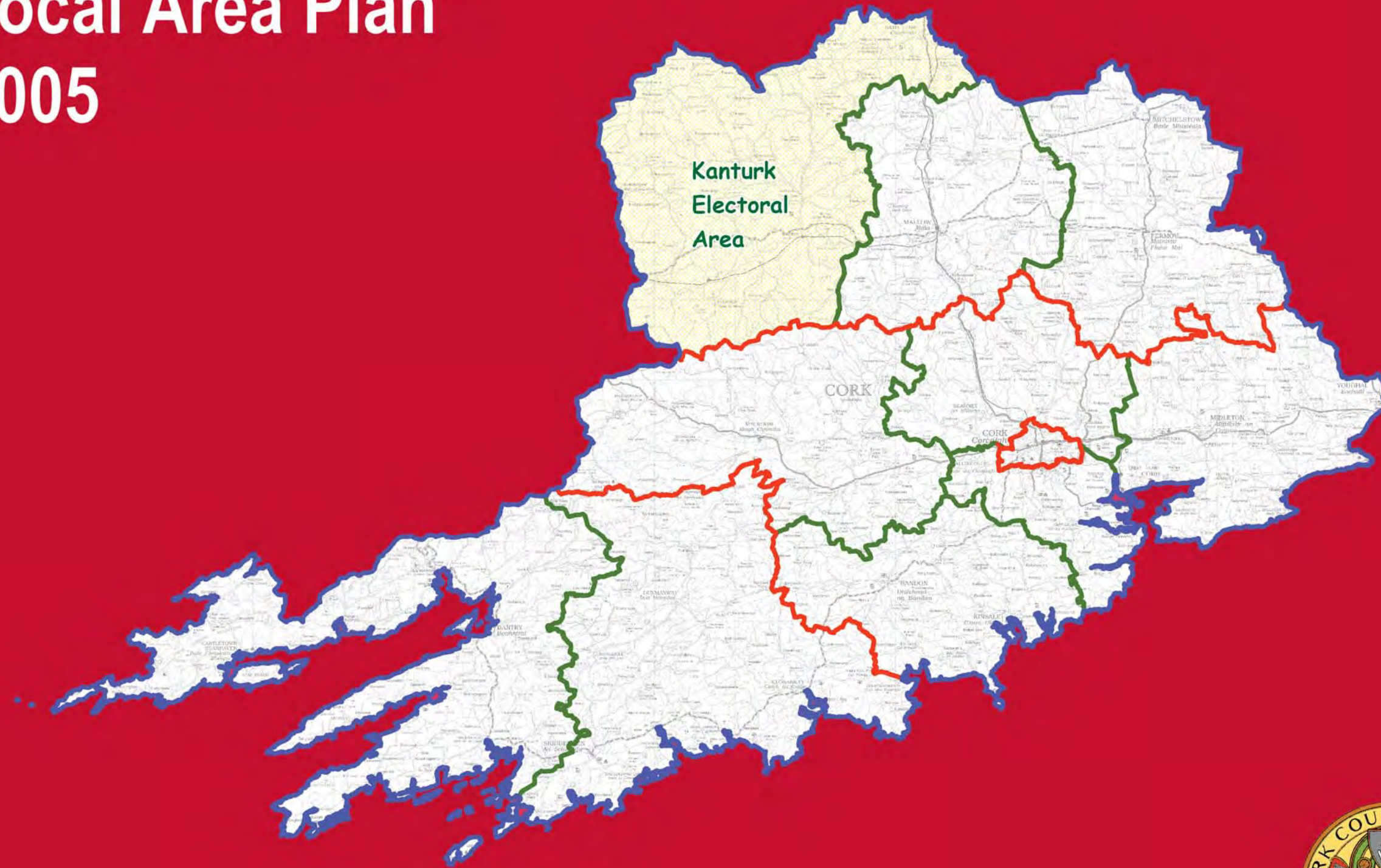


Kanturk Electoral Area Local Area Plan 2005



Cork County Council





Kanturk Electoral Area Local Area Plan

SCHEDULE

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

FOREWORD

Note From The Mayor

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

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

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

Cllr. Michael Creed
Mayor of the County of Cork

September 2005

Note From The Manager

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

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

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

Maurice Moloney,
Cork County Manager

September 2005

Kanturk Electoral Area Local Area Plan September 2005

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Section 1

Introduction To The Kanturk Electoral Area Local Area Plan

1.1 Introduction

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

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

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

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

1.2 Purpose Of The Plan

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

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

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

1.3 Local Area Plan Principles

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

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

1.4 The Process That Has Been Followed

1.4.1. After a lengthy period of informal consultations during 2004, the process of preparing the Kanturk Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised and the Public Consultation Draft Plan was published. A total of 114 submissions were received that were relevant to the draft plan. Having considered the Manager's Report under section 20 (3) (C), of the Planning and Development Acts (as amended), in April 2005, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.

1.4.2. A total of 16 submissions or observations were received in response to the public consultation carried out regarding the proposed amendment and these submissions were addressed in the Manager's report under section 20 (3) (F) of the Planning and Development Acts (as amended), published in August 2005.

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

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

modify, and omit proposed changes and Adopt the Local Area Plans and the Local Area Plans and Special Local Area Plans Enabling Variation to the Cork County Development Plan 2003 (as varied).

1.5 Main Settlements

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

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

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

1.6 The Form and Content of the Plan

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

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

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

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

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

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

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

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

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

Section 2 Overall Strategy

2.1 Strategic Planning Context

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

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

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

- The Cork County Development Plan 2003 (as varied)

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

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

2.1.5. The Kanturk Electoral Area is located between the two Gateway Cities of Cork and Limerick and between the Hub towns of Mallow, Killarney and Tralee. The key to the development of the region depends on the interconnectivity of these Gateway and Hub towns in terms of the roads and public transport networks. Kanturk is in an excellent position to benefit from the growth associated with the Gateway and Hub towns due to its location on the main National Roads (N72 and N20).

2.1.6. An overall theme in the NSS is the importance for smaller towns and villages to diversify from their traditional role as service centres for their agricultural hinterland. It is noted that transport, telecommunications and access, working in partnership with the Gateway and Hubs, will play a critical role in this regard.

2.1.7. In the NSS, Kanturk and Charleville (with a population between 1,500-5,000) are towns representing urban strengthening opportunities. The NSS states that these towns have historically developed to serve strong rural and agricultural hinterlands. These towns, located on important economic and transport corridors or in important locations and with a capacity to grow, must become a focus for the settlement policy to ensure their development as their reliance on traditional economic activities lessens. Millstreet and Newmarket are classed as Urban Centres, these towns need to be supported in the important local roles they play as points at which wider communities access local services and employment.

2.1.8. Outside these four main settlements, the area around and to the south of Millstreet is defined as one of the rural areas with strong potential for diversification. In these areas, there is potential for rural diversification based around a possible mix of activities drawn from amongst the tourism, forestry, and enterprise sectors.

2.1.9. The rest of the Kanturk Electoral Area is classed as part of the village strengthening and rural opportunities area. Here there is the potential for new residential, commercial and local employment related

development within the structure of small towns and villages, this is of central importance to the economic restructuring of rural areas.

The Regional Planning Guidelines, May 2004

2.1.10. The Regional Planning Guidelines for the South West Region have been developed on the strength of guidance provided through the National Spatial Strategy (NSS) and a wide range of existing plans that exist within the region. The task of the Guidelines is to provide a broad canvas to steer the growth and prosperity of the region and its people, over the next sixteen years. The Regional Guidelines support the NSS, N&WCSP and CASP objectives including the development of the hubs and gateways, an integrated transport system, educational, health recreational and cultural facilities. It promotes the objectives of integrated land use and infrastructure provision and the development of selected towns and villages outside the gateways and hubs to achieve critical mass in population, employment and services so that they can act as service centres for their rural hinterland.

2.1.11. The South West of Ireland is a region of wide diversity and differing issues that arise for its people in terms of social, cultural, economic, physical and policy development. The region is an attractive area in which to live and work, benefits from a highly developed, modern, high-technology-based economy, supported by a high-quality environment, where its people and visitors enjoy beautiful landscapes and a unique depth of cultural heritage. The past decade has witnessed sustained investment in new roads, sanitary services, telecommunications and related infrastructures; and government-led investment programmes continue to prioritise investment in supporting health and educational facilities.

2.1.12. In the Regional Planning Guidelines most of the Kanturk Electoral Area is designated as ZONE 3 - Urban, Interurban and Rural Areas. Reflecting the NSS, a number of strategic links are identified between towns in order to achieve more balanced growth throughout the County. Kanturk, Newmarket and Millstreet are identified to become a focus for local development, and a range of infrastructural improvements to reinforce these links is proposed. The objective is to encourage organic growth in the size of towns and villages within the area and to achieve improvements in services, public transportation and other linkages, principally through improved bus services, road access and telecommunications infrastructures. Upgrading of road access to the Hubs and Gateways will play a key role in the development of these areas, as well as ensuring services are available in the towns to cater for the growth envisaged. The spatial strategy for the region views such towns as continuing to provide the principal housing, education, local service and shopping infrastructures for their traditional catchments. While a number of these towns have serviced industrial site infrastructure, and some have a significant industrial base, it is envisaged that no further provision of industrial land, should be planned, until such time as there is significant take up of existing provision.

2.1.13. In the rural areas outside the hubs and gateways there is a need to ensure that rural areas can retain current levels of population

employment and services and to act as service centres for their rural hinterland, in order to maintain sustainable communities. People now seek a higher level of service provision, than heretofore and absence of key services, coupled with a lack of economic activity leads to population decline. The Regional Planning Guidelines seek to develop critical mass and increased service levels in certain centres within the rural peripheral areas. These centres should be the focus for developing increased economic activity, local industry, retail business and other services and in this way make these areas more attractive as locations for people to live and work.

2.1.14. With the decline in traditional areas of the rural economy, particularly agriculture, in many parts of this zone, provision needs to be made to encourage new sectoral growth and the retention and expansion of their indigenous economic base. The regional authority is conscious that, despite ongoing attempts to foster alternative farm enterprises, this is not a realistic option for many young people within the rural areas, many of whom attend third level education. Therefore, by definition, a certain percentage of this growth has to be in the area of high value modern technologies, providing, wherever possible, employment at the graduate level. There also is a requirement for part-time / full-time off farm employment which will be needed to meet the future rise in part time farming, likely to grow rapidly in the years ahead. This strategy will lead to a more balanced employment and population profile.

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

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

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

- Provide effective infrastructure, to support sustainable development in County Cork,
- A widespread distribution of employment opportunities and economic growth,
- Improve the quality of life for all,
- Provide equal access and opportunity to education and training,
- Raise education attainment levels.

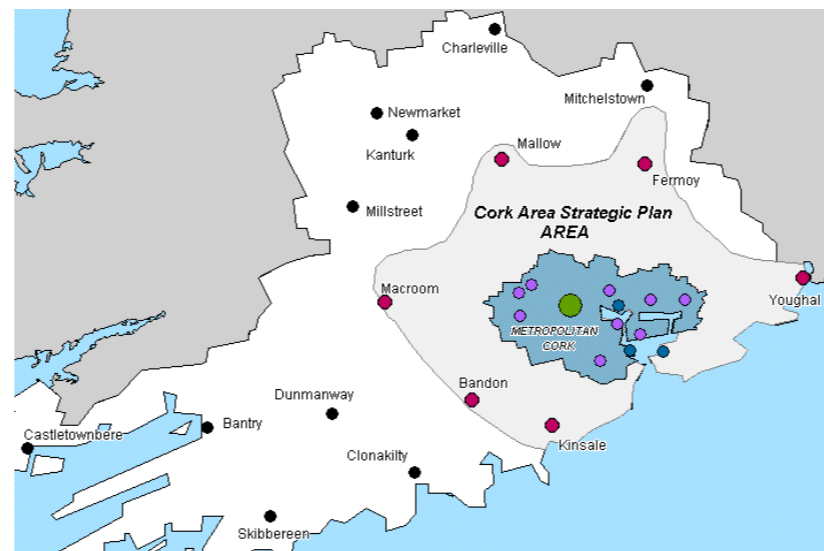
Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005

2.1.17. These guidelines, published by the Department of Environment, Heritage & Local Government in April 2005, differentiate between urban and rural generated housing and the variety of different areas in any county that both types impact upon. The document

reinforces the main principles of the National Spatial Strategy in this regard. Reference is made throughout the document to contrasts in development trends between rural depopulation in some areas and strong pressure for development in rural areas close to urban centres. The guidelines state that tailored settlement policies should be included in development plans. Other sections of the guidelines focus on more practical/technical issues in the assessment of planning applications from both engineering and environmental/ heritage perspectives.

Cork Area Strategic Plan

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



North and West Cork Strategic Plan

2.1.19. The North and West Cork Strategic Plan 2002 to 2020 (N&WCSP) focuses on areas of County Cork outside of the Cork Area Strategic Plan (CASP) study area. The document recognises that the greatest threat to the area lies in the continuous decline of population, with the population profile combining to mitigate against achieving a more sustainable population pattern. Highlighting the challenge in combating the spatial shift towards towns and cities, the plan calls for actions which:

- Raise the productive potential of the economy;

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

2.1.20. The North and West Cork Strategic Plan identifies a number of settlements including Charleville, Kanturk, Millstreet and Newmarket, as 'urban development nodes'. These towns are capable (or have potential in the future) of carrying out an important range of services and employment so as to sustain their immediate population and the rural based population of their hinterlands it is suggested that a that a major programme of town and village renewal and development should be undertaken so that a much greater proportion of overall new housing should be located in the main towns and rural settlements. It is suggested that of the New Households: 40% would be located in the main towns of Charleville, Kanturk, Millstreet and Newmarket as covered in the Cork County Development Plan 2003 (as varied); 30% would be located in the smaller rural villages; and 30% would be located in agricultural areas.

2.1.21. If North and West Cork is to escape from the syndrome of decline, which is strongly entrenched in some areas, strategic action will have to be taken to make the area an attractive place for young adults to live in. Encouraging inward migration is necessary to replenish population numbers and would also bring with it new skills, knowledge and ideas. In addition, retention of a higher proportion of the natural population increase is needed.

2.1.22. Recommendations include; focusing industrial development geographically, in a number of areas; improving transport links to create 'development corridors', and securing optimal spatial development in terms of a significant increase in town and village populations whilst stabilising rural areas. The N&WCSP also includes specific proposals for roads, public transport, broadband telecommunications services, water quality, waste energy and transport, which it concludes will help to support the achievement of the overarching goal of this strategic plan.

Cork Rural Design Guide

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

Retail Strategy March 2004

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

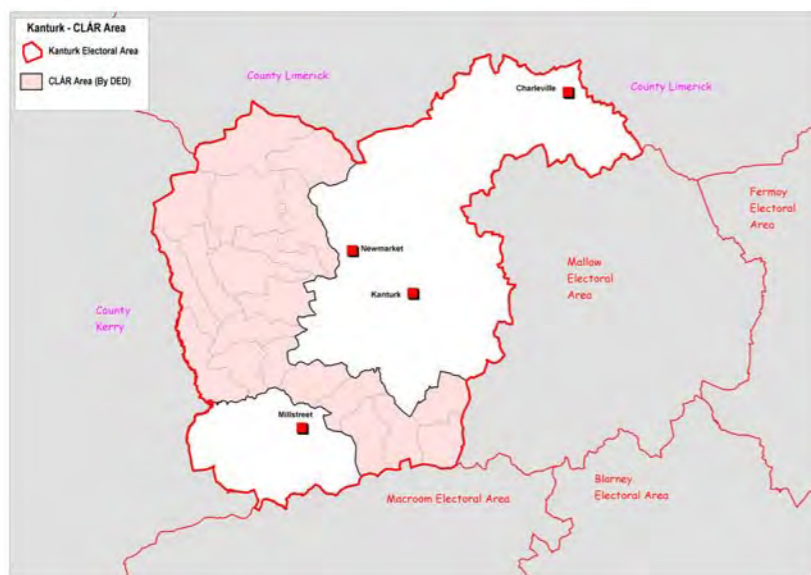
Joint Housing Strategy

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

Ceantair Laga Árd Riachtanais (CLÁR)

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

2.1.27. The majority of the sixteen areas originally selected for inclusion in the CLÁR programme were those that suffered the greatest population decline from 1926 to 1996. The average population loss in these regions was 50%. Following on from an analysis of Census 2002 population figures a revision of CLÁR Regions has been undertaken. As a result of this review all existing CLÁR Regions have been retained with many, including Cork, extended.



2.1.28. Priorities identified in the selected areas are dealt with in 3 modules:

- Local Authority
- Industry and Enterprise and
- Health, Education & Community

2.1.29. Providing co-funding for priority projects:

- Non-National Roads
- L.I.S. Roads
- Group Water Schemes
- Group Sewerage Schemes
- Small Public Water Schemes
- Urban Enhancement Scheme
- Village Enhancement Scheme
- Bi-lingual Signage Scheme
- Sports Capital Grant Scheme
- Major and Minor Capital Health Projects
- Telecommunications
- Islands

Most of the Kanturk Electoral Area has been designated under the CLÁR programme.

Revitalising Areas by Planning, Investment and Development (RAPID)

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

Cork Recreational Needs Report (1999)

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

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

2.1.31. This document provides information on the extent of and requirement for leisure facilities that can generally be applied to the county as a whole. It recommends a policy approach to the

management and use of existing facilities and a format for the provision of facilities in association with proposals for new residential development.

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

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

Cork County Development Plan 2003 (as varied)

2.1.33. The Cork County Development Plan was adopted in January 2003 and provides the framework for development and planning in County Cork for the next six years. The County Development Plan took its guidance from the 20-year strategy provided in Cork Area Strategic Plan and the North & West Cork Strategic Plan. The Local Area Plans have been informed by the Cork County Development Plan 2003 (as varied), which sets out policies and objectives for the planning of local areas. The Cork County Development Plan 2003 (as varied) has a vision for the County that is based on four strategic goals, as follows:

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

Local Area Plans

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

2.1.35. The Cork County Development Plan 2003 (as varied) set out in Volume 1, Chapter 10 of the plan, the approach to development at the local level. The Cork County Development Plan 2003 (as varied) proposed a set of key requirements;

- A fully integrated set of Local Area Plans, covering the entire county, should be prepared in order to bring forward the policies of the County Development Plan at a local level and at the appropriate level of detail;
- Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;

- Local Area Plans should be based largely on established area boundaries. Where important social, environmental and economic links exist that cross these boundaries, mechanisms for joint working should be developed;
- Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;
- Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigtwohill and Midleton areas. These will address the planning issues faced in the Blarney – Midleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns “hub” status arising from the National Spatial Strategy.

Strategic Environmental Assessment (SEA)

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

2.2 Settlement Strategy

Strategic Principles – Settlement Policy

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

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

individual settlements. They can also be unsustainable in terms of transport patterns and the provision of services and infrastructure.

Overview

2.2.2. While development pressure in the Kanturk Electoral Area may not be as high as many areas of Metropolitan Cork, it is important to focus on the preservation of existing services through balanced growth. The Kanturk Electoral Area has a well-established network of settlements and the Local Area Plan seeks to consolidate the development in these towns and villages rather than large-scale development. In some villages it may also be necessary to attract new services to allow them to become service centres for their rural communities. Improving accessibility may unlock the significant potential for increased development in the tourism and natural resources sectors and may also encourage small to medium enterprises.

2.2.3. It is important to recognise that some of the new development will be located outside settlements. Although there is no objection in principle to individual houses in many rural areas, the objectives of the Cork County Development Plan 2003 (as varied) and normal planning considerations provide guidance on the nature and scale of development. However, unless a large part of any population growth is carefully planned around the existing network of small towns and villages, the independence of rural communities based on those small towns and villages will be lost.

2.2.4. In the Kanturk Electoral Area, the stability and prosperity of both the villages and their associated rural areas should be addressed in the context of falling farm-based employment and demographic issues. This can be done within the Development Plan process and through initiatives that enhance the attractiveness of villages as residential areas and locations for other functions drawn to the region. Many of the more rural areas have the capacity to augment their established agricultural strength through specialist tourism attractions. This process of adding additional types of economic activity in rural areas will be based on the areas extensive and attractive river valleys and upland areas and should take advantage of planned enhancements to the national road and public transport links.

2.2.5. If the rural communities of the area are to remain viable and attractive as a genuine alternative to their urban counterparts, then it is essential that the land-use planning system should encourage the development and enhancement of an independent social, cultural and economic infrastructure.

2.2.6. From the point of view of strategic spatial planning, the sustainable development of the Kanturk Electoral Area will, among other things, mean:

- Maximising access to and encouraging use of public transport, cycling and walking

- Developing sustainable urban and rural settlement patterns and communities to reduce distance from employment, services and leisure facilities and to make better use of existing and future investments in public services, including public transport
- Promoting cost-effective provision of public services like roads, drainage, waste management facilities, lighting, public amenities and schools
- Contributing to the evolution of socially integrated communities in both urban and rural areas
- Minimising the consumption of non-renewable resources like soils, groundwater and agricultural land
- Avoiding adverse impacts on environmental features such as landscapes, habitats and protected species, river catchments, the maritime environment and the cultural heritage
- Ensuring that construction design is of a high quality and appropriate to the scale and context of its surroundings.

Settlement Network

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

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

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

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

The settlement network is made up of five main components:

- 31 Main Settlements
- Key Villages
- Villages

- Village Nuclei
- Other Locations

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

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

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

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

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

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

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

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

- Permanently resident population
- Primary school and probably Secondary school
- Church or other community facility
- Convenience shops, pubs and either comparison shops or other retail services
- Industrial or office based employment
- Post Office/ bank / ATM / building society

- Garda presence
- Primary healthcare facilities (GP doctor / pharmacy)
- Sports facility
- Mains sewerage
- Mains water
- Public transport
- Served by a regional road
- Traffic calming / management scheme / off street car parking
- Bring site recycling facility

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

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

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

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

2.2.19. The Local Area Plans support the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.

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

2.3 Land Use And Zoning

Development Boundaries

2.3.1. The Local Area Plans provide detailed zoning maps and specific objectives for the development of each parcel of zoned land in each Electoral Area. The zoning maps also indicate a “Development

Boundary” for each settlement, which defines the extent to which the built up area could grow during the lifetime of the plan. Within these development boundaries where there are no specific objectives for zoned land, there are general objectives for the general development intention of the land. The provisions of the Housing Strategy will apply to all other land that is developed for residential or mixed uses (including residential) purposes within these development boundaries.

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

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

Land Uses in Established Areas

2.3.3. Within all settlements throughout the Electoral Area, it is an objective, normally, to encourage development that supports the

primary land use of the surrounding established area. Development that does not support, or threatens the vitality of, the primary use of these established areas will be resisted.

Land Uses in New Areas

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

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

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

Zoning on Other Lands

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

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

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

Background

2.4.1. The Cork County Development Plan 2003 (as varied) makes reference to the need for more precise objectives relating to the issue of Green Belts around the main towns. In Section 3.2.13 (Chapter 3, Volume 1), it refers to the Local Area Plans as being the most appropriate instrument for addressing this issue.

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

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

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

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

Housing in Rural Locations

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

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

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

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

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

Green Belts around the Ring and County Towns

2.4.10. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 County Development Plan (as varied). In the Kanturk Electoral Area, Charleville, Kanturk, Millstreet, and Newmarket are the subject of a new Green Belt in this way.

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

- The visual setting of the town;
- The main approach routes;
- The need to maintain strategic gaps with other settlements;

- Areas of designated landscape importance; and
- Areas of known nature conservation value.

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

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

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

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

GB 1-1	<p><i>Green Belts Around The Ring And County Towns</i></p> <p>(a) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(b) It is an objective to discourage strongly new individual housing from being located within the green belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective SPL 3-6 of the Cork County Development Plan 2003 (as varied).</p>
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GB1-2	<p>In some parts of the Green Belts established in this plan it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <ul style="list-style-type: none"> ▪ The character of the area as a whole will remain predominantly rural and open; ▪ Proposals will not cause linear roadside frontage development (ribbon development); and ▪ The proposal is consistent with the proper planning and sustainable development of the area.
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The Charleville Green Belt:

2.4.16. The development boundary of Charleville includes provision for a total of 55.9 hectares of land, to be used as open space. However, the specific policy objective relating to these lands outlines limited potential for individual dwellings at very low density. Furthermore, there are two smaller settlements (Ballyhea & Newtownshandrum), which are located within close proximity to the Green Belt, and offer additional potential for both individual houses and small-scale residential schemes.

2.4.17. Given Charleville's location abutting the county boundary with Limerick, the green belt boundary has been tightly drawn in an easterly direction. In addition, the location of the railway line on this side of the town also acts as a constraint & restricts development.

2.4.18. An important and attractive characteristic of the town of Charleville is the complex topography and landscape character of it's setting. The prominent ridges to the west in conjunction with the lower more localised ridges to the south of the town, which are relatively free from development, provide an attractive rural setting to the town and are therefore not considered suitable for development.

2.4.19. To the north & south, the principle approach road into the town is the National Primary Route, N20, which is also deemed unsuitable for development, as it would have a negative impact on the visual setting of the town. The proposed by-pass route to the immediate east of the town also restricts further development.

2.4.20. To the north of the town, the topography is less elevated and the ground level quite flat. This area forms part of the setting of the town when approaching from the Limerick border and for this reason is considered unsuitable for development.

2.4.21. An area of land has been identified on the western fringes of the town, abutting the development boundary for Charleville. It is situated within a narrow valley between two localised ridges, where there is an established proliferation of one-off dwellings. This sheltered

area is less visually prominent to the general setting of the town and whilst this area should remain generally open and rural in character, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (44 ha) will be subject to Objective GB1-2 of this LAP.

The Kanturk Green Belt:

2.4.22. The development boundary of Kanturk makes provision for a total of 71.9ha of land to be used as open space. However, the specific policy objective relating to these lands outlines limited potential for individual dwellings at very low density. The established residential area of Sally's Cross is located within the Green Belt and offers additional potential within its development boundary for the construction of individual houses.

2.4.23. An important and attractive characteristic of the town of Kanturk is the complex topography and landscape character of it's setting. The prominent ridges, which enclose the town to the north east, north and northwest are relatively free from development and provide an attractive rural setting to the town and are therefore not considered suitable for development. The green belt boundary has been tightly drawn around the town in order to protect this setting.

2.4.24. To the south of the town, the area surrounding Kanturk Castle is designated as a Scenic Landscape in the Cork County Development Plan, 2003. There are two further parcels of land designated as Scenic Landscapes to the north of the town. These areas are deemed unsuitable for development, as it would have a negative impact on the visual setting of the town.

2.4.25. Kanturk's hinterland comprises of several valleys, formed by the River Allow and its tributaries. The floodplains associated with these rivers also act as constraints as they are not suitable for development.

2.4.26. The Green Belt boundary has been tightly drawn out the Newmarket road, in an attempt to discourage further development along the approach road into this settlement and to maintain strategic gaps with these two settlements.

2.4.27. Three areas of land have been identified where there is an established proliferation of one-off dwellings. These areas are less visually prominent to the general setting of the town and whilst the areas should remain generally open and rural in character their capacity to accommodate some individual housing in a rural setting is recognised. These areas of land will be subject to Objective GB1-2 of this LAP.

2.4.28. The first lies to the south west of the town (35.3 ha), within one of these river valleys, while the other two areas lie to the west (3.64 ha) and north (4 Ha) of the town.

The Millstreet Green Belt:

2.4.29. There is one smaller settlement (Ballydaly) and one village nucleus (Cloghboola), which are located within or in close proximity to the Green Belt, and offer additional potential for both individual houses and small-scale residential schemes.

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

2.4.31. Drishane House and grounds to the north east of the town are designated as an Architectural Conservation Area in the Cork County Development Plan, 2003 (as varied), and therefore, act as a constraint to further development in this direction. Furthermore, there are also two areas of elevated ground, which abut the development boundary to the east and south west of the town which are designated as Scenic Landscapes in the Plan and which are not considered suitable for development.

2.4.32. The scenic Blackwater River Valley lies to the north of the town and it is considered that any development in this direction would detract from the visual setting of the area.

2.4.33. However, north of the town, the topography is less elevated and is considered more suited to development. An area of land has been identified in this region where there is an established proliferation of one-off dwellings. There is a footpath and public lighting connecting this part of the town with the railway station. This area is less visually prominent to the general setting of the town than the equivalent areas to the south, east, southwest and northwest and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (40.85 ha.) will be subject to Objective GB1-2 of this LAP. A number of other areas of land have been identified as being subject to Objective GB1-2 of this LAP - three to the north (5ha, 2.5 ha and 5ha) respectively and two to the east of town (11.9ha and 3.3 ha) respectively.

The Newmarket Green Belt:

2.4.34. The development boundary of Newmarket makes provision for a total of 37.3ha of land to be used as open space. However, the specific policy objective relating to these lands outlines limited potential for individual dwellings at very low density. The smaller settlement of Lismire, which is located in close proximity to the Green Belt, offers additional potential for both individual houses and small-scale residential schemes.

2.4.35. An important and attractive characteristic of the town of Newmarket is the complex topography and landscape character of its

setting. With the most prominent ridges to the north west of the town, the topography then slopes downwards gently in a southeasterly direction, along the Dallua River Valley, towards Kanturk. This landscape provides an attractive rural setting to Newmarket and is therefore not considered suitable for further development. The green belt boundary has been tightly drawn around the town in order to protect this setting.

2.4.36. To the west of the town, the road towards Blueford Cross Roads is designated as a Scenic Route in the Cork County Development Plan, 2003 (as varied). This area is deemed unsuitable for development, as it would have a negative visual impact on this approach road into the town.

2.4.37. The Green Belt boundary has tightly drawn out the Kanturk road, in an attempt to discourage further development along the approach road into this settlement and to maintain strategic gaps with these two settlements.

2.4.38. To the north of the town, an area of land has been identified, which is contiguous to the development boundary and where there are some established one-off dwellings. This area is less visually prominent to the general setting of the town and whilst this area should remain generally open and rural in character its capacity to accommodate some individual housing in a rural setting is recognised. Any future development should be accessed off the minor road, with no access from the Regional Road R578. This area of land (29 ha) will be subject to Objective GB1-2 of this LAP.

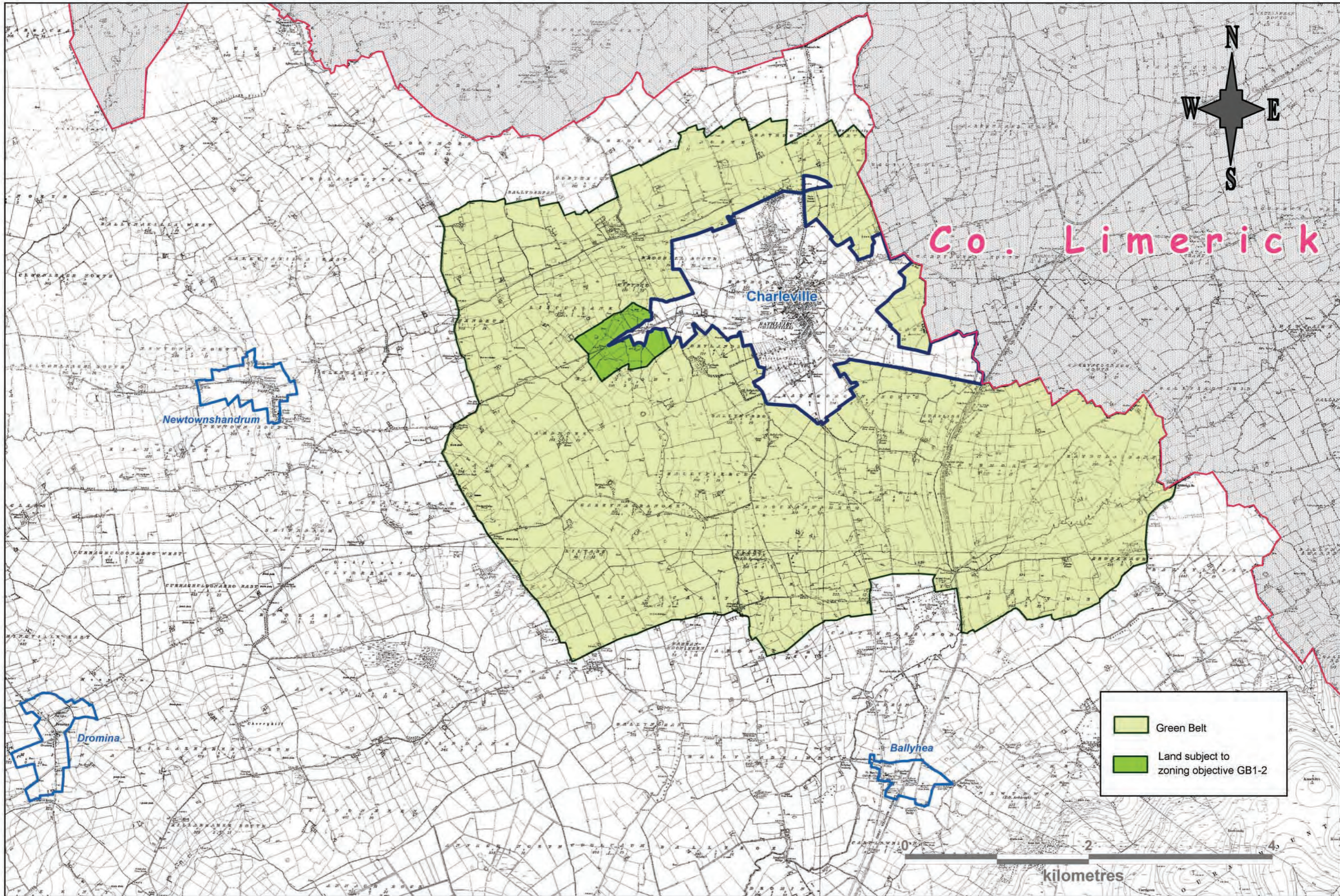
Green Belt Maps

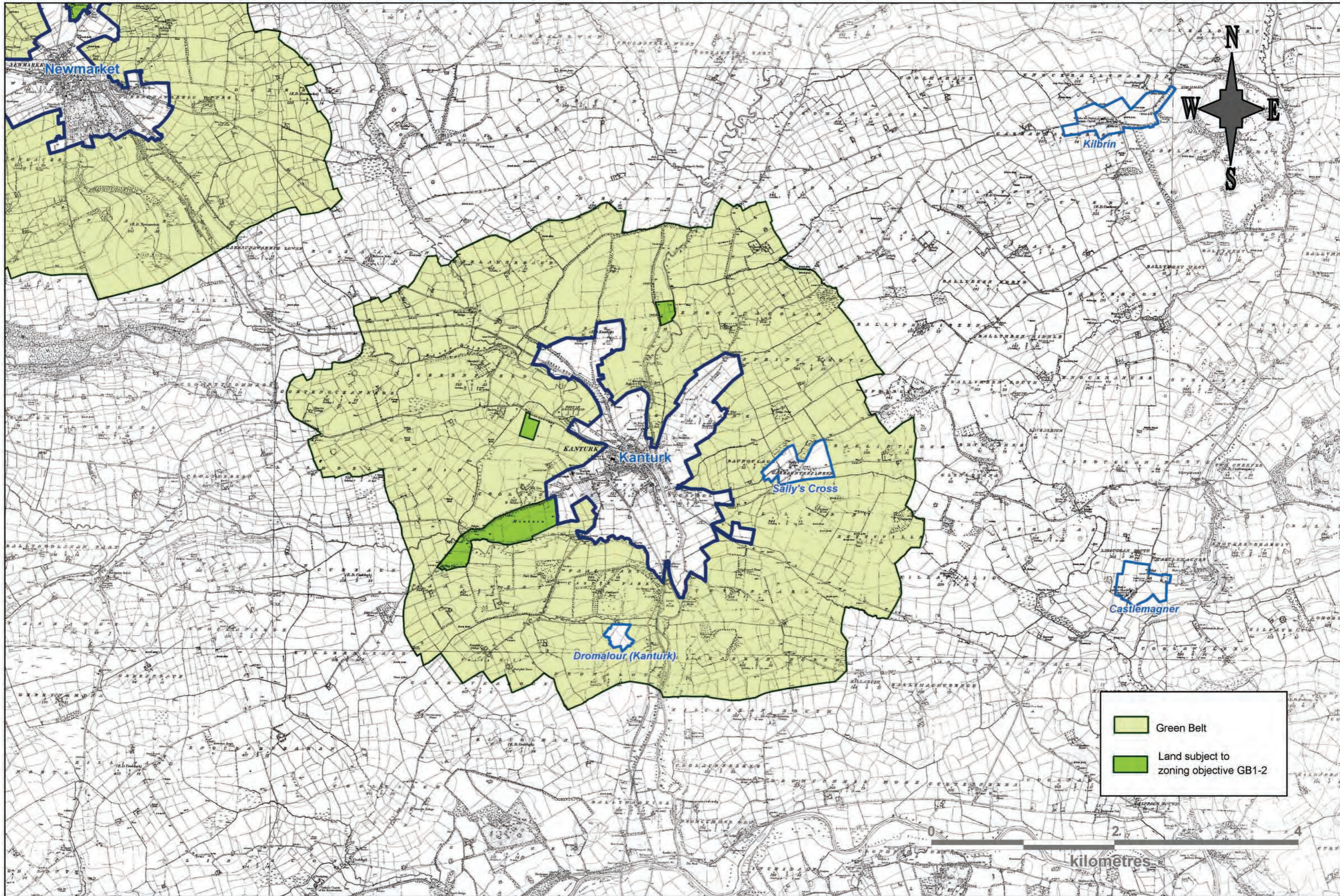
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Kanturk

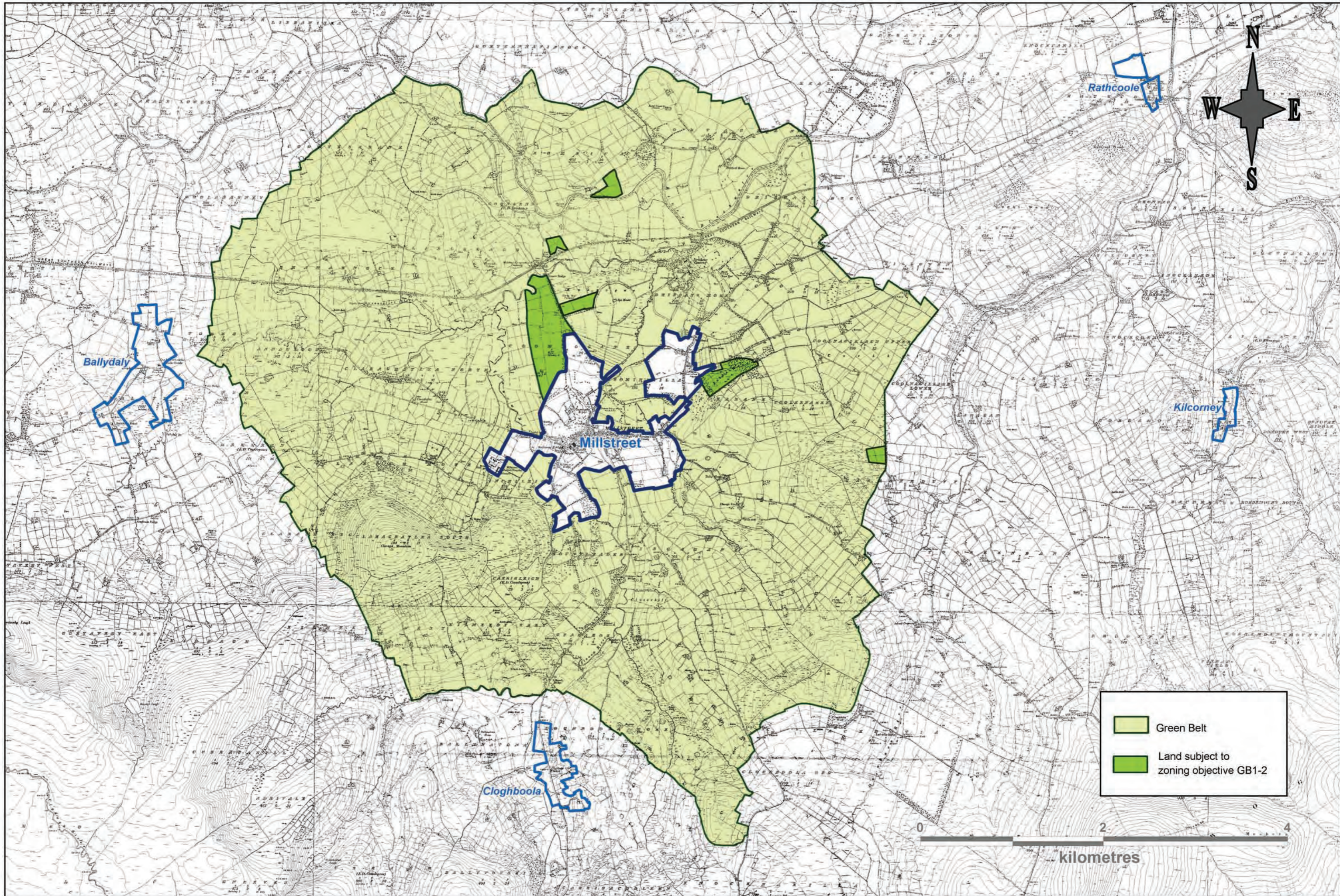
Millstreet



Newmarket

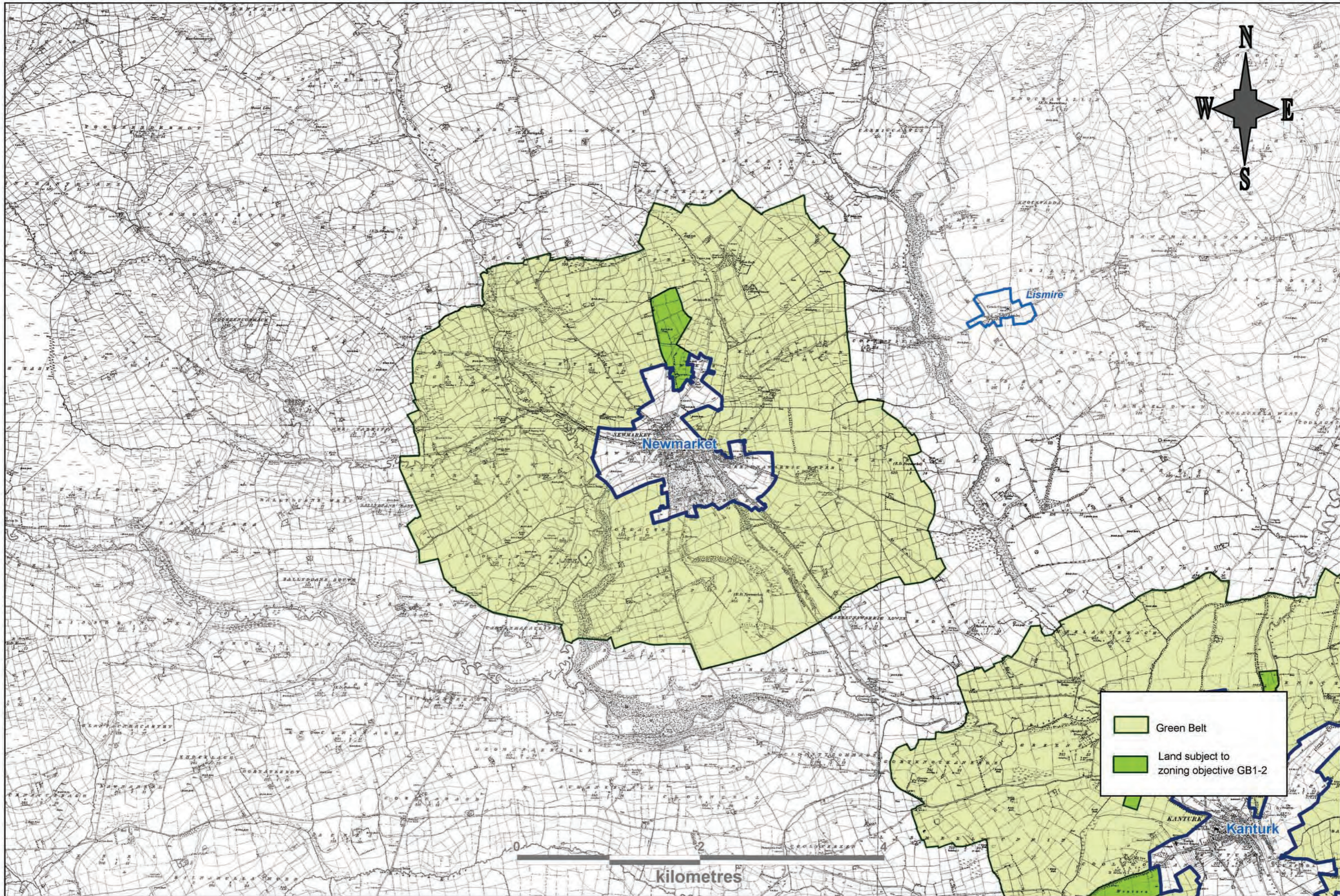






	Green Belt
	Land subject to zoning objective GB1-2



	Green Belt
	Land subject to zoning objective GB1-2



	Green Belt
	Land subject to zoning objective GB1-2

Section 3 Local Area Strategy

3.1 The Kanturk Electoral Area Strategy

Context

3.1.1. The Kanturk Electoral Area is about 1,129 sq km and is the largest of County Cork's ten Electoral Areas. The Electoral Area is bordered to the south by the Macroom Electoral Area, to the east by Mallow Electoral Area, to the North by County Limerick and to the West by County Kerry. The four main settlements in the area are included as Main Settlements in the Cork County Development Plan 2003 (as varied), namely Charleville, Newmarket, Kanturk and Millstreet.

3.1.2. The supporting settlements include Ballydaly, Ballydesmond, Ballyhea, Banteer, Boherbue, Castlemagner, Cecilstown, Cullen, Derrinagree, Dromina, Freemount, Kilbrin, Kilcorney, Kiskeam, Knocknagree, Lismire, Lyre, Meelin, Milford, Newtownshandrum, Rathcoole, Rockchapel, and Tullylease.

3.1.3. Most of the Kanturk Electoral area falls under the operational area of I.R.D. Duhallow. A small area in the north of the Electoral area falls under Ballyhoura Development Ltd. area. The development envisaged for the Kanturk Local Area Plan will be largely determined by the medium term recommendations of the North and West Cork Strategic Plan (N&WCSP) and the provisions of the Cork County Development Plan 2003 (as varied).

3.1.4. The Electoral Area consists of prime agricultural food-producing lands comprising of dairy and tillage farms. It is renowned for its beautiful scenery; for example, the Blackwater Valley provides countryside suitable for a range of outdoor pursuits.

3.1.5. It is felt that the Kanturk Electoral Area can be broadly divided into four distinct areas which share similar characteristics:

- Charleville and its hinterland,
- Rockchapel and its hinterland,
- North of the N72 and
- South of the N72.

Charleville and its Hinterland

3.1.6. This area includes the main town of Charleville and the villages of Ballyhea, Dromina, Newtownshandrum, Milford and Tullylease. It is quite removed from the rest of the Electoral Area and it could be argued that the towns are more related to the Mallow Electoral Area and towns in County Limerick rather than the Kanturk Electoral Area.

3.1.7. Charleville has been identified as one of the thirty one main settlements in the Cork County Development Plan 2003 (as varied). The future development of Charleville is based on the promotion of its potential as an important employment, commercial and industrial location and its strategic road and rail connections. The town is located close to the Limerick border and can be described as a county town, which acts as a growth and development centre for its rural hinterland both in County Cork and County Limerick. The excellent agricultural land that exists around the town and its hinterland has facilitated and encouraged the food-based industries now established there. The villages of Ballyhea and Newtownshandrum because of their closeness to the N20 tend to be influenced by Charleville and Mallow. Population growth in both of these areas has been very limited and employment opportunities are scarce. The close proximity of these two villages to the N20 (with its easy access to both Cork and Limerick), could allow them to develop as settlements. The villages of Milford, Tullylease and Dromina have experienced very little growth over the last number of years. These three settlements although served by Charleville would also be influenced by Dromcolliher in County Limerick.

Rockchapel Area

3.1.8. This area consists of the small picturesque village of Rockchapel, which acts as an important centre for the surrounding area. There are few settlements in this area with the village nuclei of Knockaclarig and Taur and is removed from the rest of the Electoral Area surrounded by upland areas dominated by forestry. The area is located close at the northwestern periphery of the County close to both the County Limerick and County Kerry borders and influenced by the town of Abbeyfeale, County Limerick.

The Area North of the N72

3.1.9. This section of the Electoral Area includes the main towns of Kanturk and Newmarket; both are key support towns serving the wider hinterland. There are a number of other settlements in the area the largest and best-served being, Boherbue. The villages of Ballydesmond, Kiskeam and Boherbue are all located on the R577. Together with Knocknagree and Cullen these settlements serve the western section of this area and are heavily influenced by the hub towns of Tralee and Killarney. To the north of Newmarket are the villages of Meelin, Freemount and Lismire which together provide a limited services to their rural hinterland. To the east of Kanturk town are the agricultural settlements of Kilbrin, Castlemagner and Cecilstown.

The Area South of the N72

3.1.10. Millstreet is located at the northern foot of Claragh Mountain in a remote but attractive landscape. The town is an important employment, service, social and cultural centre for the south of the Electoral Area. Other settlements in the area include, Ballydaly and Cloghboola, which provide limited services and have strong connections with Millstreet. The area also includes the village of

Banteer, which is served by the Cork to Tralee rail line and has experienced medium growth in recent years. The remaining settlements in this southern section include Dromagh/Dromtarriff, Rathcoole, Kilcorney, Lyre and Nad; these settlements provide a limited number of services, which serve a local catchment area. The scenic Blackwater Valley dominates the landscape of the south and central section of the Kanturk Electoral Area and is a very important asset to the area.

Cross Border Issues

3.1.11. In Kanturk there are a number of cross border issues that have implications for the settlement strategy. At a local level some parts of the Kanturk Electoral Area relate to and support towns in other counties. For example, the Rockchapel Area relates to and supports the towns of Castleisland and Abbeyfeale in County Kerry and Newcastlewest County Limerick, the Charleville Area has close links with Dromcolliher and Kilmallock in County Limerick and the Millstreet Area has a strong relationship with Rathmore and Killarney in County Kerry. On a broader level much of Kanturk is within the journey to work catchment of Cork and Tralee/Killarney, rural areas are under considerable pressure for individual residential development. Improving services in villages and smaller towns to accommodate sustainable growth and promote a co-ordinated approach to services provision is a potential way forward.

3.2 Growth And Development In The Kanturk Electoral Area

3.2.1. The entire Kanturk Electoral Area is located within and guided by the 20-year strategy provided in the North and West Cork Strategic Plan. The Kanturk Electoral Area shares similar demographic characteristics with many other declining rural areas. The loss of young people and women from the area, with a consequently aging population will adversely affect the future growth and structure of the population. A reversal of these current population trends is a necessary precursor to achieving the goals and aspirations of communities in the area

3.2.2. The Cork County Development Plan 2003 (as varied) has made provision for the majority of population growth planned for the Kanturk Electoral Area to be located within the main towns. The area contains the four county towns of Charleville, Kanturk, Millstreet and Newmarket; the growth of these towns is addressed in the Cork County Development Plan 2003, (as varied). Despite a natural increase in population in these main towns, the remaining more rural area has undergone a decline in population over recent years if this decline were to continue it would have very serious implications for the area. To reflect this situation part of the Electoral Area has been designated under the Clár programme.

3.2.3. The Local Area Plan for the Kanturk Electoral Area will make provision to accommodate an appropriate proportion of this growth within the Electoral Area and this will be distributed between the small

towns, villages and agricultural areas in accordance with the principles of the North & West Cork Strategic Plan (N&WCSP), the Cork County Development Plan 2003 (as varied) and the proper planning and sustainable development of the area.

3.2.4. Outside the main towns of the area, the smaller settlements will accommodate some growth but the capacity of the settlements will be an important consideration. While it is important to recognise that some of the new development will be located outside settlements, unless a large part of it is carefully planned around the existing network of small towns and villages, independence of those small towns and villages will be lost.

3.3 Population Trends And Forecasts

3.3.1. The census of population for the Kanturk Electoral Area in 2002 was 26,049 people in 8,829 households. This represents a slight fall in population from the 1996 census population of 26,232 in 8,280 households.

3.3.2. This plan is concerned with the proportion of the 20-year (2000-2020) growth forecast by the N&WCSP that might occur between the 2002 census and 2011. If development is to proceed in line with the recommendations of the N&WCSP, then this growth figure is equivalent to an additional 1,485 households in the Electoral Area as a whole by 2011. An estimate of the possible population of the Kanturk Electoral Area in 2011 is obtained by adding these figures to the 2002 census results. This is set out in the table below.

Kanturk Electoral Area	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	26,232	26,049	27,848	1,799
Households	8,280	8,289	10,314	1,485

3.4 Distribution Of Growth

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

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

3.4.3. Of the overall estimated growth figure of 1,485 additional households between 2002 and 2011 (see the table below), approximately 460 could be accommodated in the main settlements, while the remaining 1,025 or so households will be located in the remaining towns, villages and agricultural areas.

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

Estimated Growth 2002 to 2011 (households)	Main Settlements	Smaller Towns, Villages and agricultural areas	TOTAL
Kanturk Electoral Area	460 (4 towns)	1,025	1,485

Conclusion

3.4.5. As highlighted in previous sections of this plan there are a number of issues responsible for the current demographic profile in the Kanturk Electoral Area. The key ones appear to be an ageing population; outward migration amongst the young people (prompted by a lack of further education and employment opportunities), increased commuting to urban areas for employment (with associated pressures on transport infrastructure and environmental quality); growing relative affluence of urban living; and loss of services delivered locally, (such as pubs, schools, post offices and health care).

3.4.6. If North and West Cork is to escape from the syndrome of decline, which is strongly entrenched in some areas, the primary focus of strategic action should be to make the area an attractive place for young adults to live in, this is not a strategy that ignores or dismisses the needs and potential of the older population. However, encouraging inward migration should be an essential element of a future strategy. This would bring with it also new skills, knowledge and ideas and the strategy may also help in the retention of a higher proportion of the population of the area.

3.5 Settlement Structure In The Kanturk Electoral Area

3.5.1. Kanturk Electoral Area is primarily 'rural' in character. It has four main settlements, Charleville, Kanturk, Millstreet and Newmarket and for the purposes of this Electoral Area Local Area Plan the strategic aims and zoning objectives for these main settlements have been carried forward from the Cork County Development Plan 2003 (as varied). As well as this there are a number of key villages, a number of villages of a varying size and a series of small village

nuclei. The smaller settlements are mainly dependent on the larger settlements for services

3.5.2. The main towns of Kanturk, Newmarket, Millstreet, and Charleville have historically developed to serve strong rural and agricultural hinterlands. Capitalising on the location and attractions of these centres, on or near important transport corridors, will become an important part of diversifying these towns, and the surrounding area, as their reliance on traditional economic activities lessens.

3.5.3. Of the numerous villages, Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree, Milford, and Newtownshandrum are the larger and best developed. They all offer a range of services to the village itself and the surrounding rural area. They enable many day-to-day activities to be carried on in rural communities without the necessity of a longer journey to a more urban location. Subject to any long term physical and infrastructure constraints, focussing an element of future population growth on these settlements would serve to maintain the viability of many services provided in the village that are essential to the rural communities they serve. The villages of Ballydaly, Ballyhea Castlemagner, Cecilstown Cullen, Derrinagree, Freemount, Kilbrin, Kilcorney, Kiskeam, Lismire, Lyre, Meelin, Rathcoole, Rockchapel, and Tullylease, serve a similar role, albeit on a smaller scale and, subject to any long term physical and infrastructure constraints, may be identified as suitable locations for growth.

3.5.4. The remaining villages of Aubane, Cloghboola, Dromagh/Dromtarriff, Foilogohig, Knockaclarig, Nad, and Taur, provide at least one service (e.g. a church, a public house or a shop) to their rural hinterland but, they do not provide the same breadth of service found in the small towns or larger villages referred to in the preceding paragraphs and are best suited to accommodate small-scale development. Indeed the location of larger scale development in these settlements could serve to undermine the ability of the small towns and larger villages to attract the scale of development appropriate to their service base.

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

3.5.6. The following table summarises the list of settlements and their proposed strategic role within the Kanturk Electoral Area:

Settlement Type	Strategic Aims
<p><u>MAIN SETTLEMENTS</u></p> <p>Charleville Kanturk Millstreet Newmarket</p>	<p>Charleville - Promotion of its potential as an important employment, commercial and industrial location and its strategic road and rail connections</p> <p>Kanturk - Improvement of its status as an important local centre by establishing strong links with Millstreet and Newmarket to form a strategic growth and development focus for North West Cork</p> <p>Millstreet - Improvement of its status as an important local centre by availing of its important rail access; establishment of strong links with Kanturk and Newmarket to form a strategic growth and development focus for North West Cork.</p> <p>Newmarket - Promotion of its potential as an important local centre; establishment of strong links with Kanturk and Millstreet to form a strategic growth and development focus for North West Cork.</p>
<p><u>KEY VILLAGES</u></p> <p>Ballydesmond Banteer Boherbue Dromina Knocknagree Milford Newtownshandrum</p>	<p>Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.</p>

Settlement Type	Strategic Aims
<p><u>VILLAGES</u></p> <p>Ballydaly Ballyhea Castlemagner Cecilstown Cullen Derrinagree Freemount Kilbrin Kilcorney Kiskeam Lismire Lyre Meelin Rathcoole Rockchapel Tullylease</p>	<p>Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p>
<p><u>VILLAGE NUCLEI</u></p> <p>Aubane Ballyhass Curraraigue Cloghboola Dromagh/Dromtariffe Foilogohig Knockaclarig Nad Taur</p>	<p>Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.</p>
<p><u>OTHER</u></p> <p>Sally's Cross Dromalour</p>	<p>Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.</p>

3.5.8. In this Local Area Plan, approximately 104 ha. (gross) of zoned residential lands have been identified in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town / neighbourhood centre development or on sites with "special" zonings.

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

Sufficiency of Zoned Lands for Housing

3.5.7. In determining whether enough land has been provided for housing in the smaller towns and villages within the Kanturk Electoral Area, an examination should be made of both the projected requirement for new housing and the amount of zoned land suitable for housing development. The requirement for new housing is estimated from the projected increase in households for the area. In the Kanturk Electoral Area, this amounts to 1,025.

Section 4 Employment And Economic Activity

4.1 Strategic Principles

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

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

4.1.2. In the Kanturk Electoral Area, the employment base is relatively weak but has a great potential to diversify and develop a mix of manufacturing and service industry. Outside of the main towns there are employment and economic activities of varying scale occurring in the smaller settlements and rural areas of the Electoral Area, such as agriculture, quarries, service industries, tourism and other industrial and commercial uses.

4.2 Agriculture And Food

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

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

investment, research, technology and innovation, marketing development and promotion, and human resources.

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



4.2 Industry and Enterprise

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

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

- Building on the strong links between Kanturk, Millstreet and Newmarket to form a strategic growth and development focus for North West Cork.
- Encouraging a range of employment opportunities with the aim of attracting jobs of higher skills content with corresponding needs for educated and trained personnel.

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

4.3.3. Many of the submissions made by community groups during the early preparatory stages of the Cork County Development Plan, 2003 (as varied) raised the question of providing greater employment opportunities both in the rural areas and within the main towns. There was a suggestion in some submissions that the absence of employment opportunities in parts of the Electoral Area was a contributory factor in the decision of some young people to leave the area in which they had been brought up and that any action that could help reverse this trend would be welcome.

4.3.4. The Kanturk Electoral Area has not yet seen the diversification of alternative economic activities as demonstrated in the Mallow and Fermoy Electoral Areas and the settlements have very strong links with agricultural development and food production. The development of the rest of the Kanturk Electoral Area will depend to a large extent, on the improvement of its status / identity as an important local centre. The area lacks a dominant centre but it should be possible to build on the strong links between Kanturk, Millstreet and Newmarket to form a strategic growth and development focus for North West Cork. Charleville is a key location on a proposed development corridor along the N20 between Cork and Limerick.

4.4 Retail And Commerce

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

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

4.4.3. The Cork Retail Centres Hierarchy defined in the Retail Strategy, lists the location of centres from regional to local. In the Kanturk Electoral Area, Town / District Centres are located at Charleville, Kanturk and Millstreet. Newmarket is classed as a Neighbourhood Centre. The high order retail provision is found in the four main settlements Charleville, Kanturk, Millstreet and Newmarket. These towns are seen as the focus for future expansion in comparison floor space provision and the large-scale developments of supermarkets and retail warehouses. In the larger settlements provision may include a number of convenience shops, comparison shops and some service related units.

4.4.4. It is expected that in the smaller settlements, the nature and extent of retail provision will vary based on the settlements position in the network of settlements.

4.4.5. Provision will usually be in the form of local shops, as defined in the Retail Variation to the Cork County Development Plan 2003. These shops serve immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas. The amount of floor-space provided is small in size and it may be appropriate to group a small number of local shops together to create more sustainable development forms. They may also form the focus of smaller villages where they serve a wider rural catchment area.

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

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

4.4.8. The towns of the Kanturk Electoral Area are fairly remote from Cork City and maintain a reasonable independence in retail provision serving their rural hinterland catchments. In places these catchment areas extend outside the electoral and for some goods and services the residents of Kanturk travel outside the Electoral Area to Mallow, Killarney and further afield.

4.5 Tourism

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



4.5.2. The area has a number of strategic qualities that influence the success of its tourist industry: A key attraction to the area is the Millstreet Green Glens Arena, the location of an International Equestrian event each year and also a venue for a number of large concerts, and shows, most notably the 1993 Eurovision Song Contest. Also in Millstreet the Country Park contains gardens, walks and a visitors' centre. Other historic attractions include Kanturk Castle.

4.5.3. Although the dramatic landscape characteristics found in West Cork and County Kerry are not present in the area, the roads through

the landscape present an attractive introduction to the area and, in itself, invites visitors to divert onto other routes. The attractive towns and villages of the area include many attractive, sometimes historic, buildings. The rural area also provides an insight into the rich history and heritage of the area with remnants of a large number of historic buildings scattered across the landscape. Attractive rivers, such as the River Finnow, the River Allow, River Dalua and the River Blackwater, one of the best unpolluted trout and salmon rivers in Europe. The other draw to the area are the local hills, such as the Musheramore Mountain, the Boggeragh Mountains, the Mullaghareirk Mountains and Ballyhoura Mountains these provide opportunities for walks, cycling and equestrian sports, there are also a number of established walks in the area (the Ballyhoura Way, the Duhallow Way and the O'Sullivan Bere walking routes); These walks link to larger walks like the Munster Way and are significant tourist attractions.

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

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

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

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

4.6 Mineral Extraction

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

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

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

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

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

4.6.5. The extractive industry makes an important contribution to economic development in the Kanturk Electoral Area. Because mineral extraction is a very significant industry serving the construction, industrial and energy sectors, it is important to facilitate development, particularly by safeguarding mineral reserves so that inappropriate development does not occur in the vicinity and cause difficulties in exploiting the resource. There are a number of quarries in the Electoral Area, where Cork County Council must safeguard the resources.

4.7 Forestry

4.7.1. The overriding strategy as regards forestry is to increase the productive forest area and the diversity of species, protect the environment, develop an internationally competitive saw milling sector and a range of complementary forest based processing industries,

promote research and development and ensure the availability of education and training. The Cork County Development Plan 2003 (as varied) in Chapter 4, Employment & Economic Activity, includes the main overriding principles as regards forestry and these are supported by Strategic Objectives ECO 5-5, ECO 5-6 and ECO 5-7.

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



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

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

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

Section 5 Transport & Infrastructure

5.1 Strategic Principles

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

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

5.1.2. The Kanturk Electoral Area occupies a strategic spatial position linking Cork to the neighbouring counties of Limerick and Kerry, with connections to both the road and rail network. These transport links can act as a catalyst for substantial employment-led growth especially when viewed in the context of the National Spatial Strategy (NSS) in which the area is located between the designated Tralee–Killarney and Mallow–Cork gateways.

5.2 Transport

Road Network

5.2.1. It is an objective, in the preparation of Local Area Plans to identify key local priorities for local road improvements. While the road network in the Kanturk Electoral Area is generally good, the majority of settlements within the Electoral Area would benefit from road improvements such as traffic calming, the provision of appropriate signage and in many cases road widening. The current programme of road construction and traffic improvements including the provision of green routes will help to alleviate traffic congestion in and around the main settlements in the area. Any further large-scale development and

car based commuting in the area would contribute to increased congestion.

5.2.2. In terms of new road proposals, the main project affecting the Electoral Area is the proposed new route alignment for the N20 between Boherarash Cross, just north of Twopothouse to the southern end of the Croom Bypass, including the bypass of Charleville.

5.2.3. The key elements of the transport infrastructure are the road corridors running through the Electoral Area. The main elements to the road network are the N20 through Charleville to Limerick (Shannon, Galway and the West of Ireland), the N72 running through Fermoy and Mallow to Killarney. From Mallow the N72 and N73 roads connect to the N8 Cork-Dublin road. This network has had a dramatic effect on development in the area and current bypass proposals on the N20 at Charleville are likely to have a strong influence on the development of the town and its hinterland.

5.2.4. Regional roads will play a key role in linking the main national transport corridors to wider rural areas and smaller towns and villages within these areas and will need to be supported in this role. The development of this relatively strong local road infrastructure will support sustainable development throughout the Electoral Area. One aspect of this will be to provide better road linkages and standards on national and non-national roads within the Electoral Area and also to improve concentric road links between the Kanturk Electoral Area and neighbouring settlements within and outside County Cork.

5.2.5. It is considered that there may be suitable locations in the Kanturk Electoral Area for the provision of a dedicated truck depot to meet the needs of truck parking with ancillary facilities, based on its merits and subject to normal proper planning considerations.

Rail

5.2.6. The other element of the transport infrastructure in the Kanturk Electoral Area is the rail service. There is a rail line running to Tralee through the south of the area with stations at Banteer and Millstreet which connects to Cork at Mallow. There is also a station at Charleville providing a stop on the Cork to Dublin line. The continued upgrading of these mainline services is required, in terms of frequency, journey time, rail network and rolling stock. In view of the proximity and populations of the Cork and Limerick Gateways, the direct linking by rail of Cork and Limerick is an option for consideration, as critical mass increases. This Western Rail Network may include a direct link from Charleville to Limerick.

Public Transport

5.2.7. At a local level the Kanturk area benefits from the innovative Duhallow Area Rural Transport (DART) initiative a rural public transport scheme operated by I.R.D. Duhallow. This initiative is providing a valuable service with social and economic benefits to the region and should be supported and developed further so it becomes sustainable. In terms of strategic bus requirements, this plan supports the recommendations of the North and West Cork Strategic Plan with

regard to the provision of dedicated bus corridors in certain locations, the provision of park and ride facilities and the development of public-private partnerships for county services and rural transport services, and to support initiatives which provide greater accessibility by bus between rural towns/villages with their more remote hinterlands.



5.2.8. In regard to pedestrians, the Local Area Plan has identified a number of existing pedestrian walks in the Electoral Area, these should be maintained and improved where necessary. It has also identified a number of proposed new walkways, which will add to the leisure and tourist attractions of the area.

5.3 Infrastructure

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

5.3.2. If critical mass is to be achieved and environmental protection secured, water provision and waste management facilities to the highest of modern standards, need to be provided in all identified growth areas of the region.

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

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

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

Water Supply

5.3.6. The provision of adequate water supply to serve the anticipated level of growth in the Kanturk Electoral Area is essential to the delivery of the development in this plan, and requires a phased improvement of services in line with development. The Electoral Area is supplied by the Allow, Charleville, Millstreet, and the Newmarket/Kanturk Water Supply Schemes. Smaller settlements are served by spring and bored well sources many of which require upgrading.

5.3.7. In general, water supply facilities need to be improved throughout the county both to serve existing communities and to accommodate planned growth. Key needs identified include the following:

- Upgrades of existing water treatment facilities are required at Ballydesmond and Freemount.
- Water Storage facilities are required at Banteer, Kilbrin, and Taur.
- Extensions to water distribution networks are required in most settlements.

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

5.3.9. Most of the supplies in the more remote areas are individual wells serving farms and single houses in rural areas and scattered individual housing outside of existing towns and villages. In addition, many of the existing private group water schemes have unreliable sources of water and inadequate treatment facilities. Some rely on groundwater and some on surface water supplies as their source. Many of these are prone to being contaminated because of their proximity to pollution arising from the disposal of effluent from nearby developments e.g. septic tanks for individual houses or slurry tanks in

farmyards. Therefore the protection of existing underlying aquifers, which supply the schemes, is paramount.

Water Quality

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

Drainage

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

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

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

- Extensions to the sewerage networks are required in many settlements
- New treatment plants are required in Knocknagree, Ballydaly, Castlemagner, Cecilstown, Derrinagree, Kilbrin and Lismire.
- Upgrades of existing treatment plants are required in Freemount and Ballyhea.

5.3.13. Most of the rural housing development in the county is permitted with conditions relating to the proper siting and construction of suitable septic tanks. Sometimes these treatment tanks are sited

without adequate regard to existing water aquifers or other underground water sources causing deterioration in the quality of water.

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

Surface Water Drainage

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

5.4 Waste Recovery And Recycling

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



5.4.2. A single engineered landfill site is proposed for the County at Bottlehill.

5.4.3. Within the Kanturk Electoral Area there are the following waste management facilities;

- Bring Sites are distributed throughout the area at Ballydesmond, Boherbue, Charleville (2), Cullen, Dromina, Kanturk, Kilbrin, Meelin, Milford, Millstreet, Newmarket and Rockchapel.
- Provision of additional sites at Ballydesmond, Cullen, Kiskeam, Freemount, Banteer and Newtownshandrum are scheduled, with settlements such as Lismire, Kilcorney, Lyre, Derrinagree, Taur, Ballyhea, Dromagh, Knocknagree and Rathcoole on the reserve list.
- It is envisaged that all of the above sites will eventually be upgraded to contain receptacles for the all of the following categories – Glass bottles/Jars, beverage cans, card/paper/plastics & textiles.
- Civic Amenity sites are proposed for Kanturk, Millstreet, Newmarket and Charleville

5.5 Energy And Communications

Energy Networks

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

Renewable Energy

5.5.2. The issue of wind energy is important for Cork County and a number of preliminary studies have been carried out to assess the overall wind resource in the county and the degree of sensitivity of Cork's different landscapes to the deployment of wind farms. A large area to the north of the Kanturk Electoral Area has been designated as a 'Strategic Search Area' in the Cork County Development Plan 2003 (as varied) (Chapter 5).

5.5.3. Strategic Search Areas are areas, which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. These could be considered to be strategic 'search areas' for wind farm development. Prospective developers would be encouraged generally to focus on these areas when searching for potentially suitable sites in County Cork. While not all locations within these areas would be suitable for wind projects (see below), they do give a strategic representation of generally preferred areas.

5.5.4. The identification of these areas does not of course give any certainty about the outcome of any particular wind energy proposal

and, even within the strategic search areas there will be particular constraints at individual sites. For example, within the identified search areas, important breeding and feeding grounds for rare and protected hen harriers can be found and these can be damaged or destroyed by inappropriate development.

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

Strategic search areas are located in the northwest, north, mid-Cork and small parts of east Cork. As one of the three main Strategic Search Areas in the County the implications of wind farm development on the Kanturk Electoral area will require further investigation, in light of a more detailed policy on wind energy, to be published during the course of the Local Area Plan process.

Telecommunications

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

Section 6 Housing And Community Facilities

6.1 Strategic Principles

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

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

6.2 Housing Overall Approach

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

6.2.2. The Kanturk Electoral Area falls outside the metropolitan Green Belt area and the Rural Housing Control Zone area. As a result, outside the hinterland of the main towns of Charleville, Kanturk, Millstreet and Newmarket, there is no specific planning objection in principle to individual rural houses, subject to normal proper planning considerations in each case. However, it is an objective of the Cork County Development Plan 2003 (as varied) to recognise the serious long-term effects that urban generated housing development can have on rural areas, in terms the viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.

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

In some of the main towns, a number of locations have been identified to accommodate very low-density residential development (less than 5 dwellings per hectare).

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

Density Table: Main Settlements

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

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

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

Density Table: Key Villages, Villages & Village Nuclei

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

6.3 Community Facilities

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

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

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

Education

6.3.4. Primary schools are located in most, if not all, of the settlements. Some of the schools are badly located in that they may be a distance outside of the settlement or located between settlements which means that children may not be able to walk to school in safety. The provision of footpaths to schools, where feasible, will be an objective in the Local Area Plans. School buses and cars are the main form of transport to and from schools. Many existing schools are under pressure to accommodate an increasing number of new pupils in buildings that are unsuitable or too small. The need to extend buildings and expand facilities is often constrained by the availability of land. The Local Area Plan will zone land for the extension of primary school buildings and facilities where the need has been identified. Secondary schools in the Electoral Area are located in the main towns of Kanturk, Charleville, Millstreet and the key village of Boherbue.

6.3.5. The third level educational sector is strongly encouraged to prepare specific outreach programmes for the Kanturk Electoral Area with a view to establishing avenues for ongoing education and training. These institutions also need to increase their participation in the regional economy through links to industry, increased levels of research and development and spin off companies, provision of small industrial units, and greater levels of outreach to selected key towns throughout the region.

Health Care Facilities

6.3.6. Apart from the main public and private hospitals located in Cork City, and the Community Hospitals in Kanturk and Millstreet, health care in the Electoral Area consists of Health Centres and GP's surgeries along with other facilities such as nursing homes.

Recreation

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

6.3.8. In new residential developments the policy objectives in Cork County Council's; Recreation, Amenity and Cultural Policy document on the provision of facilities will be implemented.

6.3.9. Walking is increasing in popularity and is catered for in successful purpose built walks. Other walks are proposed in or near settlements in the plan across the Electoral Area and these proposals are shown on the settlement maps.

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



Open Space

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

Childcare

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

Section 7 Environment And Heritage

7.1 Strategic Principles

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

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

7.2 The Natural Environment

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

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

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

(as varied) and shown on the Heritage and Scenic Amenity Maps in Volume 4 of the plan.

7.2.4. Candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union. The current list of cSACs (dated September, 2002) is given in Volume 2 of the Cork County Development Plan 2003 (as varied) and shown on the Heritage and Scenic Amenity Maps in Volume 4.

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

7.2.6. In the Kanturk Electoral Area, important pNHAs include; pNHA 1072 - Priory Wood Lismire, pNHA 2131 – Awbeg River, pNHA - 0365 Killarney National Park, Magillicuddy Reeks and Caragh River Catchment and pNHA-1036 - Banteer Ponds.

7.2.7. There are two Candidate Special Areas of Conservation in the Electoral Area namely; cSAC 2131 - Awbeg River and cSAC 0365 Killarney National Park, Magillicuddy Reeks and Caragh River Catchment. There are three Natural Heritage Areas

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

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

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

7.2.11. The issue of the protection and enhancement of the natural environment is a subject that has implications for many other areas of

this plan. As outlined in the Transport & Infrastructure section the need has been identified for a specific rural waste management strategy. There are numerous requests for recycling facilities and for steps to achieve waste reduction to be put in place. Other issues in relation to this section include the need to maximise the benefits from the development of renewable energy sources. The current wind farm developments are generally viewed as positive and listed on the asset side. There is considerable concern about forestry practices, including planting close to housing and schools, impacts of fertiliser on watercourses and aerial spraying. In terms of employment and economic activity, habitat destruction and the consequent loss of biodiversity is seen as a threat, as is the dominance of monoculture forestry in some areas. The draft strategy notes that the River Blackwater is unpolluted, unfortunately acidification from over intensive commercial coniferation (forestry) in its watershed poses a serious problem.

7.3 Scenic Amenity, Views and Prospects

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

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

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

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

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

7.3.6. Where development has a negative impact on the quality of the route the scale of that impact (including any incremental or

cumulative effect) will be judged against any positive public planning benefit arising from the development. The scope for mitigating any impact by means of landscaping or alternative design or siting will also be taken into account.

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

7.3.8. Those proposing development adjacent to or within sight of designated Scenic Routes are advised to consult the Cork County Landscape Character Assessment and the Cork Rural Design Guide before completing their design and submitting any planning application. In the Kanturk Electoral Area, there are 6 routes classified as scenic routes; A16: Road North of Meelin, A17: Mullaghareik overlooking mountains, A18: Road northwards from Meelin to Rockchapel to County Boundary, A19: Road at Taur, A20: Road West of Newmarket, A21: Mountain roads between Seefin and Nad, A22: Roads at Musherah in the Boggeragh Mountains and roads from Musherah to Ballynagree, Lackdoha and Rylane Cross.

7.3.9. The scenic routes are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the Cork County Development Plan 2003 (as varied).

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

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

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

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

scenic routes, as the process will inform the work on the scenic routes and scenic areas.

7.3.14. The Electoral Area also has a number of scenic landscape areas as designated Cork County Development Plan 2003 (as varied) mainly the area around Kanturk, area along the Blackwater Valley, and the area around Millstreet. The scenic areas are shown on the Heritage and Scenic Amenity Maps in Volume 4 of the Cork County Development Plan 2003 (as varied).

7.4 Built Environment

7.4.1. Though none of the villages in the Kanturk Electoral Area are included as Architectural Conservation Areas (ACAs) in the Cork County Development Plan 2003 (as varied) additional ACAs may be adopted through the variation process. These are special areas that require protection from inappropriate development and may be subject to special planning controls in order to preserve and enhance the area. Specific objectives ENV 5-5, 5-6 and 5-7 refer to ACAs in the Cork County Development Plan 2003 (as varied). The ACAs are mapped in Volume 4 of the Cork County Development Plan 2003 (as varied).

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



7.4.3. The Cork County Development Plan 2003 (as varied) established the initial Record of Protected Structures in County Cork,

which includes a list of over 1,000 structures. In the Kanturk Electoral Area there are approximately 30 structures included on the list.

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

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

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

7.5 Cultural Heritage

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

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

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

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

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

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

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

7.5.7. One of the key areas in the Kanturk Electoral Area is the area around the village of Rockchapel. This area and the area that extends southwards to Rathmore in County Kerry (including Ballydesmond, Knocknagree, Kiskeam, Cullen) is known as Sliabh Luachra and is renowned for its traditions in music, song, dance, and other aspects of Irish culture. The Cultural Centre in Rockchapel (Bruach na Carrage) has hosted international performances, and has tremendous potential to generate further cultural resource development in the area.

7.6 Archaeological Heritage

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

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

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

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

7.7 Landscape Assessment

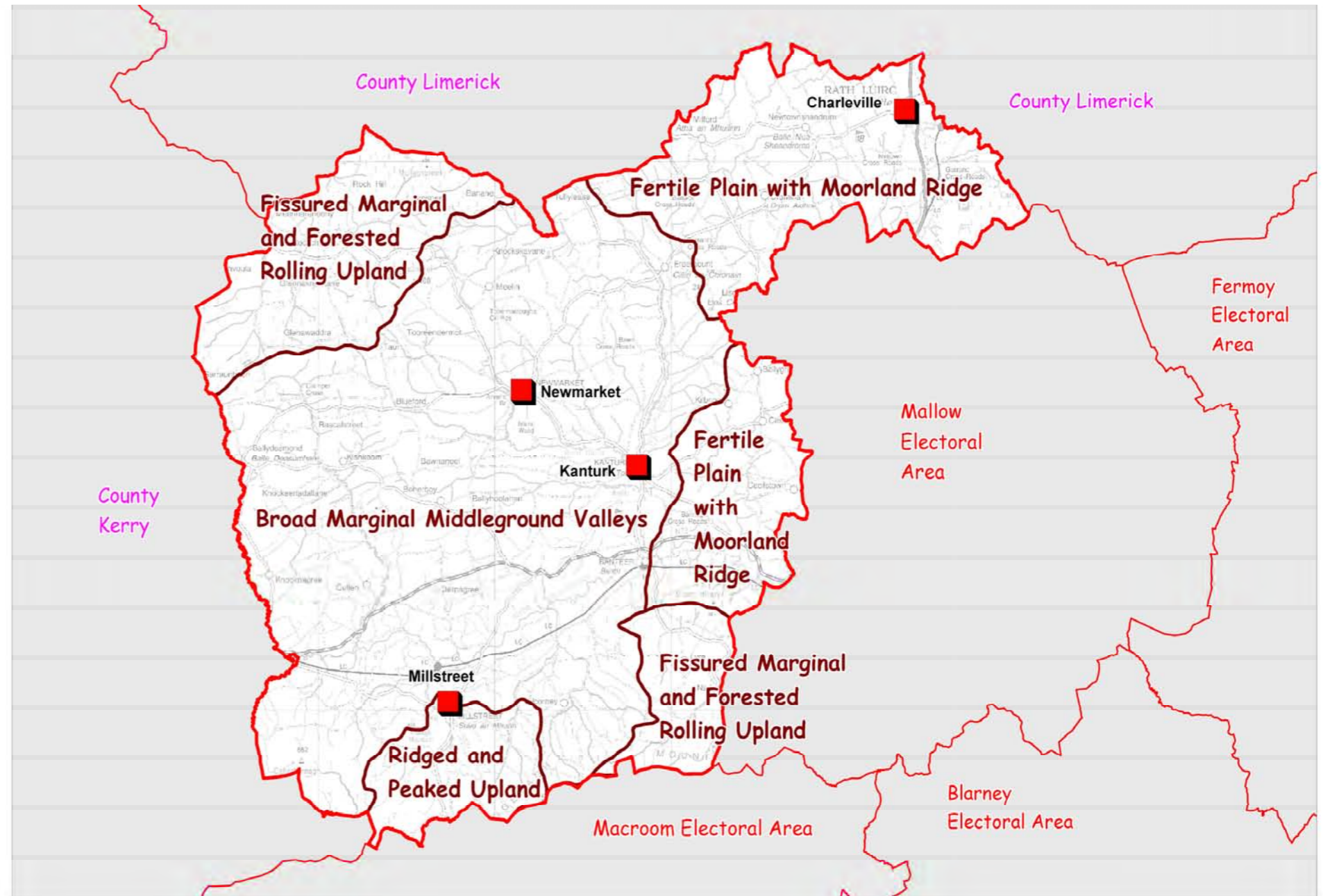
Landscape Assessment in County Cork

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

Development Act 2000, which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty.

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

particular approach to dealing with landscape assessment, and concentrate on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them. This work will form the basis of assessing the sensitivity of landscapes to different kinds of development having regard to the character and values associated with local areas. This work is now carried forward into the Local Area Plan process by establishing the values associated with different types of landscape.



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

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

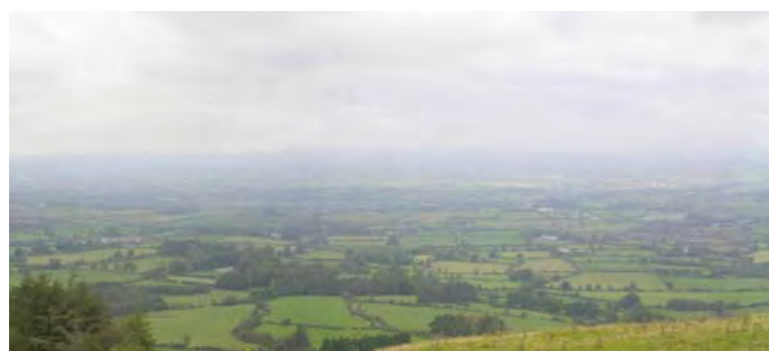
It is an objective in assessing proposals for development to have regard to the relevant landscape character descriptions and values.

LANDSCAPE OF KANTURK ELECTORAL AREA

7.7.4. The landscape of the Kanturk Electoral Area is dominated by the Broad Marginal Middleground Valleys area of the River Blackwater, which covers an area of approximately six hundred and forty square kilometres. Other landscape types within the Electoral Area include Fissured Marginal and Forested Rolling Upland areas, Ridged and Peaked Upland and part of a larger Fertile Plain with Moorland Ridge, which is located in the east of the Electoral Area. These landscape types and the associated values accompanying these areas are summarised below.

Broad Marginal Middleground Valley

7.7.5. Located between upland and lowland areas in northwest Cork. This landscape is characterised by its relative evenness of terrain across the broad shallow valley of the River Blackwater, fed by several tributaries draining the higher ground to the north and south. At higher altitudes, the ground rises relatively steeply to meet a more mountainous landscape, while lower down the ground spreads out into gently sloping fertile land. Land is generally of marginal agricultural quality, typically of small to medium size fields bounded by mixed broadleaf hedgerows. Dairy farming is the main land use, while buildings comprising farmsteads, and individual houses are dispersed throughout the landscape. The main towns include Newmarket and Kanturk.



Values associated with the Broad Marginal Middleground Valley landscape

7.7.6. Even though there are limited areas of scenic amenity, this landscape is valued locally for its aesthetic quality particularly with regard to its complex topography and fertile areas of agricultural land. This in part explains why the area is valued locally as a place to live. The built heritage of the area is also important within County Cork, with notable concentrations at Kanturk and Drishane.

Fissured Marginal and Forested Rolling Upland

7.7.7. This landscape type is comprised of the Mullaghareirk Mountains in the northwest of the county and also the northern part of the Boggeragh Mountains further south. The topography of this landscape is one of relatively steep and rolling mountainous upland, fissured by narrow river valleys which slopes towards broad flat ground. Soils on these slopes and valley bottoms tend to be of poor quality and include blanket peat on upper slopes, which have resulted in intensive commercial coniferous plantations. Fields comprise grassland, much of which is of marginal agricultural quality, while there are also some areas of broadleaf woodland. Houses and farmsteads are sparse and tend to be located on lower slopes and valley bottoms, and usually fit well into the landscape due to their modest size and form as well as by the use of shelterbelts and hedgerows extending from them into adjoining fields. Settlements are scarce and small and include Rockchapel in the northwestern area and Lyre in the southern area.



Values associated with the Fissured Marginal and Forested Rolling Upland

7.7.8. This landscape is valued locally as a place to live and for its remote upland quality, even though the character of these upland areas has changed dramatically in recent years due to intensive commercial forestry, which forms an important part of the local economy. The Rockchapel area has a particularly strong sense of identity, and is noted within Cork County for its strong sense of community and musical tradition, as well as the vernacular quality of its built environment and attractive village setting.

Ridged and Peaked Upland

7.7.9. The ridged, peaked and forested upland landscape type borders much of the mid-western boundary of County Cork, from Kealkill in the south to Millstreet in the north. This landscape type comprises a rolling mountainous topography at a relatively high elevation, and includes such areas as the Cousane Gap and the southern slopes of the Boggeragh Mountains. Soils are of low fertility and experience relatively high levels of rainfall due to its elevation and location in the southwest of Ireland, resulting in poor growing conditions and limited vegetation including moorland, heath and scrub. Isolated or clusters of fields, are scattered along lower slopes, giving this landscape type a small scale dimension, to the otherwise open moorland. Urban settlements tend to be located on lower ground e.g. Millstreet.



Values associated with the Ridged and Peaked Upland

7.7.10. This landscape comprises a substantial component of the Muskerry Gaeltacht, which is of national significance for its linguistic and educational value. In addition a nationally important example of undamaged intact growing blanket bog exists at Mullaghanish. Within County Cork this landscape is valued for its scenic amenity, particularly its rolling countryside, narrow shallow lakes, complex topography and the expansive views and concentration of scenic routes through the Boggeraghs. This landscape is also valued locally as a place to live and for its farmland, much of which is of marginal agricultural quality and often used for commercial forestry.

Fertile Plain

7.7.11. This landscape type occupies a substantial proportion of northeast Cork and is often referred to as the "Golden Vale". It is comprised of an extensive area of predominantly flat or gently undulating topography along the River Blackwater, and is contained by the Ballyhoura, Galtee, Nagles and Knockmealdown Mountains. Lower ground comprises large fertile fields, predominantly used for intensive farming, while coniferous plantations occur on hills and ridge tops. Farmsteads are scattered throughout the landscape, comprising large houses and traditional barns. This landscape is also characterised by many old demesnes comprising, for example, high stonewalls,

broadleaf avenues and open parkland. Several large settlements are found within the area, including Charleville, Mallow, Mitchelstown and Fermoy, all of which developed on the basis of the high agricultural productivity of the surrounding countryside.



Values associated with the Fertile Plain

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

Section 8

Settlements and Other Locations

MAIN SETTLEMENTS

Charleville
Kanturk
Millstreet
Newmarket

KEY VILLAGES

Ballydesmond
Banteer
Boherbue
Dromina
Knocknagree
Milford
Newtownshandrum

VILLAGES

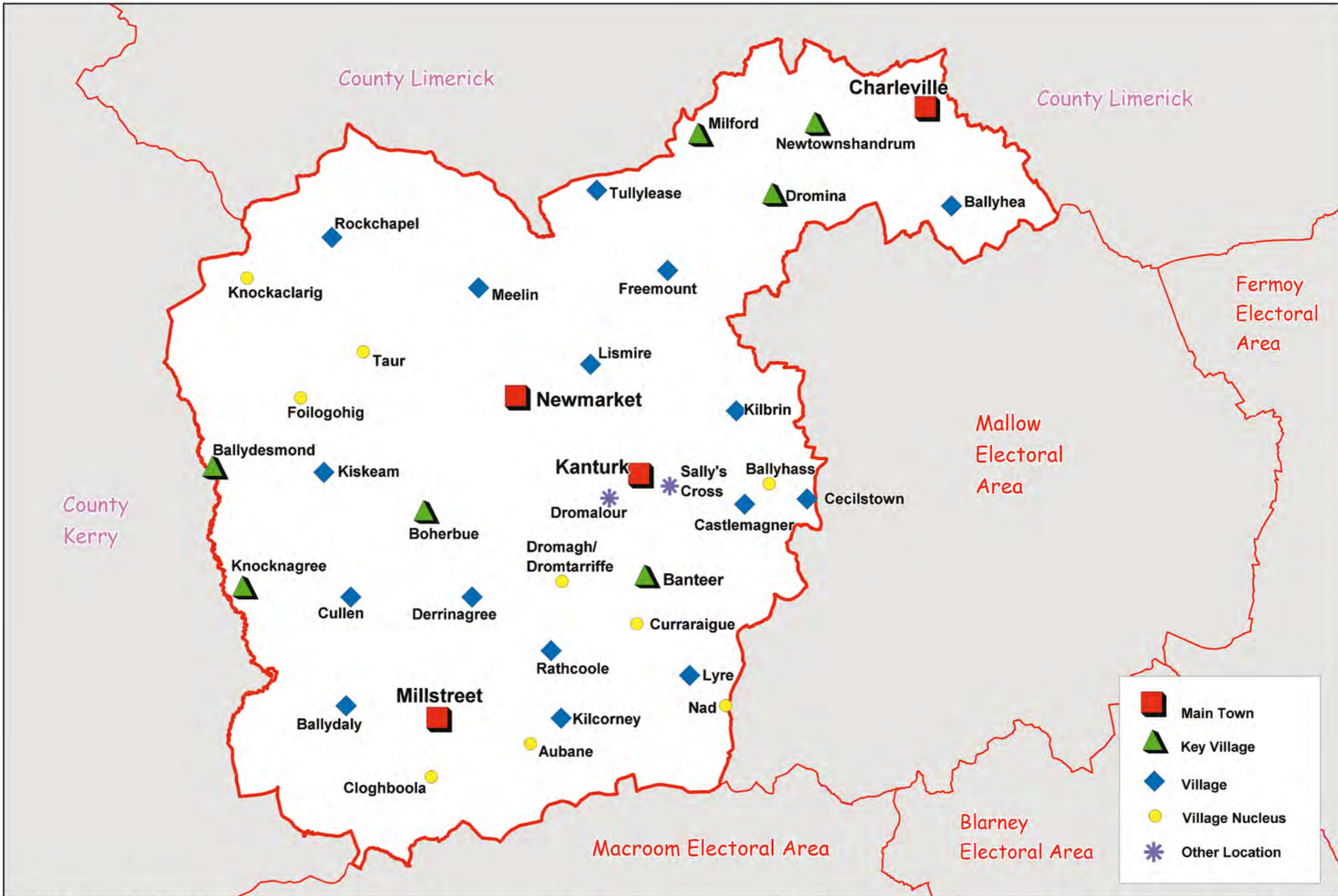
Ballydaly
Ballyhea
Castlemagner
Cecilstown
Cullen
Derrinagree
Freemount
Kilbrin
Kilcorney
Kiskeam
Lismire
Lyre
Meelin
Rathcoole
Rockchapel
Tullylease

VILLAGE NUCLEI

Aubane
Ballyhass
Cloghboola
Currarigue
Dromagh/Dromtariffe
Foilogohig
Knockaclarig
Nad
Taur

OTHER LOCATIONS

Dromalour
Sally's Cross



	Main Town
	Key Village
	Village
	Village Nucleus
	Other Location

MAIN SETTLEMENTS

Charleville

Kanturk

Millstreet

Newmarket

1 Charleville

Located close to the county boundary, Charleville is set in generally level landscape. The excellent agricultural land in the hinterland of the town has facilitated and encouraged the food based industries now established there.

Charleville is a county town which acts as a growth / development centre for its rural hinterland both in counties Cork and Limerick.

The overall strategy aims to promote its potential as an important employment, commercial and industrial location and its strategic road and rail connections.

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

1.1 Charleville in Context

1.1.1. In this Local Area Plan Charleville is identified as a Main Settlement within the Kanturk Electoral Area, while retaining its status as a county town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Charleville are to encourage the promotion of its potential as an important employment, commercial and industrial location and its strategic road and rail connections.

Population Growth

1.1.2. The 1996 census recorded a population of 2,667 persons, equivalent to 903 households, in the town of Charleville. By the year 2000, it is estimated that this had grown to a population of 3,020 persons, equivalent to 1,020 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town could grow by 210 households by the year 2011.

1.1.3. This would bring the 2011 population to around 3,210 persons in approximately 1,230 households.

1.1.4. The North and West Cork Strategic Plan suggests that towns like Charleville may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could; theoretically, result in about an extra 150 households (in addition to the figures set out above) by 2011 and this has been reflected in the zoning provisions of the Cork County Development Plan 2003 (as varied).

Key Planning Considerations

1.1.5. Charleville is located in generally low-lying, gently undulating area close to the northern boundary of the county. The town has become a significant centre for the food processing industry.

1.1.6. The N20 Cork – Limerick national route passes through the town centre causing considerable congestion and poor environmental conditions. The town is served by a station on the Cork – Dublin railway line located about 1 km south east of the town centre.

1.1.7. Throughout the town as a whole, there are 58 buildings or other structures entered in the Record of Protected Structures.

1.1.8. The water supply scheme has adequate source capacity to serve the development envisaged. Any large industrial development may require upgrading of pumps.

1.1.9. The sewerage scheme has adequate capacity for the predicted population increase. The large areas to be zoned for industry may require the upgrading of the treatment plant depending on the type of industry.

1.1.10. The sewers are combined sewers and are at capacity in some areas at times of heavy rainfall. Separation of storm and foul sewers is required in parts of the town.

1.1.11. Route corridors have been developed for the N20 between Boherarash Cross, just north of Twopothouse to the southern end of the Croom Bypass including the bypass of Charleville. A preferred route will be established following further engineering and environmental studies.

Problems & Opportunities

1.1.12. In recent years Charleville has experienced some growth. The town's service and food employment base has provided a stable economic foundation. The town continues to suffer adverse effects arising from the conflict between through and local traffic. The completion of the bypass should ease this problem and make the town centre more attractive for residents and visitors alike. A reduction of on-street parking and a greater provision of off-street parking would improve the amenities of the main street and enable full appreciation and enjoyment of the rich architectural heritage of the town.

1.1.13. Residential development has been at relatively low densities. A number of large sites, often in prominent locations, that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

1.2 Overall Zoning Approach: Charleville

1.2.1. The development boundary for Charleville includes all the areas that are the subject of specific zoning objectives. Generally, provision has been made to extend existing residential and industrial areas to both the east and west of the town centre. In addition, it includes relatively large

areas of either established or proposed open space that form part of the structure of the town.

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

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

1.3 Specific Zoning Objectives: Charleville

Residential Areas

1.3.1. Residential zoning is largely focused on two main parcels to the north west of the town centre. Much of this land was zoned in the 1996 County Development Plan and although concern was expressed during the preparation of the Cork County Development Plan 2003 (as varied) that there may be long-term constraints on some of these areas coming forward for development, they were, nevertheless, considered the most appropriate locations for future residential development.

1.3.2. There is adequate serviceable land available for future requirements. The main objective will be to ensure that new residential areas are consolidated close to the centre.

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

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

1.3.5. Outside the development boundary, the land forms part of the open countryside, as detailed above, where the objectives of the Cork County Development Plan 2003 (as varied) apply.

1.3.6. The specific residential zoning objectives for Charleville are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	26.7
R-02	Medium density residential development to include a mix of house types and sizes.	16.7
R-03	Low density residential development to include a mix of house types and sizes.	13.9
R-04	Medium density residential development to include a mix of house types and sizes.	9.5
R-05	Medium density residential development to include a mix of house types and sizes.	4.1
R-06	Medium density residential development to include a mix of house types and sizes.	2.5
R-07	Low density individual sites.	1.9
R-08	Medium density residential development to include a mix of house types and sizes.	7.5
R-09	Medium density residential development to include a mix of house types and sizes.	0.8

Industry and Enterprise

1.3.7. Charleville's established industrial area is located to the east of the town centre. There is sufficient space available for large scale stand-alone industry. In addition the Council will explore the possibility of providing space for small to medium enterprises, start-ups, or incubator units. The location of the industrial area close to the proposed bypass and the railway line gives it a strategic locational advantage.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized industrial units.	3.2
I-02	Industry - suitable for large stand-alone industry.	32.6
I-03	Industry or warehousing and distribution.	29.6
I-04	Small to medium sized enterprises.	16.0

Town Centre / Neighbourhood Centre

1.3.9. The main focus for retail and commercial activity in Charleville is the existing town centre area and provision has been made for a modest extension to its area.

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	To facilitate retail expansion of the town centre and appropriate town centre uses, with provision for pedestrian access to the main street.	1.0

Commercial Areas

1.3.11. In recent years a number of commercial uses have grown up in locations either on the fringe of the established town centre or alongside the N20 towards the edge of the built up area itself. By and large, these developments accommodate uses that would be inappropriate in the town centre itself.

1.3.12. Provision has been made for two new commercial areas outside the town centre for commercial uses that are not appropriate to the town centre itself.

1.3.13. The specific commercial zoning objectives for Charleville are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	New commercial uses subject to satisfactory layout, access and servicing provisions.	3.0
C-02	New commercial uses subject to satisfactory layout, access and servicing provisions.	2.5

Educational, Institutional and Civic

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	To allow for expansion of existing educational use on adjacent site and /or similar development.	1.0

Open Space, Sports, Recreation and Amenity

1.3.15. The town is reasonably well provided for by means of the Soccer Club, the GAA, the Pitch and Putt Course, the Golf Course and the attractive town park close to the town centre.

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

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

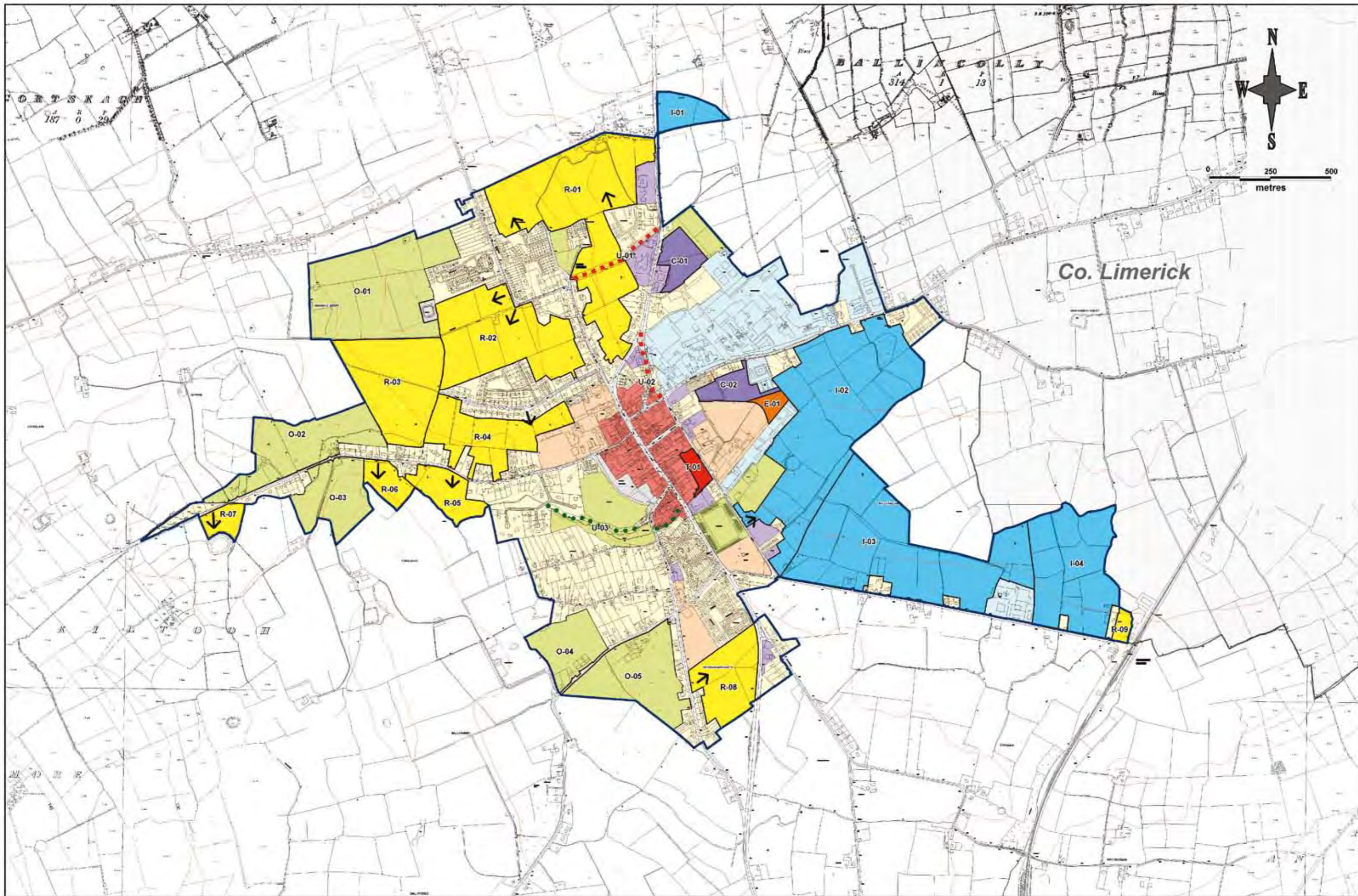
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road. Any development on these lands must not compromise the landscape setting of the town.	20.2
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	11.5
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	7.4

Objective No.	Specific Objective	Approx Area (Ha)
O-04	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	5.9
O-05	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns and should not compromise the future development of the electricity sub station.	10.9

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Local access / relief road.	-
U-02	Local access road.	-
U-03	Pedestrian walk through town park to town centre.	-



2 Kanturk

Set in the scenic Blackwater valley, Kanturk is an attractive town which functions as a key support settlement.

The overall strategy aims to improve its status as an important local centre by establishing strong links with Millstreet and Newmarket to form a strategic growth and development focus for North West Cork.

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

2.1 Kanturk in Context

2.1.1. In this Local Area Plan Kanturk is identified as a Main Settlement within the Kanturk Electoral Area, while maintaining its status as an urban development node in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Kanturk seek the improvement of its status as an important local centre by establishing strong links with Millstreet and Newmarket to form a strategic growth and development focus for North West Cork.

Population Growth

2.1.2. The 1996 census recorded a population of 1,666 persons equivalent to 592 households in the town of Kanturk. By the year 2000, it is estimated that this had grown to 1,750 persons, equivalent to 570 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by 110 households by the year 2011.

2.1.3. This would bring the 2011 population to around 1,840 in approximately 680 households.

2.1.4. The North and West Cork Strategic Plan suggests that towns such as Kanturk may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in 230 extra households or so by 2011 (in addition to the above) in Kanturk and this has been reflected in the zoning provisions of the Cork County Development Plan 2003 (as varied).

Key Planning Considerations

2.1.5. Kanturk is located close to the northern boundary of the county in a generally hilly area, at the confluence of the Rivers Allow and Dalua, where they form the central focus of the town park. To the south of the town, the attractive, broad floodplain of the Brogeen River effectively

limits the potential for the future extension of the town. The floodplains of these two rivers are a significant constraint.

2.1.6. The town is an important employment, service, social and cultural centre for much of North West Cork.

2.1.7. Part of the town has been designated an Architectural Conservation Area. One of the most attractive features of the town is Kanturk Bridge that still bears the inscription by the 14th century poet, Godfradh Fionn O' Dalaigh. There are still a high number of good quality terraced housing in the town that illustrate its wealthy past. Throughout the town as a whole, there are 32 buildings or other structures entered in the Record of Protected Structures.

2.1.8. Drinking Water is abstracted from a spring source, as part of a supply scheme that also serves the town of Newmarket, and there is little spare capacity at times of peak demand. It is proposed to provide a new source at East Castlemagner that will augment the scheme. There is insufficient reservoir storage capacity and this may need to be upsized.

2.1.9. The wastewater treatment plant was upgraded a number of years ago. Surface water generally drains to the local river network.

2.1.10. It is proposed to provide a new downstream river crossing.

Problems & Opportunities

2.1.11. During the period of the 1996 County Development Plan, Kanturk experienced growth, mainly of low density residential development.

2.1.12. Important issues for the town include internal traffic management and off-street parking, the need for enhanced town centre functions and civic facilities, and the development and enhancement of the riverbanks.

2.1.13. Residential development has been at relatively low densities. A number of large sites, often in prominent locations, that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

2.2 Overall Zoning Approach: Kanturk

2.2.1. The development boundary for Kanturk includes all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

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

2.2.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development

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

2.3 Specific Zoning Objectives: Kanturk

Residential Areas

2.3.1. There is adequate serviceable land available for future requirements. The main objective will be to ensure that new residential areas are consolidated close to the centre.

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

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	6.2
R-02	Medium density residential development to include a mix of house types and styles.	6.1
R-03	Medium density residential development to include a mix of house types and sizes.	7.2
R-04	Medium density residential development (terraced units).	0.1
R-05	Medium density residential development to include a mix of house types and sizes.	4.3

Objective No.	Specific Objective	Approx Area (Ha)
R-06	Medium density residential development to include a mix of house types and sizes.	6.8
R-07	Low density residential development, individual serviced sites.	4.2
R-08	Medium density residential development to include a mix of houses types.	8.2
R-09	Medium density residential development to include a mix of houses types. A medical centre, nursing home and creche shall also be provided. Part of site may be required for road link from Percival St. to Bluepool Upper.	2.6
R-10	Low density individual serviced sites subject to detailed layout for entire zoned area.	6.3
R-11	Low density individual serviced sites subject to detailed layout for entire zoned area.	7.4
R-12	Low density individual serviced sites subject to detailed layout for entire zoned area.	18.1

Industry and Enterprise

2.3.5. If appropriate industry becomes available consideration may need to be given to the possibility of extending the area to the north towards Buttevant Road.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized industrial units and office based industry.	7.6

Objective No.	Specific Objective	Approx Area (Ha)
I-02	Industrial estate development suitable for small to medium sized industrial units.	0.5
I-03	Industrial estate development suitable for small to medium sized industrial units.	3.0

Town Centre / Neighbourhood Centre

2.3.7. The town centre is considered to be the appropriate location for retail and commercial development in Kanturk. It is proposed to provide opportunities to strengthen town centre uses and with a greater range and diversity where appropriate.

2.3.8. The specific town centre zoning objectives for Kanturk are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Mixed retail, commercial, service, civic and residential uses to facilitate town centre expansion.	0.4
T-02	Potential for mixed retail, commercial, service, car parking, civic, and residential uses to facilitate town centre expansion. Development must include pedestrian link to Percival Street.	2.4
T-03	Mixed retail, commercial, service, car parking, civic, and residential uses to facilitate town centre expansion.	1.4

Commercial Areas

2.3.9. The specific commercial objectives for Kanturk are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	New commercial use (including an element of landscaped open space) subject to satisfactory layout, access and servicing provisions and preserving riverside amenities and the views of Kanturk Castle.	1.4

Educational, Institutional and Civic

2.3.10. The specific Educational, Institutional and Civic zoning objectives for Kanturk are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	To allow future expansion of the School.	1.8

Open Space, Sports, Recreation and Amenity

2.3.11. Apart from the architectural heritage of the town, Kanturk enjoys a wealth of visual and natural amenities stemming from its location in the scenic Blackwater valley.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	8.5
O-02	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	4.2
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied).	1.4

Objective No.	Specific Objective	Approx Area (Ha)
O-04	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	4.7
O-05	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	10.7
O-06	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	5.9
O-07	Passive open space. This prominent slope makes a significant contribution to the rural character of Kanturk.	5.3

Objective No.	Specific Objective	Approx Area (Ha)
O-08	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings without compromising in depth development at a later stage.	1.6
O-09	Passive open space with limited potential for individual dwellings. Any development on this site is subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied), in particular, with regard to the adjacent protected structures, the existing ringfort, natural features of the site and provision of adequate access to the site.	3.2
O-10	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should include provision for retaining existing trees and on site features.	4.9
O-11	Open space with provision for amenity walk.	3.4
O-12	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	4.4

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
O-13	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands, with development however, precluded on the southern most portion of the site subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should not interfere with views of McDonagh's Castle.	22.4
O-14	Open space and recreation area with provision for dressing rooms, playing pitches, cycling and running track.	5.7

Utilities and Infrastructure

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

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
U-01	New Fire Station.	-
U-02	Proposed local access road.	-
U-03	Provide new downstream river crossing.	-
U-04	Develop and maintain pedestrian walk from town centre through open space along river bank to Brogeen Mill.	-
U-05	Develop and maintain pedestrian walk along Percival Street along old railway line and along bank of stream through scenic area.	-

3 Millstreet

Millstreet is an important key support settlement for the rural hinterland of North Cork and is located approximately 50 Km from Cork City and 20Km north west of Macroom. The town is strategically located at the intersection of two regional roadways.

The overall strategy aims to improve its status as an important local centre by availing of its rail access and by establishing strong links with Kanturk and Newmarket to form a strategic growth and development focus for North West Cork.

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

3.1 Millstreet in Context

3.1.1. In this Local Area Plan Millstreet is identified as a Main Settlement within the Kanturk Electoral Area, while retaining its status as an urban development node in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Millstreet seek the improvement of its status as an important local centre by availing of its important rail access; establishing strong links with Kanturk and Newmarket to form a strategic growth and development focus for North West Cork.

Population Growth

3.1.2. The 1996 census recorded a population of 1,226 persons, equivalent to 428 households in the town of Millstreet. By the year 2000, it is estimated that this had fallen to 1,180 persons, equivalent to 390 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by approximately 80 households by the year 2011.

3.1.3. This would bring the 2011 population to around 1,270 in approximately 470 households.

3.1.4. The North and West Cork Strategic Plan suggests that towns like Millstreet may attract a certain amount of new population growth (in addition to the above) from outside the county, based on economic strength and quality of life factors.

Key Planning Considerations

3.1.5. Millstreet is located close to the northwest boundary of the county with County Kerry. It is located at the northern foot of Claragh Mountain in a remote but attractive landscape. Areas to the south and east of the town are designated scenic landscape.

3.1.6. Millstreet is a traditional linear village centred around an elongated square or widened main street. The scenic landscapes to the south and east are complemented by the Green Glens equestrian and cultural facility to the north west. The town is an important employment, service, social and cultural centre for much of North West Cork.

3.1.7. The former Drishane Convent, located on the outskirts of Millstreet, is an attractive complex of buildings, consisting of the Main House, the Chapel, Tower House, Convent House, turreted gates and castellated ruins, amongst others. Its setting is equally attractive and overall, the complex has been deemed worthy of Architectural Conservation Area status in order to ensure that its history and setting is maintained. Throughout the town as a whole, there are 32 buildings or other structures entered in the Record of Protected Structures.

3.1.8. Drinking water is abstracted from the Tubrid Well, in the Finnow River catchment. The scheme serves a wider hinterland including Cullen. Tubrid Well is an important groundwater source and will therefore be protected from unsuitable developments. Additional storage will be required in the future.

3.1.9. The Millstreet sewerage scheme has two separate collection systems. The plant is presently at capacity and it is proposed to have it upgraded over the next few years.

Problems & Opportunities

3.1.10. During the period of the 1996 County Development Plan, Millstreet attracted some growth, mainly for residential development at relatively low densities. A number of large sites that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

3.1.11. Important issues for the town include the construction and integration of the proposed southern inner relief route, the amalgamation and development of the town centre inside this route, the maintenance and enhancement of its already diverse cultural, civic and community facilities.

3.2 Overall Zoning Approach: Millstreet

3.2.1. The development boundary for Millstreet includes all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

3.2.2. The town already enjoys a wealth of recreational open space including areas of active and passive uses and this is a tribute to the energy and collaborative spirit of the local community. The Council will continue to co-operate with the community in the provision and maintenance of amenities in the area.

3.2.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development

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

3.3 Specific Zoning Objectives: Millstreet

Residential Areas

3.3.1. Land for new residential development is largely focused to the south east of the town centre with some smaller areas elsewhere. It is intended to consolidate residential areas as close as possible to the town centre.

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

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

3.3.4. The specific residential zoning objectives for Millstreet are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.9
R-02	Low density residential development.	9.3
R-03	Medium density residential development.	6.1
R-04	Medium density residential development.	0.2
R-05	Medium density residential development.	0.2
R-06	Medium density residential development subject to satisfactory connection to public sewer.	9.2

Objective No.	Specific Objective	Approx Area (Ha)
R-07	Medium density residential development.	1.7
R-08	Medium density residential development.	2.4
R-09	Medium density residential development.	0.5
R-10	Medium density residential development.	0.7
R-11	Medium density residential development	9.6
R-12	Low density residential development suitable for individual sites.	5.6
R-13	Low density residential development suitable for individual sites.	7.9

Industry and Enterprise

3.3.5. Millstreet's established industrial area is located to the south west of the town and the plan includes proposals to extend this. It will benefit from the provision of the inner relief road and consolidate industrial uses in this area.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium units.	2.4
I-02	Industrial estate development suitable for small to medium units.	2.7

Commercial Areas

3.3.7. This area designated for commercial uses reflects its status in the 1996 County Development Plan.

3.3.8. The specific commercial zoning objective for Millstreet is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Tourism and associated uses.	10.6

Educational, Institutional and Civic

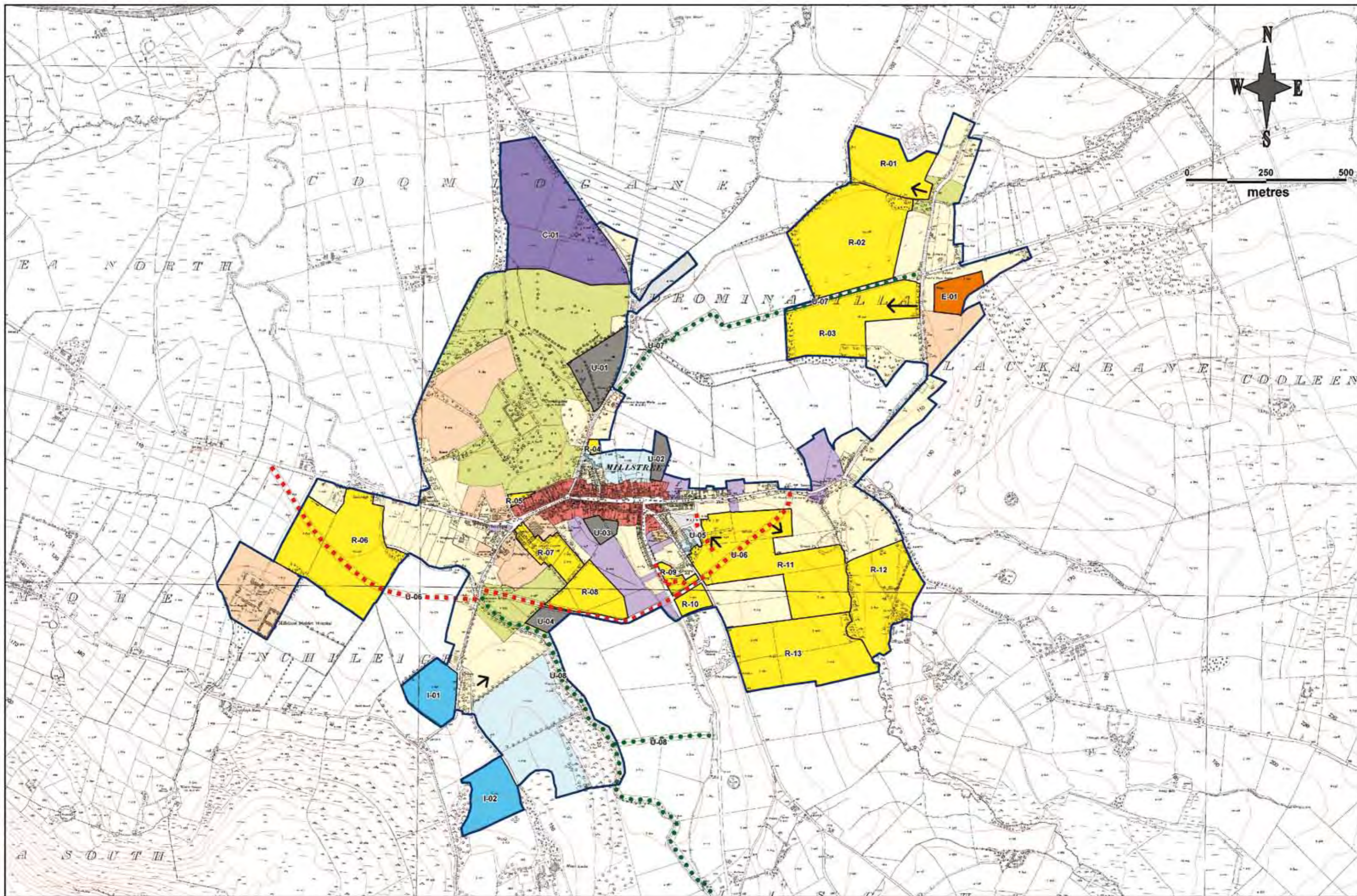
3.3.9. The specific educational, institutional and civic zoning objective for Millstreet are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Extension to Cemetery	1.3

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Fire Station, civic amenity area and new County Council machinery yard for Millstreet.	-
U-02	Proposed car parking subject to satisfactory access.	-
U-03	Proposed car parking subject to satisfactory access.	-
U-04	Public utility i.e. storage depot for road making materials.	-
U-05	Local access road.	-
U-06	Relief road.	-
U-07	Pedestrian walk.	-
U-08	Pedestrian walk through scenic landscape to town centre.	-



4 Newmarket

Situated on the Dalua River, the town of Newmarket is located in the heartlands of the North Cork countryside. This bustling town is a key support settlement.

The overall strategy aims to promote Newmarket's potential as an important local centre and the establishment of strong links with Millstreet and Kanturk to form a strategic growth and development focus for North West Cork.

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

4.1 Newmarket in Context

4.1.1. In this Local Area Plan Newmarket is identified as a Main Settlement within the Kanturk Electoral Area, while retaining its status as urban development node in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Newmarket are to seek the promotion of its potential as an important local centre by establishing strong links with Millstreet and Kanturk to form a strategic growth and development focus for North West Cork.

Population Growth

4.1.2. The 1996 census recorded a population of 1,150 persons, equivalent to 390 households, for the town of Newmarket. By the year 2000, it is estimated that this had fallen to 1,110 persons, equivalent to 360 households. According to the forecasts and strategy in the Cork County Development Plan 2003 (as varied), the town could grow by a further 70 households by the year 2011.

4.1.3. This would bring the 2011 population to around 1,170 in approximately 430 households.

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

Key Planning Considerations

4.1.5. Newmarket is located close to the northern boundary of the county in a generally hilly area, beside the River Dalua. The town is an important employment, service, social and cultural centre for much of North West Cork.

4.1.6. It is constrained to some degree on the south by the James O Keefe Memorial Institute and demesne and the scenic ravine containing the old rail line. To the southwest, the land rises but is somewhat constrained by a narrow access road. New Street faces west onto the old flood plain of the south running Dalua River. To the north the land rises to another elevated plateau overlooking the town before falling to the east. From the east and south east there are fine elevated lands that command stunning vistas of this picturesque town and the impressive Memorial Institute and landscaped gardens. The town has ample area within which to expand and the task will be to ensure compact consolidated growth about the present core.

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

4.1.8. Drinking water is abstracted from a spring source, as part of a supply scheme that also serves the town of Kanturk, and there is little spare capacity at times of peak demand. It is proposed to provide a new source at East Castlemagner that will augment the scheme. Additional storage capacity will be required.

4.1.9. The wastewater treatment plant requires upgrading and, although the sewer network is generally adequate, it requires some refurbishment to remove infiltration. The separation of storm and foul drainage is required. Surface water can drain to the river.

Problems & Opportunities

4.1.10. During the period of the 1996 County Development Plan Newmarket experienced some growth but a proportion of this consisted of one-off ribbon development along the entrances to the town.

4.1.11. Important issues for the town itself include the need to stem the tendency towards ribbon development, the encouragement of in-depth housing, the conservation and development of its built and natural heritage and amenities, the consolidation of the town centre, and the facilitation and encouragement of its economic, social and cultural vitality.

4.2 Overall Zoning Approach: Newmarket

4.2.1. The development boundary for Newmarket includes all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

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

4.2.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan seek to prevent sprawl and ensure a clear distinction between built

up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3 of the Cork County Development Plan 2003 (as varied) and Section 2 of this Local Area Plan, which establishes a green belt around the town of Newmarket.

4.3 Specific Zoning Objectives: Newmarket

Residential Areas

4.3.1. In order to consolidate the settlement and maintain its distinctive identity, new residential areas are located adjacent to the town.

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

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

4.3.4. The specific residential zoning objectives for Newmarket are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development, including nursing home.	6.1
R-02	Low density residential development, individual sites.	2.3
R-03	Medium density residential development.	2.3
R-04	Medium density residential development, with provision for nursing home.	7.1
R-05	Low density residential development, individual sites.	1.9
R-06	Low density residential development, individual sites.	4.5
R-07	High density residential development including a mix of terraced and duplex units.	1.5

Industry and Enterprise

4.3.5. Newmarket’s established industrial area is located to the south west of the town off the Island road. There are a number of existing industrial premises here. It suffers from the disadvantage that the road access here is narrow and that all traffic must navigate to Main Street before gaining access to the Island road to the southeast.

4.3.6. For this reason a stand-alone industrial site has been located to the northeast of the town. The site will benefit from easy access to the Charleville road, and is intended to enhance the attractiveness of the town to outside industry by the provision of high visibility and prestige sites.

4.3.7. The existing industrial areas will be consolidated and rounded off with the provision of additional space designed to meet the varying needs of small and medium industrial uses.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development for small and medium industrial units.	2.2
I-02	Industrial estate development for small and medium industrial units.	8.3
I-03	Light Industry.	0.7
I-04	Light Industry.	1.6

Open Space, Sports, Recreation and Amenity

4.3.9. At present the town’s open space, sports and recreational needs are met by the town park at the west end of the town and by the GAA fields to the east of the town. Some additional lands have been zoned to the north of the town park to facilitate its expansion and the possible provision of additional sports fields.

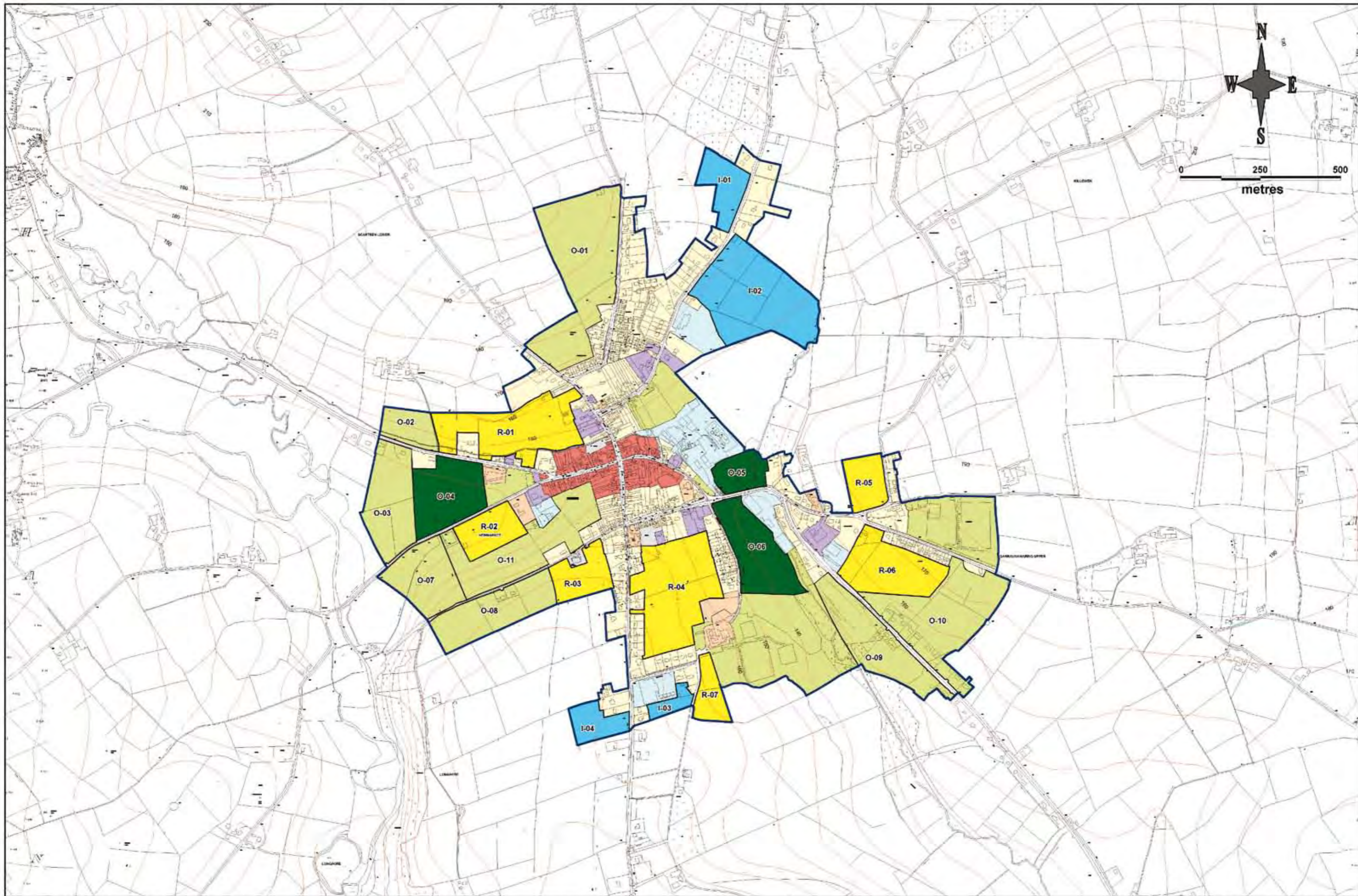
4.3.10. A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will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

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should not interfere with the landscape setting of the town and should include provision for retaining existing trees and on site features.	9.7
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied).	1.8
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	4.7
O-04	Open space-Town Park type uses.	4.2

Objective No.	Specific Objective	Approx Area (Ha)
O-05	Passive open space. This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of this site.	1.7
O-06	Passive open space. This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of this site.	4.3
O-07	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should not interfere with the landscape setting of the town and should include provision for retaining existing trees and on site features.	3.8
O-08	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should not interfere with the landscape setting of the town and should include provision for retaining existing trees and on site features.	4.5








Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-09	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should not interfere with views of James O'Keeffe Memorial Institute.	5.2
O-10	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied).	7.6
O-11	This prominent slope makes a significant contribution to the rural character and landscape setting of Newmarket.	6.2












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

KEY VILLAGES

Ballydesmond

Banteer

Boherbue

Dromina

Knocknagree

Milford

Newtownshandrum

5 Ballydesmond

5.1 BALLYDESMOND IN CONTEXT

Role In Settlement Strategy

5.1.1. Ballydesmond is located to the west of the Kanturk Electoral Area, close to the border with County Kerry and within a Clár designated area. The village is situated in the foothills of the Mullaghareik Mountains on the banks of the River Blackwater, which forms the boundary between counties Cork and Kerry. It is a thriving rural community with a growing range of services.

5.1.2. In the overall strategy of this plan, Ballydesmond is designated as a key village. Located on the R577 regional road, Ballydesmond is one of the larger and better developed villages in the Kanturk Electoral Area. The village offers a range of services. These services provide for the village itself and the surrounding rural area, including a catchment area stretching into County Kerry.

5.1.3. The existence of employment opportunities nearby allows scope for further continued development during the life of this plan. Subject to any long term physical and infrastructure constraints, focussing future population growth on this village would serve to encourage the parallel development of shops, services and employment opportunities that would not only serve the village itself but also the rural communities that constitute its hinterland.

Population

5.1.4. The 2002 Census recorded a slight decline in the population of Ballydesmond, the 1996 Census recorded a population of 201 persons, and by 2002 this had fallen to 193 persons a decline of 8 persons or 4%.

5.2 KEY PLANNING CONSIDERATIONS

Geography

5.2.1. Ballydesmond is located to northwest of County Cork and is 17 km southeast of the town of Newmarket. The village has a natural boundary, the River Blackwater, to the south and the bridge over the Blackwater to the east. As a result development has tended to be located to the north of the village.

Employment & Economic Activity

5.2.2. The main economic activities are manufacturing, agriculture and retail / service provision. For a village of its size Ballydesmond has a good range of facilities, current services include a credit union, post

office, an ATM, convenience and comparison-shopping, a Garda station, funeral home, and a public house. The bulk of the employment and economic / service activity is based in the village centre and around the large supermarket and restaurant to the west of the village. Munster Joinery, located at Lacka Cross, Ballydesmond is a major employer, not only for the village of Ballydesmond, but also for North Cork and parts of Kerry and Limerick. In operation since 1973, the manufacturing company employs between 800-1000 persons.

5.2.3. A further diversification of existing economic sectors is required in order to strengthen the economic base of Ballydesmond and the surrounding rural hinterland. Another issue for the future of the village is the possible development of the tourism sector. The village is one of the centres for the Sliabh Luachra music tradition and may benefit from its close links with County Kerry. In this context it may be necessary to encourage the development of holiday accommodation and associated facilities such as restaurants etc.



Transport & Infrastructure

5.2.4. The R577 regional road serves Ballydesmond. Situated on the Cork – Kerry border, the village has relatively easy access to Castleisland, Farranfore and the hub towns of Tralee and Killarney. The hub town of Mallow can be easily accessed along the N72 national route while the N20 national route provides easy access to Cork City. The village is included in the Duhallow Area Rural Transport (DART) scheme.

5.2.5. The current water supply to the village is from a bored well. The water is pumped to a reservoir at Ballydesmond. Treatment to the water is provided in the form of a pressure filter and it is generally considered adequate to meet the development needs of the village in the lifetime of this plan. In the long-term the water supply requirements for the village will be in the Cork North West Regional Water Supply Scheme.

5.2.6. The sewerage collection scheme in Ballydesmond is a combined system, and gravitates to a septic tank on the banks of the Blackwater River. The treatment system is currently being upgraded. It is considered that the current sewerage scheme in the village is adequate to cater for the additional development provided for in this plan.

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

Housing & Community Facilities

5.2.8. The village is made up of a mixture of housing types including terrace, individual and a small estate. Since the 1996 County Development Plan residential development in Ballydesmond has been fairly moderate. A total of five parcels of land were designated for residential development in the 1996 County Development Plan and as yet only one has been fully developed.

5.2.9. Ballydesmond has a number of leisure facilities, which can be enjoyed by the local community. These include a church, a primary school, GAA clubhouse and pitch, and a community hall. In addition there are a number of community groups operating in the village including the Ballydesmond Community Council and the Ballydesmond Development Association. Despite having the above facilities, there is scope to develop the community, education and healthcare services. It is considered that an area of open space such as a park, amenity walk or playground is required to take advantage of the attractive setting of the village.

Environment & Heritage

5.2.10. The River Blackwater rises about 6 km from Ballydesmond on the slopes of Knockanefune Mountain. There are a number of sites of historical interest around the village including ring forts and standing stones. Forestry is an important issue in the area and the area is home to the Red Grouse, which should be protected.

Problems & Opportunities

5.2.11. This village has excellent potential for future growth; it benefits from a range of education, community and economic activities within the village, and is strategically situated on the road network. In recent years, residential development has been relatively slow. The village and in particular, the main street has quite a fragmented feel to it at the moment and infill development should be encouraged. Any future large-scale development in Ballydesmond is dependant on adequate services being provided.

5.2.12. As the village has strong links to both agricultural development and food production there could be the opportunity to attract further investment to the village.

5.3 PLANNING PROPOSALS

Development Boundary

5.3.1. A new development boundary has been set for Ballydesmond. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes areas of established development.

Inside Boundary

5.3.2. Development to the south of the main street by the River Blackwater should be discouraged and this area should remain free from development, as the land is liable to flooding. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. In addition to the areas designated that are subject to specific zoning objectives the development boundary also includes areas of established development in these areas. There are a number of infill opportunity sites within the development boundary.

Outside Boundary

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

5.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

5.4.1. Despite the non take-up of residentially zoned land since the 1996 County Development Plan it is felt that an adequate amount of serviceable land should be zoned for future residential requirements. This land is zoned within the development boundary of the village and is located close to the village centre.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development serviced sites.	0.5
R-02	Low density residential development with a mix of house types and sizes. Subject to satisfactory surface and foul sewer.	2.5

Objective No.	Specific Objective	Approx Area (Ha)
R-03	Low density residential development with a mix of house types and sizes.	1.0
R-04	Medium density residential development with a mix of house types and sizes.	0.6
R-05	Low density residential development with a mix of house types and sizes.	0.8
R-06	Low density residential development with a mix of house types and sizes.	0.9
R-07	Low density residential development with a mix of house types and sizes with access onto the Church Road.	1.6
R-08	Low density residential development with a mix of house types and sizes.	3.8
R-09	Low density residential development with a mix of house types and sizes. Any proposed development shall take into consideration the setting of the Church, shall be sympathetic to the character of the settlement and shall be subject to the provision of an appropriate access.	0.7

Open Space

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

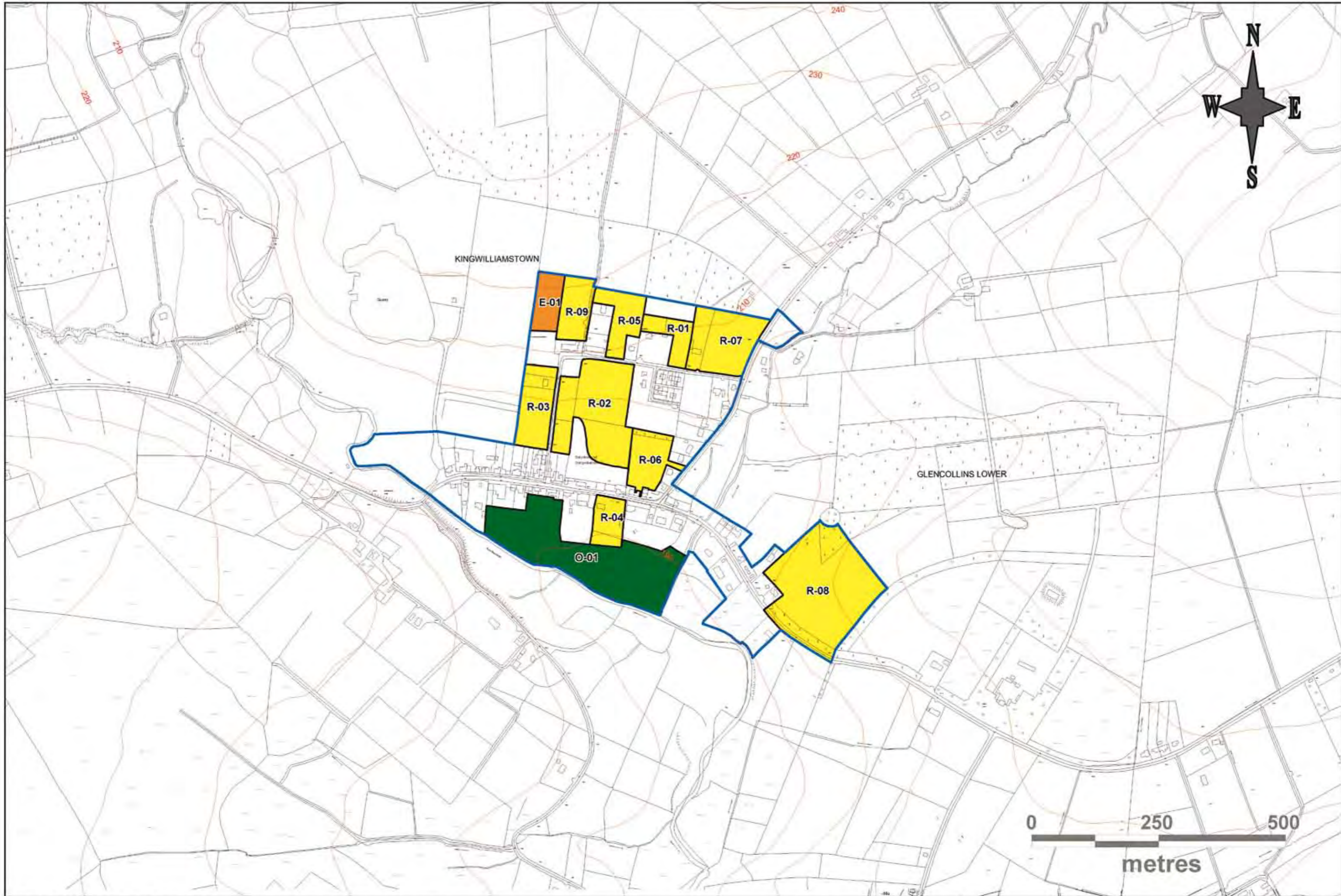
5.4.4. The specific open space, sports, recreation and amenity zoning objective for Ballydesmond is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active open space with provision for playing pitches, town park and public recreation.	3.8

Educational, Institutional and Civic

5.4.5. The specific educational, institutional and civic zoning objective for Ballydesmond is set out in the following table

Objective No.	Specific Objective	Approx Area (Ha)
E-01	To allow future expansion of the graveyard	0.6



6 Banteer

6.1 BANTEER IN CONTEXT

Role In Settlement Strategy

6.1.1. Banteer is an attractive village located just south of the River Blackwater in a rural agricultural setting and has strong links with the neighbouring settlements of Kilcorney, Lyre and Nad.

6.1.2. The village is well connected to the transport network and has experienced some growth in recent years and benefits from a wide range of existing services all of which form part of the social and economic infrastructure for a wide rural hinterland.

6.1.3. In the overall strategy of this plan, Banteer is designated as a key village with scope for further continued development during the life of this plan. Subject to any long term physical and infrastructure constraints, focussing future population growth on this village would serve to encourage the parallel development of shops, services and employment opportunities that would not only serve the village itself but also the rural communities that constitute its hinterland.

Population

6.1.4. The 2002 Census recorded an increase in the population of Banteer, the 1996 Census recorded a population of 257 persons, and in the 2002 this had increased to 327 persons an increase of 70 persons or 27.2%.

6.2 KEY PLANNING CONSIDERATIONS

Geography

6.2.1. The main geographical constraint on the development of the village is the railway line, which acts as a barrier to the south of the village due to problems with servicing this land.

Employment & Economic Activity

6.2.2. For a village of its size Banteer has a good range of facilities. Current services include the railway station, post office, convenience shop, hair salon, petrol station, car sales, and public house. It is envisaged that the range of services provided in the village will have to increase to serve the growing population. There may, for example, be capacity for further convenience shopping provision in the village.

6.2.3. Future development of Banteer and the surrounding community will be helped by the good transport connections, and the location of

Banteer in relation to the main towns of Kanturk, Newmarket, Millstreet, which are to act as a focal point for the development in the Kanturk Electoral Area. Banteer and its surrounding communities are also an ideal location for rural tourism promotion including river walks, angling, sites of historical interest and accommodation.

6.2.4. A further diversification of existing economic sectors is required in order to strengthen the economic base of Banteer and the surrounding rural hinterland. To facilitate the future development of the village it is felt that small industrial style units may be a suitable form of development.



Transport & Infrastructure

6.2.5. Banteer is served by the R579 regional road between Cork to Tralee / North Kerry. The hub towns of Mallow and Killarney can be easily accessed along the N72 national route. The village is served by the Cork to Tralee rail line, which allows for a service to Dublin, Cork, Tralee, Killarney and Mallow with a railway station within walking distance of the village centre. The village is included in the Duhallow Area Rural Transport (DART) scheme and is served by a Bus Eireann service (271 and 242).

6.2.6. The recent completion of the new bridge and road realignment on the approach to the village from the south along the R579 has improved the approach to the village and other recent infrastructure projects have included improvements to the village footpaths as well as landscaping of the village, provision of a car park, provision of local authority housing and the upgrading of lighting systems. There are proposals to improve the road alignment to the south of the rail line in the south west of the village.

6.2.7. Banteer receives its water from a local water supply scheme. The source of this scheme is a spring at Poulgorm. The system operates on a pressure cylinder with no storage, so may require a reservoir in the future. The present water scheme is near capacity but this is related to pipe size rather than the water source supply, as a result the distribution network may need to be upgraded. These improvements would need to

be addressed in order to meet the development needs of Banteer during the lifetime of this plan.

6.2.8. The sewerage collection scheme in Banteer gravitates to a secondary wastewater treatment plant on the banks of the Blackwater at Inchidaly townland. It is generally considered that the current sewerage scheme in the village is adequate enough to cater for medium sized future development but may need to be developed if large-scale future growth is envisaged.

Housing & Community Facilities

6.2.9. Since the 1996 County Development Plan there has been recent housing development at Glenwood with a small development at Glen Close. As a result, of the three parcels of land zoned for residential development in 1996 County Development Plan only one has yet to be developed. Banteer appears to be a village that could accommodate further housing especially in view of its location close to Kanturk. With this in mind, an appropriate amount of suitable land must be zoned for residential development.

6.2.10. Banteer has a number of leisure facilities, which can be enjoyed by the local community. The main project in recent years has been the Community Council, GAA and Sports Committee working together on development plans for the Sportsfield / Pondfield area. This scheme included the provision of recreational facilities in the sports field and an amenity park in the existing Pondfield. Other community facilities include the recently renovated Community Centre - The Glen Theatre, a crèche, and there are also a number of community groups operating in the village. The Boreen Holy Walk is used locally and should be promoted as an amenity walk for the area. In terms of education provision the village has a primary school with playing pitch.

Environment & Heritage

6.2.11. The village of Banteer is situated on the route of the Duhallow Trail close to the Blackwater Valley scenic landscape. There are currently no buildings on the record of protected structures. The nearby Banteer Ponds are a proposed National Heritage Area (pNHA 1036).

Problems & Opportunities

6.2.12. This village has excellent potential for future growth; it benefits from a range of education, community and economic activities within the settlement, and is situated on the transport network. This is shown by the success of recent housing developments in the village. Any future large-scale development in Banteer is dependant on sewage treatment plant improvements being provided.

6.2.13. As the settlement has strong links to both agricultural development and food production there could be the opportunity to attract further investment to the village with the development of small industrial units. Other issues effecting economic development are rural tourism, and forestry.

6.3 PLANNING PROPOSALS

Development Boundary

6.3.1. A new development boundary has been included for Banteer. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes large areas of established development.

Inside Boundary

6.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Additional land has also been zoned for commercial / industrial purposes in order to encourage further economic activity in the settlement. The area to the south of the railway station has been designated as active open space to protect the attractive backdrop to the village and preserve the amenity.

6.3.3. In addition to the designated areas that are subject to specific zoning objectives the development boundary also includes areas of established development. In these areas there are a number of infill opportunity sites within the development boundary.

Outside Boundary

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

6.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

6.4.1. Due to the take up of residentially zoned land since the 1996 County Development Plan it is imperative that an adequate amount of serviceable land is zoned for future residential requirements. This land is zoned within the development boundary of the village and is located close to the village centre.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	2.1
R-02	Low density residential development with a mix of house types and sizes.	4.5
R-03	Low density residential development with a mix of house types and sizes, subject to sanitary servicing.	4.1
R-04	Low density residential development with a mix of house types and sizes with the provision of a car parking area to serve the nearby railway station. Proposals shall also include for the provision of a satisfactory means of water supply, wastewater disposal and surface water treatment	5.0

Open Space

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

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	2.6

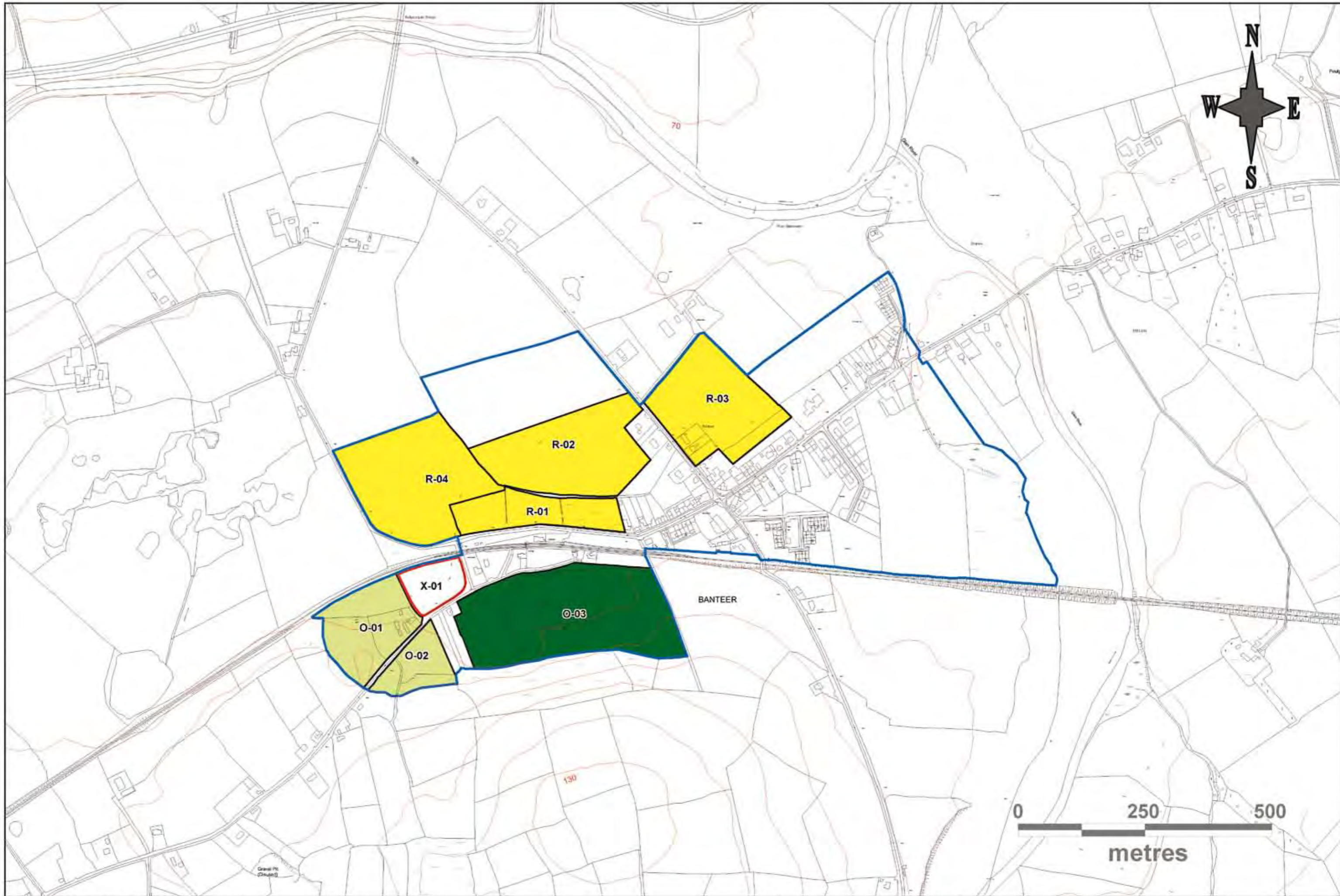
Objective No.	Specific Objective	Approx Area (Ha)
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.3
O-03	Active Open Space: This prominent recreation area including town park and GAA grounds, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity.	6.9

Special Zoning Objectives

6.4.5. A site to the west of Banteer is suitable for development and has been given a special zoning objective to best facilitate its development.

6.4.6. The specific mixed use and special use objective is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Light Industry or commercial use with site design to allow for possible road realignment in the future.	0.9



7 Boherbue

7.1 BOHERBUE IN CONTEXT

Role In Settlement Strategy

7.1.1. Boherbue is an important village located in the western part of the electoral area. It is strategically situated on the R577 regional road linking northwest Cork to the Tralee/Castleisland area. Located within a Clár designated area, the village itself is only 40 miles from Cork City but is heavily influenced by the hub towns of Tralee and Killarney. The village has a wide range of existing services, all of which form part of the social and economic infrastructure for a wide rural hinterland.

7.1.2. In the overall strategy of this plan, Boherbue is designated as a key village with scope for further continued development during the life of this plan. Subject to any long term physical and infrastructure constraints, focussing future population growth on this village would serve to encourage the parallel development of shops, services and employment opportunities that would not only serve the village itself but also the rural communities that constitute its hinterland.

Population

7.1.3. The 2002 Census recorded a decline in the population of Boherbue, the 1996 Census recorded a population of 447 persons, and in the 2002 census this had fallen to 379 persons a decline of 68 persons or 15.2%.

7.2 KEY PLANNING CONSIDERATIONS

Geography

7.2.1. There are no major geographical constraints on the development of the village.

Employment & Economic Activity

7.2.2. The main activity of the village is agriculture and agricultural related activity. Following agriculture the economic activity in the village is based on the wide array of local services including: convenience and comparison retail, post office, garages and car sales, secondary school, credit union and financial services, pharmacy, restaurants and public houses. The bulk of the employment and economic activity is based in the village centre and around the large supermarket to the west of the village.

7.2.3. A further diversification of existing economic sectors is required in order to strengthen the economic base of Boherbue and the surrounding rural hinterland. To facilitate the future development of the village it is felt that small industrial units may be a suitable form of development. Another issue for the future development in the village is the need to address the problem of vacancy and dereliction that appears to affect a number of the commercial and industrial sites within the village.



Transport & Infrastructure

7.2.4. Located on the R577 the village enjoys good road based transport connections, which allow for relatively easy access to Cork City, Tralee and Killarney. Road access to the village is generally good. The village is well serviced by footpaths, lighting and signage although some future investment may be required. The village is included in the Duhallow Area Rural Transport (DART) scheme and is served by the infrequent Bus Eireann service (207) which runs between Tralee - Castlemaine - Boherbue - Cork.

7.2.5. Boherbue has access to a good water supply. The village is supplied from a reservoir, which forms part of the Newmarket/ Kanturk Water Supply Scheme. Surface water drainage is not a problem for the village and any surface water can be dealt with adequately.

7.2.6. The sewerage collection system for Boherbue is divided into two gravity systems. One system flows to a septic tank in Laharn East and the other flows to a treatment plant at Laharn West. Any large-scale development in Boherbue is dependant on sewage treatment plant improvements being provided.

7.2.7. It should be noted that the phosphorus levels of this section of the River Brogeen is an issue in the receiving waters for this settlement.

Housing & Community Facilities

7.2.8. The village is made up of a mixture of housing types including terrace, individual and estate types. Since the 1996 County Development Plan residential development in Boherbue has been very moderate. The two parcels of land that were zoned for in-depth residential development in 1996 have yet to be developed. The village is, however, a local service centre and should be promoted as such. The added benefits of having both a primary and secondary school, a church and a large supermarket should allow for modest future growth. With this in mind, an appropriate amount of suitable land must be zoned for residential development.

7.2.9. Boherbue has a number of leisure facilities, which can be enjoyed by the local community. These include a playground, a GAA clubhouse and playing field and a handball club. Other community facilities include a crèche, Garda station and a memorial hall. In addition there are a number of community groups operating in the village. In terms of education provision the village is well provided for with a secondary school, primary school and a food-training centre. Despite having the above facilities, there is scope to develop the community, education and healthcare services. It is considered that an area of open space such as a park, amenity walk or playground is required to take advantage of the attractive setting of the village.

Environment & Heritage

7.2.10. There are two structures within the village, which are listed in the Record of Protected Structures – 00166 Thatch House at Laharan West and 00185 Thatch House at Derrynatubrid.

Problems & Opportunities

7.2.11. The village has excellent potential for future growth; it benefits from a range of education, community and economic activities within the village; is situated on a road network and is in a position to benefit from the development approach proposed for the towns of Newmarket, Kanturk, and Millstreet.

7.2.12. In recent years, residential development has been at relatively low densities. The two sites that were zoned for in-depth housing in the 1996 County Development Plan have remained undeveloped.

7.2.13. As the village has strong links to both agricultural development and food production there is potential to attract further investment to the village with the development of small industrial units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

7.2.14. Any future large-scale development in Boherbue is dependant on sewage treatment plant improvements being provided.

7.3 PLANNING PROPOSALS

Development Boundary

7.3.1. A new development boundary has been included for Boherbue. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes large areas of established development.

Inside Boundary

7.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist.

7.3.3. In addition to the areas designated that are subject to specific zoning objectives the development boundary also includes areas of established development. In these areas there are a number of infill opportunity sites within the development boundary.

Outside Boundary

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

7.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

7.4.1. Despite the non take-up of residentially zoned land since the 1996 County Development Plan it is imperative that an adequate amount of serviceable land is zoned for future residential requirements.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	2.1
R-02	Medium density residential development with a mix of house types and sizes.	4.4
R-03	Medium density/infill residential development with a mix of house types and sizes.	0.6

Objective No.	Specific Objective	Approx Area (Ha)
R-04	Medium density residential development with a mix of house types and sizes.	1.4
R-05	Medium density residential development with a mix of house types and sizes.	1.4
R-06	Low-density residential development with a mix of house types and sizes.	4.9

Open Space

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

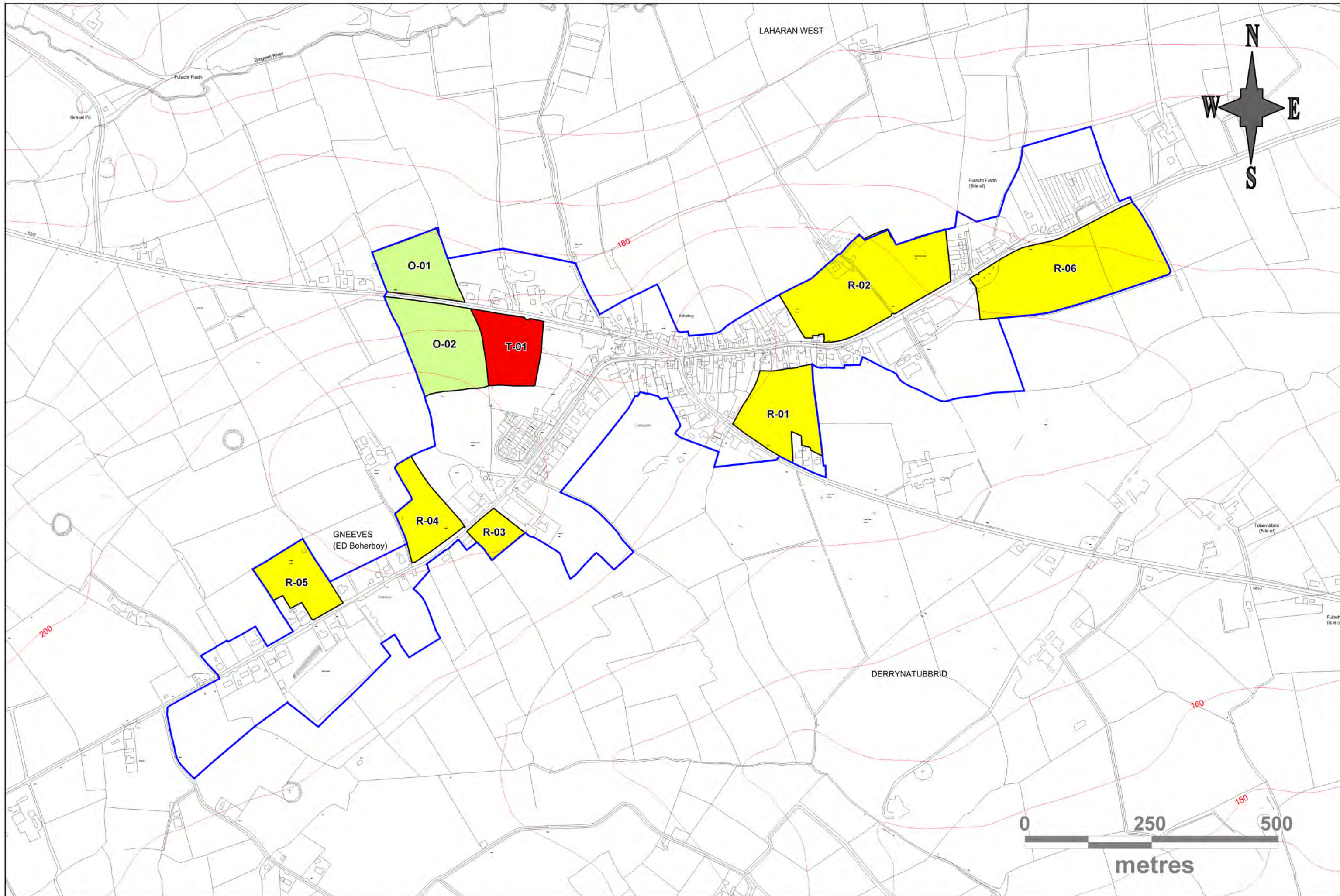
7.4.4. The specific open space, sports, recreation and amenity zoning objectives for Boherbue are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.6
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	2.6

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Mixed retail, commercial, service, civic and residential uses to facilitate town centre expansion.	1.6



8 Dromina

8.1 DROMINA IN CONTEXT

Role In Settlement Strategy

8.1.1. Dromina is a small attractive village in the northern part of the Kanturk Electoral Area on the road southwest from Charleville to Newmarket. The village is predominately rural in setting and agriculture remains the primary employer for the area. The village shares many of the characteristics of Milford and Newtownshandrum as the three villages are spaced at approximately three mile intervals, forming a triangle to the west of Charleville.

8.1.2. In the overall strategy of this plan, Dromina is designated as a key village. The village offers many of the basic services required in a settlement of its size and it is considered that the village, subject to any long term physical and infrastructure constraints, is a suitable location for accommodating a modest amount of future growth.

Population

8.1.3. The 2002 Census recorded a fairly steady decline in population in Dromina, the 1996 Census recorded a population of 207 persons in 2002, and this had fallen to 190 persons a decline of 17 persons or 8.2%.

8.2 KEY PLANNING CONSIDERATIONS

Geography

8.2.1. The landscape of the area is generally referred to as the 'Goldenvale'. A low lying landscape, which comprises an extensive area of predominately flat, or gently undulating topography.

Employment & Economic Activity

8.2.2. The physical conditions of the area create a fertile landscape well suited to intensive farming and agriculture remains the primary employer for the area. The village also has a number of commercial facilities, which include a petrol station, convenience shop, public houses, car sales and a post office.

Transport & Infrastructure

8.2.3. Dromina enjoys good road based transport connections. The village is located on the R515 regional road, which provides easy access to the urban development node of Charleville to the east and the large village of Dromcolliher, County Limerick to the west. Access to Cork City

and Limerick city is relatively easy via the N20 National Route. Dromina has access to a fairly good water supply, which is adequate to meet the development needs of the village during the lifetime of this plan. Surface water drainage is a problem for the village and the sewerage treatment system is in need of improvement and any further development will require a consequent extension / enlargement of this plant.

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

Housing & Community Facilities

8.2.5. Since the 1996 County Development Plan, there has been some limited residential development in Dromina; two of the four parcels of land zoned for residential development in the 1996 County Development Plan have been developed. The village is a local service centre and should be capable of accommodating residential development in the future. The village has a range of community facilities, which help the village to operate as a local service centre for its immediate rural hinterland. These include a Church, GAA pitch, and a national school. There is strong community involvement in the settlement through organisations like the Dromina Community Council Ltd. and Dromina Village Renewal.



Environment & Heritage

8.2.6. Dromina is an attractive and quite compact village. There are three buildings in the village that are on the record of protected structures; RPS 00518 - Thatch House, RPS 00514 - Thatch House Dromina and RPS 00022 - Dromina Catholic Church.

8.3 PLANNING PROPOSALS

Development Boundary

8.3.1. A development boundary has been included for the village of Dromina. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes the areas of established development. The village is fairly elongated and the development boundary has been drawn to consolidate the settlement around the village core. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement (in particular along the road to Charleville). As an alternative to this form of development the Council will encourage the development of serviced sites within the development boundary. The problem of dereliction in the village needs to be addressed and the refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

Inside Boundary

8.3.2. Frontage development has been the main development in the past and this scale of development will be likely in the future. Future residential development within the boundary should comprise a mix of low and medium density, subject to adequate sanitary services. Any large-scale development will only be possible if preceded by the extension/enlargement of the sewerage treatment plant. Additional community facilities are required in tandem with further residential development. The Council will encourage the renovation of derelict sites within the village centre with infill and or in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale.

Outside Boundary

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

8.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

8.4.1. It is felt that an adequate amount of serviceable land is zoned for future residential requirements. This includes land in the 1996 County Development Plan and new parcels of land zoned within the development boundary of the village close to the village centre.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	3.7
R-02	Low density residential development with a mix of house types and sizes with provision for a graveyard.	1.9
R-03	Low density residential development with a mix of house types and sizes.	3.2
R-04	Low density residential development with a mix of house types and sizes.	4.4
R-05	Medium density residential development with a mix of house types and sizes.	0.1

Objective No.	Specific Objective	Approx Area (Ha)
0-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	3.7
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.1

Industrial Areas

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

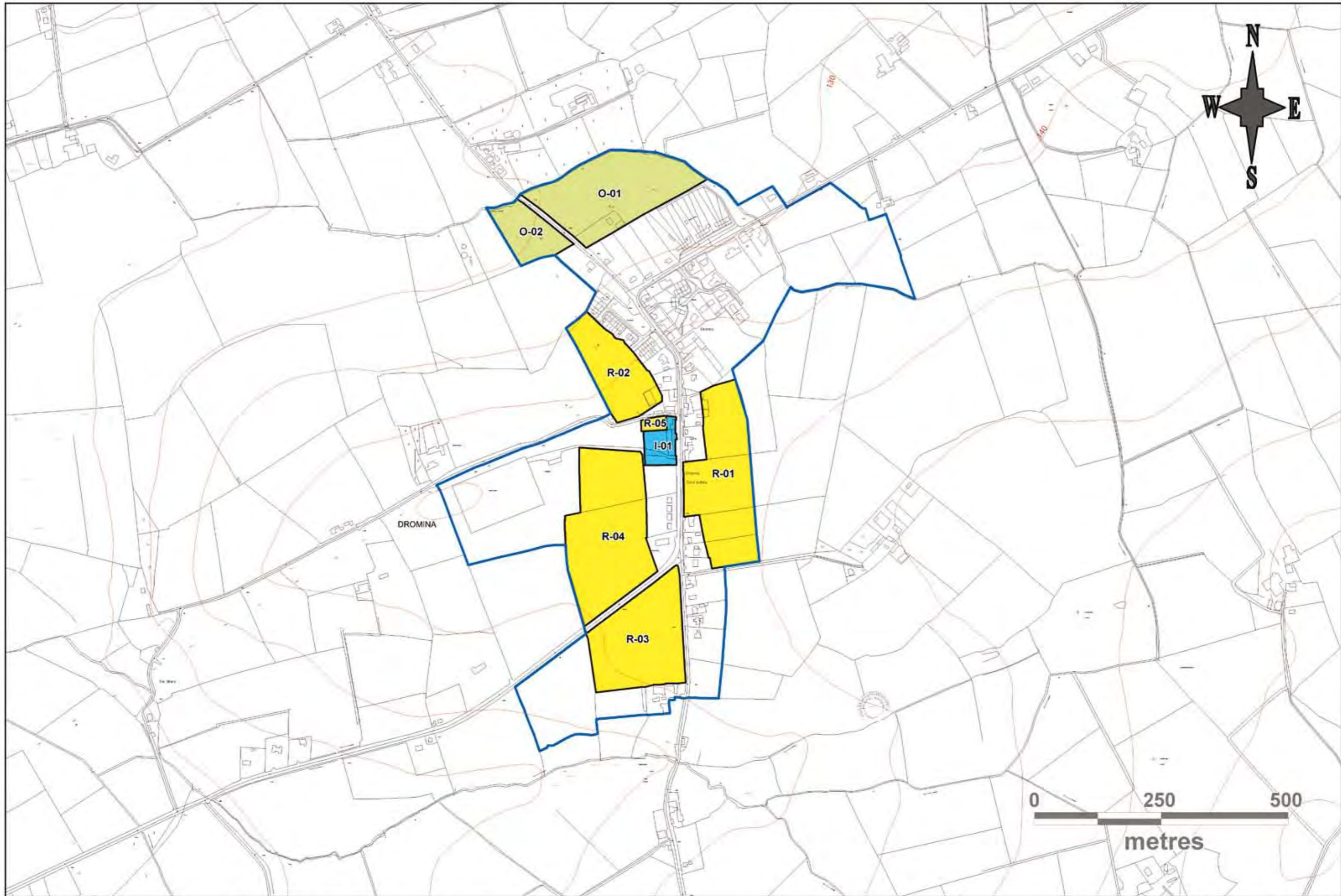
8.4.4. The specific industrial zoning objective for Dromina is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development of small or medium industrial units.	0.5

Open Space

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

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



9 Knocknagree

9.1 KNOCKNAGREE IN CONTEXT

Role In Settlement Strategy

9.1.1. Knocknagree is a charming village on the western periphery of Kanturk Electoral Area. The village is situated approximately 15 km northwest of Millstreet and 4 km north of Rathmore. Located within a Clár designated area, the village is predominately rural in setting and agriculture remains the primary employer for the area. The village is synonymous with Irish traditional music and is situated at the heart of the 'Sliabh Luachra' area.

9.1.2. In the overall strategy of this plan, Knocknagree is designated as a key village. Located on the R582 regional road between Ballydesmond and Rathmore, the village offers a range of services for the village itself and the surrounding rural area. The existence of employment opportunities nearby (notably Munster Joinery to the north of the village) allows scope for further continued development during the life of this plan. Munster Joinery, located at Lacka Cross, Ballydesmond is a major employer, not only for the village of Knocknagree, but also for North Cork and parts of Kerry and Limerick. In operation since 1973, the manufacturing company employs between 800 to 1000 persons. Subject to any long term physical and infrastructure constraints, focusing future population growth on this village would serve to encourage the parallel development of shops, services and employment opportunities that would not only serve the village itself but also the rural communities that constitutes its hinterland.

Population

9.1.3. The 2002 Census recorded a slight increase in the population of Knocknagree, the 1996 Census recorded a population of 193 persons, and in the 2002 this had increased to 204 persons an increase of 11 persons or 5.7%.

9.2 KEY PLANNING CONSIDERATIONS

Geography

9.2.1. Knocknagree overlooks the valley of the Blackwater River to the south. There are no major geographical constraints on the development of the village. The surrounding countryside is relatively flat and is ideal for both dairy and tillage farming.

Employment & Economic Activity

9.2.2. Agriculture and related activities remains the primary employer for both Knocknagree and its immediate hinterland, supported by some manufacturing and light industry. Despite the small size of the village, Knocknagree contains facilities, which serve both the village and rural hinterland. These facilities include a credit union, chemist and osteopath, post office, number of small convenience shops, hairdresser, takeaway restaurant, a number of public houses and a funeral home. The village's association with 'Sliabh Luachra' is also a major attraction and has a significant tourist function as a result.

9.2.3. A further diversification of existing economic sectors is required in order to strengthen the economic base of Knocknagree and the surrounding rural hinterland. To facilitate the future development of the village it is felt that small industrial units may be a suitable form of development.

Transport & Infrastructure

9.2.4. Knocknagree is located on the Ballydesmond to Rathmore R582 regional road and is 4 km north of the N72 National Route, which allows for easy access to the hub towns of Killarney, Tralee and Mallow respectively. Although road access to Cork City via the N20 National Route is not as direct this is not a major problem as the village is more heavily influenced by its access to the large towns of Killarney and Tralee. The R582 regional road to Ballydesmond is currently been improved and strengthened. The village is included in the Duhallow Area Rural Transport (DART) scheme.

9.2.5. The village is supplied with water from the Boherbue/Ballinatona Water Supply Scheme via a local reservoir and the supply is adequate to meet the development needs of the village during the lifetime of this plan. Surface water drainage is not a problem for the village and any surface water can be dealt with adequately.

9.2.6. The Knocknagree sewerage collection system is partially separated and gravitates to a septic tank close to the Blackwater River. The septic tank itself is working well, however, it is proposed that the treatment system will need to be upgraded in order to meet the development needs of the village during the lifetime of this plan.

Housing & Community Facilities

9.2.7. There has been a fair amount of recent development in the village including some infill development. Of the five parcels of land that were zoned for residential development in the 1996 County Development Plan, three have been fully developed.

9.2.8. The village of Knocknagree does not have an abundance of community facilities but does have a number of essential facilities, which help the village to operate as a local service centre for its immediate rural hinterland. These include a church, a national school, a Garda station, a community and youth centre and a GAA playing pitch and clubhouse. There are a number of community groups operating in the village

including Knocknagree Community Alert and Knocknagree Development Committee. Further community facilities within the village need to be provided and work has commenced to revitalise the fair green, which at present is been mainly used as a car park.

Environment & Heritage

9.2.9. The village of Knocknagree is an attractive rural village, which is dominated by a large open fair green. Work has commenced to develop the fair green area with improved landscaping and parking provision. The improved appearance and layout of the square will enhance the village. The Knocknagree Fair Green is on the Record of Protected Structures. At present there is some dereliction (which needs to be addressed) in the village and this depreciates from the character of the village. The number of individual houses on the approach roads around the village is an issue, especially along the R582 regional road to Ballydesmond.



Problems & Opportunities

9.2.10. The environmental improvements to the Fair Green will improve both the appearance and layout of the Green and this will further enhance the tourist function of the settlement. This village has excellent potential for future growth arising from its location close to Munster Joinery and Killarney. The village will also benefit from its status as a traditional music centre and possible development as a tourist destination. The problem of dereliction in the village needs to be addressed and infill development would be encouraged.

9.3 PLANNING PROPOSALS

Development Boundary

9.3.1. A new development boundary has been included for Knocknagree. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes large areas of established development.

Inside Boundary

9.3.2. New areas have been zoned for residential development to the east of the village so that, at all times, a genuine choice of location for housing development will exist.

9.3.3. In addition to the areas designated that are subject to specific zoning objectives the development boundary also includes areas of established development. In these areas there are a number of infill opportunity sites within the development boundary especially where dereliction is evident and around the Fair Green.

Outside Boundary

9.3.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside. This is important for the area to the north of the village where there are a large number of individual houses on the approach road.

9.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

9.4.1. Following on from the take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable has been zoned for future residential requirements. This land is located close to the village centre and, for the most part, it is hoped to encourage in depth housing development especially in the land zoned to the east of the village.

9.4.2. The specific residential zoning objectives for Knocknagree are set out in the following table;

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	0.5

Objective No.	Specific Objective	Approx Area (Ha)
R-02	Low density residential development with a mix of house types and sizes	1.8
R-03	Low density residential development with a mix of house types and sizes	3.3
R-04	Low density residential development with a mix of house types and sizes subject to satisfactory access.	0.9

Commercial Areas

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

9.4.4. The specific industrial zoning objective for Knocknagree is set out in the following table:

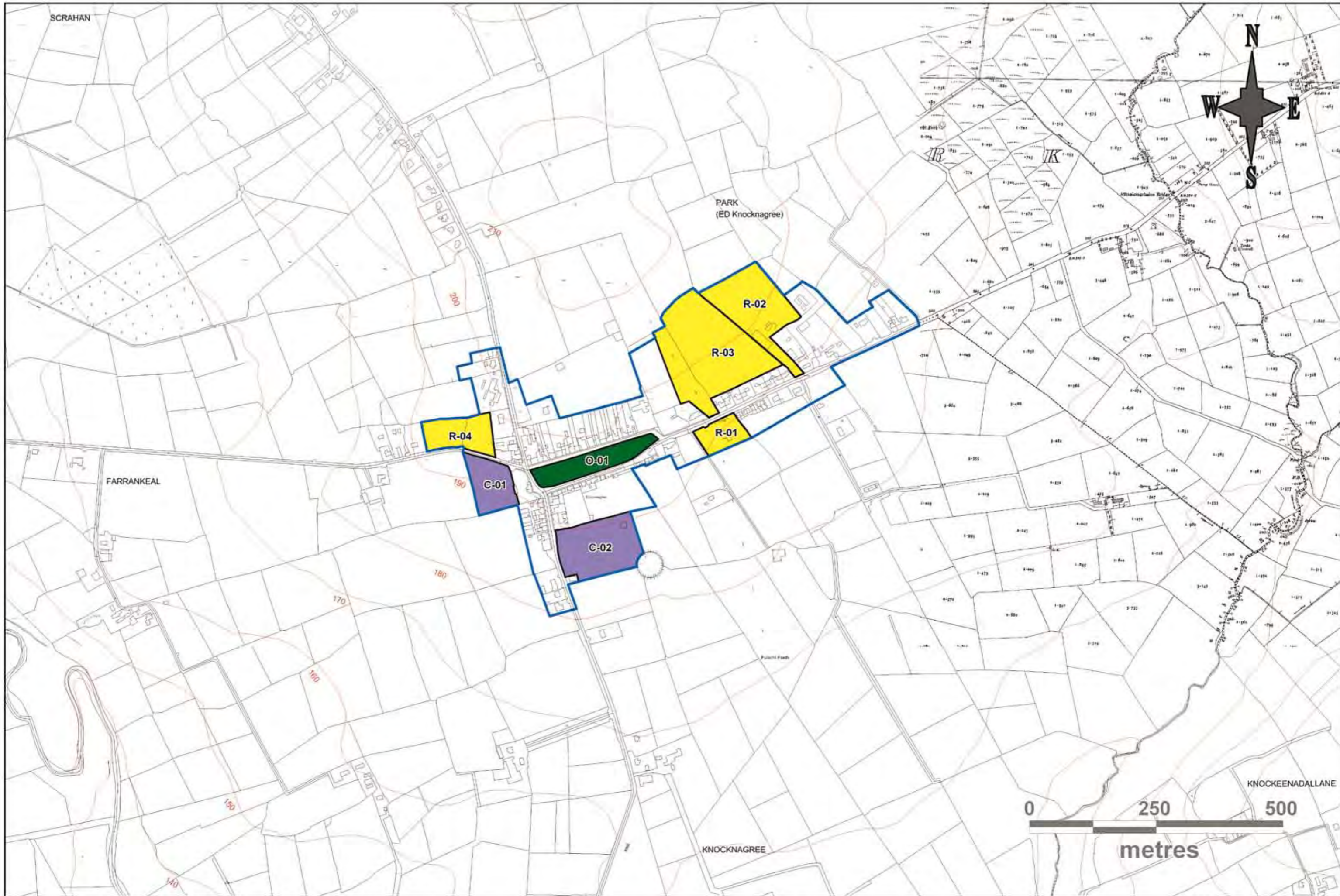
Objective No.	Specific Objective	Approx Area (Ha)
C-01	New commercial uses subject to satisfactory layout, access and servicing provisions.	0.8
C-02	New commercial uses subject to satisfactory layout, access and servicing provisions.	1.6

Open Space

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

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Redevelopment of the Fair Green to improve the open space and provide parking.	0.9



10 Milford

10.1 MILFORD IN CONTEXT

Role In Settlement Strategy

10.1.1. Milford is a small attractive village on the northern periphery of County Cork, located close to Charleville in the northern part of the Kanturk Electoral Area. The village is predominately rural in setting and agriculture remains the primary employer for the area. The village shares many of the characteristics of Dromina and Newtownshandrum as the three villages are spaced at approximately three mile intervals, forming a triangle to the west of Charleville.

10.1.2. In the overall strategy of this plan, Milford is designated as a key village. The village offers many of the basic services required in a settlement of its size and it is considered that the village, subject to any long term physical and infrastructure constraints, is a suitable location for accommodating a modest amount of future growth.

Population

10.1.3. The 2002 census recorded a fairly steady population in Milford, in 1996 the population was 208 persons and in 2002 this had fallen 204 persons.

10.2 KEY PLANNING CONSIDERATIONS

Geography

10.2.1. The landscape of the area is generally referred to as the 'Goldenvale' a low lying landscape, which comprises an extensive area of predominately flat, or gently undulating topography.

Employment & Economic Activity

10.2.2. The physical conditions of the area create a fertile landscape well suited to intensive farming and agriculture remains the primary employer for the area. Historically the village has been a centre for agri-based economic activity and the Dairy and Creamery attracted commercial business to the village from the surrounding hinterland. As a result the village also has a number of commercial facilities, which include a petrol station, a number of small convenience shops, a car sales garage, a post office, a hairdresser, a number of public houses and a funeral home.

Transport & Infrastructure

10.2.3. Milford enjoys good road based transport connections. The village is located on the R515 regional road, which provides easy access to the main settlement of Charleville to the east and the village of Dromcolliher, County Limerick to the west. Access to Cork City and Limerick city is relatively easy via the N20 national route. As the village has strong links to both agricultural development and food production there may be the opportunity to attract further investment to the village by zoning land for the development of small industrial units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

10.2.4. Milford has access to a good water supply. The village is supplied with water from the Allow Water Supply Scheme and the supply is adequate to meet the development needs of the village during the lifetime of this plan. Surface water drainage is not a problem for the village and any surface water can be dealt with adequately. The Milford sewerage treatment system is adequate to meet the development needs of the village during the lifetime of this plan.

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

Housing & Community Facilities

10.2.6. Since the 1996 County Development Plan, there has been relatively little residential development in Milford. The three parcels of land that were zoned for residential development in the 1996 County Development Plan have yet to be developed. The village is a local service centre and should be promoted as such. With this in mind, an appropriate amount of suitable land has been zoned for residential development. The village of Milford does not have an abundance of community facilities but does have a number of essential facilities, which help the village to operate as a local service centre for its immediate rural hinterland. These include a church, a national school, a Garda station and a GAA playing pitch and associated clubhouse.



Environment & Heritage

10.2.7. The setting of Milford is attractive, with a particularly pleasant village centre with the River Deel running through the centre. There are three buildings either in or close to the village that are on the record of protected structures; RPS 00001 Kilbolane House at Kilbolane, RPS 00002 Kilbolane Castle at Kilbolane (Tower House) and RPS 00003 Former Scart Schoolhouse at Scart. At present there is some dereliction (which needs to be addressed) in the village and this detracts from the character of the townscape.

10.3 PLANNING PROPOSALS

Development Boundary

10.3.1. A development boundary has been included for the village of Milford. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes the areas of established development. The village is fairly elongated and the development boundary has been tightly drawn to consolidate the settlement around the village core. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement (in particular along the road to Charleville). As an alternative to this form of development the Council will encourage the development of serviced sites within the development boundary. The problem of dereliction in the village needs to be addressed and the refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

Inside Boundary

10.3.2. Frontage development has been the main development in the past and this scale of development will be likely in the future. Future residential development within the boundary should comprise a mix of low and medium density, subject to adequate sanitary services. Additional community facilities are required in tandem with further residential development. The Council will encourage the renovation of derelict sites within the village centre, with infill and or in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. As the village has strong links to both agricultural development and food production there is potential to attract further investment to the village by zoning land for the development of small industrial units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

Outside Boundary

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

10.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

10.4.1. Despite the low take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land, located close to the village centre, has been zoned for future residential requirements.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	0.6
R-02	Low-density residential development with a mix of house types and sizes.	1.4
R-03	Low-density residential development with a mix of house types and sizes.	1.2
R-04	Low-density residential development with a mix of house types and sizes.	4.2

Industrial Areas

10.4.3. Very little land has been previously zoned in Milford (one parcel of land under the 1996 County Development Plan) for industrial development. If, however, the appropriate industry becomes available the existing industrial site may be extended.

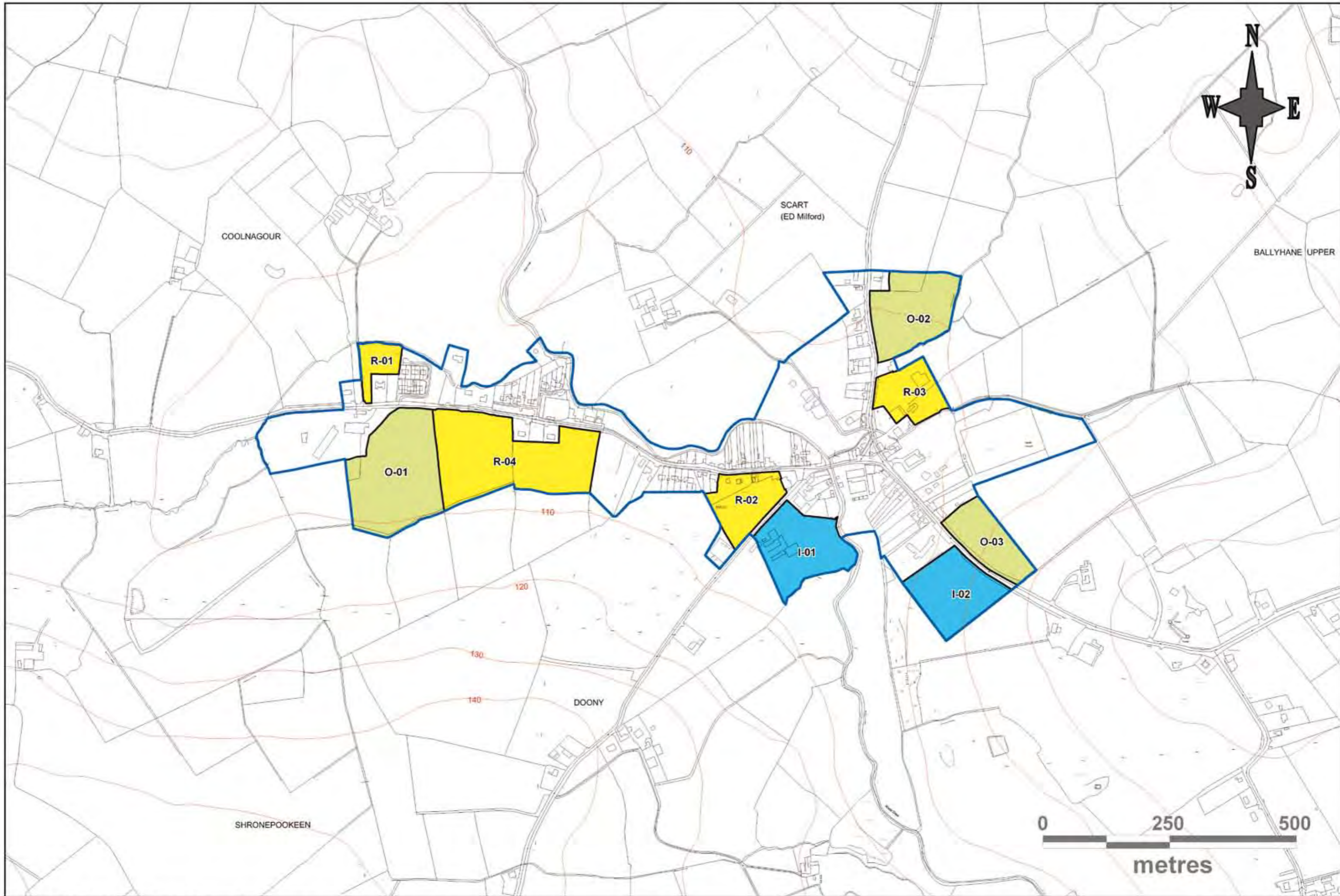
10.4.4. The specific industrial zoning objectives for Milford is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial estate development of small or medium industrial units.	2.2
I-02	Industrial estate development of small or medium industrial units.	2.0

Open Space

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	3.6
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	2.3
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.5



11 Newtownshandrum

11.1 NEWTOWNSHANDRUM IN CONTEXT

Role In Settlement Strategy

11.1.1. The village of Newtownshandrum is located close to Charleville in the northern part of the Kanturk Electoral Area. The village shares many of the characteristics of Dromina and Milford as the three villages are spaced at approximately three mile intervals, forming a triangle to the west of Charleville. Population growth in the area has been very limited and employment opportunities are scarce. However, it is considered that the village has potential for development arising from its location close to Charleville and the N20 (and easy access to both Cork and Limerick).

11.1.2. In the overall strategy of this plan, Newtownshandrum is designated as a key village. The village offers many of the basic services required in a settlement of its size and it is considered that the village, subject to any long term physical and infrastructure constraints, is a suitable location for accommodating a modest amount of future growth.

11.2 KEY PLANNING CONSIDERATIONS

Geography

11.2.1. The landscape of the area is generally referred to as the 'Goldenvale' and occupies the north-eastern and the eastern part of Kanturk Electoral Area. This is a low lying landscape, which comprises an extensive area of predominately flat, or gently undulating topography. Agriculture remains the primary employer for the area and farmsteads are scattered throughout the landscape. This agricultural use primarily involves intensive dairying with tillage providing seasonal variation. More recently commuting to Charleville and beyond has become more prevalent with a need to attract some local employment to the area.

Employment & Economic Activity

11.2.2. Population growth in the village has been very limited and employment opportunities are scarce. The village is located on the R515 regional road and close to the N20 (with its easy access to both Cork and Limerick), which could enable some development.

Transport & Infrastructure

11.2.3. There is an adequate water supply for the village, water is supplied from the Charleville and Allow Water Supply Scheme and is served by a local reservoir. However, the water distribution network is in need of upgrading. The treatment plant is operating at or near to

capacity and there are proposals to upgrade the plant, this improvement would be necessary before any large-scale development occurs in the village.

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

Housing & Community Facilities

11.2.5. Since the 1996 County Development Plan, there has been a moderate amount of residential development in Newtownshandrum. Two of the parcels of land zoned for residential development in 1996 have been developed. The village is a local service centre and should be promoted as such. The benefits of having a primary school, a church, GAA pitch and clubhouse should allow for modest future growth. With this in mind, an appropriate amount of suitable land has been zoned for residential development.



Environment & Heritage

11.2.6. There are two buildings on the record of protected structures; RPS 00006 - Newtown Catholic Church located inside the proposed Development Boundary, and RPS 00007 - Thatch House Newtown North outside the proposed development boundary.

11.3 PLANNING PROPOSALS

Development Boundary

11.3.1. A development boundary has been included for the village of Newtownshandrum. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes the areas of established development. The village is fairly elongated and the development boundary has been tightly drawn to consolidate the

settlement around the village core. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement (in particular along the road to Charleville). As an alternative to this form of development the Council will encourage the development of serviced sites within the development boundary and the refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

Inside Boundary

11.3.2. Frontage development has been the main development in the past and this scale of development will be likely in the future. Residential development within the boundary should comprise a mix of low and medium density, subject to adequate sanitary services. Additional community facilities are required in tandem with further residential development. The Council will encourage the renovation of derelict sites within the village centre, including the creamery. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. As the village has strong links to both agricultural development and food production there is potential to attract further investment to the village by zoning land for the development of small industrial units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

Outside Boundary

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

11.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

11.4.1. Despite the low take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land has been zoned for future residential requirements. This land is located close to the village centre.

11.4.2. The specific residential zoning objectives are set out below:

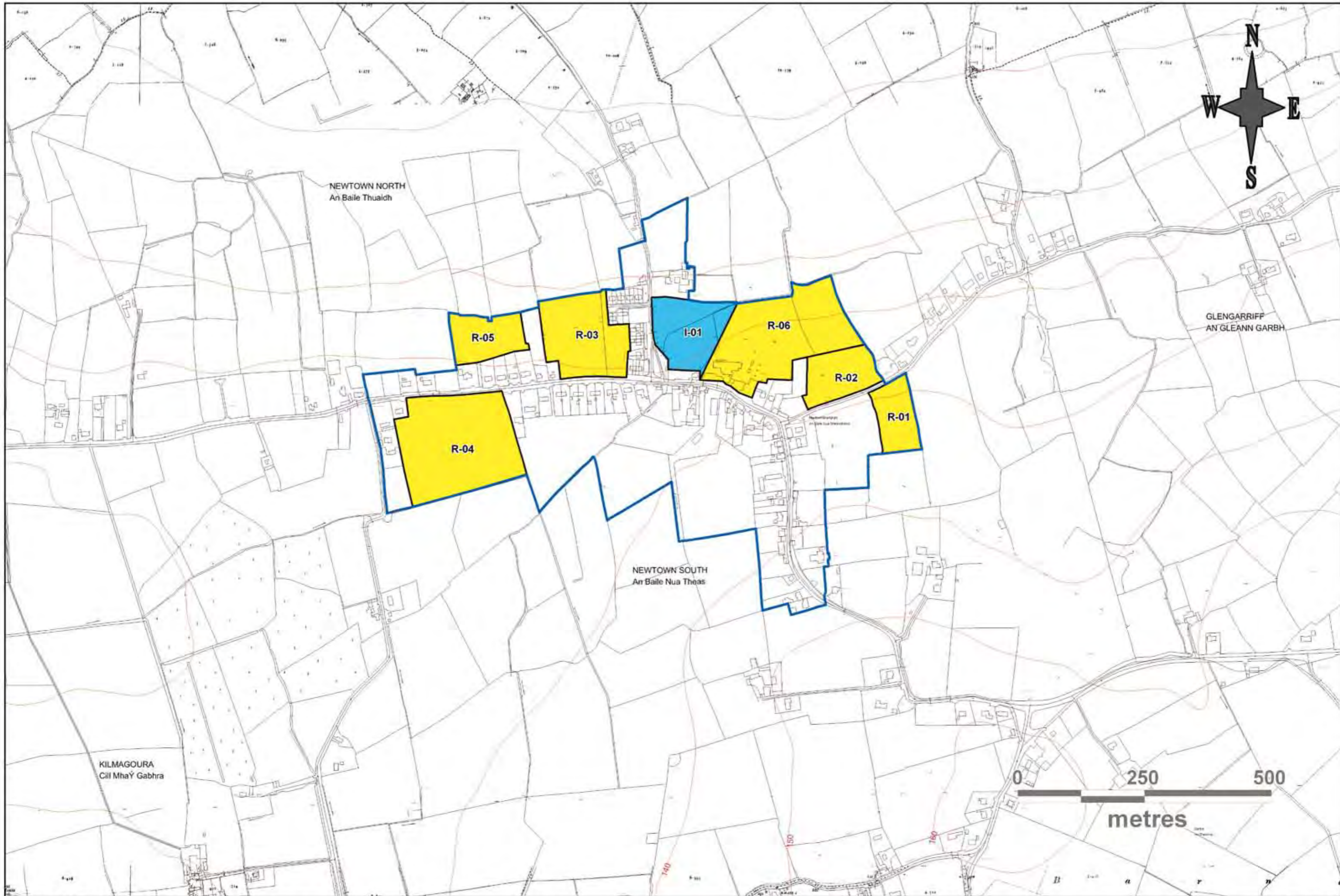
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	1.1
R-02	Low density residential development individual serviced sites.	1.3

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-03	Low density residential development with a mix of house types and sizes.	2.4
R-04	Low density residential development with a mix of house types and sizes.	4.3
R-05	Low density residential development with a mix of house types and sizes.	1.2
R-06	Medium density residential development with a mix of house types and sizes and also with the provision for a crèche and community centre. Community facilities shall be provided in tandem with any residential development	4.0

Industry

11.4.3. In order to expand social and economic activity in the village, it is necessary to zone additional land for industrial use. The specific zoning objective for Newtownshandrum is set out below:








Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
I-01	Industrial estate development of small or medium industrial units.	1.8












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGES

Ballydaly

Ballyhea

Castlemagner

Cecilstown

Cullen

Derrinagree

Freemount

Kilbrin

Kilcorney

Kiskeam

Lismire

Lyre

Meelin

Rathcoole

Rockchapel

Tullylease

12 Ballydaly

12.1 BALLYDALY IN CONTEXT

12.1.1. The village of Ballydaly is located at the north-western foot of Claragh Mountain in a remote but attractive landscape. It has easy access along the R582 regional road to the town of Millstreet. In the overall strategy of this plan, Ballydaly is designated as a village. The village is very spread out with no real centre reflecting the predominately rural character and offers a small range of services, which include a church, primary school, post office, convenience shop, and a petrol station all of which serve the village itself and the immediate surrounding rural area.

12.2 KEY PLANNING CONSIDERATIONS

12.2.1. The landscape, which surrounds the village, is characterised by its relatively even terrain, which stretches across the broad valley of the River Blackwater. The land comprises reasonably fertile farming land, comprising small to medium sized fields that are primarily used for dairy farming. The predominantly agricultural nature of the area dominates the employment sector. The rich cultural heritage of the area may lead to a limited amount of rural tourism in the vicinity.

12.2.2. Aside from a small amount of individual dwellings residential development in recent years has been limited. In contrast, the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of individual houses on the approach roads into the village.

12.2.3. At present the village of Ballydaly can only accommodate a very limited amount of growth, due to servicing constraints. A public sewer does not serve the village and although a water supply is present, the pressure is inadequate. These infrastructural deficiencies will have to be addressed before any estate scale development would be considered in the village.

12.2.4. There is one structure within the village that are entered in the Record of Protected Structures, namely RPS 00314 - Our Lady of Lourdes Roman Catholic Church.

12.3 PLANNING PROPOSALS

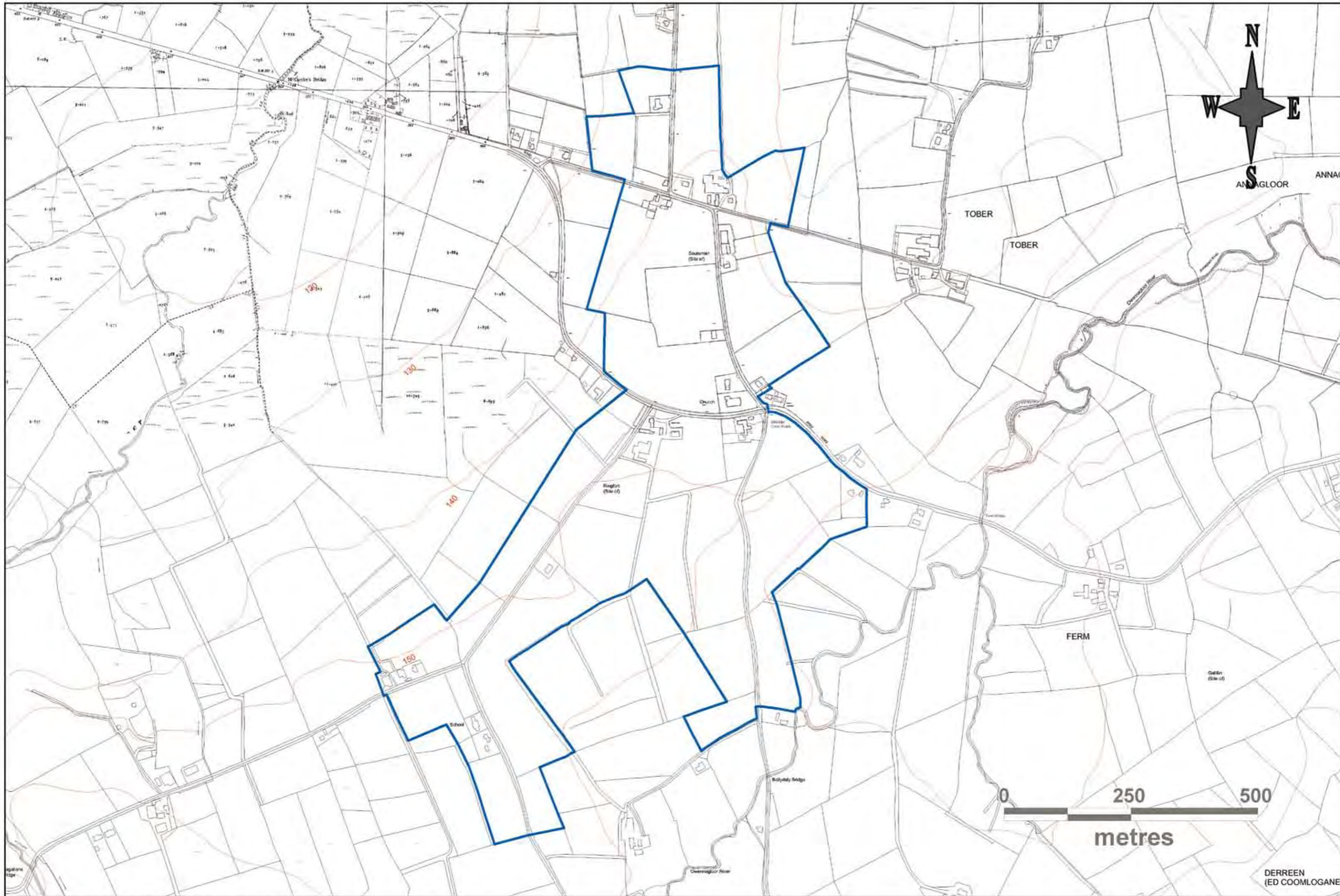
12.3.1. For the purpose of this plan a development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. Any larger scale or new development will be subject to sanitary and water improvements.

12.3.2. Subject to infrastructural improvements any future development should occur close to and around the village core. All access should be from the minor roads and access onto the Regional Road will not be considered. The small cluster of dwellings around Ballydaly Crossroads forms the focal point of the village and is the ideal location for future development.

12.3.3. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale and the views of the Claragh Mountain should also be preserved. Furthermore, the provision of serviced site schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside.

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

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



13 Ballyhea

13.1 BALLYHEA IN CONTEXT

13.1.1. Ballyhea is a small village to the south of Charleville just off the N20 national road. Located within the hinterland of Charleville this area is quite removed from the rest of the Electoral Area given that it forms a ‘dog-leg’ on the north-eastern part of the region and it could be argued that the towns are more related to the Mallow Electoral Area rather than the Kanturk Electoral Area. The close proximity of the villages to the N20 (with easy access to both Cork and Limerick), could allow the village to develop. In the overall strategy of this plan, Ballyhea is designated as a village. The village offers many of the basic services required in a settlement of its size and it is considered that the village, subject to any long term physical and infrastructure constraints, is a suitable location for accommodating a modest amount of future growth.

13.2 KEY PLANNING CONSIDERATIONS

13.2.1. The landscape of the area is generally referred to as the ‘Goldenvale’ and occupies the north-eastern and the eastern part of Kanturk Electoral Area. This is a low lying landscape, which comprises an extensive area of predominately flat, or gently undulating topography along the River Blackwater. Agriculture remains the primary employer for the area and farmsteads are scattered throughout the landscape. More recently commuting to Charleville and beyond has become more prevalent with a need to attract some local employment over and above the existing facilities of the petrol station and shop, builders yard, concrete yard, two public houses, and Charleville show grounds.

13.2.2. There is an adequate water supply for the village but the sewerage treatment plant is near capacity and is in need of upgrading.

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

13.2.4. Since the 1996 County Development Plan, there has been little residential development in the village. None of the five parcels of land zoned for residential development in the 1996 County Development Plan have been developed. The village is, however, a local service centre and should be promoted as such. The added benefits of having a National School, a church, a petrol station /convenience shop and a GAA pitch, should allow for modest future growth. With this in mind, an appropriate amount of suitable land has been zoned for residential development. The lack of adequate community facilities in the village is very evident and a community hall or centre and a playground is required.

13.2.5. The long term future of the village will be affected by the new route alignment for the N20 between Boherarash Cross, just north of

Twopothouse, to the southern end of the Croom Bypass including the bypass to the west of Ballyhea.

13.2.6. The village is bordered to the west by a candidate Special Area of Conservation (Sept. 2002) cSAC-2131 - Awbeg River.

13.3 PLANNING PROPOSALS

13.3.1. A development boundary has been included for the village of Ballyhea. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes the areas of established development. The village is fairly elongated and the development boundary has been tightly drawn to consolidate the settlement around the village core. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement (in particular along the road to Charleville). As an alternative to this form of development the Local Area Plan has zoned additional land within the development boundary for residential development.

13.3.2. Inside the development boundary six parcels of lands have been zoned for residential development. The layout of the village is very dispersed as it is dissected by the rail line, which runs through the centre of the village between the only housing estate in the village and the school. Development has built up on either side of the N20 National Road to the west of the village with the shop and garage cut off from the remainder of settlement by the main road. Even though there is traffic calming in place traffic flow is very fast through the village. Future residential development within the boundary should comprise low density, subject to adequate sanitary services. A comprehensive sewerage treatment scheme is required to address the problems associated with servicing the zoned land to the east of the rail line. Additional community facilities are required in tandem with further residential development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale.

13.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside. Historically there have been a number of individual houses built along the roads to the north towards Charleville. In the future it is hoped to direct this development towards the zoned land within the centre of the village.

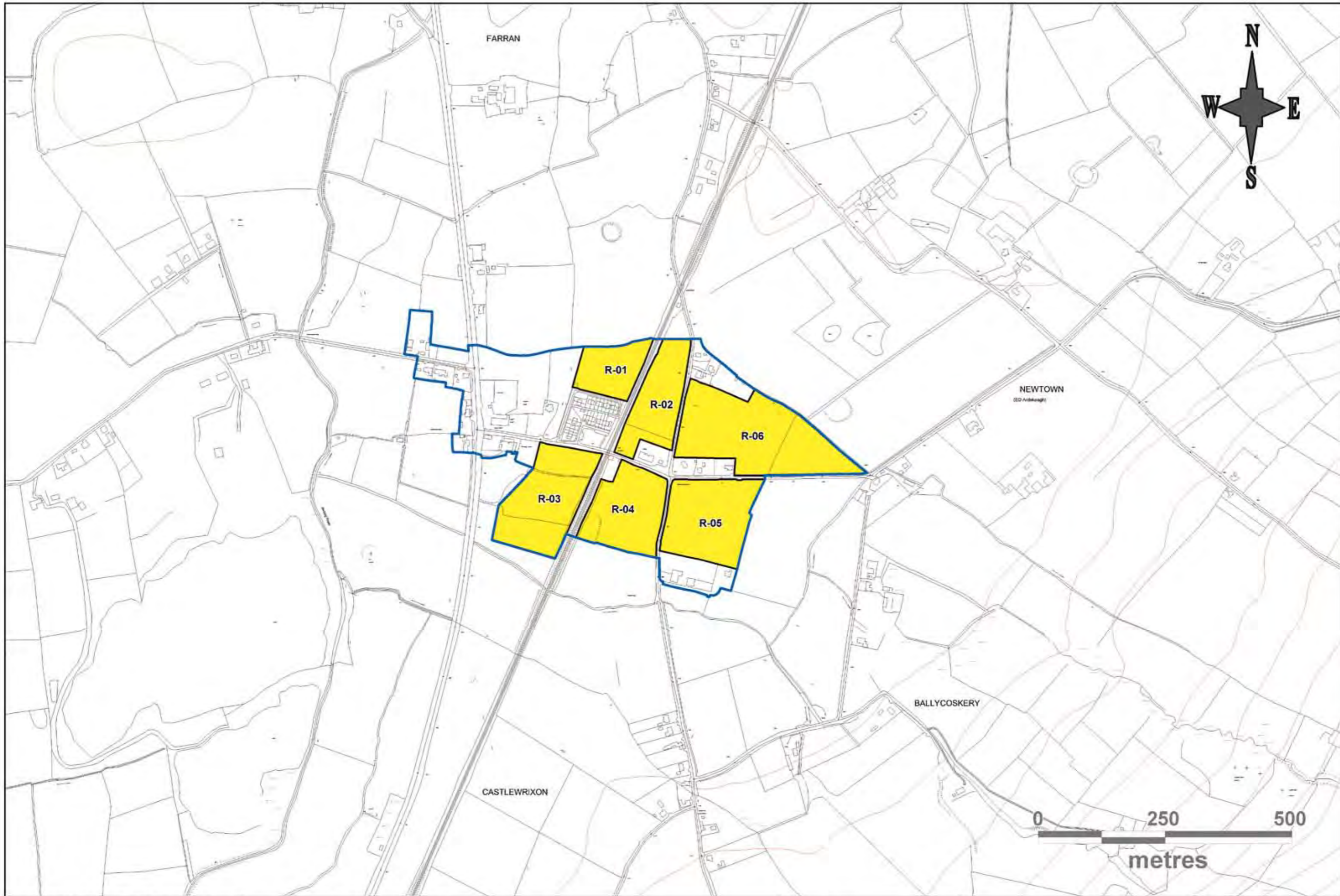
13.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

13.4.1. Despite the low take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land has been zoned for future residential requirements. This land is located close to the village centre.

13.4.2. The specific residential zoning objectives for Ballyhea are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development individual serviced sites.	1.2
R-02	Low density residential development with a mix of house types and sizes.	1.9
R-03	Low density residential development with a mix of house types and sizes.	2.8
R-04	Low density residential development with a mix of house types and sizes.	2.2
R-05	Low density residential development with a mix of house types and sizes.	2.6
R-06	Medium density residential development with a mix of house types and sizes. Proposals will also include for the provision of a satisfactory means of water supply and wastewater disposal.	4.1



14 Castlemagner

14.1 CASTLEMAGNER IN CONTEXT

14.1.1. The small village of Castlemagner is located in a remote but attractive landscape. In the overall strategy of this Local Area Plan, Castlemagner is designated as a village. It is in close proximity, and has easy access via the county road network, along the R582 and R576 regional road, to the town of Kanturk. The village is predominately rural in character and offers a small range of services, which include a church, primary school (located 2-3 miles away), convenience shop, public house, large community centre, playing pitch and GAA hall, all of which serve the village itself and the immediate surrounding rural area. The village is also part of the DART rural transport initiative. Pending infrastructure improvements, it is considered that the village could accommodate a modest amount of future development.

14.2 KEY PLANNING CONSIDERATIONS

14.2.1. Given the village’s location within the “Goldenvale”, the general topography of the area is that of a low-lying fertile landscape, well suited to intensive farming. Agriculture remains the primary employer for the area, namely dairy farming, with tillage providing seasonal variation. There are little alternative sources of employment in the locality and it is considered that given its close proximity to both Mallow and Kanturk, Castlemagner can be regarded as a commuter settlement. Furthermore, having regard to its proximity to the neighbouring settlement of Cecilstown, it is considered that a level of interdependency exists between these two settlements, particularly with respect to the national school, which is strategically located between the two.

14.2.2. There has been a very limited amount of development during the last plan period and the majority of land within the village has yet to come forward for development. However, there has been a recent up-take of one parcel of land for residential purposes (permission granted for 40 dwellings) in the field between the church and the public house. There is no public sewerage scheme serving the area and the water supply is dependent upon the development of the aforementioned residential scheme.

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

14.2.4. The general area is renowned for its connections to the Battle of Knocknanuss, 1647, and all efforts should be made to preserve areas of archaeological or historical significance.

14.3 PLANNING PROPOSALS

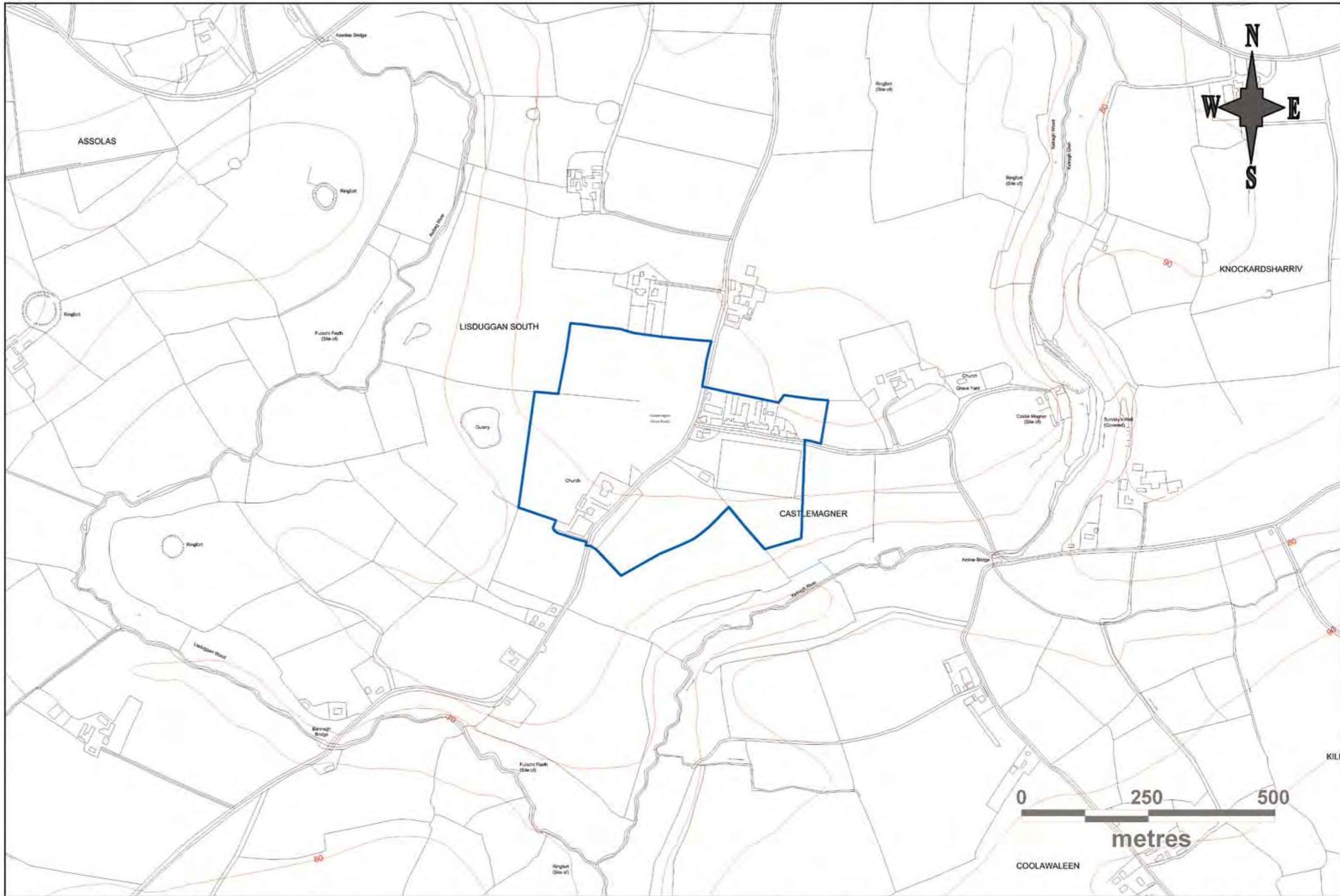
14.3.1. The village is an attractive rural cluster and it is an objective to ensure that any future development should concentrate around this focal point. A new development boundary has been included for Castlemagner, it has been set to include all the areas that are subject of specific zoning objectives and includes areas of established development.

14.3.2. At present the village of Castlemagner can accommodate limited growth, due to servicing constraints. The village’s close proximity to the town of Kanturk may change this in the future as illustrated by the new development at the crossroads to the west of the village.

14.3.3. Several opportunity sites exist within the boundary for development purposes. However, it is imperative that any such development is sympathetic to the rural character of this settlement in design and scale and that views to and from the Church be protected. Any proposed development to the rear of the Church should have regard to the setting of same and a buffer zone shall be provided between the development and the Church.

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

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



15 Cecilstown

15.1 CECILSTOWN IN CONTEXT

15.1.1. The village of Cecilstown, is located on the eastern periphery of the Kanturk Electoral Area, and is situated close to the N20 national road between Mallow and Kanturk. The village is predominantly rural in character and offers a small range of services, which include a pub. Having regard to its proximity to the neighbouring settlement of Castlemagner, it is considered that a level of interdependency exists between these two settlements, particularly with respect to the national school, which is strategically located between the two. In the overall strategy of this plan, Cecilstown is designated as a village.

15.2 KEY PLANNING CONSIDERATIONS

15.2.1. The general topography of the area is a low lying landscape, which comprises of an extensive area of predominately flat or gently undulating land. The surrounding area is generally referred to as the 'Goldenvale'. The physical conditions of the area create a fertile landscape well suited to intensive farming, which primarily involves intensive dairying with tillage providing seasonal variation. An abandoned quarry close to the village has been developed as a successful trout fishery.

15.2.2. Very little residential development has taken place in the village over the last few years. In contrast, the rural hinterland surrounding the village has experienced some pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of individual houses on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

15.2.3. Currently both sewerage treatment and water supply to the village are below capacity and as a result both are adequate to meet the needs of some moderate future development.

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

15.2.5. Any future development should occur on the western side of the village. A limited amount of infill can be accommodated within in the village itself and development of derelict sites within the village will be encouraged.

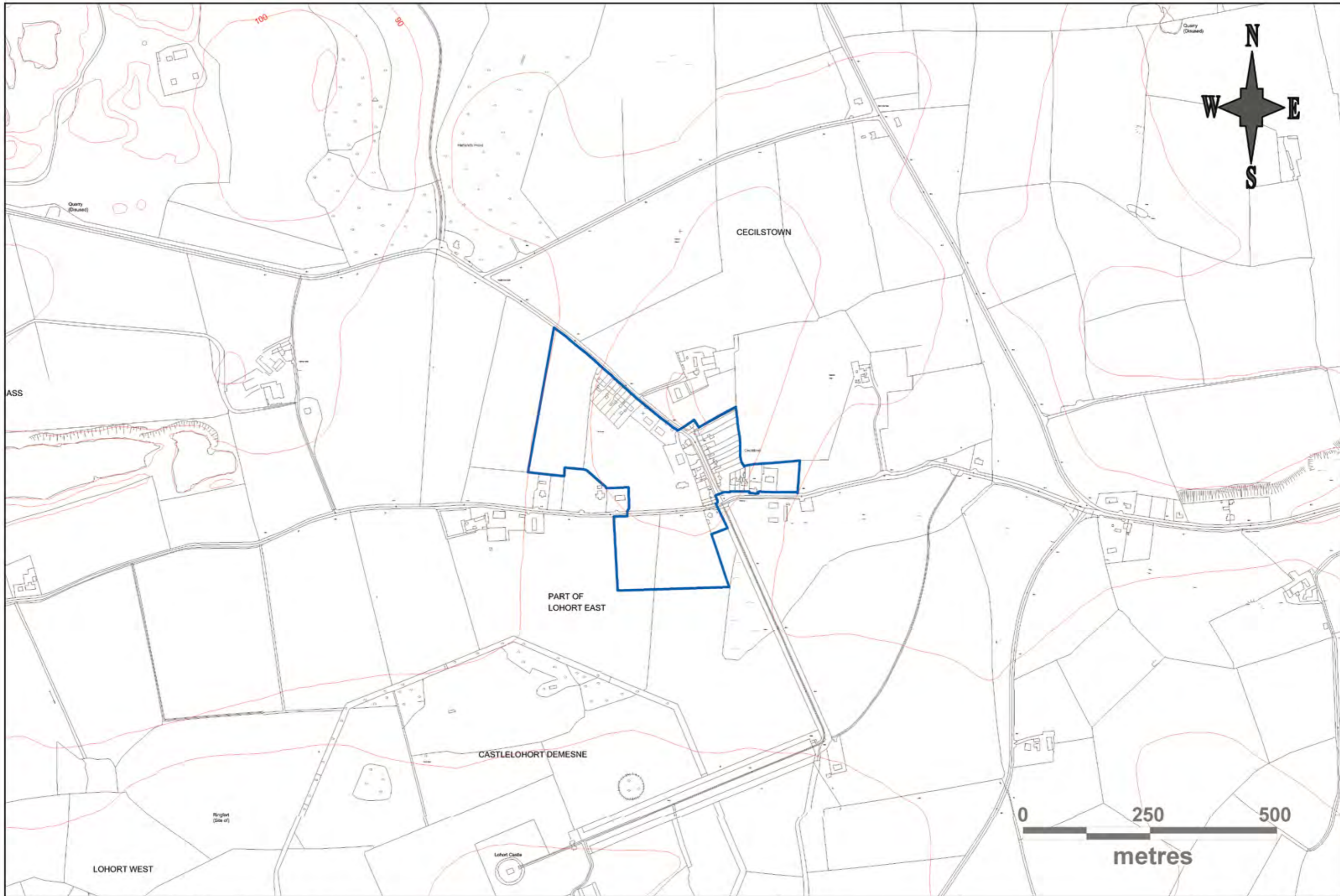
15.3 PLANNING PROPOSALS

15.3.1. For the purpose of this plan a development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core.

15.3.2. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, the provision of serviced site schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside. It is envisaged that higher density development will be concentrated in the core, with lower density/serviced sites closer to the fringes of the development boundary.

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

Objective No	General Zoning Objective
GEN-01	Within the development boundary of Cecilstown it is an objective to encourage small-scale development to be compatible with existing development. All new development should be low density connected to the existing water supply and sewerage treatment facilities. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



16 Cullen

16.1 CULLEN IN CONTEXT

16.1.1. Cullen is a linear settlement, with an attractive streetscape, located north of the N72 national route. It is in close proximity, and has easy access along a series of county roads, to the town of Millstreet. Located within a CLÁR designated area, the village is predominately rural in character and offers a small range of services, which include a church, primary school, post office, convenience shop, a GAA pitch and a community hall, and is part of the DART rural transport initiative. All these services benefit the village itself and the immediate surrounding rural area. In the overall strategy of this plan, Cullen is designated as a village.

16.2 KEY PLANNING CONSIDERATIONS

16.2.1. The landscape, which surrounds the village, is characterised by its relatively even terrain. The land comprises reasonably fertile farming landscape of small to medium sized fields that are primarily used for dairy farming. The predominantly agricultural nature of the area dominates the employment sector.

16.2.2. Very little residential development has taken place in the village over the last few years. In contrast, the rural hinterland surrounding the village has experienced pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of individual houses on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

16.2.3. Currently, the village of Cullen cannot accommodate further development growth due, primarily, to infrastructural deficiencies. The village is served by a septic tank that is currently at capacity and will need upgrading if any future development is to occur. The water supply to the village is adequate and is supplied by both the Ballinatona and Tubrid Water Supply Schemes.

16.3 PLANNING PROPOSALS

16.3.1. For the purpose of this plan a development boundary has been identified. The purpose of this development boundary is to restrict further development to the south of the village by the junction on the N72 and to direct any future development into the village to revitalise and rejuvenate

the core. Any larger scale or new development will be subject to sanitary improvements.

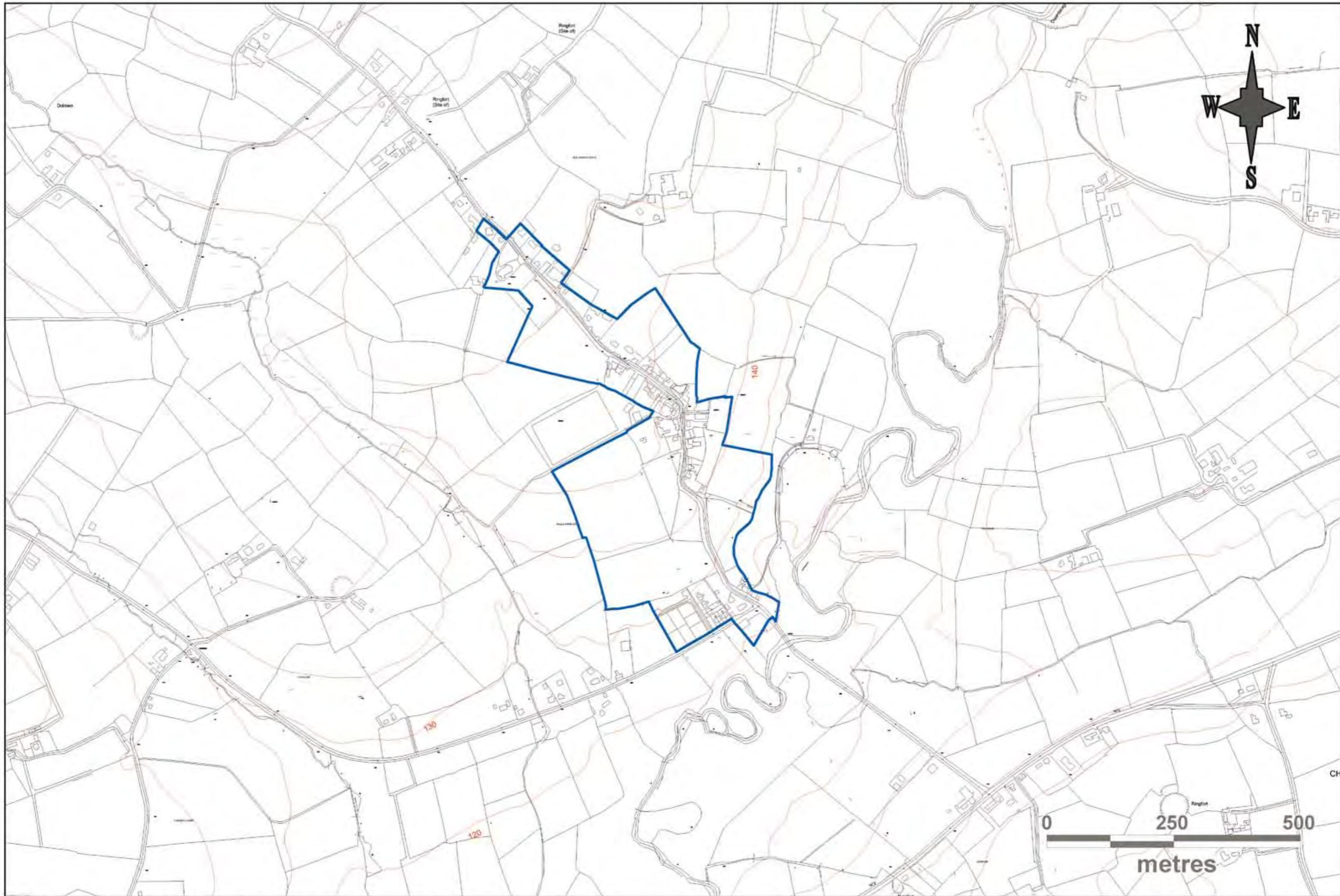
16.3.2. Subject to infrastructural improvements any future development should occur close to and around the village core. The lands south of the church and cemetery are suitable for development and some infill could occur on the eastern side of the village. The old creamery site is currently derelict and could be seen as the ideal opportunity site.



16.3.3. The Council will encourage the renovation of derelict sites within the village centre. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, the provision of serviced site schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside.

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

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



17 Derrinagree

17.1 DERRINAGREE IN CONTEXT

17.1.1. The village of Derrinagree, is located just south of the N72 national route approximately 5km north of Millstreet and is located within a Clár designated area. Infrastructure deficiencies within the village will restrict the extent of the development the settlement is capable of accommodating during the lifetime of this plan. In the overall strategy of this plan, Derrinagree is designated as a village.

17.2 KEY PLANNING CONSIDERATIONS

17.2.1. The landscape, which surrounds the village, is characterised by its relatively even terrain. The land comprises reasonably fertile farming landscape comprising small to medium sized fields that are primarily used for dairy farming. The predominantly agricultural nature of the area dominates the employment sector.

17.2.2. The village has a number of services, namely a church, a national school, a post office and a convenience shop. All of these serve both the village itself and its immediate hinterland. The level of services should be extended. The village, for example, is in need of a bring site for recycling.

17.2.3. Very little residential development has taken place in the village over the last few years. In contrast, the area surrounding the village has experienced pressure for the construction of one-off dwellings. The Council will encourage future development within the development boundary in an attempt to offset the proliferation of individual houses on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

17.2.4. At present there is no sewerage treatment scheme serving the village and in order for future development to occur a scheme will have to be provided. The current water supply is adequate enough to meet the needs of a moderate amount of development during the lifetime of this plan.

17.2.5. There is one structure within the village that are entered in the Record of Protected Structures, namely RPS 00258 the Roman Catholic Church.



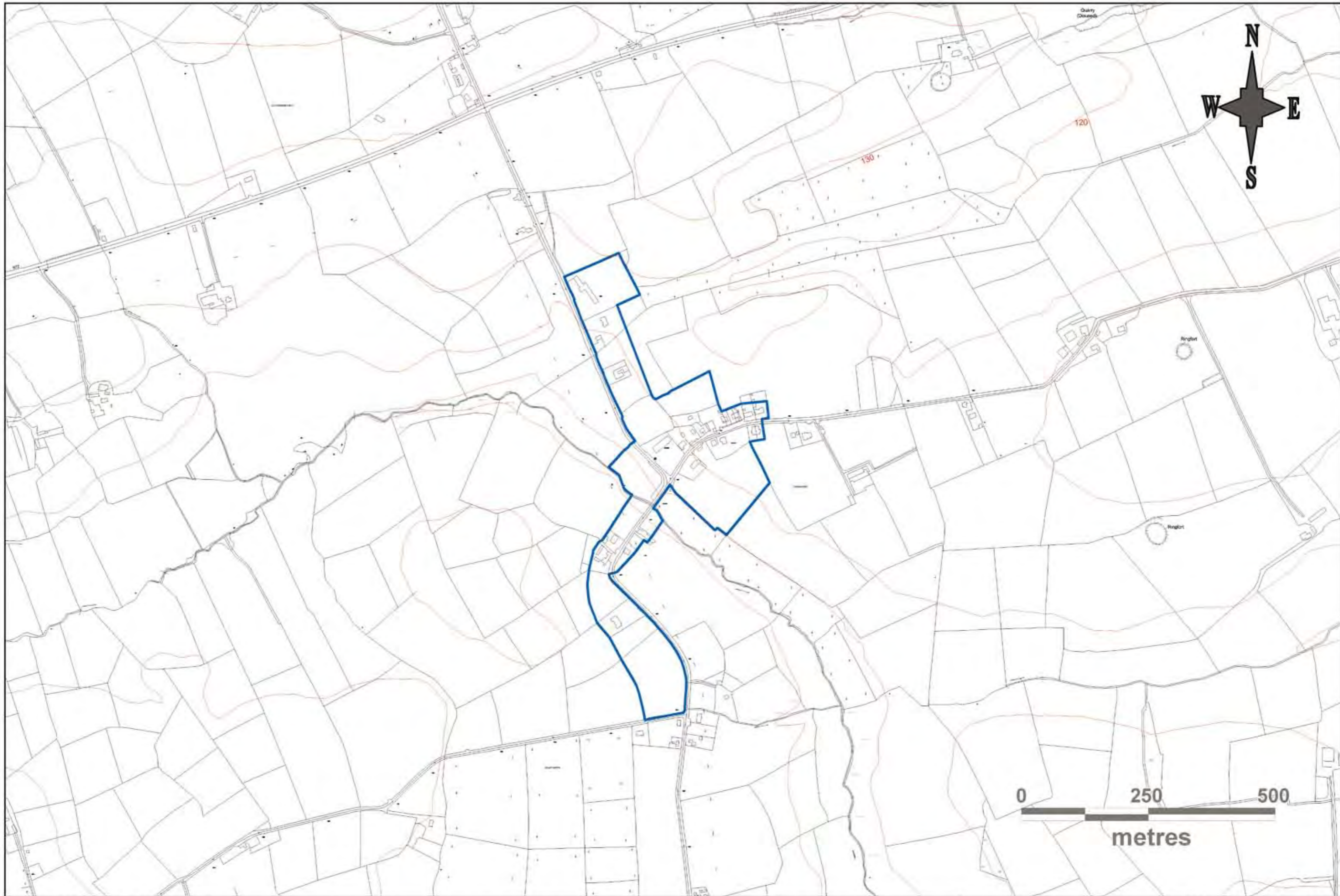
17.3 PLANNING PROPOSALS

17.3.1. For the purpose of this plan a development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. Any larger scale or new development will be subject to infrastructural improvements.

17.3.2. Subject to infrastructural improvements any future development should occur northwest of the Catholic Church towards the national school. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, future development within the boundary will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside. The area within the development boundary in front of the church running down to the river should be retained as open space to protect the rural character and setting of the village.

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

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



18 Freemount

18.1 FREEMOUNT IN CONTEXT

18.1.1. Freemount is a quiet village to the north of the electoral area. The village has a very linear feel and is spread out along the main road connecting Charleville with Newmarket and Kanturk. The village is predominately rural in setting and agriculture remains the primary employer for the area. In the overall strategy of this plan, Freemount is designated as a village, which offers some basic services and, subject to any long term physical and infrastructure constraints, may be a suitable location for accommodating a modest amount of future growth.

18.2 KEY PLANNING CONSIDERATIONS

18.2.1. The landscape of the area is well suited to intensive farming and agriculture remains the primary employer for the area. The village has a range of services including convenience retail, public house, post office, and there is the opportunity to expand the existing industrial/business park to incorporate small industrial units. It is hoped that additional services within the village will be encouraged to develop alongside residential development. Freemount enjoys good road based transport connections and is included in the DART rural transport network.



18.2.2. The water supply and sewerage treatment system both need to be upgraded to serve any large-scale development proposals that may come forward in the village. The Freemount sewerage scheme has been identified as a Serviced Sites Initiative as part of the Water Services

Investment Programme (2004 – 2006). To aid this redevelopment there will be a presumption against development around the existing treatment plant. There has been relatively little residential development in Freemount in recent years but it does have a number of essential facilities, including a church, national school, and community hall which help the village to operate as a local service centre for its immediate rural hinterland.

18.3 PLANNING PROPOSALS

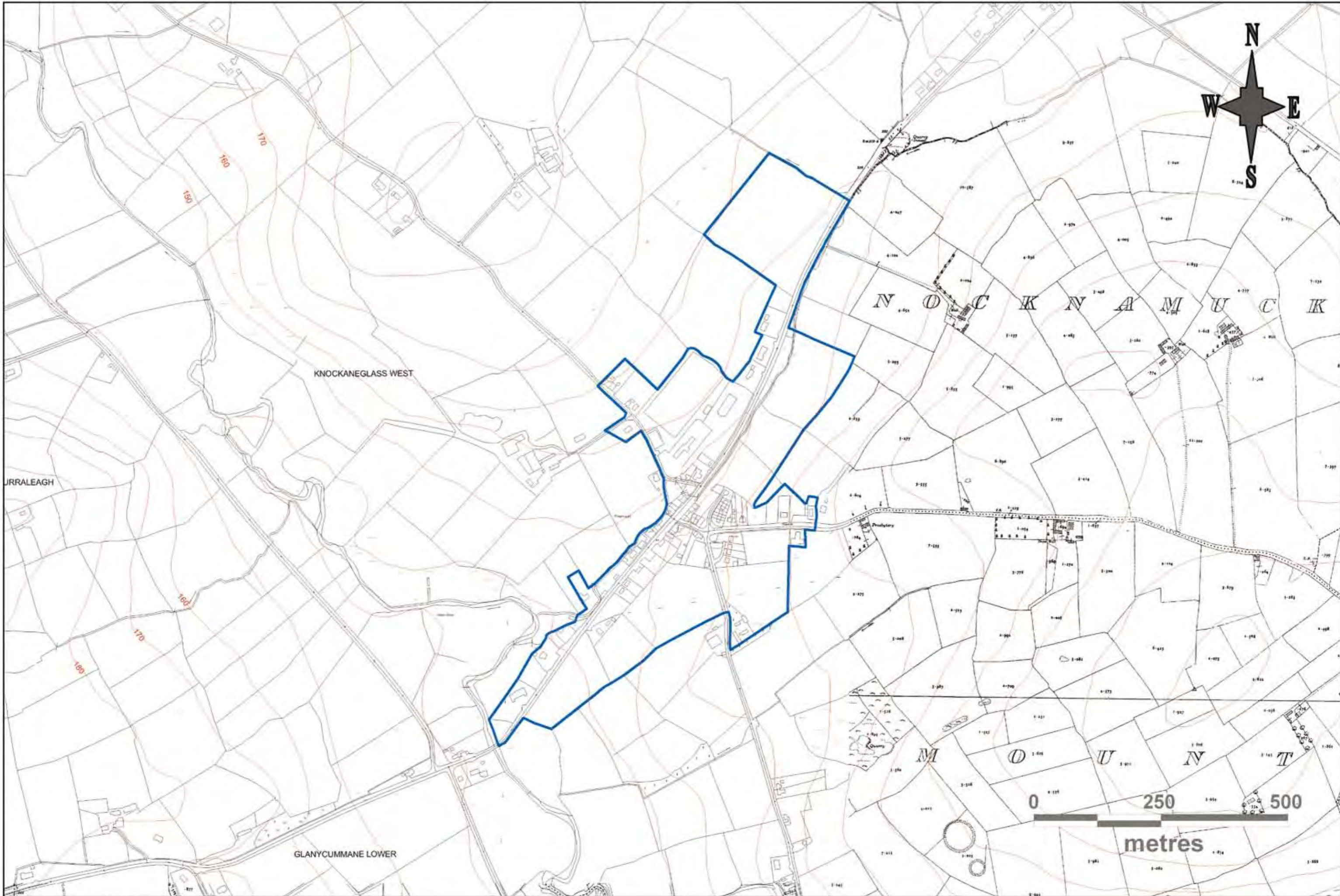
18.3.1. A development boundary has been included for the village of Freemount. Generally, it has been set to include the areas of established development along with areas for possible future development. The village is fairly elongated and the development boundary has been tightly drawn to consolidate the settlement around the village core.

Development east of the village is constrained due to the river and the topography. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement notably on the road between Freemount and Dromina. As an alternative to this form of development Cork County Council has made an area available for serviced sites within the development boundary to the north of the village.

18.3.2. Frontage development has been the main development in the past and this scale of development will be likely in the future. Future residential development within the boundary should comprise low or medium density, subject to adequate sanitary services. Additional community facilities are required in tandem with further residential development. The Council will encourage the renovation of derelict sites within the village centre. It is imperative that any such development is sympathetic to the rural character of the village in design and scale.

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

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



19 Kilbrin

19.1 KILBRIN IN CONTEXT

19.1.1. Located 7km northeast of Kanturk, Kilbrin is an elongated rural settlement, which spreads along the main road through the village. In the overall strategy of this Local Area Plan, Kilbrin is designated as a village. This predominately rural settlement offers a small range of services, which include a church, cemetery, national school, a public house, Dr Crooke community hall, community centre and GAA pitch, all of which serve the village itself and the immediate surrounding rural area. Such services allow many day-to-day activities to be carried out in this rural settlement eliminating the necessity of a longer journey to a more urban location. Pending infrastructure improvements, it is considered that the village could accommodate a modest amount of future development.

19.2 KEY PLANNING CONSIDERATIONS

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

19.2.2. The village has not attracted any significant development during the last Plan period. However, it is considered a suitable location for future development, pending infrastructure improvements. There are proposals for a new sewerage scheme as part of the Rural Towns and Villages element of the Water Services Investment Programme. However, water supply is a problem for the settlement and there is an urgent need for a new reservoir, with capacity and sufficient pressure to serve future development. The Council will encourage infill development on opportunity sites within the development boundary and schemes of serviced sites will be given favourable consideration. There is pressure for individual houses on the road to the south and also along road to the west towards Kanturk. This form of development is undesirable and will be discouraged by the Council.

19.2.3. There is one structure within the settlement, which is listed in the Record of Protected Structures – St. John the Baptist Catholic Church. Other important issues for the village are the protection of the natural and unspoilt landscape and the preservation of items of archaeological significance.

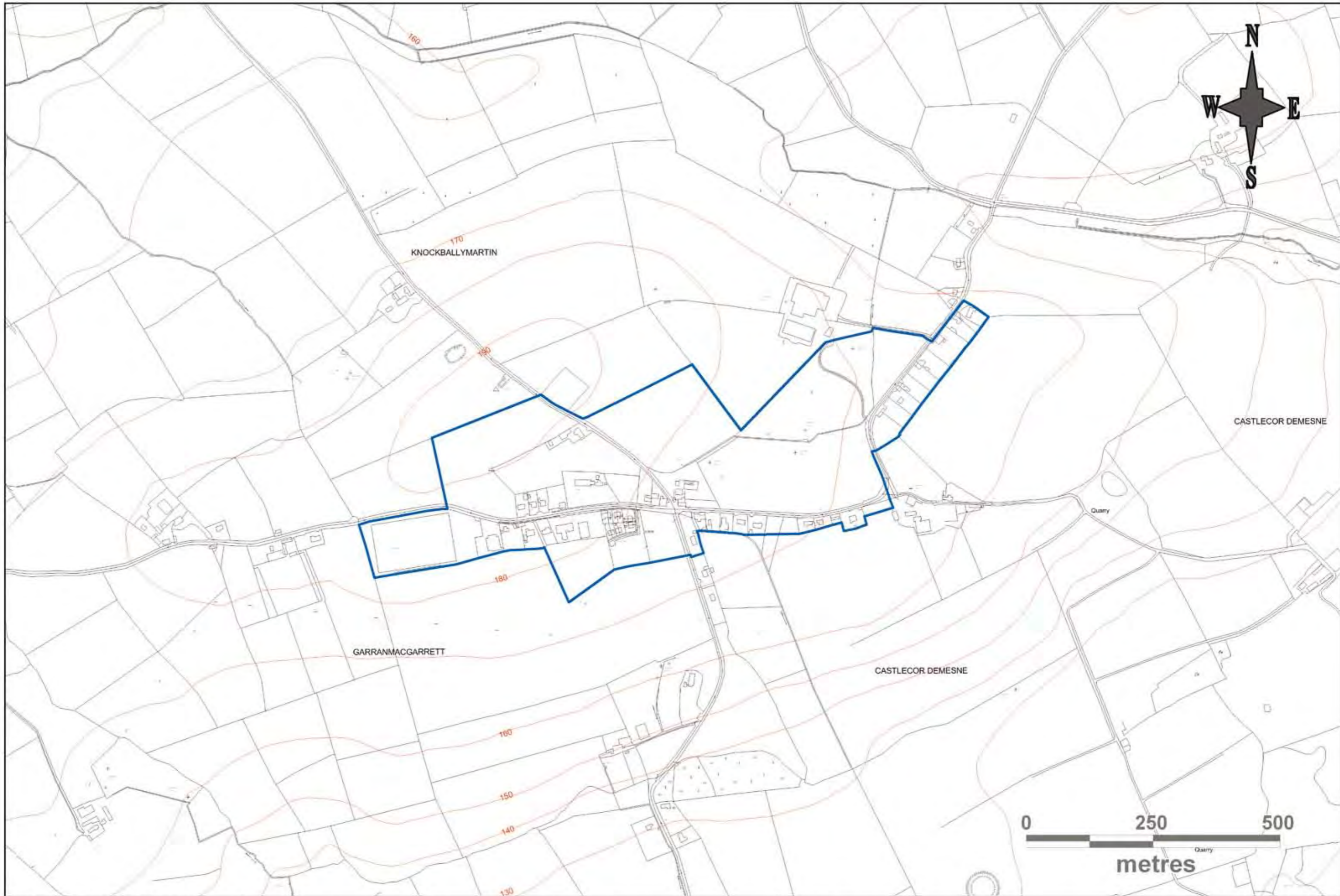
19.3 PLANNING PROPOSALS

19.3.1. The development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the village core.

19.3.2. The Council will encourage the development of infill sites within the centre. However, it is imperative that any such development is sympathetic to the rural character of the village in design and scale. There may also be an opportunity for serviced sites within the settlement.

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

Objective No	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Kilbrin, it is an objective to encourage low density development which is compatible with existing development and scale of the village. Pending infrastructure improvements development should be limited to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



20 Kilcorney

20.1 KILCORNEY IN CONTEXT

20.1.1. The village of Kilcorney is served by a series of county roads and is located in a somewhat isolated area east of Millstreet. Located within a Clár designated area, the village is predominately rural in character and offers a small range of services, which include a church, primary school, post office, convenience shop, and a community centre all of which serve the village itself and the immediate surrounding rural area. The village is also included in the DART rural transport initiative. In the overall strategy of this plan, Kilcorney is designated as a village.

20.2 KEY PLANNING CONSIDERATIONS

20.2.1. The immediate landscape, which surrounds the village, is generally flat and even and is formed by the small rivers Ivale, Crinnaloo and Carrigduff. The land comprises reasonably fertile farming landscape, comprising of small to medium sized fields that are primarily used for dairy farming. The predominantly agricultural nature of the area dominates the employment sector.

20.2.2. Aside from a small amount of individual dwellings residential development in recent years has been limited. This is primarily due to the lack of demand. However, the proximity of the village to the town of Millstreet and access to the road network may change this in the future. In contrast, the rural hinterland surrounding the village has experienced pressure for the construction of one-off dwellings and the Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of individual houses on the approach roads into the village.

20.2.3. At present, demand in the village is low and the primary objective of this plan is to consolidate the village by focusing future development close to and around the core. Some infill can be accommodated and some frontage development could also be seen as a future option.

20.3 PLANNING PROPOSALS

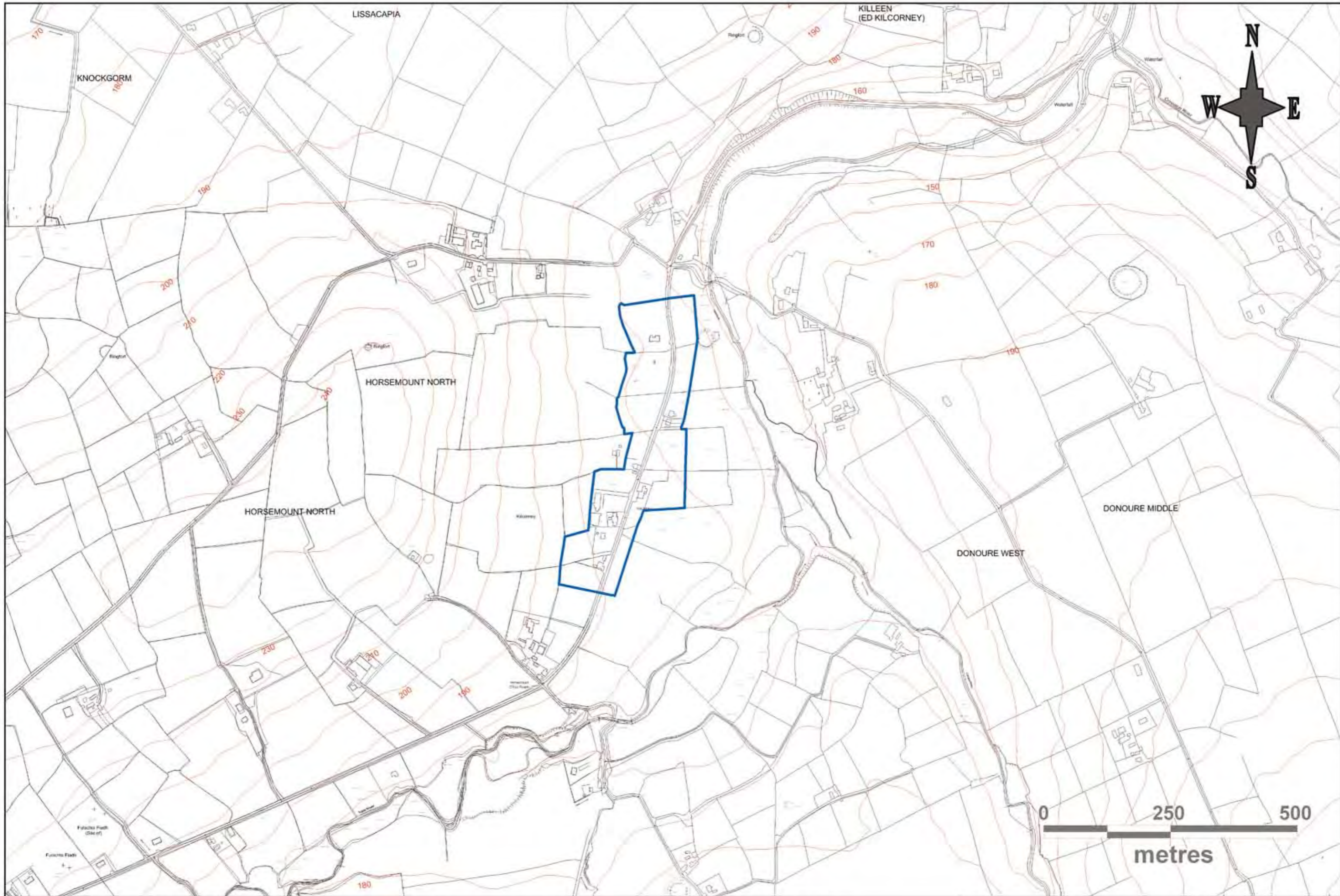
20.3.1. For the purpose of this plan a development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core.

20.3.2. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative

that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, the provision of serviced site schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside. It is envisaged that higher density development will be concentrated in the core, with lower density/serviced sites closer to the fringes of the development boundary.

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

Objective No	General Zoning Objective
GEN-01	Within the development boundary of Kilcorney it is an objective to encourage small-scale development to be compatible with existing development. All new development should be low density connected to the existing water supply, (which needs to be upgraded) and sewerage treatment facilities. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory water and sanitary services.



21 Kiskeam

21.1 KISKEAM IN CONTEXT

21.1.1. The village of Kiskeam is a rural farming community to the west of the Kanturk Electoral Area located on the Regional Road R577 between the villages of Boherbue and Ballydesmond and is located within a Clár designated area. In the overall strategy of this plan, Kiskeam is designated as a village. The village offers many of the basic services required in a settlement of its size and, subject to any long term physical and infrastructure constraints, the village is considered a suitable location for accommodating a modest amount of future growth. The village offers a range of services that provides for the village itself and the surrounding rural area. They enable many day-to-day activities to be carried on in the rural community without the necessity of a longer journey to a more urban location.



21.2 KEY PLANNING CONSIDERATIONS

21.2.1. The general topography of the area is that of a broad marginal middle ground valley. Dairy farming is the primary activity in this area and a mosaic of fields represents the prevalent land cover. In addition to agriculture and agriculture related activity, the village has a food store, co-operative offices, public house, car sales, post office, garage and a petrol station and shop outside the village.

21.2.2. The water supply to the village is adequate for current demand, in the long-term the water supply requirements will be addressed by the Cork North West Regional Water Supply Scheme. There are problems with the sewerage treatment system for the village. Both these services will need improvement if large-scale development proposals arise. In recent years there has been relatively little residential development in

Kiskeam. The village provides a range of services to the local area including a national school, town park, sheltered housing, church, GAA pitch, community centre and a number of community groups including the Kiskeam and District Social Action Group Ltd. and Kiskeam Development Association. The village is included in the Duhallow Area Rural Transport (DART) scheme. The benefits of having these facilities should allow for modest future growth. With this in mind, an appropriate amount of residential development will be appropriate for the village.

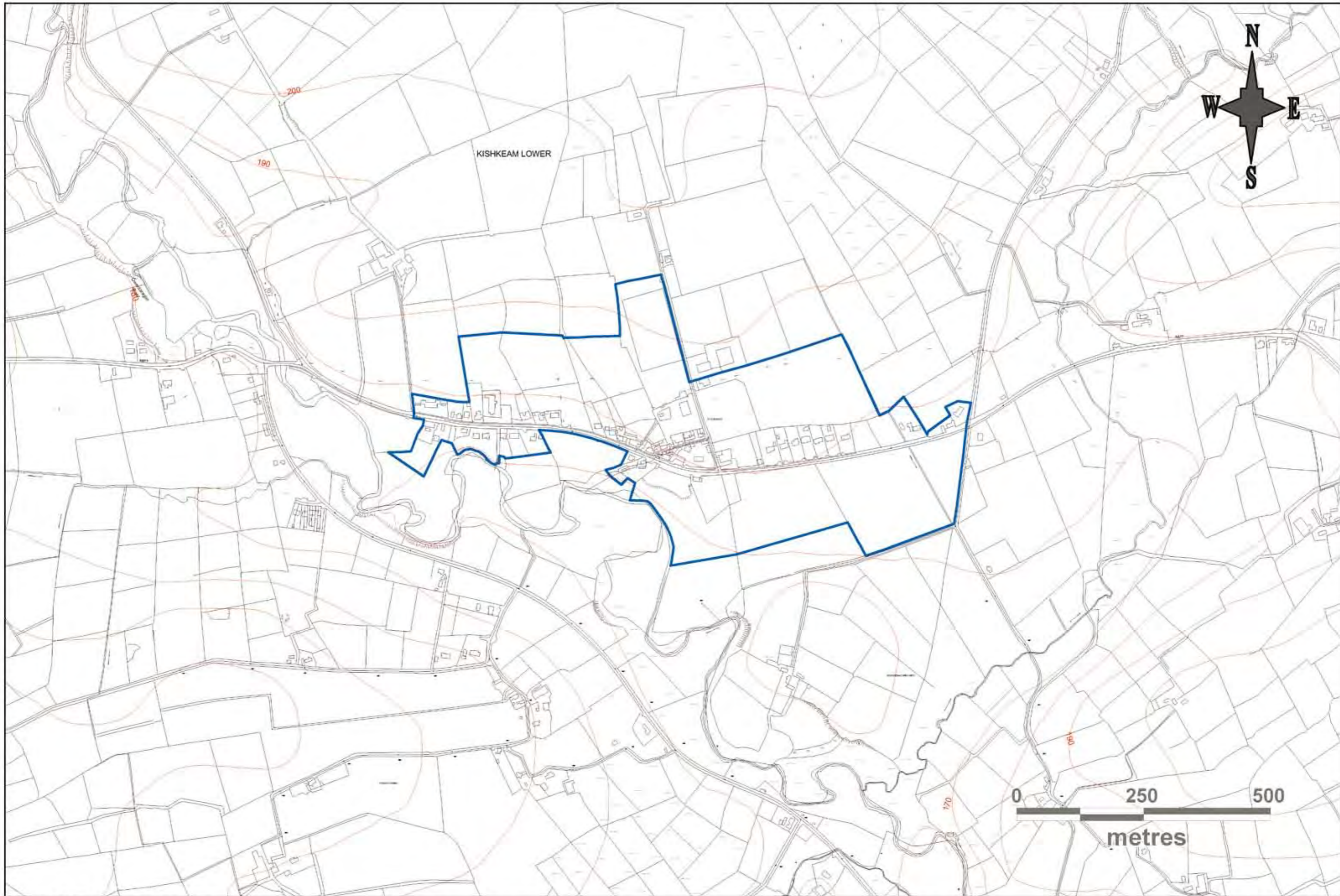
21.3 OVERALL ZONING APPROACH

21.3.1. A development boundary has been included for the village of Kiskeam, which includes large areas of established development. It has been drawn around the village core to prevent sprawl and to direct development into the village and to revitalise and rejuvenate the core. The village is quite a linear settlement and the small amount of recent development has tended to be in the form of one-off dwellings on the approach roads into the settlement. As an alternative to this form of development the Council will encourage the development of serviced sites within the development boundary and the refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

21.3.2. Frontage development has been the main development in the past and there is little evidence of demand for in depth development. Future residential development within the boundary should comprise low density, with the required sanitary services provided by individual developers. Additional community facilities are required in tandem with further residential development.

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

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



22 Lismire

22.1 LISMIRE IN CONTEXT

22.1.1. Lismire is a small rural farming community to the north of the electoral area, located close to both Newmarket and Kanturk. However, as the village is located on minor roads it is quite isolated and remains predominately rural in setting and agriculture remains the primary employer for the area. In the overall strategy of this plan, Lismire is designated as a village. The village offers some basic services and, subject to any long term physical and infrastructure constraints, may be a suitable location for accommodating a small amount of future growth.

22.2 KEY PLANNING CONSIDERATIONS

22.2.1. The landscape of the area is well suited to intensive farming and agriculture remains the primary employer for the area. The village has a limited range of services including a convenience shop, national school, church, GAA pitch and clubhouse and a small park on the site of the old school. It is hoped that additional services within the village will be encouraged to develop alongside residential development. The village, for example, is in need of a bring site for recycling.

22.2.2. The water supply is adequate for future development however there is no sewerage treatment system in place and this will limit the scale of development in the village. New development should include the provision of a treatment plant and the position of the new treatment plant to the south of the settlement will be vital in terms of opening land up for possible development. There has been relatively little residential development in Lismire in recent years and the village does not have an abundance of community facilities, but does have a number of essential facilities, which help the village to operate as a local service centre for its immediate rural hinterland.

22.3 PLANNING PROPOSALS

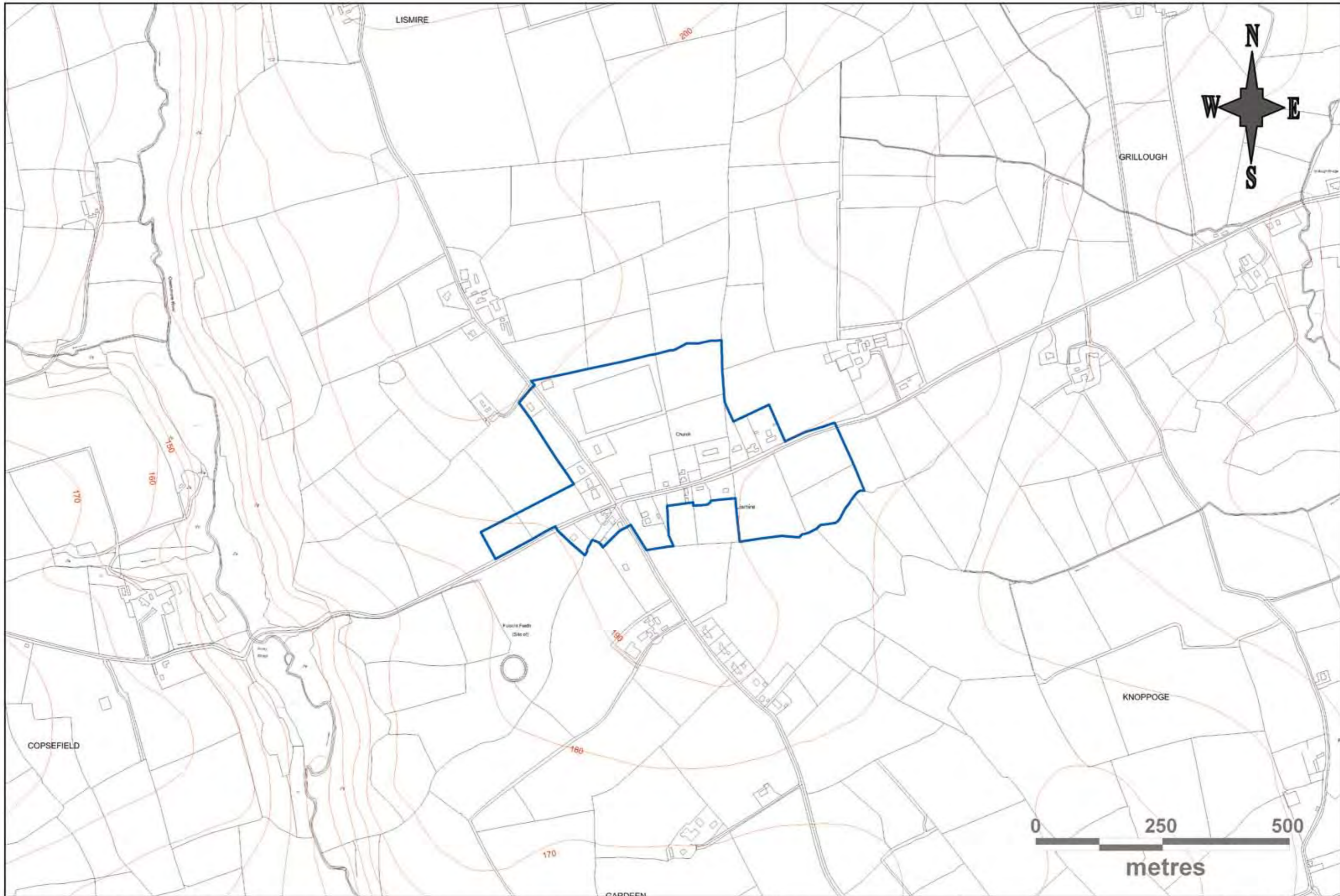
22.3.1. A development boundary has been set for the village of Lismire. Generally, it has been set to include the areas of established development along with some areas for possible future development. The village is fairly dispersed and the development boundary has been tightly drawn to consolidate the settlement around the village core.

22.3.2. Development to the west of the village is constrained due to the river, the topography and the Proposed Natural Heritage Area pNHA 1072 - Priory Wood, Lismire.

22.3.3. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement. Future residential development within the boundary should comprise low-medium density, subject to adequate sanitary services. Additional community facilities are required in tandem with further residential development. The Council will encourage infill development and the renovation of derelict sites within the village centre. It is imperative that any such development is sympathetic to the rural character of the village in design and scale.

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

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



LISMIRE

200

GRILLOUGH



Church

Lismire

Public Field
(Site of)

180

KNOPPOGE

0 250 500

metres

170

GARDEEN

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23 Lyre

23.1 LYRE IN CONTEXT

23.1.1. Lyre is a remote rural settlement, situated at the foothills of the Boggeragh Mountains, southeast of Banteer and is located within a Clár designated area. In the overall strategy of this Local Area Plan, Lyre is designated as a village. Although the range of services in this settlement is limited, it does contain a number of essential services such as a post office, petrol pumps and convenience shop, community hall, primary school, church and graveyard. The village is also served by the DART rural transport initiative.

23.1.2. Pending infrastructure improvements, it is considered that the village is capable of accommodating a modest amount of future development. However, any such development would have to be sympathetic to the rural character of the village in design and scale.

23.2 KEY PLANNING CONSIDERATIONS

23.2.1. The topography of this area is generally steep and soil in this area is relatively poor in quality, resulting in intensive commercial coniferous plantations. The settlement itself is elevated, offering views over a wide area. There are some-small scale businesses in the area but alternative sources of employment are limited and it is considered that the majority of the local population commute on a daily basis.

23.2.2. This settlement is linear in form and very little development has taken place in the settlement core during the last Plan period, however there has been a proliferation of one-off dwellings on the approach road into the village from the Banteer direction. Further development of this type is undesirable and will be discouraged by the Council. Infill development will be encouraged in order to overcome this problem of individual houses. Recent environmental improvements, which have taken place in the village core, including the provision of footpaths, effectively enhance this area as a more desirable place to live and further improvements of this type should be encouraged.

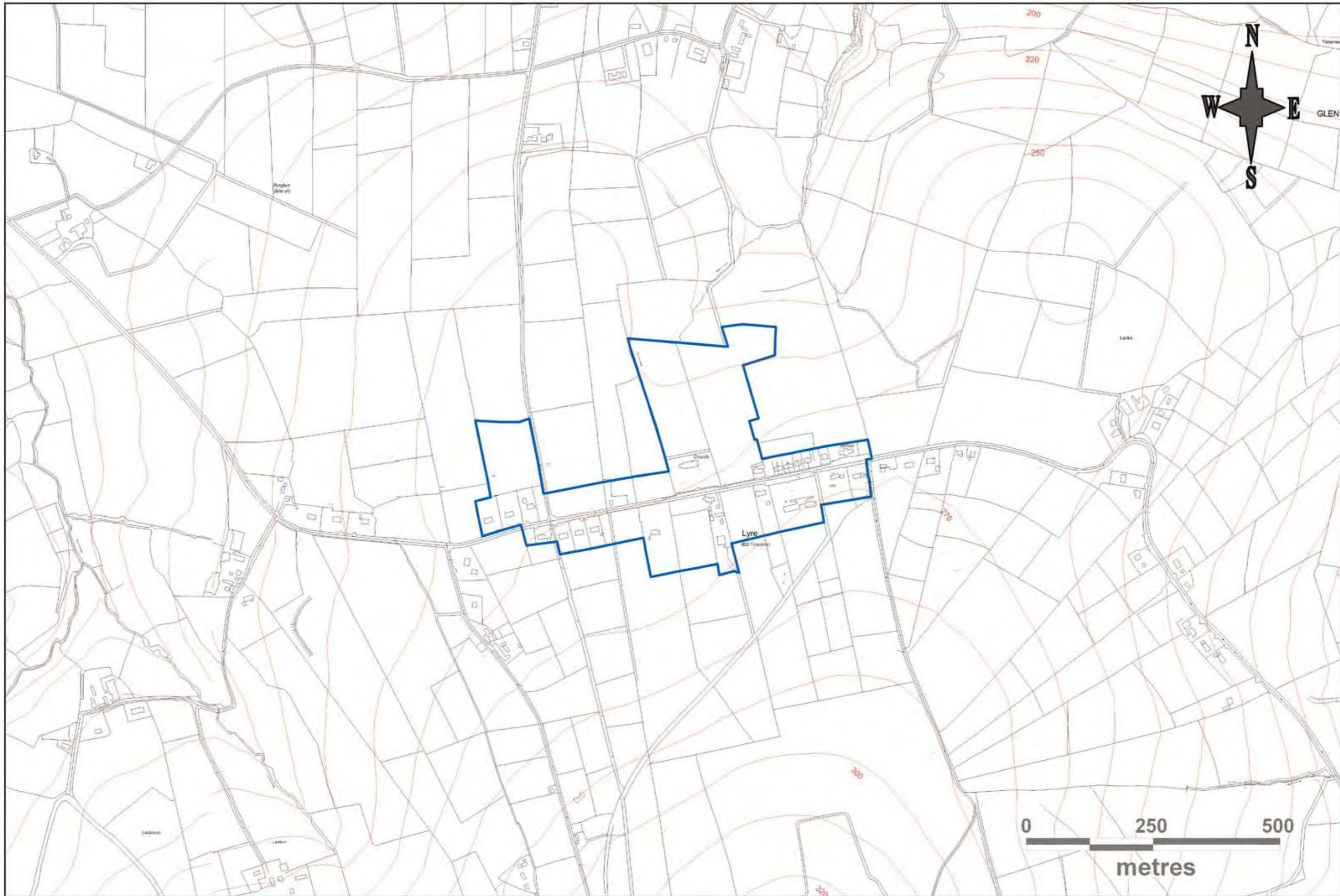
23.2.3. Infrastructure deficiencies have restricted any larger development schemes. While the water supply is adequate for future development there is no sewerage treatment system in place and this will limit the scale of development in the village. Any new development should include the provision of a treatment plant and the position of the new treatment plant will be vital in terms of opening land up for possible development.

23.3 PLANNING PROPOSALS

23.3.1. The development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village. Furthermore, the provision of serviced site schemes will be encouraged in order counter-balance the demand for one-off dwellings in the surrounding countryside.

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

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



24 Meelin

24.1 MEELIN IN CONTEXT

24.1.1. The attractive village of Meelin is a rural farming community located to the north of Newmarket just off the R576 road to Rockchapel. In the overall strategy of this plan, Meelin is designated as a village. The village offers many of the basic services required in a settlement of its size. It is considered that the village, subject to any long term physical and infrastructure constraints, is a suitable location for accommodating a modest amount of future growth. Historically the area has suffered from population decline and employment opportunities are scarce.

24.2 KEY PLANNING CONSIDERATIONS

24.2.1. The general topography of the area is that of a broad marginal middle ground valley. Dairy farming is the primary activity in this area and a mosaic of fields represents the prevalent land cover. In addition to agriculture and agriculture related activity the settlement was historically a centre of stone cutting and quarrying.

24.2.2. There is an adequate water supply for the village, water is supplied from the Ballinatona Water Supply Scheme and is served by a local reservoir. All waste treatment is dealt with by means of secondary treatment and waste treatment / sewerage facilities will need to be upgraded to cater for any increase in demand over the plan period. A bring site is to be constructed in the car park to the front of the school and as part of the Duhallow Area Rapid Transit initiative a bus shelter is being built.

24.2.3. Since the 1996 County Development Plan, there has been relatively little residential development in Meelin. None of the six parcels of land zoned for residential development in 1996 have been developed. The village is, however, a local service centre and should be promoted as such. The benefits of having a church, a national school, Garda station, GAA pitch, sports complex, community centre and a convenience shop should allow for modest future growth. With this in mind, an appropriate amount of suitable land has been zoned for residential development.

24.3 PLANNING PROPOSALS

A development boundary has been included for the village of Meelin. Generally, it has been set to include all the areas that are subject of specific zoning objectives. In addition, it includes an area of established development. It has been drawn around the village core to prevent sprawl and to direct development into the village and to revitalise and rejuvenate the core. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the

settlement. As an alternative, the Council will encourage the development of serviced sites within the development boundary and the refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.



24.3.1. Frontage development has been the main development in the past and there is little evidence of demand for in depth development. Future residential development within the boundary should comprise low density, with the required sanitary services provided by individual developers. Additional community facilities are required in tandem with further residential development. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. It is envisaged that higher density development will be concentrated in the core, with lower density/serviced sites closer to the fringes of the development boundary.

24.3.2. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside. It is a particular objective to preserve the character of those views and prospects obtainable from the two scenic routes identified in this plan. The A16 - Road North of Meelin and A18 - Road northwards from Meelin to Rockchapel to the County Boundary.

24.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

24.4.1. Despite the non take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land has been zoned for future residential requirements. This land is located close to the village centre.

24.4.2. The specific residential zoning objectives for Meelin are set out in the following table:

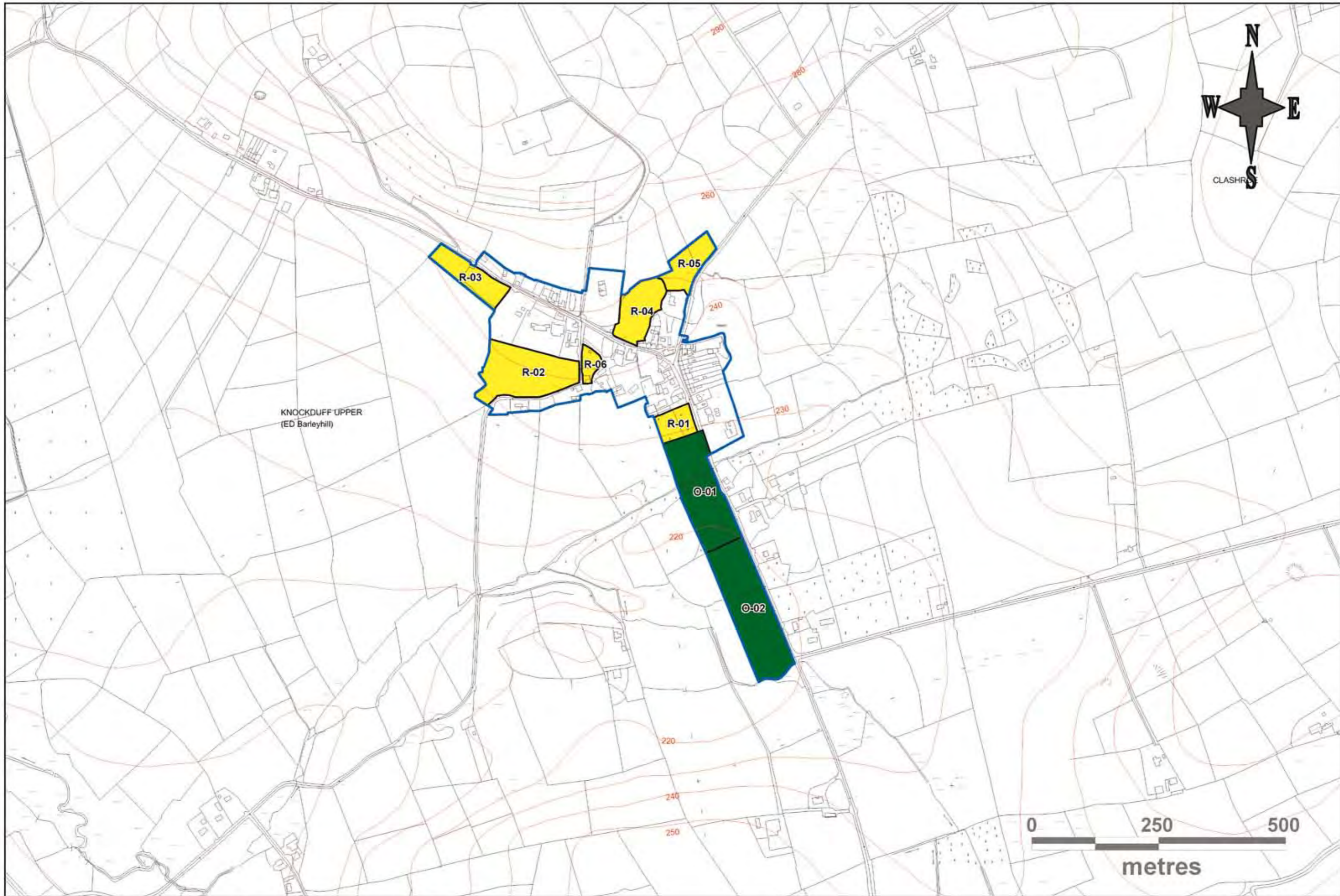
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development with a mix of house types and sizes subject to adequate sanitary services.	0.4
R-02	Low density residential development with a mix of house types and sizes subject to adequate sanitary services.	1.6
R-03	Low density residential development with a mix of house types and sizes subject to adequate sanitary services.	0.7
R-04	Low density residential development with a mix of house types and sizes subject to adequate sanitary services.	0.8
R-05	Low density residential development with a mix of house types and sizes subject to adequate sanitary services.	0.6
R-06	Low density residential development with a mix of house types and sizes subject to adequate sanitary services.	0.2

Open Space

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space. There is a general presumption against the development of this site.	1.8
O-02	Limited potential for individual dwellings at very low density, subject to a single agreed landscaped- based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field	2.2

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
	patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the village centre and based generally on a single entrance from the public road.	



25 Rathcoole

25.1 RATHCOOLE IN CONTEXT

25.1.1. In the overall strategy of this Local Area Plan, Rathcoole is designated as a village, with potential to attract further development during the forthcoming plan period. Despite the location of the settlement within a Clár designated area, the strategic location on the county road network connecting the settlements of Banteer and Millstreet, means this small village has potential for future development. The Rathcoole River passes through the settlement with the land rising steeply on either side outside the village to the south. The settlement contains a range of services including a shop/food store, petrol pumps, post office, primary school and GAA pitch and a soccer pitch. These facilities serve the village and surrounding rural hinterland and enable many day-to-day activities to be carried out, eliminating the necessity of a longer journey to a more urban location. The village is also served by the DART rural transport initiative.

25.2 KEY PLANNING CONSIDERATIONS

25.2.1. The general landscape of the area is characterised by its relatively even terrain, which stretches across the broad valley of the River Blackwater. The land comprises reasonably fertile farming land, comprising small to medium sized fields that are primarily used for dairy farming. The predominantly agricultural nature of the area dominates the employment sector.

25.2.2. Notwithstanding its strategic location between Banteer and Millstreet, very limited growth has occurred in Rathcoole during the last plan period. Any development that has occurred has been concentrated in one area, i.e. south of the rail line. It is considered that infrastructural deficiencies have been a contributory factor in this regard. The water supply is adequate for future development and a recently installed package treatment plant should overcome the problem with sewerage. Permission has been granted for a scheme of serviced sites and it is considered that low density development of this type would be appropriate for the village, as it would not detract from its rural setting or character.

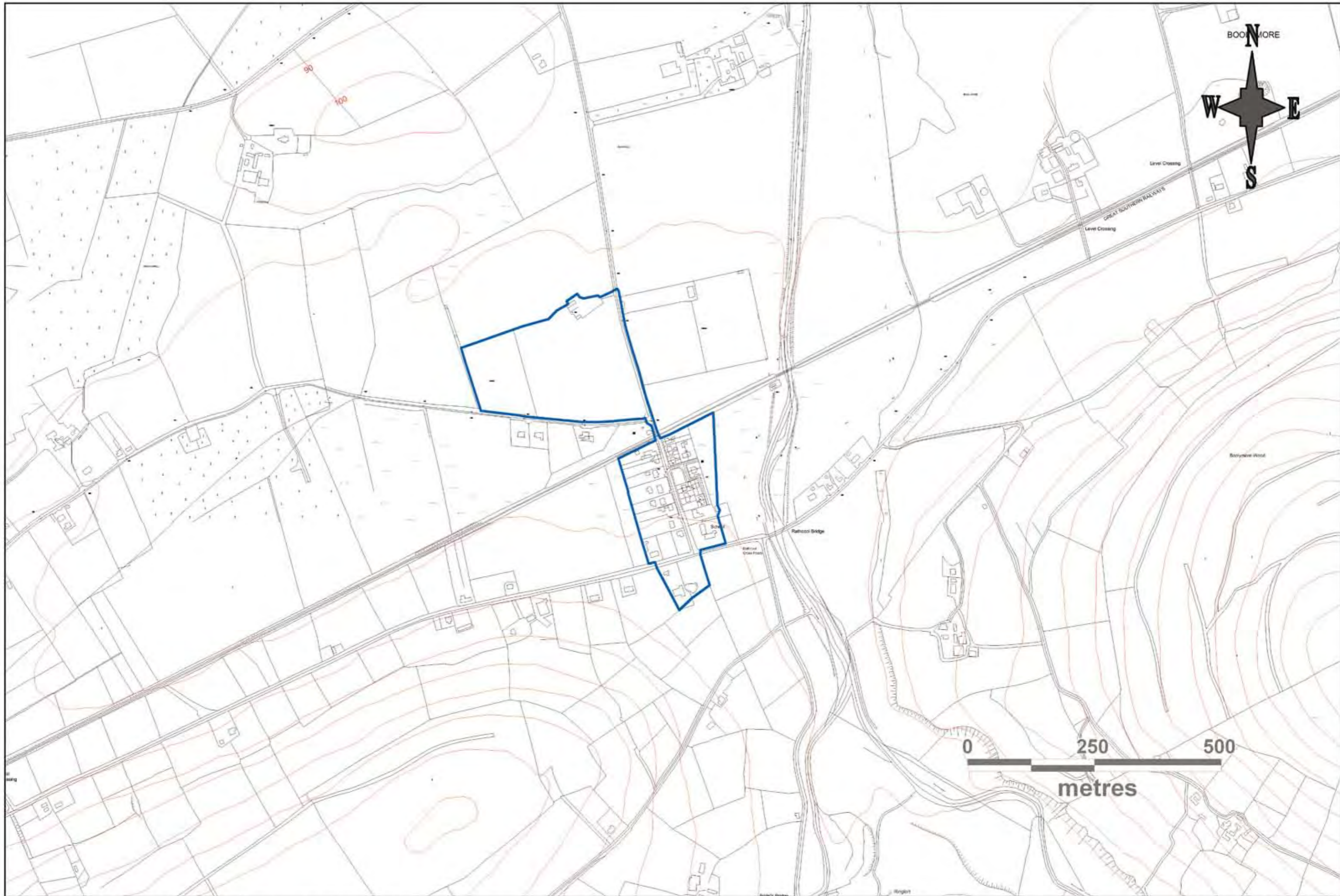
25.3 PLANNING PROPOSALS

25.3.1. For the purpose of this plan a development boundary has been tightly drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core.

25.3.2. Several opportunity sites exist within the boundary for development purposes. However, it is imperative that any such development is sympathetic to the rural character of this settlement in design and scale. Small-scale retail and commercial development will be welcomed in an attempt to diversify the economic base of this predominantly agricultural area.

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

Objective No	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Rathcoole it is an objective to encourage development to be compatible with existing development, and scale of the village. All new development should be low density subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



26 Rockchapel

26.1 ROCKCHAPEL IN CONTEXT

26.1.1. Rockchapel is an attractive village built on the upper waters of the River Feale, in the north-western periphery of the Kanturk Electoral Area on the borders of Cork, Kerry and Limerick, and is located within a Clár designated area. Situated in the ‘Sliabh Luachra’ area the village is synonymous with Irish traditional music. In the overall strategy of this plan, Rockchapel is designated as a village. It offers a number of basic services and subject to any long term physical and infrastructure constraints, may be a suitable location for accommodating a limited amount of future growth.

26.2 KEY PLANNING CONSIDERATIONS

26.2.1. The general topography of the area comprises steep rolling uplands of the Mullaghareirk Mountains and the radial river patterns of the River Feale. The topography of this area is generally steep and the soil is relatively poor in quality and has become dominated by intensive commercial coniferous plantations. As a whole this landscape is remote and houses and farmsteads are sparse and the buildings that are there are of a modest size and fit well into the landscape. There are few settlements in the area and as a result, the village of Rockchapel contains a number of facilities which serve both the village and a wide rural hinterland. These facilities include a post office, a number of small convenience shops, public houses, church, funeral home, a national school, a community centre, Bruach na Carraige Seisun Centre, a GAA playing pitch and associated clubhouse. There are a number of groups active in the area notably IRD Duhallow which has offices in the town along with a number of community groups including Comhaltas Ceoltoiri Eireann, Rockchapel Development, Rockchapel I.C.A. and Rockchapel Tidy Town Committee. With this in mind, an appropriate amount of suitable land has been zoned for residential development.

26.2.2. The village’s association with the ‘Sliabh Luachra’ is also a major attraction and has a significant tourist function as a result; the Bruach na Carraige Seisun Centre is proof of this. In order to develop the tourism sector development of holiday homes, hotels or B&B’s accommodation should be encouraged. In addition to the developing tourism sector, economic activity in the area has included some small-scale manufacturing and car mechanics.



26.2.3. Rockchapel is located on the R576 regional road and is 15 km from the N21 Limerick to Killarney national route, and 30km from the N72 Mallow to Killarney national route. Although road access to Cork City via the N20 national route is not direct, the village of Rockchapel is more heavily influenced by the easier access to the large towns of Killarney, Tralee and Limerick. The Duhallow Area Rapid Transit (DART) initiative provides a connection between Rockchapel, Meelin, Newmarket, Kanturk and Tralee.

26.2.4. The source of the Rockchapel water supply is a spring located at Lyreenague, the supply to and from the reservoir is by gravity. The supply is adequate to meet the development needs of the village during the lifetime of this plan however the distribution network may need improving in the long term. Rockchapel has a new treatment plant and surface water drainage is not a problem for the village and any surface water can be dealt with adequately.

26.2.5. There is one structure within the village that is entered in the Record of Protected Structures, RPS 00017 - St. Peter’s Catholic Church Tooreengrena. The A18 Scenic Route runs through the village from Meelin through Rockchapel to the County Boundary.

26.3 PLANNING PROPOSALS

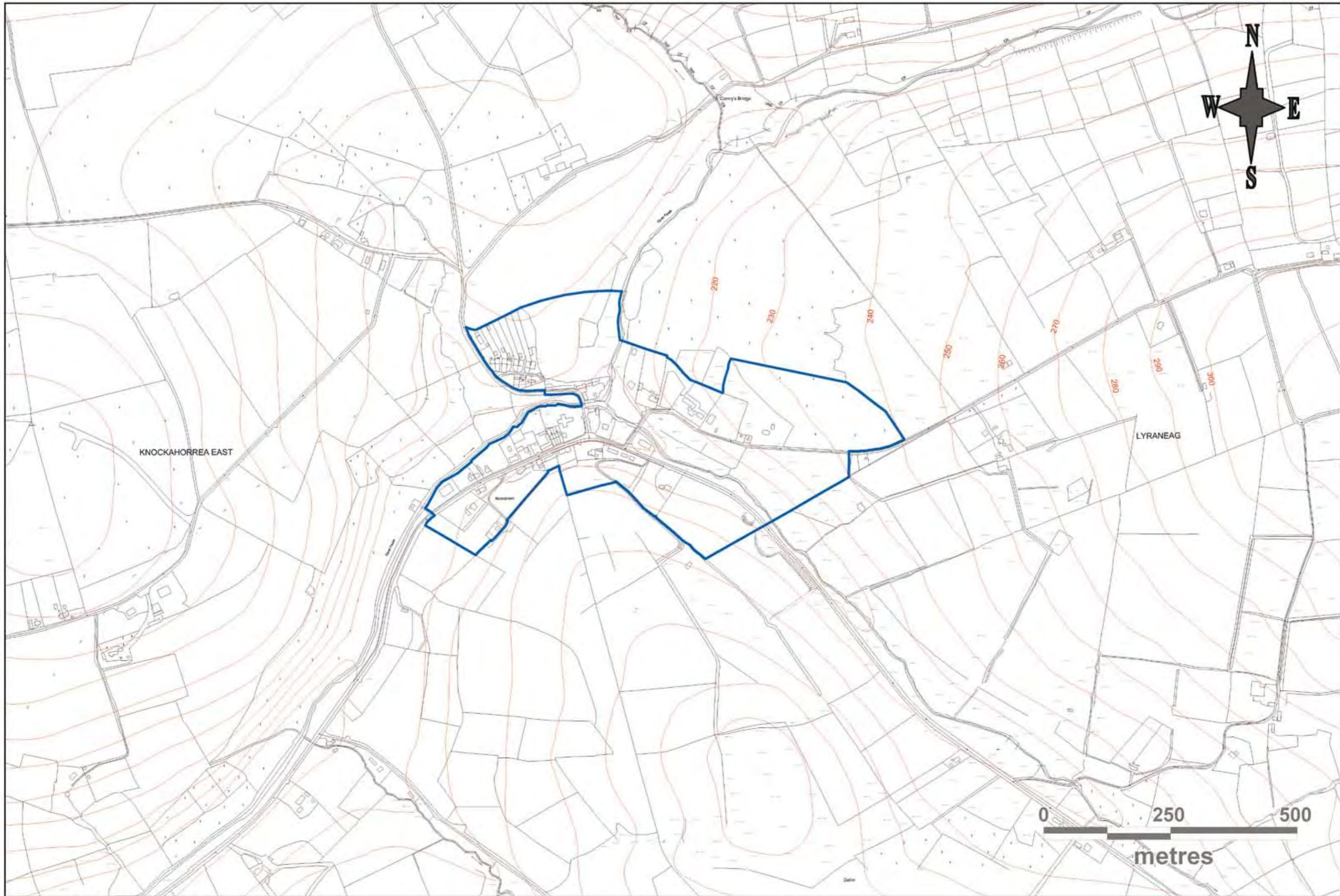
26.3.1. The topography of the area makes it difficult to identify possible sites for future development. A development boundary has been proposed for the village of Rockchapel to include areas of established development. It has been drawn around the village core to prevent sprawl and to direct development into the village and to revitalise and rejuvenate the core. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement. As an alternative to this form of development the Council will

encourage the development of serviced sites within the development boundary and the refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

26.3.2. Apart from some infill development, there has been relatively little residential development in Rockchapel. The village of Rockchapel has an abundance of community facilities, which help the village to operate as a local service centre for its immediate rural hinterland. Frontage development has been the main development in the past and there is little evidence of demand for in depth development. Future residential development within the boundary should comprise low density. Additional community facilities are required in tandem with further residential development. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. It is envisaged that higher density development will be concentrated in the core, with lower density/serviced sites closer to the fringes of the development boundary.

26.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside. Outside the development boundary it is a particular objective to preserve the character of those views and prospects obtainable from the scenic route identified in this plan, the A18 Scenic Route northwards from Meelin to Rockchapel to County Boundary.

Objective No	General Zoning Objective
GEN-01	Within the development boundary of Rockchapel it is an objective to encourage development to be compatible with existing development and scale of the village. All new development should be low density subject to normal proper planning considerations. New development should also be sensitively designed, especially on elevated or exposed areas, and should be sympathetic to the character of the settlement. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.



27 Tullylease

27.1 TULLYLEASE IN CONTEXT

27.1.1. Tullylease is a small attractive village on the northern periphery of County Cork. The village is predominately rural in setting and agriculture remains the primary employer for the area. Located at the northern fringe of the Kanturk Electoral Area the village is close to Dromcolliher in County Limerick. In the overall strategy of this plan, Tullylease is designated as a village. The village offers some basic services and, subject to any long term physical and infrastructure constraints, may be suitable location for accommodating a modest amount of future growth.

27.2 KEY PLANNING CONSIDERATIONS

27.2.1. The village is located at the edge of the area referred to as the Goldenvale, a low-lying landscape which comprises an extensive area of predominately flat, or gently undulating topography. The physical conditions of the area create a fertile landscape suited to intensive farming and agriculture remains the primary employer for the area. The village has a limited range of services and relies on the neighbouring settlements including Dromcollier, Freemount and Milford. It is hoped that additional services within the village will be encouraged to develop alongside residential development. Tullylease enjoys good road based transport connections. The village is located on the R579 regional road, which provides easy access to Kanturk to the south and to Dromcollier, County Limerick to the northwest.

27.2.2. Tullylease has access to a good water supply and sewerage treatment system both of which are more than adequate to meet the development needs of the village during the lifetime of this plan. Surface water drainage is not a problem for the village and any surface water can be dealt with adequately.

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

27.2.4. There has been relatively little residential development in Tullylease in recent years. The village of Tullylease does not have an abundance of community facilities but does have a number of essential facilities, which help the village to operate as a local service centre for its immediate rural hinterland. These include a church, national school, a GAA playing pitch and community centre.

27.2.5. The village of Tullylease has strong historical connections and the village and surrounding area is rich in archaeological heritage. There are many large 'fulachta fiadh' in the area and these cooking sites were in use at least 2,000 years ago. There is one structure on the Record of Protected structures RPS 00019 - Tullylease Church (in ruins).

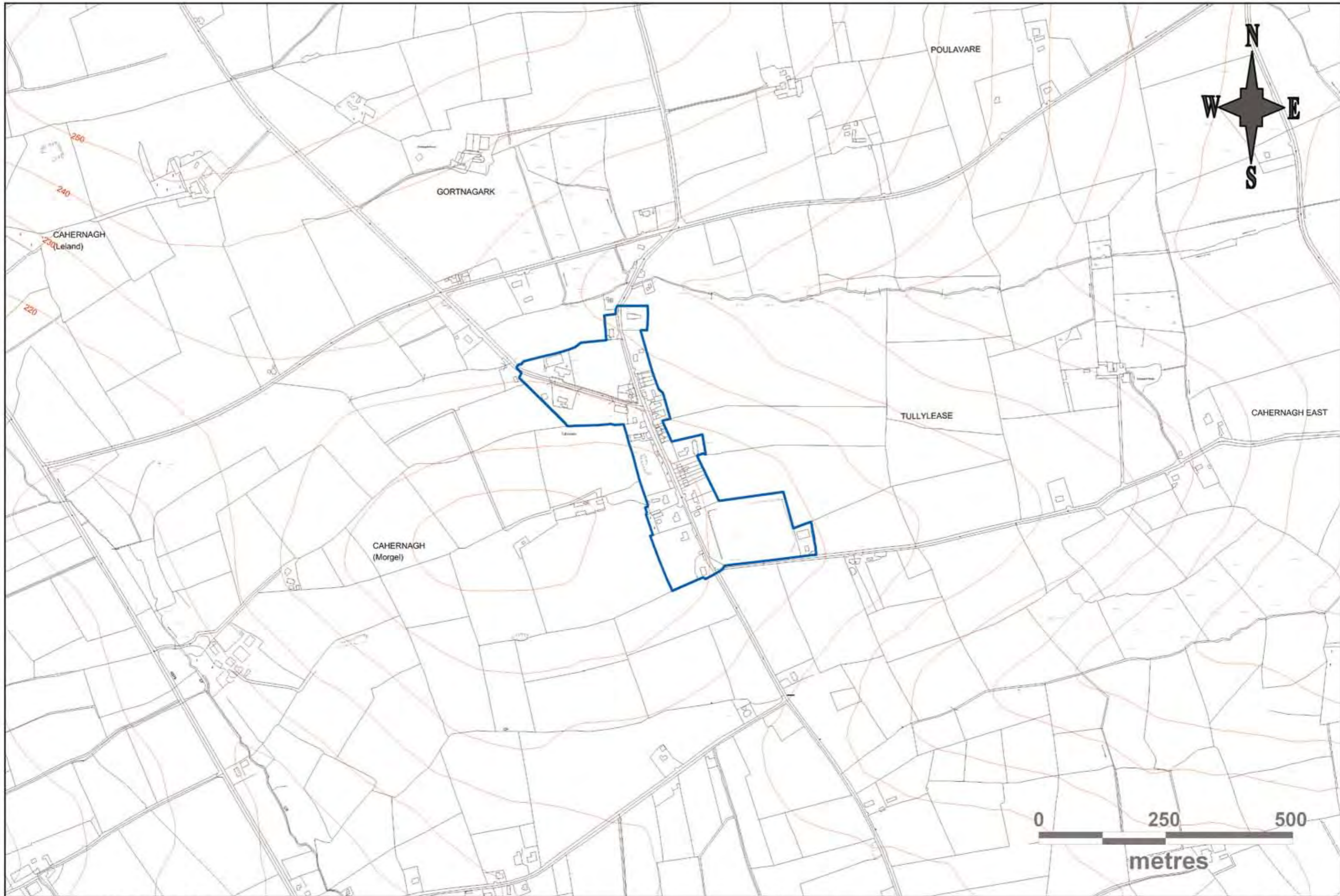
27.3 PLANNING PROPOSALS

27.3.1. A development boundary has been included for the village. Generally, it has been set to include the areas of established development along with areas for possible future development, including the area next to the community hall which is deemed suitable for development. The village is fairly elongated and the development boundary has been tightly drawn to consolidate the settlement around the village core. Historically, most of the residential development was in the form of one-off dwellings on the approach roads into the settlement. As an alternative to this form of development the Council will encourage the development of serviced sites within the development boundary.

27.3.2. Future residential development within the boundary should comprise low density, subject to adequate sanitary services. Additional community facilities are required in tandem with further residential development. The Council will encourage the renovation of derelict sites within the village centre. It is imperative that any such development is sympathetic to the rural character of the village in design and scale.

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








Objective No	General Zoning Objective
GEN-01	Within the development boundary of Tullylease it is an objective to encourage development to be compatible with existing development, and scale of the village. All new development should be low density subject to normal proper planning considerations. Consideration will be given to the redevelopment of sites within the development boundary for multiple dwellings, subject to satisfactory sanitary services.












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGE NUCLEI

Aubane

Ballyhass

Cloghboola

Currarigue

Dromagh/Dromtariffe

Foiloghig

Knockaclarig

Nad

Taur

28 Aubane

28.1.1. For the purpose of this plan, Aubane is described as a village nucleus. Set in the foothills of the Musher Mountain the landscape of the area comprises a ridged, peaked and forested upland. Plantations of coniferous and other tree types are a characteristic feature of the area. The main agricultural practise in this area is sheep farming. Aubane is predominately rural in character and should remain so.

28.1.2. In historic terms Aubane played a significant role in the trading of goods between Cork and Kerry. The Old Butter Road runs through the southern and central section of the Kanturk Electoral Area. The legacy of this historic route can be seen in the landmarks around the area, for example, the Kerryman’s Table, an old meeting - resting place on the route at Aubane. The link to Millstreet and Millstreet Country Park may make tourism development possible, including the provision of holiday accommodation.

28.1.3. In terms of services the village nucleus of Aubane provides at least one service, namely the community centre (previously Aubane primary school which has recently merged with Millstreet primary school). The community centre serves the Aubane’s rural hinterland and development in the village nucleus should include improvements to the physical environment and social facilities. Aubane does not provide the same breadth of service found in other small towns or larger villages and lacks a sewerage system and water supply; however, it is served by the DART rural transport initiative and is best suited to accommodate small-scale development. Indeed the location of larger scale development in this settlement could serve to undermine the ability of the key villages and villages to attract the scale of development appropriate to their service base. Any future development should be located close to and around the community centre the focal point of the community.

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

29 Ballyhass

29.1.1. In the overall strategy of this Plan, Ballyhass is designated as a village nucleus. This small settlement is strategically located between Cecilstown and Castlemagner and is centred around a school and a new crèche. The area also consists of the tourist amenity at the old Ballygiblin quarry.

29.1.2. The school and crèche are the focal point of the settlement and any future developments should be in close proximity to these community facilities. Any development must be sympathetic to the character of the settlement and consist of small-scale development. Ribbon development on the approach roads will be discouraged.

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

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

30 Curraraigue

30.1.1. Located in an elevated area 3km north east of Kilcorney and 2.5 km south east from Rathcoole, the settlement of Curraraigue is described as a village nucleus in the overall strategy of this Local Area Plan.

30.1.2. The predominant pattern of development in the area is that of sporadic individual houses and while the area consists of two pubs it is considered that Barney’s Cross Roads provides a focal point of the settlement. Due to the steep topography of the lands to the south west of Barney’s Cross Roads further development should be restricted but directed towards the crossroads itself and the adjoining roads.

30.1.3. Any further development proposed for Curraraigue shall reflect the scale and nature of existing dwellings in the vicinity. The general topography of the area is quite elevated and prospective applicants should take cognisance of this in the design of dwellings, prior to lodging a planning application.

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

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

31 Cloghboola

31.1.1. In the overall strategy of this plan, Cloghboola is described as a village nucleus, which is located 2 km south of Millstreet. The landscape that surrounds the area consists of hilly rugged ridges and is dotted with small coniferous plantations.

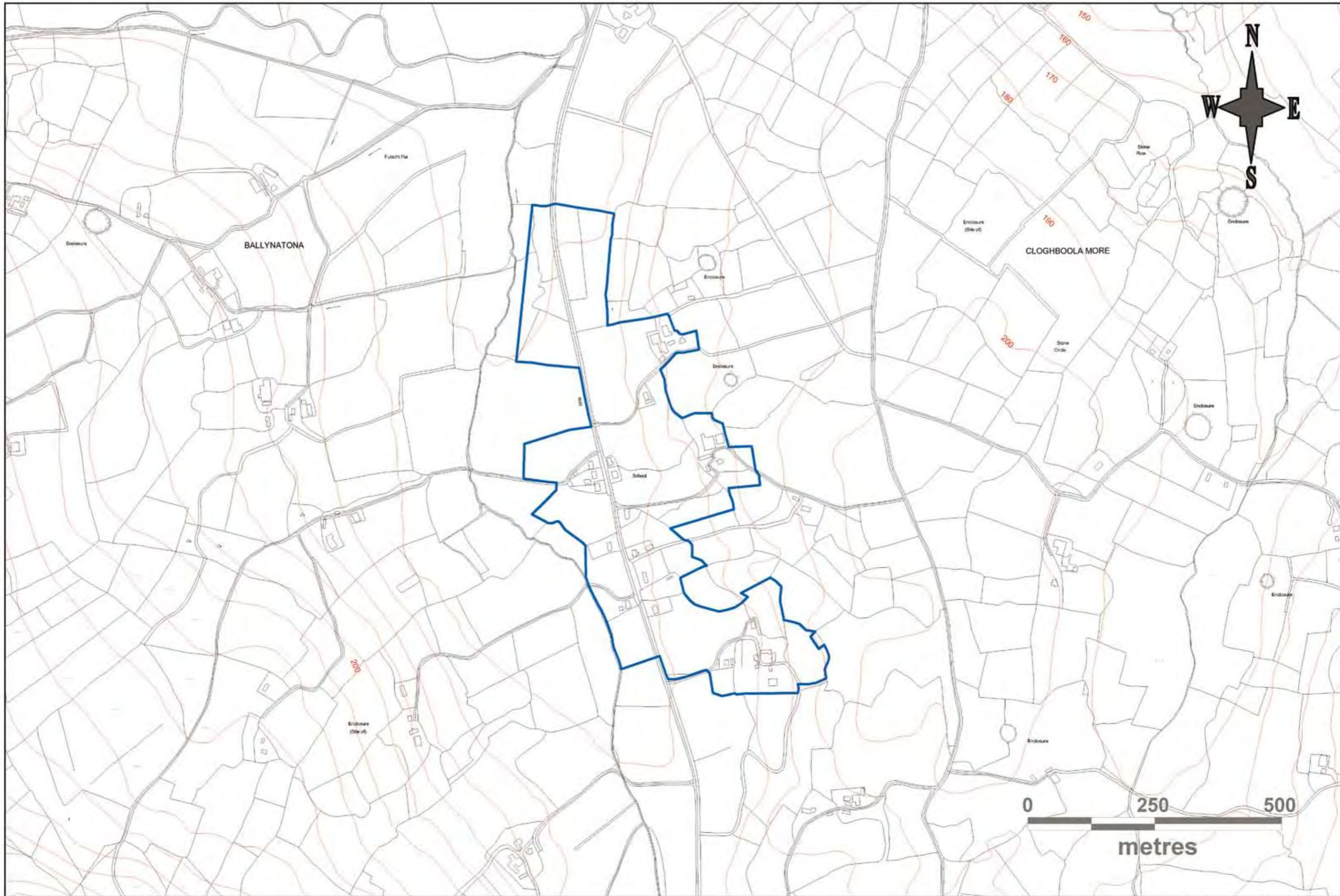
31.1.2. The national school is the only key facility in this settlement. The remainder of the settlement comprises of a small number of single dwellings. Cloghboola benefits from a good road network and is located on the R582 regional route. As this is the main Millstreet to Macroom road, it is very busy and the village would benefit well if some traffic calming measures were introduced. The settlement is not served by public infrastructure such as water and sewerage and it is unlikely that such services will be available during the Plan period.

31.1.3. There may be some scope for a modest amount of growth in the close vicinity of the school and any such development should not remove from the rural character of the area.

31.1.4. Any future development should be located within the development boundary and it is imperative that any such development is sympathetic to the rural character of the area in both design and scale. Furthermore, development within this boundary will act as a counter balance to the demand for individual dwellings in the surrounding countryside.

31.1.5. Outside the development boundary, the land forms part of the open countryside. Here the objective prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

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



32 Dromagh / Dromtariff

32.1.1. In the overall strategy of this Local Area Plan, Dromagh/Dromtariff is described as a village nucleus. In fact, Dromagh and Dromtariff are two interdependent settlements situated along the main Mallow to Killarney Road, the N72. Although the combined area has the services of a small village, it is difficult to denote this area as a village in the conventional sense as these services are quite dispersed with no real centre. Services include a petrol station, post office and shop, antique shop, primary school and church. There are three structures within the settlement, which are listed in the Record of Protected Structures - Dromagh Castle, the Former Church of Ireland Church and Dromagh Catholic Church.

32.1.2. The area has not experienced a high level of growth during the last Plan period. The only residential development that has taken place has been in the form of individual housing, with a large number located on the road south of the post office cross roads. It is considered that a contributory factor in this regard relates to the fact that the school, petrol station with post office and shop are all located on the main road to Killarney where the maximum speed limit applies. This is not ideal from a traffic safety perspective and traffic-calming measures are essential. Another factor has been the deficiency in infrastructure facilities. However, should further development be forthcoming in this settlement it should be directed off the N72 and onto the county road network, close to the Church.

Objective No	General Zoning Objective
GEN-01	The lack of a public sewer limits the area to small-scale development in the near future. Individual dwellings served by individual septic tanks or individual treatment units may be permitted subject to normal proper planning considerations. Consideration will be given to low density development away from the N72 and on the county road network close to the church.

33 Foilogohig

33.1.1. Situated at a cross roads, to the north of Ballydesmond and Kiskeam, just north of the regional route R578, this small settlement is centred around the school, which is the only facility available to local residents. Foilogohig is located close enough to the settlement of Taur to avail of its facilities such as the shop and church, and therefore, a level of interdependency exists. However they are situated too far apart to consider the two areas as a single settlement. In the overall strategy of this Local Area Plan, Foilogohig is described as a village nucleus.

33.1.2. The settlement has not experienced any development activity during the last plan period. Located within a Clár designated area, the settlement has experienced population decline in recent years. It is considered that this can be attributed in part to its remote location, in addition to its dependence on agriculture, particularly dairy farming, which is in decline.

33.1.3. Any further housing development should be centred on the crossroads, in close proximity to the school.

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

34 Knockaclarig

34.1.1. Located south of the main road to Rockchapel, R576, Knockaclarig is described as a village nucleus in the overall strategy of this Local Area Plan. The Breanagh River, which abuts the settlement, forms the topography of the area, with ground levels rising steeply on either side. This river contains a sensitive spawning stream that requires protection. The soil in this area is relatively poor in quality and results therefore, in intensive commercial coniferous plantations.

34.1.2. The settlement consists of basic services such as a shop, school and church and is served by the DART rural transport initiative. The area is not experiencing any real pressure for development and there is no apparent demand for housing in the area. However, should such a demand arise, serious infrastructural deficiencies would restrict future development to a small scheme of houses, which should be centred on the school and church.

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

35 Nad

35.1.1. In the overall strategy of this Local Area Plan, Nad is described as a village nucleus. Situated at the foothills of the Boggeragh Mountains, where the Nad River meets the Glen River, this rural settlement has experienced little development pressure since the 1996 Cork County Development Plan and is located within a Clár designated area.

35.1.2. The R579 regional route traverses the settlement, with the main focal point being the public house, which is situated at the crossroads. The alignment of this regional route is unsatisfactory and any further development should be directed onto the county road network. However, there is a proliferation of individual housing on the road south west of the settlement and further development in this direction should be restricted. Due to the topography of the area, the land is difficult to develop and no real opportunity sites exist. The Council would consider a small scheme of serviced sites within the settlement. However, the infrastructure requirements are not available for larger schemes.

35.1.3. Notwithstanding the fact that it has not been identified as a Strategic Search Area as defined in the Cork County Development Plan, 2003 (as varied), the general area is a popular location for wind farm development and this opportunity should be utilised to its full potential.

Objective No	General Zoning Objective
GEN-01	It is an objective to encourage development to be compatible with existing development, and (in particular to be consistent with the vernacular architecture and scale of the village). All new development should be low density connected to the existing water supply and provide individual sewerage treatment facilities to the satisfaction of the area engineer.

36 Taur

36.1.1. In the overall strategy of this Local Area Plan, Taur is described as a village nucleus. Situated northwest of Newmarket, Taur is located in a predominantly rural area, where the landscape is characterised by the broad shallow valley of the River Blackwater. The settlement is situated along a Scenic Route (A19) as designated in the Cork County Development Plan, 2003 (as varied), where it is an objective to preserve the character of those views and prospects obtainable from the route.

36.1.2. Located within a Clár designated area, the settlement has experienced population decline in recent years. It is considered that this can be attributed in part to its remote location, in addition to its dependence on agriculture, particularly dairy farming, which is in decline. The only other economic activity is the petrol station and convenience shop. The local community also benefits from a church within the settlement.








36.1.3. Little development activity has taken place in the village during the last Plan period with any recent housing consisting of individual dwellings in the surrounding rural area. Further development of individual houses on the approach roads into the settlement should be discouraged. Here the objectives of the Cork County Development Plan 2003 (as varied) prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

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










Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

OTHER LOCATIONS

Dromalour

Sally's Cross

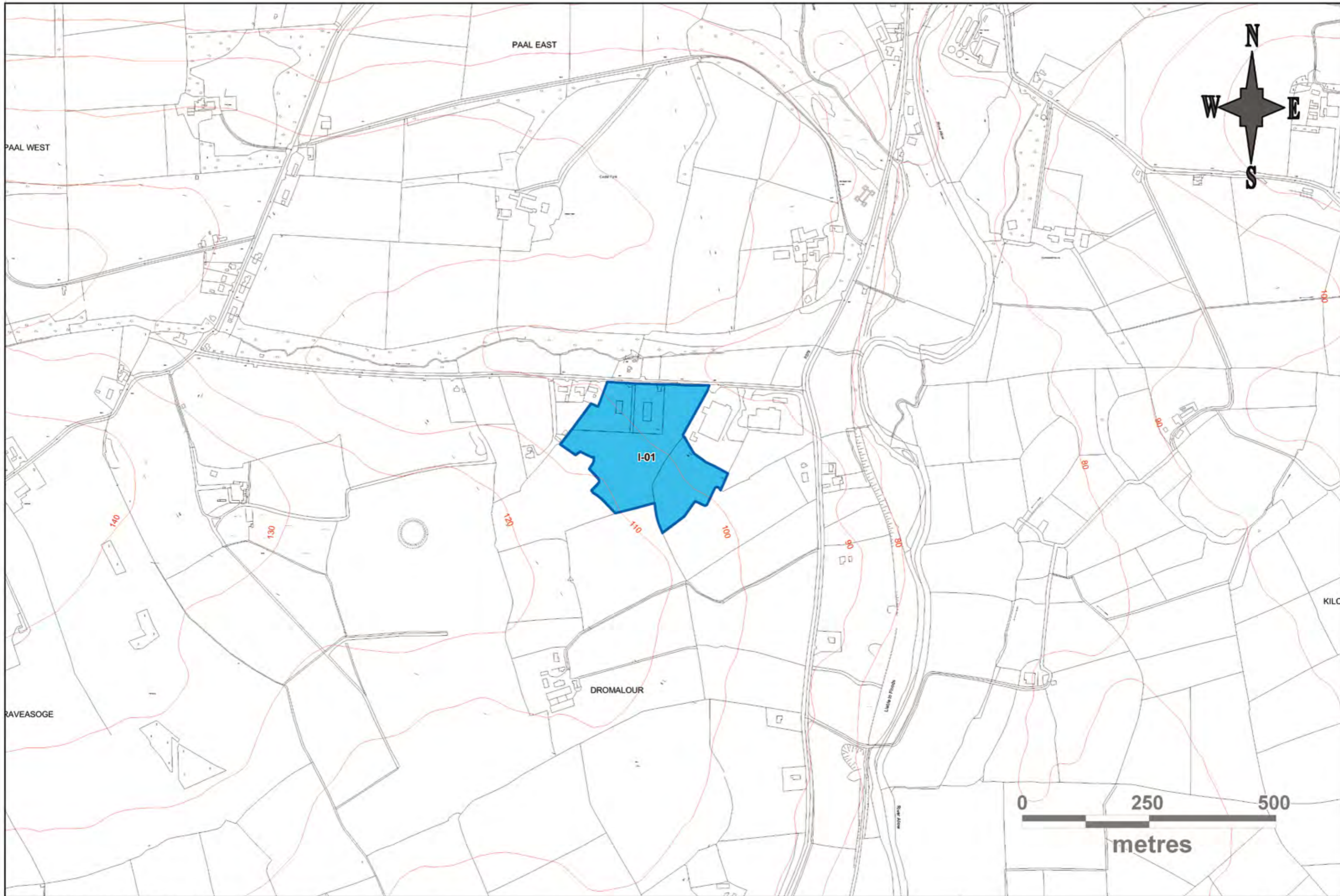
37 Dromalour

37.1.1. Dromalour is situated to the south west of Kanturk town and in the 1996 County Development Plan land was zoned for light Industry. There is a limited amount of established commercial and industrial development with a Town and Country Store and a large industrial development. Since the 1996 Plan there has been a limited development of small industrial units. There are also a number of individual houses in the vicinity.

Industrial Areas

37.1.2. The specific industrial zoning objective for Dromalour is set out in the following table:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
I-01	Light Industry with a tree planted buffer along the western site boundary.	5.7



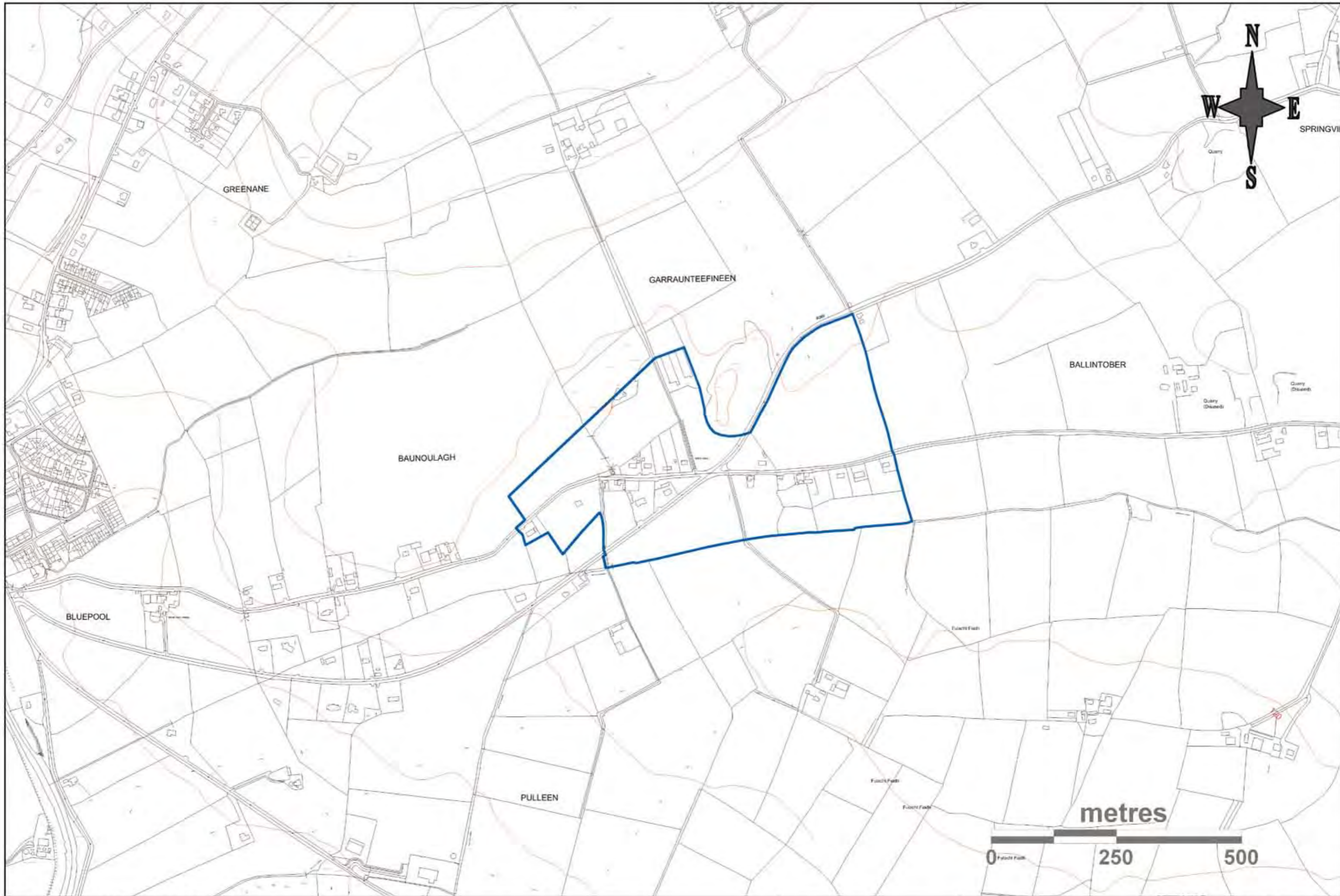
38 Sally's Cross

38.1.1. Sally's Cross is situated east of Kanturk and is a suburb of the town. There is an existing cluster of houses centred on the crossroads. It is considered that the area is capable of accommodating a modest amount of low density development similar in design and scale to existing dwellings in the vicinity while individual houses outside the development boundary will be discouraged.

General Objective

38.1.2. The General Objective for this settlement is set out in the following table:








Objective No	<u>General Zoning Objective</u>
GEN-01	Land suitable for a modest amount of low density residential development with a mix of house types and sizes. Proposals will also include for the provision of a satisfactory means of water supply and waste water disposal.












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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



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