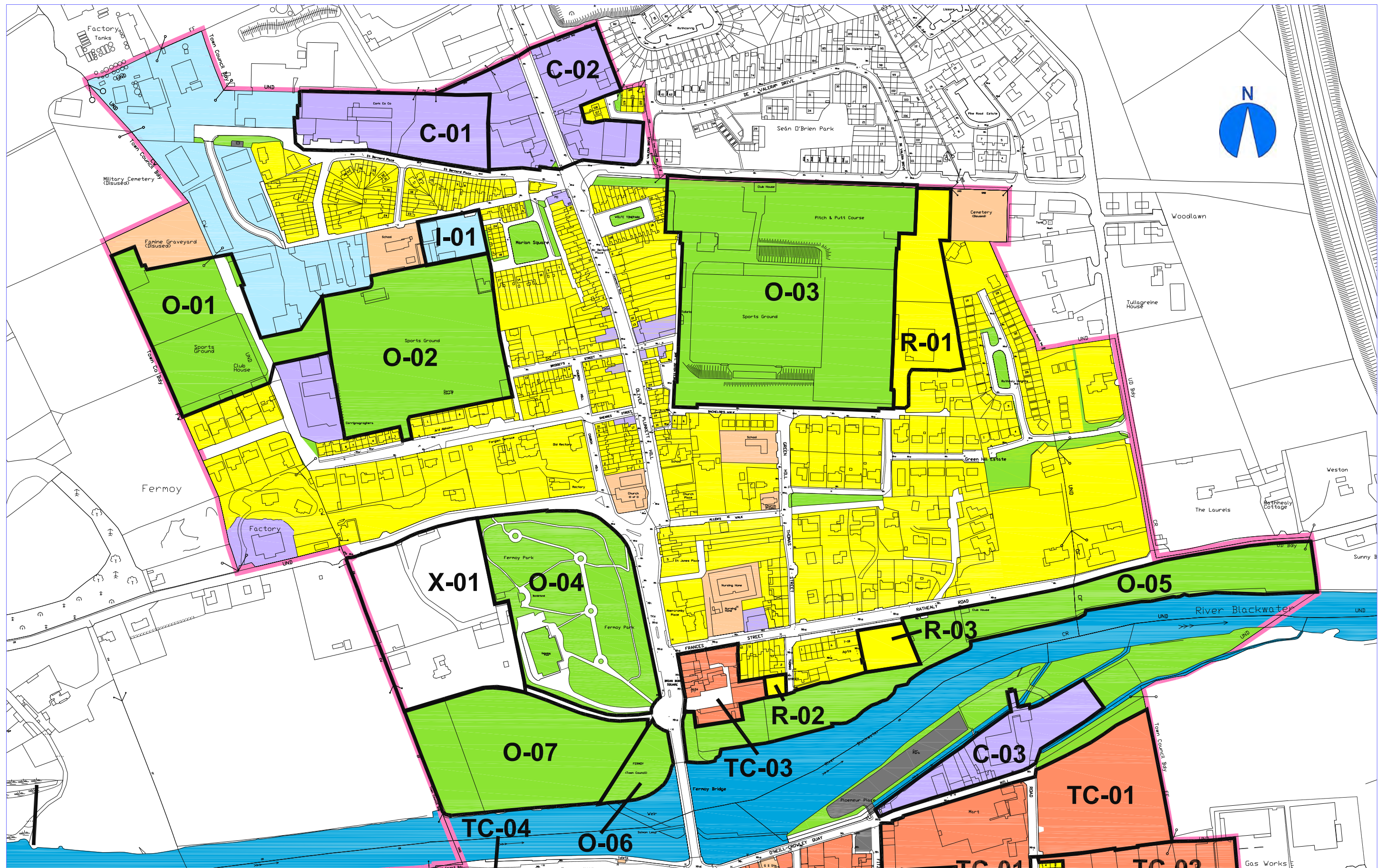
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Zoning Objectives - Map 3



| | | | | |
|------------------------------|--|--|--|---------------------------|
| R-00 Residential | TC-0 MU-0 Town Centre Mixed Use | I-00 Enterprise/ Industry | O-00 OpenSpace/ Sports/ Recreation/ Amenity | Utilities/ Infrastructure |
| R-00 Objective Number | C-00 Commercial | E-00 Institutional/ Civic Educational | Agricultural | X-01 Zoning |
| Town Council Boundary | Blackwater River | | | |

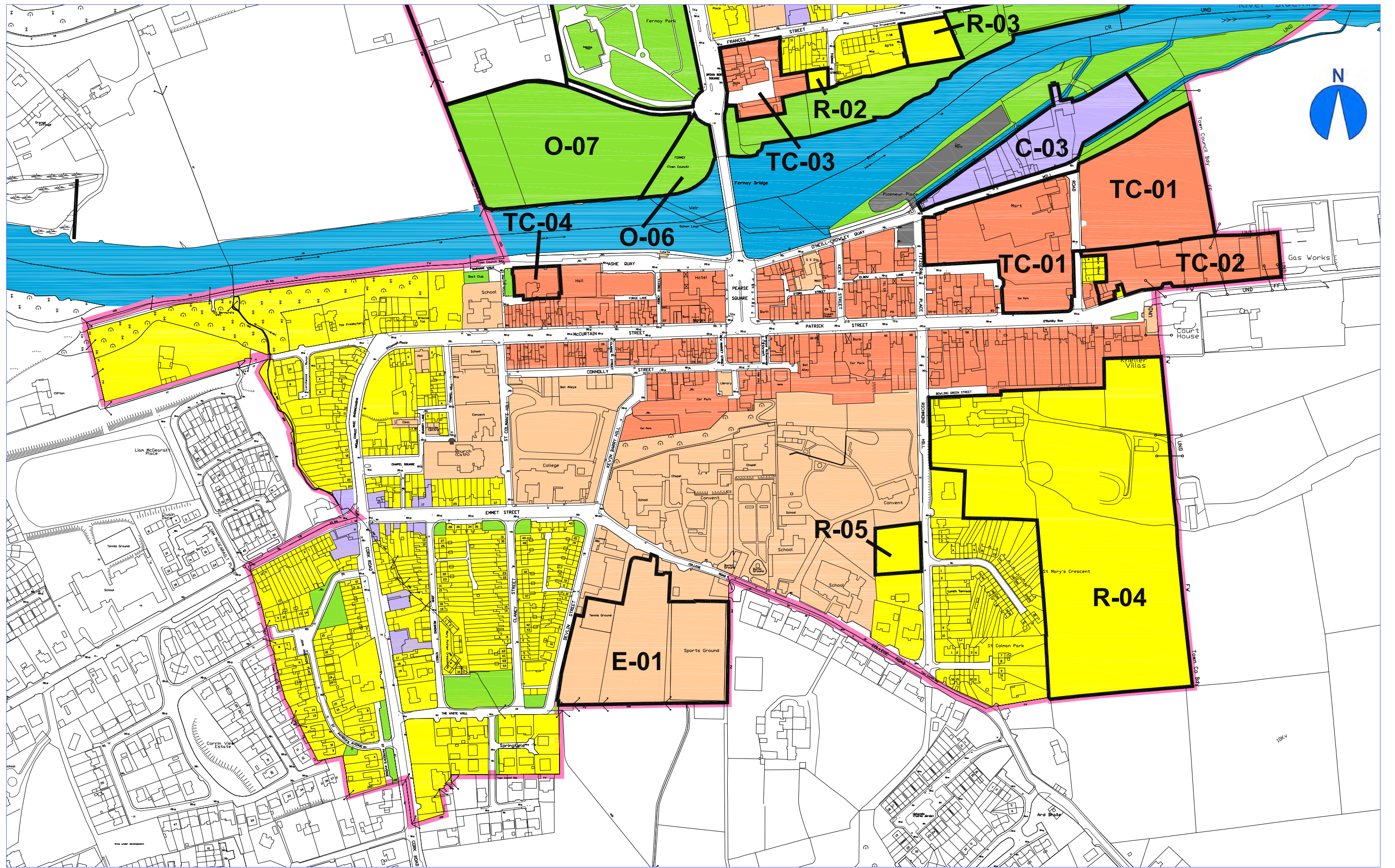
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Zoning Objectives Map 3A



| | | | | |
|-----------------------|---------------------------------|---------------------------------------|---|---------------------------|
| R-00 Residential | TC-0 MU-0 Town Centre Mixed Use | I-00 Enterprise/ Industry | O-00 OpenSpace/ Sports/ Recreation/ Amenity | Utilities/ Infrastructure |
| R-00 Objective Number | C-00 Commercial | E-00 Institutional/ Civic Educational | Agricultural | X-01 Zoning |
| Town Council Boundary | Blackwater River | | | |

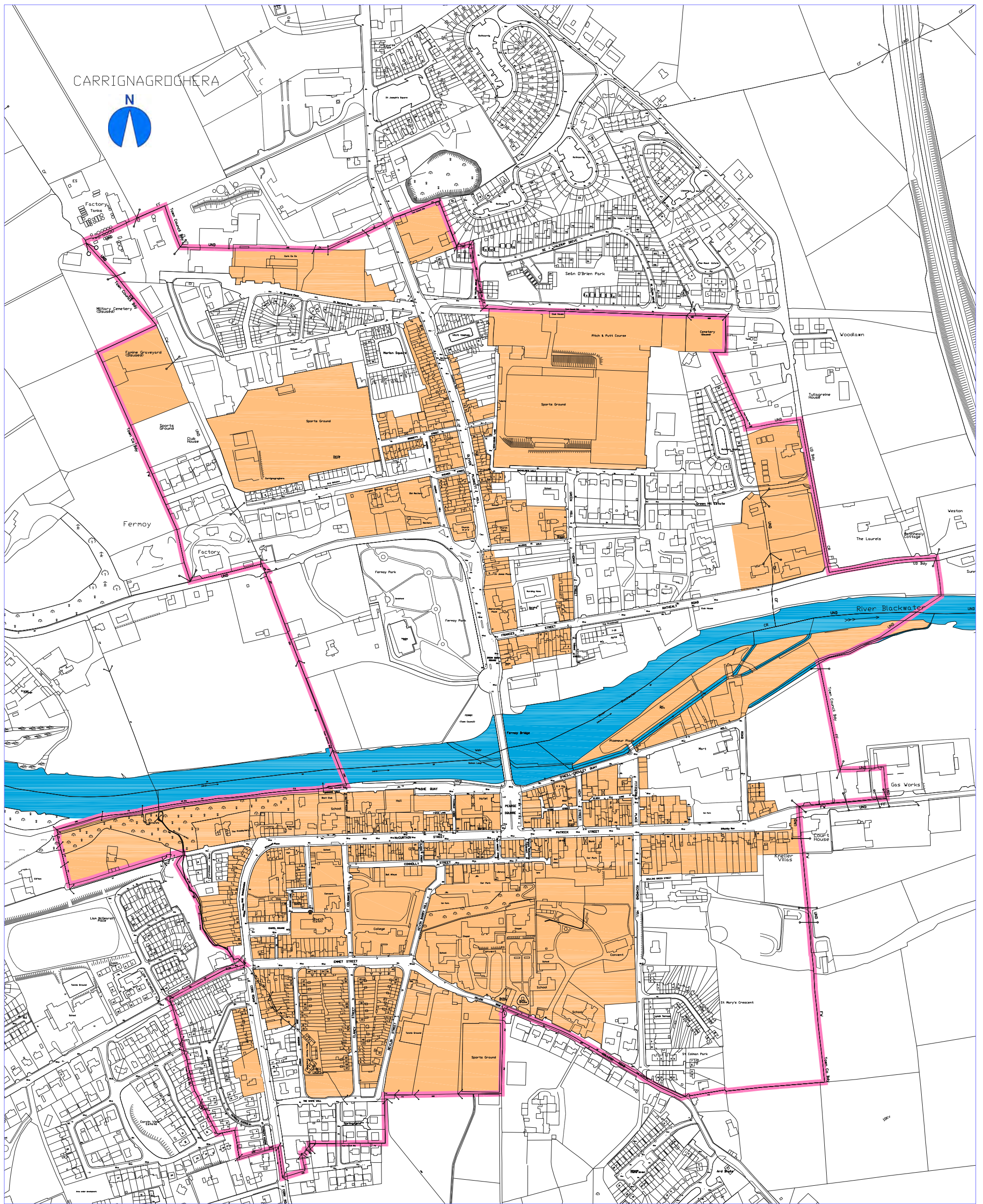
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Zoning Objectives Map 3B



Architectural Conservation Area
 Blackwater River
 Town Council Boundary

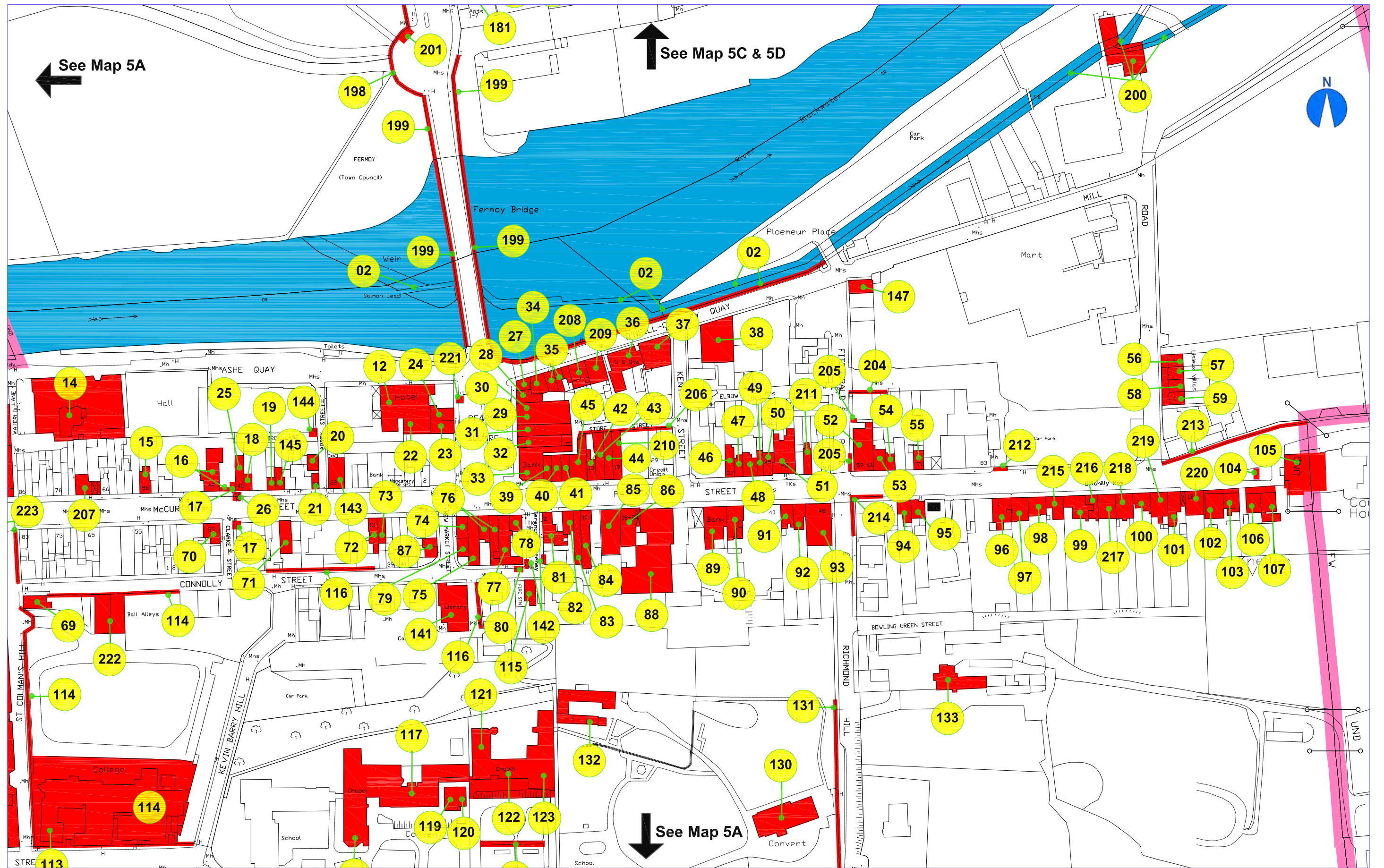
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Architectural Conservation Areas - Map 4



  Protected Structures (RPS)

This map ought to read in conjunction with the Record of Protected Structures (RPS) Schedule in the Appendix of Volume II of the Plan.
 Note: When a structure is shown outside a private property boundary the item referred to is street paving or other public domain artifact.

Numbering System:
 The digits in the number refers to the Structure

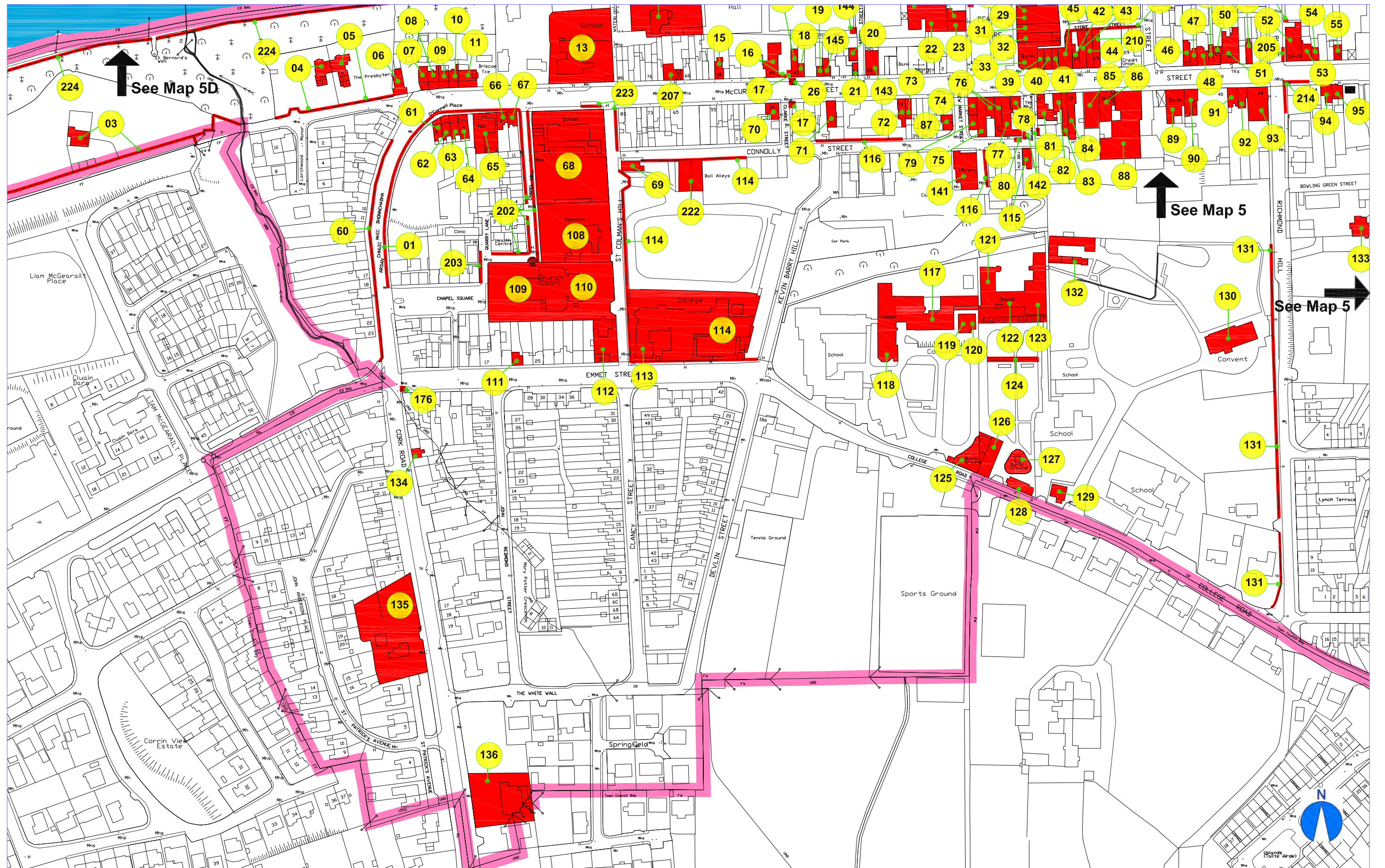


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Protected Structures Map 5



  Protected Structures (RPS)

This map ought to read in conjunction with the Record of Protected Structures (RPS) Schedule in the Appendix of Volume II of the Plan.
 Note: When a structure is shown outside a private property boundary the item referred to is street paving or other public domain artifact.

Numbering System:
 The digits in the number refers to the Structure

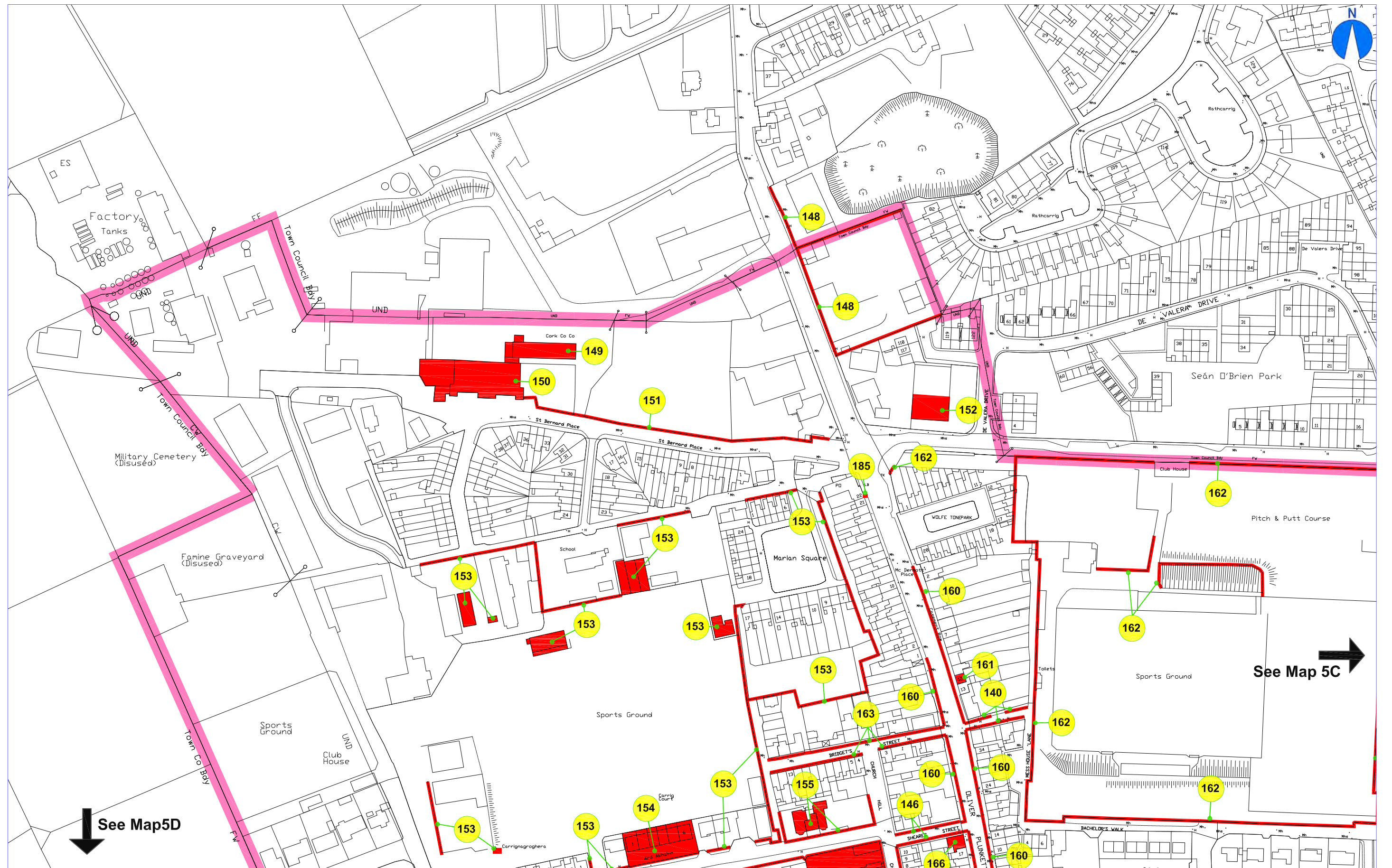


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Protected Structures Map 5A



See Map 5D

See Map 5C

  Protected Structures (RPS)

This map ought to read in conjunction with the Record of Protected Structures (RPS) Schedule in the Appendix of Volume II of the Plan.
 Note: When a structure is shown outside a private property boundary the item referred to is street paving or other public domain artifact.

Numbering System:
 The digits in the number refers to the Structure

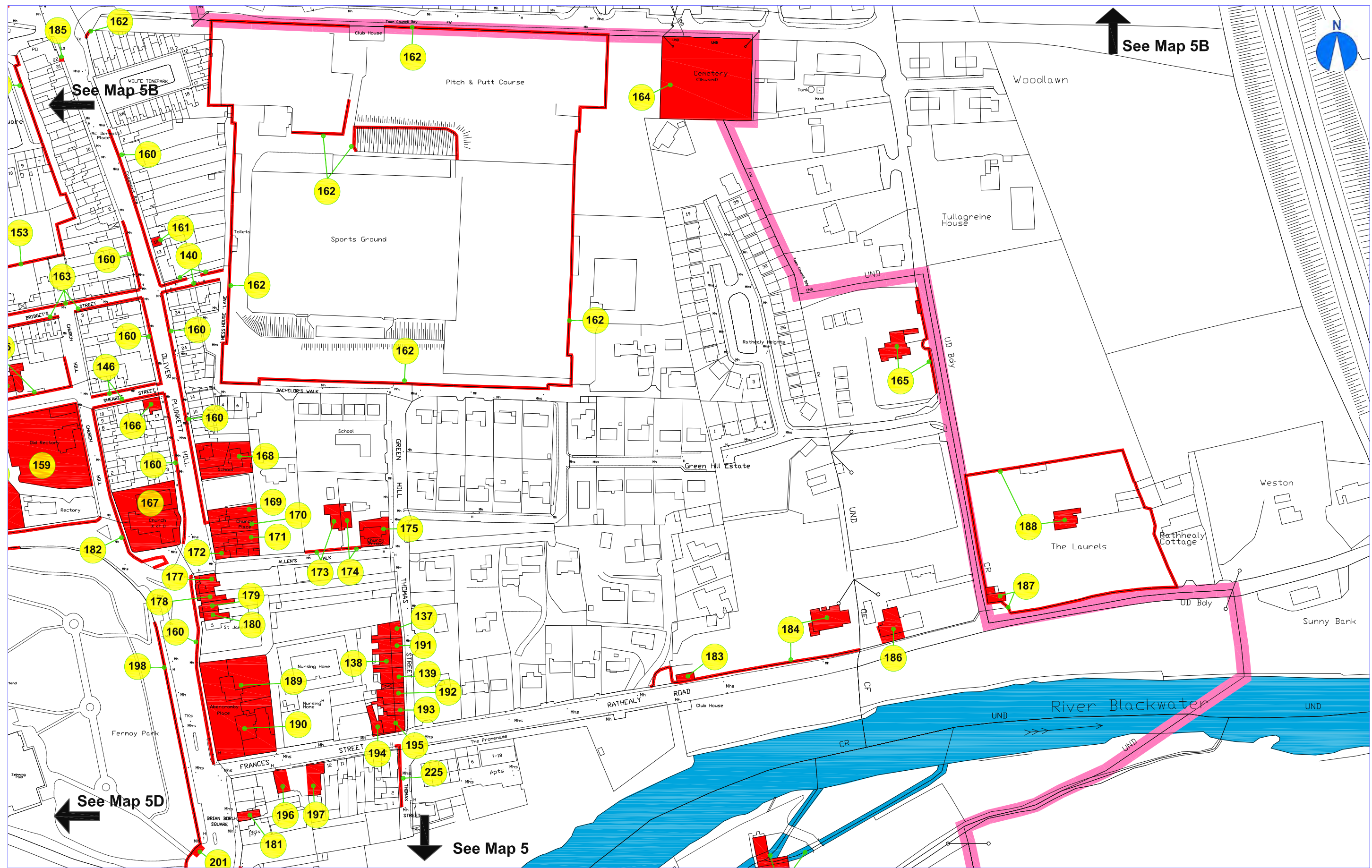



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Protected Structures Map 5B



  Protected Structures (RPS)

This map ought to read in conjunction with the Record of Protected Structures (RPS) Schedule in the Appendix of Volume II of the Plan. Note: When a structure is shown outside a private property boundary the item referred to is street paving or other public domain artifact.

Numbering System:
The digits in the number refers to the Structure

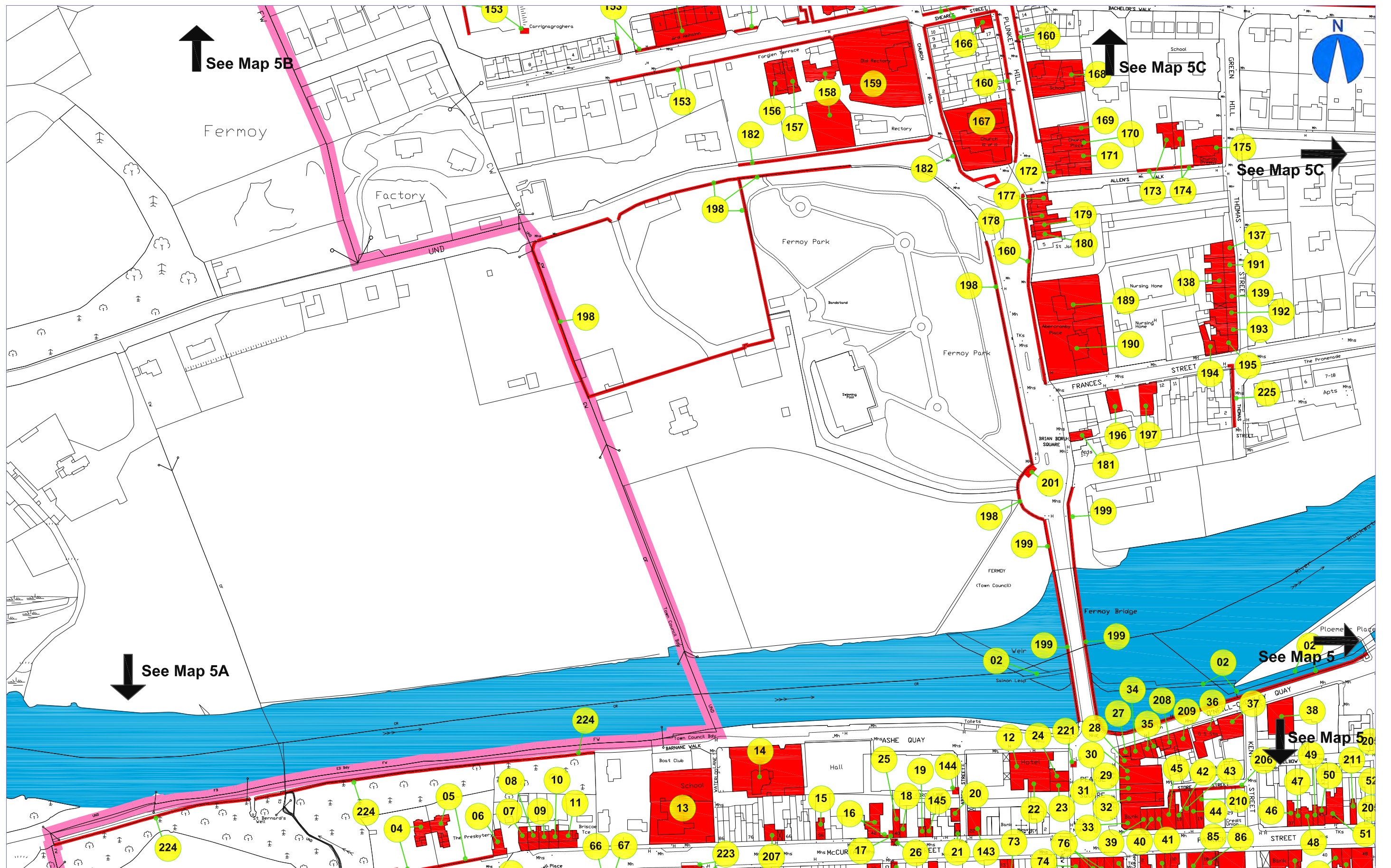


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Protected Structures Map 5C



  Protected Structures (RPS)

This map ought to read in conjunction with the Record of Protected Structures (RPS) Schedule in the Appendix of Volume II of the Plan.
 Note: When a structure is shown outside a private property boundary the item referred to is street paving or other public domain artifact.

Numbering System:
 The digits in the number refers to the Structure

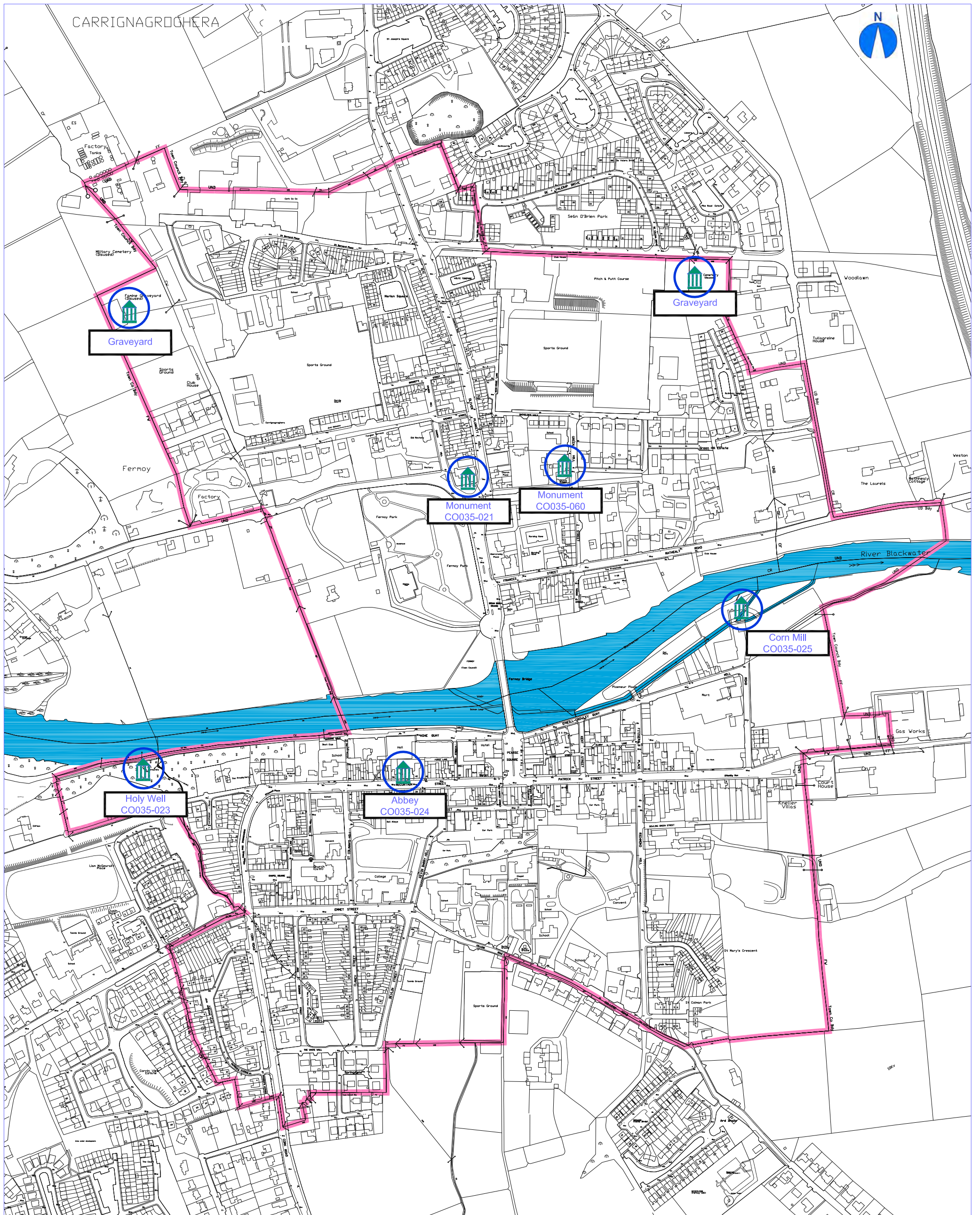


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Protected Structures Map 5D



Sites & Monuments



Blackwater River



Town Council Boundary

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Archaeological Survey - Map 6