



Kinsale

DEVELOPMENT PLAN

2009 - 2015



Kinsale Town Council

JUNE 2009

volume

01

Survey & Analysis

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01

Introduction

1 Introduction

1.1 Introduction

1.1.1 The Kinsale Development Plan 2009-2015 was deemed to be made by the Elected Members of Kinsale Town Council at a meeting on 29th May 2009 and came into effect on 29th June 2009.

1.1.2 The Plan consists of three volumes:

- **Volume 1:** Survey & Analysis
- **Volume 2:** Policies & Objectives (Including the Record of Protected Structures and various maps)
- **Volume 3:** Strategic Environmental Assessment, Appropriate Assessment and Environmental Policies and Objectives

1.2 Statutory Obligations

1.2.1 The Planning and Development Act 2000 outlines the process that needs to be followed in the preparation of a Development Plan. The following is a selected summary of the legal requirements and procedures:

1.2.2 Section 9(1) of the Planning and Development Act 2000, requires Planning Authorities to make a Development Plan for its functional area every six years.

1.2.3 In making the Development Plan the Council shall:

1. Have regard to Development Plans of adjoining planning authorities,
2. Take into account any significant likely effects the implementation of the plan may have on the area of any adjoining planning authority.
3. Have regard to national plans, policies or strategies.
4. Have regard to any Ministerial Guidelines.

1.2.4 In accordance with Section 10 of the Act, the Development Plan must set out an overall strategy for the proper planning and sustainable development of the area. It is comprised of a written statement and attendant maps that give a graphic representation of the development objectives for the area, and accordingly includes objectives for:

- a. The zoning of land for the use solely or primarily of particular areas for particular purposes, where and to such extent as the proper planning and sustainable development of the area in the opinion of the authority, requires the uses to be indicated;
- b. The provision or facilitation of the provision of infrastructure including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities, waste water services and ancillary facilities (regard having been had to the Waste Management Plan for County Cork);
- c. The conservation and protection of the environment, including the archaeological and natural heritage and the conservation of European sites and any other sites which may be prescribed for the purposes of the paragraph;
- d. The integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;
- e. The preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;

- f. The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
 - g. The preservation of the character of architectural conservation areas;
 - h. The development and renewal of areas in need of regeneration;
 - i. The provision of accommodation for travellers, and the use of particular areas for that purpose;
 - j. The preservation, improvement and extension of amenities and recreational amenities;
 - k. The provision or facilitation of the provision, of services for the community including, in particular, schools, crèches, and other education and childcare facilities.
- 1.2.5 Section 11 details the procedure for preparing the Draft Development Plan.
- 1.2.6 Section 12 details the procedure for making the Plan.
- 1.2.7 Section 13 details the procedure for varying the Development Plan.
- 1.2.8 Section 14 details the procedure for including the preservation of rights of way in the plan.
- 1.2.9 Section 15 imposes a duty on the planning authority to secure the objectives of the Development Plan.
- 1.2.10 Section 16 details how copies of the Plan and associated reports and drafts are to be made available to the public.
- 1.2.11 Section 17 addresses legal issues relating to evidence of a Development Plan.
- 1.3 Legal Status
- 1.3.1 The Plan is a legal document that replaces the Kinsale Development Plan 2003 and previous plans that have guided the growth of Kinsale.
- 1.3.2 The Kinsale Development Plan 2009 - 2015 is a separate statutory planning document from that of the *Cork County Development Plan 2003 - 2009* and *Bandon Electoral Area Local Area Plan 2005 - 2011*. The areas adjoining the town boundary are governed by the policies of the Cork County Development Plan 2003 (as varied) and the Bandon Electoral Area Local Area Plan 2005, whilst the Kinsale Development Plan governs any development within the town's administrative boundary.
- 1.3.3 The Plan covers the period from 2009 to 2015 and will be valid for a period of 6 years from the date of its adoption by Kinsale Town Council subject to any reviews, variations and alterations made in the future.
- 1.3.4 This Plan should be read in conjunction with relevant policies and objectives of the Cork County Development Plan 2003 – 2009 and the Bandon Electoral Area Local Area Plan 2005 - 2011.
- 1.4 The Purpose of the Plan
- 1.4.1 The purpose of the Development Plan is to set out the overall strategy for the proper planning and sustainable development of Kinsale town. The Plan will guide future patterns of land use and development, ensuring that such development can be provided in an economic and environmentally sustainable manner whilst preserving the architectural, cultural and social qualities of the town.
- 1.4.2 This Development Plan consists of a written statement and plan providing development objectives for Kinsale. The Kinsale Development Plan 2009-2015 (the Plan) is prepared

in accordance with the requirements of the Planning and Development Act 2000 (as Amended 2002 and 2006) to set out an overall strategy for the proper planning and sustainable development of the Kinsale Town Council area.

1.5 The Plan Functional Area

1.5.1 The Kinsale Development Plan 2009-2015 represents the main public statement of planning policy for Kinsale town. The Plan area applies to the administrative area of the Kinsale Town Council which covers the Kinsale Urban Electoral Division, as illustrated in **Figure 1.1**. The Plan plays a pivotal role in the promotion and regulation of development and therefore provides a clear vision for Kinsale, providing for the needs of the existing and future population.

Figure 1.1: Kinsale Town Council Administrative Area / Development Plan Area



1.6 The Development Plan Preparation Process

1.6.1 The Pre-Draft Development Plan stage comprised of collating background information, the preparation and publication of a notice on 30th November 2007 under Section 11(1) and (2) of the Planning and Development Act 2000, giving notice of the Town Council's intention to prepare a Development Plan and providing notice that an Issues Paper had been prepared. A public exhibition was held on 8th January 2008, as required under Section 11 (3) and pre draft submissions were invited from 30th November 2007 – 25th January 2008. In making the Plan the Council has consulted with the relevant bodies

-
- listed in Section 11(3). In addition, significant consultation has been undertaken with key stakeholders in the Town.
- 1.6.2 A Section 11 Manager's Report on the submissions or observations received was prepared and presented to the Elected Members on 25th March 2008. This report listed the persons who made submissions or observations, provides a summary of the issues raised and provided a recommendation on how the submission or observation should be addressed in preparing the Plan. The Elected Members accepted the recommendations of the Section 11 Manager's Report. This was formally agreed by the Elected Members.
- 1.6.3 The Draft Town Development Plan was prepared in accordance with Section 11. The Draft Development Plan was then presented to the Town Manager on 2nd July 2008 and subsequently presented to the Elected Members on 31st July 2009 prior to going on public display. The Draft Town Development Plan was placed on Public display for a period of 10 weeks, from 8th October 2008 to 23rd December 2008 during which submissions or observations were invited from the public.
- 1.6.4 During this period a public exhibition was held to ensure that as many people as possible were made aware of the Draft Plan and to invite submissions or observations on the Plan. Thereafter a *Section 12* Manager's Report was prepared detailing the persons who made submissions or observations, summarising the issues raised and providing a recommendation on how the submission should be addressed in the Plan. The Section 12 Manager's Report was presented to the Elected Members on 12th March 2009. The Elected Members provided a decision on the Managers Report on 30th March 2009, deciding to amend the Plan. This was presented in the Amended Draft Plan which was put on public display for a period of 4 weeks commencing on 6th April and ending on 4th May 2009 during which time submissions or observations were invited from the public on the Amended Draft Development Plan.
- 1.6.5 The adoption of the Development Plan was the final stage of the Plan process and included the preparation and presentation of a Section 12 Manager's Report on submissions and observations to the Elected Members on 19th May 2009 and the Elected Members voting to make the Plan on 29th May 2009.
- 1.6.6 The full Statutory timetable has been provided in **Table 1.1**. In accordance with the wishes of the Council, the timeline was brought forward and the maximum time scale available to the Council was not availed of.

Table 1.1: Kinsale Development Plan 2009 - 2015 – Preparation Timeline

Key Dates	Action
30 th Nov 2007	Advert placed inviting submission or observations at Pre-Draft stage and Issues Paper made available.
8 th Jan 2008	Public Exhibition held.
25 th Jan 2008	Closing date for receipt of submissions
18 th Feb 2008	Presentation of Section 11 Manager's Report to Town Manager
22 nd Feb 2008	Approval of Section 11 Manager's Report by Town Manager.
19 th March 2008	Presentation of Section 11 Manager's Report to Elected Members.
30 th May 2008	Decision by Elected Members on Section 11 Manager's Report
2 nd July 2008	Presentation of Draft Development Plan to Town Manager
13 th July 2008	Approval of Draft Development Plan by Town Manager.
31 st July 2008	Presentation of Draft Development Plan to Elected Members.
26 th Sept 2008	Decision by Elected Members on Draft Development Plan
8 th Oct 2008	Notice of publication of Draft Development Plan
14 th Oct 2008	Draft Development Plan placed on public display with submissions invited from the public for a period of 10 weeks.
4 th Dec 2008	Hold Public Exhibition.
23 rd Dec 2008	Closing date for receipt of submissions.
9 th Feb 2009	Presentation of Section 12 Manager's Report to Town Manager.
16 th Feb 2009	Approval of Section 12 Manager's Report by the Town Manager.
12 th March 2009	Presentation of Section 12 Manager's Report to Elected Members.
30 th March 2009	Decision of Elected Members on Section 12 Manager's Report.
3 rd April 2009	Publication of Notice of Amendments to Draft Plan and submissions invited on the amendments.
22 nd April	<i>Hold Public Exhibition.</i>
6 th April 2009	Amended Draft Development Plan placed on public display for 4 weeks.
4 th May 2009	Closing date for receipt of submissions purely related to the amendments to the Plan.
7 th May 2009	Presentation of Section 12 Manager's Report to Town Manager.
13 th May 2009	Approval of Section 12 Manager's Report by Town Manager.
18 th May 2009	Presentation of Section 12 Manager's Report to Elected Members.
29 th May 2009	Decision of Elected Members on Section 12 Manager's Report.
If the Town Council do not adopt the Plan at this juncture the Section 12 process, namely the amending of the Plan, preparing S. 12 (8) (a) Manager's Reports, meeting the Town Manager and presentation of the Manager's Report to Elected Members will continue in accordance with the requirements, until the Plan is finalised and adopted or 'made' in accordance with the Act. ¹	

1.7 The Plan Format

- 1.7.1 The Plan provides the written statement of the Town Council to ensure the proper planning and sustainable development of Kinsale. The Plan is divided into four volumes as follows:
- 1.7.2 **Volume 1: Survey and Analysis.** This volume provides the background and analysis that forms the basis of the Plan.
- 1.7.3 **Volume 2: Policies & Objectives** (Including the Record of Protected Structures and various maps). This document provides the objectives, policies, zonings and standards which the Council wishes to achieve during the six year Plan period. It is within the framework of the Plan that public services will be provided and investment decisions made. The accompanying Plan maps give a graphic representation of the proposals of the Plan, indicating land use and other objectives of the Council. In particular, the maps contain details of local objectives and it is essential therefore that particular attention is given to maps when considering stated objectives. They do not purport to be accurate survey maps from which site dimensions or other survey data can be measured. Should any conflict arise between the written statement and the maps, the written statement shall take precedence. The Record of Protected Structures for Kinsale is enclosed in **Volume 2 Appendix 1.**
- 1.7.4 **Volume 3: Strategic Environmental Assessment (SEA).** An Environmental Report in compliance with the European Union SEA Directive (2001/42/EC) and related government guidelines² is provided at **Volume 3.** The central purpose of this report is to provide information on any existing environmental problems in the town, to set out the likely significant effects of the Plan on the environment and possible mitigation measures with a view to improving the environmental performance of the Development Plan.
- 1.7.5 **Appropriate Assessment.** The Appropriate Assessment also contained in Volume 3 provides the assessment of the potential effects of a proposed Plan - 'in combination' with other plans and projects - on one or more European sites. Article 6(3) and (4) of the Habitats Directive require that an Appropriate Assessment be carried out for European sites where projects, plans or proposals are likely to have an effect. It is the responsibility of the competent national authority to ensure that 'good conservation status' exists for their Special Areas of Conservation and specifically that Article 6(3) and (4) of the Directive is met.

1.8 Plan Implementation

- 1.8.1 The Council will seek to implement the aims, policies and objectives of the Plan in a proactive manner. The Council will engage with all relevant stakeholders, both statutory and non-statutory agencies and organisations through the development planning process. The Development Plan is the main instrument for regulation and management of development. The Council is required to assess development proposals in accordance with the policies and objectives set out in the Plan.

1.9 Monitoring & Review

- 1.9.1 The Development Plan cannot foresee all events that may arise over the lifetime of the Plan, thus it is imperative that the Council regularly monitor the Plan and vary or amend the Plan if deemed appropriate.

² *'Implementation of the SEA Directive (2001/42/EC): Assessment of the effects of certain plans and programmes on the environment' Guidelines for Regional Authorities and Planning Authorities (DoEHLG, 2004)*

1.10 Acknowledgements

- 1.10.1 Colin Buchanan would like to thank Kinsale Town Council for instructing us to prepare the Kinsale Town Development Plan 2009-2015 on their behalf.
- 1.10.2 Colin Buchanan would like to acknowledge the valuable assistance of the Elected Members of Kinsale Town Council, the Town Manager, Ms. Mary Ryan, the Town Clerk, Ms. Niamh Sheehan, Acting Town Clerk Michelle Kelleher, the Town Architect, Mr. John Ludlow, the Town Engineer, Mr. Sean Lynch and the staff of the County Architect's Department in the preparation of the Plan.
- 1.10.3 In addition, we would like to thank the people of the town for their submissions and interest in the Plan's preparation. We would also like to thank RPS for the preparation of the Strategic Environmental Assessment and Appropriate Assessment.
- 1.10.4 © The copyright of this and various versions and formats of the Kinsale Development Plan 2009 – 2015, including all maps, is retained by Kinsale Town Council. The rights of other copyright holders whose material is included in the Plan is asserted.



02

Historical Context

2 Historical Context

2.1 Background

2.1.1 Kinsale Town is a vibrant and picturesque town that sits at the mouth of the Bandon River. The town has a rich historical environment and acts as an attractive tourist, market and service centre for the surrounding area. It is well known internationally for its gourmet restaurants and leisure activities including yachting, sea angling and golf. There is a large yachting marina close to the town centre which attracts sailing enthusiasts.

2.2 Location

2.2.1 Kinsale Town is located 17 miles (27 km) south of Cork City, 13 miles (21 km) south of Cork Airport, 14 miles south west of Cork Ferryport (Ringaskiddy – 14.5 km) and 12 miles (19 km) east of Bandon.

2.3 History of Kinsale

2.3.1 The town of Kinsale has a rich and fascinating history due to its strategic position as a maritime harbour, which is reflected in the cultural and built environment of the town. Safe shelter and ease of access to the sea were the main attractions for people settling in Kinsale.

2.3.2 Prehistoric settlements and monuments have been discovered in the area of Old Kinsale Head and the surrounding area indicating the significance of the area from the Neolithic and Bronze Age.

2.3.3 Scandinavian invaders in the 9th century concentrated their invasion on the south of Ireland, and it has been suggested that the name “*The Worlds End*” describing the south of the town originates from this period.

2.3.4 Kinsale was subsequently heavily influenced by the Normans, who introduced the feudal system to the area, with Myles de Courcy becoming the first Baron of Kingsale in 1223. The port was designated a “wine port” as far back as the 15th century, Desmond Castle now accommodates an international wine museum reflecting the town’s significance to the industry.

2.3.5 The seventeenth century brought Kinsale’s most turbulent year and in 1601 the Battle of Kinsale was fought between the invading Spanish and their Irish allies against the ruling English. Kinsale Harbour played a central role in the battle and the coastal significance of Kinsale is further attested by terrestrial monuments such as Charles Fort, James Fort, Desmond Castle and there are both previously recorded and recently discovered protected wreck sites within the harbour itself. **Figure 2.1** illustrates the form of the town at this time. The Spaniards used Desmond Castle as their arsenal for the entire 100 days of their occupation.

Figure 2.1: Kinsale Town Form 1601 – Siege of Kinsale



- 2.3.6 As a result of the English victory James Fort and Charles Fort were built to protect against further invasion attempts. Kinsale became a garrison town which it would remain for a further three hundred years.
- 2.3.7 The town of Kinsale has undergone significant physical changes through the centuries, including land reclamation to create much of Pearse St., Market Square, Main St. and Pier Road areas. It is evident that Kinsale's distinct urban form had already emerged in the 19th century as illustrated in **Figure 2.2**, which shows the first Ordnance Survey map of Kinsale dating from 1842.

Figure 2.2: First OSI Map of Kinsale from 1842



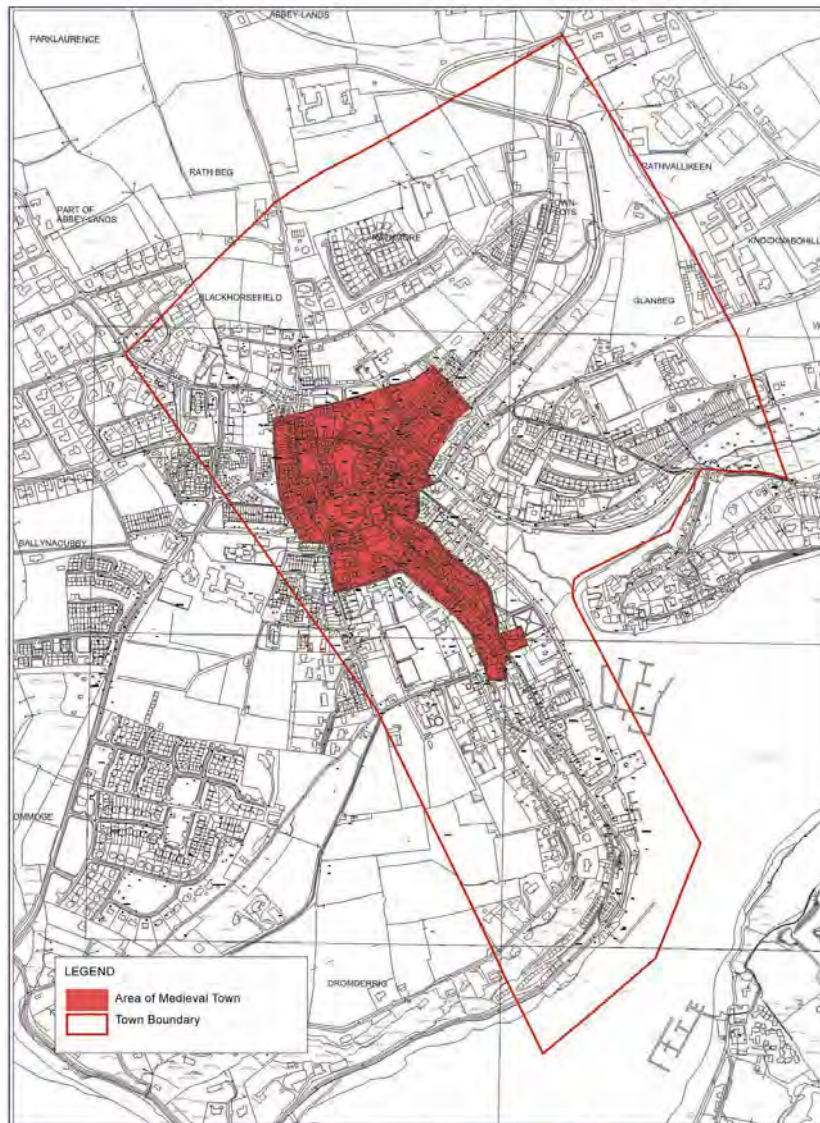
2.4 Historic Buildings

Kinsale has a wide array of historic buildings and frequently during the compilation of the Urban Archaeology Surveys, medieval fabric had been detected in what were presumed to be relatively modern buildings. St Multose Church in Kinsale was built in 1190 and is one of the very few churches of that period still in use. Desmond Castle was built around 1500 and has been opened as a museum of wine. The best known attraction, Charles Fort, can be found on the road out beyond Summercove. It is open all year and regular guided tours are available. It is one of the finest surviving examples of a 17th century star shaped fort and much of the construction, begun in 1678, still remains today. The fort has two huge bastions overlooking the estuary and three looking inland. The barracks were housed inside the fort which was used until 1922.

2.5 Urban Structure & Connectivity

2.5.1 The town is characterised by a combination of medieval buildings and a number of 19th and 20th century developments resulting from land reclamation and minor infill developments on the hill side. The medieval town area is illustrated in **Figure 2.3**.

Figure 2.3: Kinsale Medieval Town



- 2.5.2 The town is characterised by a narrow streetscape of compact and dense development, some of which originally provided shops at ground floor level and living accommodation above.
- 2.5.3 The town's main commercial area is centred on Pearse Street, Main Street and Pier Road. Main Street represents one of the best preserved medieval streets in the country, whilst Pearse Street has a series of higher density 19th and 20th Century structures that provide greater flexibility for conversion and expansion. Pier Road is characterized by a mix of 19th, 20th and 21st century buildings the majority of which front onto the waterfront.
- 2.5.4 A number of agricultural and undeveloped lands remain within the town boundary. Industrial development has mainly taken place at the periphery of the town and is poorly integrated into the townscape and surrounding rural areas. Improved landscaping, building and site maintenance would make a considerable improvement in these areas.



03

Strategic Context

3 Strategic Context

3.1 Introduction

3.1.1 The strategic planning policy context for the Kinsale Development Plan 2009-2015 is set out within policy documents at EU, National, Regional, County and Local levels. The Kinsale Development Plan is a local document that must fit with the objectives and policies set out in higher tier statutory documents.

3.1.2 The Planning and Development Act 2000 requires that a planning authority, when making and adopting a development plan, shall so far as is practicable have regard to and be consistent with EU, national plans, policies or strategies, regional planning guidance, county development plans and the development and local area plans of adjoining authorities.

3.1.3 This section lays out the relevant portions of each document pertinent to Kinsale's future development and provides a brief commentary on the particular provisions of each document.

3.2 National Planning Policy

National Spatial Strategy 2002 (NSS)

3.2.2 The National Spatial Strategy (NSS) 2002 – 2020 sets out an 18 year strategic planning framework designed to achieve a better balance of social, economic and physical development and population growth between regions. The document recognises that regions of the country have different roles and seeks to organise and coordinate these roles in a complementary way making all regions more competitive.

3.2.3 The NSS recognises that the population structure of the state is heavily weighed towards the Greater Dublin Area, which has experienced rapid development and is the driver for much of the Country's economic growth, creating severe pressure in areas such as housing supply and traffic congestion. The NSS considers that this pressure must be more evenly spread out through the regions, particularly through the existing networks of larger cities and towns, which have an opportunity to act as counterbalances to the eastern pull of the Greater Dublin Area.

3.2.4 The NSS sets out to achieve this in part by informing the content of regional and local planning policy and identifying key strategic locations that will form part of a national network. Local development plans are the key instrument for the implementation of the NSS and should provide for the investment priorities of the NSS through their constituent policies and objectives.

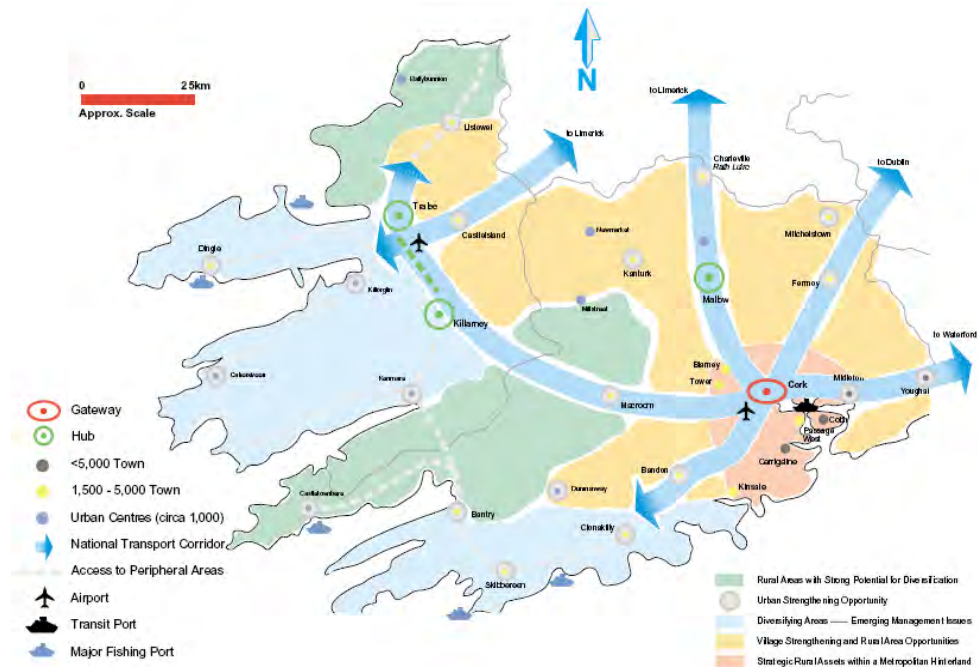
3.2.5 Kinsale is located in the South West region (Cork and Kerry) of the country. The NSS envisages that the South West will contribute to balanced regional development. The NSS has designated Cork city as a national Gateway with Mallow supporting it as a pivotal Hub between Cork and Limerick. It endorses the Cork Area Strategic Plan (CASP) as the basis for guiding development in Cork and the surrounding areas and seeks its full implementation as an important contributory step in realising the Government's objective for balanced regional development. The development strategy for the South West is depicted graphically at **Figure 3.1**.

3.2.6 Kinsale is identified as a medium sized town with a population between 1,500 – 5,000 in the NSS, in proximity to the Bandon – Cork National Transport Corridor, which ultimately

connects with Dublin. The NSS recognises that there are a number of medium sized towns in the South West region that play an important economic and service function. It considers that towns such as Kinsale will act as 'local capitals' providing a range of services and opportunities for employment.

- 3.2.7 The NSS indicates that medium sized towns are capable of catering for "local growth in residential, employment and service functions, through enhancing the built environment, water services, public transport links and capacity for development in these centres". The NSS identifies that sustainable growth of these towns can be achieved through:
- responding to additional housing need in a way that supports good planning practices, strengthening and sustaining existing settlements by focusing on their town centres and then moving outwards in a planned and coordinated way by identifying development opportunities;
 - good planning practice ensuring that the development of land for housing and other uses is in tandem with the provision of necessary amenities and services,
 - ensuring development avoids urban sprawl, is of a high standard of urban design, promoting compact, public transport friendly and sustainable urban areas,
 - a clear development and services framework to support the gateway role of our towns,
 - Ensuring new housing at edges of villages and towns is of a quality, design and character, scale and layout related to the character and form of the village or town in question. This will ensure continuity of form and integration.
- 3.2.8 In addition, Kinsale is located in an area with strategic rural assets within a Metropolitan hinterland. The NSS indicates that rural assets must be protected and the local potential of rural areas developed. It indicates that Regional and local authorities in these areas should develop and implement frameworks for spatial planning in the cities and catchments through the regional planning guideline process as well as local land use and transport strategies.
- 3.2.9 The National Development Plan (NDP) 2007-2013 underpins the NSS objectives and the prioritisation of capital investment. In line with the NSS this will establish the Strategy as a viable and practical policy measure to encourage more balanced regional development, placing the NSS at the heart of our capital infrastructure decisions over the next seven years.
- 3.2.10 **Comment:** The objective of promoting and developing Kinsale as a self sustaining town as mooted by the NSS is a laudable one. The objective to build up the employment and service functions of the town is particularly notable and forms a central element of spatial proposals contained within the policy framework of this plan.
- 3.2.11 Policies and objectives designed to encourage self sustainability within Kinsale include the provision of adequate retail/Town Centre employment growth and the encouragement of new approaches towards the provision of employment generating commercial enterprise within the Town boundary.

Figure 3.1: National Spatial Strategy – South West Region



The National Development Plan (NDP) 2007-2013

3.2.12 The ‘National Development Plan – Transforming Ireland – A better Quality of Life for All 2007’ integrates strategic development frameworks for regional development, for rural communities, for all-island co-operation, and for protection of the environment with common economic and social goals. It is based around a number of main ‘landmark challenges’, as follows:

- Removing the remaining infrastructure bottlenecks that constrain economic development and inhibit regional development and environmental sustainability;
- Further equipping children and youth with the skills and education to grasp the opportunities presented to them;
- Creating and sustaining high value employment opportunities; and
- Redistributing the product of wealth to foster an inclusive society, including adequate catering for those who have already contributed to Ireland’s success over previous decades.

3.2.13 The National Development Plan 2007-2013 sets out future investment plans and priority spending areas. It sets out the integration of National Development Goals and Investment Strategies as well as challenges and general goals to be met over the plan period.

3.2.14 **Comment:** The form and content of the Kinsale Development Plan 2009-2015 has been prepared in line with proposed infrastructural investments (outlined in the NDP) in order to position the town favourably to gain maximum benefit from exchequer investment in the region.

The National Climate Change Strategy 2007 - 2012

- 3.2.15 The Government's National Climate Change Strategy and forthcoming Sustainable Transport Action Plan address the key factors necessary for Ireland to reduce carbon emissions, stating that national policy should;
- Show clearly the measures by which Ireland will meet its 2008-2012 Kyoto commitments;
 - Show how these measures position Ireland for the post-2012 period, and
 - Identify the areas in which further measures are being researched and developed to enable us meet our eventual 2020 commitment.
- 3.2.16 The strategy further states that there will have to be radical changes across the economy, particularly in relation to the way Ireland produces and uses energy, in the built environment and in transport; and energy for transport is the most immediate significant issue.
- 3.2.17 The promotion of sustainable development, including the integration of climate change considerations into all policy areas is crucial.
- 3.2.18 The Government is committed to supporting the adoption of new technology and innovative approaches to design and construction of dwellings. The development and implementation of future measures will be informed by evidence regarding quality and performance characteristics being achieved in practice. The potential for improved sustainability of new housing will be explored, building on the experience of energy performance and rating requirements. Initiatives may be advanced on the basis of voluntary codes with the construction sector with an objective to ultimately incorporate such initiatives into Building Regulations.
- 3.2.19 **Comment:** It is desirable that the central themes presented in this national policy document are reflected in the goals and objectives of the Kinsale Development Plan. The Plan contains many policy commitments that endeavour to achieve wider sustainable development objectives across a variety of sections in Volume 2.

Dept. of Environment Development Plan Guidelines June 2007

- 3.2.20 The Development Plan Guidelines for Planning Authorities state that future zoning objectives should ensure that enough land is available to meet the development needs of the economy and society in the town for the duration of the plan period and for a reasonable period beyond. Objectives should also seek to avoid the zoning of too much land, therefore creating a situation where priorities for development are clear and a coordinated approach to development can be secured - particularly with respect to the provision of essential services such as roads, drainage, social infrastructure and amenities.
- 3.2.21 The purpose of zoning is therefore about identifying the quantity of land needed over the plan period, the best locations for such land, the acceptability or otherwise of the various classes of land use within any particular zone, and in the case of relevant land uses, the intensity of development to be permitted. Following the approach set out, a development plan should ensure that enough land will be available to meet anticipated development requirements and will be developed in a sequential and co-ordinated manner. This will avoid, for example, a situation where housing estates are built beyond the outer edges of existing built-up areas while intervening lands lie undeveloped resulting in deficiencies in terms of footpaths, lighting, drainage or adequate roads infrastructure.
- 3.2.22 In the interests of sustainable development, excessive areas of land around small towns and villages should not be zoned for development. For residential purposes the cascade

down from Regional Planning Guidelines to development plan housing strategies in terms of the population growth and housing demand to be catered for over the lifetime of the plan and beyond and the land use requirements arising from these must be clearly carried through into the relevant local area plan. A similar approach must be adopted for other zonings e.g. industrial zoned lands and retail.

- 3.2.23 Single-use zones such as residential, industrial or commercial and related uses may be appropriate in some cases. In other areas, such as city, town or neighbourhood centres, it may be more appropriate to consider mixed use zones where a wide range of compatible activities would normally be considered appropriate. This will help promote the achievement of sustainable development by facilitating a balance of housing, employment and local facilities within an area, and by promoting compatible re-use of existing development, thereby reducing the need to travel.
- 3.2.24 Factors to be taken into account in determining compatibility include traffic impact, amenity considerations, possible phasing issues and the character or sense of place which it is intended to create or protect. The intention should be to guide and influence change in the common good, balancing various interests in preference to creating homogenous land-use areas.

Factors In Determining Zoning

- 3.2.25 Decisions to zone land must be made in an open and transparent manner, must be clearly justified on the basis of established need and must support the aims and strategy of the plan. The proper planning and sustainable development of the area and government policy are important factors in considering the suitability of specific lands for development. More specifically, matters relevant to the proper planning and sustainable development of areas include:
- Need;
 - Policy Context;
 - Capacity of Water, Drainage and Roads Infrastructure;
 - Supporting Infrastructure and Facilities;
 - Physical Suitability;
 - Sequential Approach; and
 - Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

- 3.2.26 ***Comment:*** It is essential that the Kinsale Development Plan conforms to these national guidelines. The rationale governing the spatial designation of land uses across the whole plan area were conceived to conform to the strategic provisions identifiable within these guideline parameters.

Sustainable Residential Development In Urban Areas (Feb, 2008)

- 3.2.27 The purpose of these Draft guidelines is to set out the key planning principles which should be reflected in development plans and local area plans which will ultimately guide the form of residential development in urban areas. Local planning authorities should have regard to the recommended standards for new residential development when preparing Development Plans.
- 3.2.28 The guidelines outline the overall aim of successful and sustainable residential development in urban areas and define the specific attributes that high quality places should incorporate. The Development Plan development and zoning objectives will therefore seek to

-
- Prioritise walking, cycling and public transport, and minimise the need to use cars;
 - Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and experience;
 - Provide a good range of community and support facilities, where and when they are needed;
 - Present an attractive and well maintained appearance, with a distinct sense of place and a quality public realm;
 - Are easy to access and to find one's way around;
 - Promote a mix of land uses to minimise transport demand;
 - Promote social integration and provide accommodation for a diverse range of household types and age groups; and
 - Enhance and protect the built and natural heritage.
- 3.2.29 The guidelines clarify the role of Development Plans and the need to address the following issues at the beginning of the plan making process;
- The amount and type of new housing required to meet the needs of the area;
 - The need to adopt a sequential approach to the zoning of residential lands extending outwards from the centre of an urban area
 - The relationship and linkages between the areas to be redeveloped and the new areas including the availability of community facilities and social infrastructure
 - The need to create an overall urban design framework for redevelopment areas
 - The setting of appropriate density levels
 - Adapting to the impacts of climate change
 - The avoidance of flood risk
- 3.2.30 In terms of future development, thorough analysis should ensure that Development Plans contain policies and objectives that create sustainable residential developments. Where new development areas may affect the existing character of the town the Development Plan can define key elements of local character, identify relevant development plan urban design principles and policies and provide detailed guidance regarding layout, density, massing, height and material.
- 3.2.31 In accordance with the guidelines the Development Plan will also provide detailed guidance regarding layout based on a general assessment of connectivity and permeability with respect to new/ existing zoning designations and retrofitting where required with a particularly focus on access to large scale community facilities. The guidelines stress the need to consider the following concerns with respect to the layout and design of streets in new residential areas. These include:
- Connectivity and permeability
 - Sustainability
 - Safety
 - Legibility
 - Sense of place
- 3.2.32 In support of Sustainable Residential Development, Development Plans should form development objectives based on the consideration of the
- Provision of community facilities including schools, childcare, healthcare and retail facilities;
 - Efficient use of resources including land, sustainable travel patterns and energy;

- Amenity / quality of life issues including public open space³ and recommended qualitative standards; and
- Conservation of the built and natural environment focusing on the important landscape natural features, ecology, flood plains, historic buildings and their setting

3.2.33 The guidelines advise that development in small towns with a population ranging from 400 to 5,000 should be plan-led and contribute to the creation of compact urban structures with a view to increasing the levels of accessibility and making efficient use of infrastructure and services. Central to this approach will be the reuse of town centre sites and underused backland areas. The Guidelines also consider that the scale of new development should be in proportion to existing development with preference for a number of smaller sites integrated within and throughout the urban centre rather than focusing on one very large site.

3.2.34 For towns of this size, it is generally preferable that the Development Plan should only encourage individual residential proposals that would increase the housing stock of such urban areas by a maximum of 10% - 15% within the lifetime of the Local Area Plan.

3.2.35 **Comment:** The Development Management guidance contained within the text, goals and objectives of Volume 2 of this plan have full regard to the proposals contained within these guidelines.

Delivering Homes, Sustaining Communities 2007

3.2.36 This policy statement on housing, produced by the Department of the Environment, Heritage and Local Government (DEHLG), sets out a range of actions aimed at; building sustainable communities, responding to housing need in a way that improves choice and tailors support taking account of the households position in the life-cycle, and the effective delivery of housing programmes.

3.2.37 The core objective of housing policy in Ireland is *'to enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and, as far as possible, at the tenure of its choice'*.

3.2.38 Delivering Homes, Sustaining Communities sets out the policy context to ensure the best use of the investment in housing earmarked in the NDP. Some of the specific actions set out in the document include

- the introduction of new schemes¹ to support social housing tenants seeking home ownership and a reformed grant scheme to adapt housing to meet the needs of the elderly and people with a disability,
- guidance to local authorities to support the building of sustainable communities and introduction of the requirement for new proposals for social housing to be "sustainable community proofed",
- introduction of a Sustainable Communities Fund (€8m in 2007) to support regeneration and tackle anti-social behaviour,
- new legislation to support the social housing reform programme and use of land, and focus on maintaining quality of the social housing stock.
- Since Delivering Homes, Sustaining Communities was published, a new set of best practice design guidelines, Quality Housing for Sustainable Communities, have been produced which replace the Social Housing Design Guidelines.

³ In the range of 2 – 2.5 hectares per 1,000 and allocated according to a hierarchy of spaces. For those sites for which a local area plan is appropriate, public open space should be provided at a minimum of 15% of the total site area. In other cases, public open space should generally be provided at a minimum rate of 10% of the total site area.

3.2.39 **Comment:** It is desirable to resonate with the objectives contained within this document in the Development Plan.

Guidelines for Planning Authorities on Residential Densities

3.2.40 Published by the Department of the Environment and Local Government in 1999 were established in order to promote:

- More economic use of existing infrastructure and serviced land
- A reduced need for the development of “greenfield” sites, urban sprawl and ribbon development
- A reduced need for investment in new infrastructure
- Better access to existing services and facilities
- More sustainable commuting patterns

3.2.41 To achieve this, the guidelines promote increased residential densities in appropriate locations and set out policies and standards to be undertaken by planning authorities in order to achieve them. The use of brownfield sites and inner suburban/ infill is promoted.

3.2.42 **Comment:** The unique spatial character of Kinsale dictates that compact urban development is the established norm across a large part of the plan area. The particular heritage and topographical characteristics of the plan area determines the appropriate scale and bulk of new developments in a manner that is qualified and supported by the Development Management Guidelines contained within the development Plan.

Quality Housing for Sustainable Communities 2007

3.2.43 The document presents a comprehensive revision of the 1999 *Social Housing Design Guidelines*. The purpose of the Guidelines is to assist in achieving the objectives contained in the housing policy statement – Delivering Homes, Sustaining Communities. These new Guidelines focus on the process surrounding the delivery of quality housing and improved settlement patterns and “place-making” in the context of promoting quality neighbourhoods. The new aspects dealt with under the Guidelines include:

- Urban design;
- Increased space standard; and
- Energy efficiency.

3.2.44 A key aim of the Guidelines is to ensure that all new housing schemes are socially, environmentally and economically sustainable by providing a high quality environment that meets the needs and, as far as possible, the preferences of residents, and fosters the development of sustainable communities.

3.2.45 The Guidelines contain a new section dealing with site selection and also with urban design objectives in the provision of housing which set out to promote quality in design at both macro and micro levels. The Guidelines also stress that designing for sustainability means achieving energy efficiency at the construction stage and during the lifetime of the scheme.

3.2.46 **Comment:** Volume 2 of this Plan endeavours to be compatible with the provisions contained within these guidelines.

Urban Design Manual – A Best Practice Guide, 2008

- 3.2.47 Published in February 2008 by the DEHLG, the Urban Design Manual is to be used as a companion reference on best practice for the implementation of the. *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*.
- 3.2.48 The Urban Design Manual illustrates how the Guidelines can be implemented effectively and consistently across the different scales of urban development around the Country. The Manual outlines the essential criteria for sustainable urban residential development, and demonstrates how new developments can be integrated and facilitated across a range of scale and locations. It sets out 12 criteria which should be used both in pre-planning application consultations and in assessing individual planning applications.
- 3.2.49 The 12 criteria are divided into three sections – neighbourhood, housing site and home, as follows:
- **Neighbourhood** – Context, Connections, Inclusivity and Variety;
 - **Housing Site** – Efficiency, Distinctiveness, Layout and Public Realm; and
 - **Home** – Adaptability, Privacy/ Amenity, Parking and Detailed Design.
- 3.2.50 **Comment:** The Development Management guidance contained within this Plan aims to promote and enhance the core elements of best practice outlined in these guidelines.

Retail Planning Guidelines

- 3.2.51 The Retail Planning Guidelines define Kinsale as a *fourth tier* town in the national retail hierarchy. These comprise of small towns in the 1,500 to 5,000 population category, most of which provide basic convenience shopping-either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware, pharmaceutical products and clothes. The guidelines recognise current trends for larger store sizes which are difficult to accommodate in traditional town centres, which comprise relatively small scale historic buildings in an attractive setting. However, central to the policy on retail, is the need to establish the optimum location for new retail development which is accessible to all sections of society and is of a scale which allows the continued prosperity of traditional town centres and existing retail centres.
- 3.2.52 The Development Plan should be in conformity with the five key objectives identified in the guidelines:
- all development plans incorporate clear policies and proposals for retail development
 - To facilitate a competitive and healthy environment for the retail industry of the future.
 - to promote forms of development which are easily accessible - particularly by public transport - in a location which encourages multipurpose shopping, business and leisure trips on the same journey
 - to support the continuing role of town and district centres
 - Presumption against large retail centres located adjacent or close to existing, new or planned national roads/motorways.
- 3.2.53 A key retail planning principle referred to extensively within the guidelines is the sequential approach. This approach establishes the town centre as the preferred location for developments that attract many trips. In cases where there are no development sites available within a town centre, the next preference should be a location on the edge of the town centre. The key aim of retail planning policy is to promote the vitality and viability

of town centres. To do this the Development Plan should address the key issues facing the centre which include:

- The availability of development opportunities and the need to promote land assembly.
- Encouraging a diversity of uses in the town centre throughout the day and evening.
- Ensuring accessibility by a range of transport types, including reviewing the car parking strategy.
- Creating an attractive and safe town centre for pedestrians.

3.2.54 Policies for retailing in small towns should support local facilities and continue to provide not only for food, but also some comparison shopping and town centres should be the preferred location, especially for food stores. Where rural town centres are not serving the community well and there is a significant amount of travel by car to other larger centres, proposals for new retail developments should be encouraged in or near the town centre, in order to reduce travel and retain trade in the town.

3.2.55 Out-of-centre retail developments should not be allowed if their provision is likely to lead to a reduction in the range of local facilities in towns and villages or affect the diversity of shops or lead to the loss of general food retailing from the centre of smaller towns. The scope for superstores and other large scale retail developments is likely to be more limited in smaller rural towns than elsewhere.

3.2.56 **Comment:** This Development Plan, through the specific designation of *Town Centre Expansion* sites, will endeavour to enhance the retail and commercial offer within the town centre and applies the guidelines' sequential approach to developing new retail premises in the most accessible and sustainable locations for all members of the community.

The National Heritage Plan

3.2.57 The purpose of the National Heritage Plan is to set out a clear and coherent strategy and framework for the protection and enhancement of Ireland's heritage over the next five years. The preparation of the National Heritage Plan establishes clear priorities across the sector and sets out a single vision for everyone who is interested in our heritage to work towards common goals.

3.2.58 It endorses the importance of developing a framework for the management of heritage. The Plan sets out a vision nationally for heritage management, a key part of which centres on the management of heritage locally, through the preparation of Local Heritage Plans.

3.2.59 **Comment:** Given Kinsale's undeniable wealth of heritage it is imperative that the Town Council pursue an active role in preparing a specific Local Heritage Plan. The first element of this process will include revised proposals to update and enlarge the Record of Protected Structures following the completion of an appraisal of the town by the National Inventory of Architectural Heritage in late 2009.

2020 Vision – Sustainable Travel And Transport, 2008

3.2.60 The Department of Transport's Statement of Strategy 2005-2007 outlined the key objective of securing a sustainable transport network that balances economic, social and environmental considerations. In line with its previous commitments, the Government has prepared an action plan to deliver a Sustainable Travel and Transport strategy for Ireland to 2020.

- 3.2.61 2020 Vision identifies that at the moment Ireland's travel and transport patterns are not sustainable. The issues affecting all citizens in their daily lives are complex, needing to balance mobility, environmental and economic impacts. Sustainable Travel and Transport therefore sets out the following goals to be addressed 2020:
- A considerable shift to public transport, cycling and walking;
 - Significant reduction in congestion;
 - Reduction in transport emissions;
 - Enhancement of Ireland's competitiveness; and
 - A completely changed public attitude, which ensures that, where feasible, the car becomes the travel mode of last resort.

- 3.2.62 **Comment:** The forthcoming *Kinsale Traffic and Transport Study* will address the key issues relating to this national policy guidance at local level and will inform and enhance the Transportation Section of this Plan contained in **Volume 2**.

Strategic Environmental Assessment (SEA)- Directive 2001/42/EC (the SEA Directive)

- 3.2.63 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 EU Directive 2001/42/EC (the SEA Directive) on the Assessment of the Effects of Certain Plans and Programmes on the Environment. This was transposed into Irish law by Regulations SI 435 and SI 436 of 2004. These Regulations designate several Environmental Authorities who must be consulted by those Authorities drawing up plans. In Ireland these are the Environmental Protection Agency, Department of Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources.
- 3.2.64 The objective of the SEA Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of specified plans and programmes with a view to promoting sustainable development.
- 3.2.65 This assessment means the preparation of an environmental report, the carrying out of consultations and the taking into account of these consultations in decision making that must then be reported on publicly. Monitoring of the significant environmental effects of the implementation of plans must be provided. Environmental authorities must, for reason of their specific environmental responsibilities, be consulted in the preparation of plans.
- 3.2.66 Preparation of the Kinsale Development Plan 2009-2015 will be subject to strategic environmental assessment.
- 3.2.67 **Comment: Volume 3** of this Plan contain the complete Strategic Environmental Assessment and Appropriate Assessment of the entire plan making process.

3.3 Regional Planning Policy

South West Regional Planning Guidelines, May 2004

- 3.3.2 The Regional Planning Guidelines (RPG) are consistent with the NSS and Cork Area Strategic Plan (CASP) objectives and support the development of the Gateways and Hubs, an integrated transport system, education, health, recreational and cultural facilities. It promotes the objective of integrated land use and infrastructure provision and the development of selected towns and villages outside the Gateways and Hubs to

achieve a critical mass in population, employment and services so that they can act as service centres for the rural hinterland.

- 3.3.3 Kinsale is identified within the RPG as a key local service town within Zone 1 of the CASP metropolitan hinterland, though it is not envisaged to experience significant population growth. Kinsale is identified as playing a dual role, in that it has an important relationship with Cork, but also plays an important role as an employment and service centre. Kinsale has the potential to attract Foreign Direct Investment, as well as developing a stronger indigenous economic sector. It is envisaged that growth will be employment-led and that Kinsale will not merely become dormitory town for the Metropolitan Area. Commuting to the City should not become the prime basis of growth.
- 3.3.4 The RPG recognise that Kinsale is under residential development pressures due to proximity to Cork and it accepts that residential development can play an important role in the regeneration of the town, increasing critical mass, service levels and employment.
- 3.3.5 The RPG and CASP indicate that Kinsale is a strong 'Ring Town'. Such towns have demonstrated strong local growth patterns, with expansion in terms of retailing, employment, business services, amenities, and residential development.
- 3.3.6 CASP's town boundaries, for population purposes, differ from those used by the CSO. Low growth is proposed in Kinsale to reflect the very sensitive townscape and landscape setting and to protect the local tourist industry. Small scale infilling is proposed as the most appropriate form of development, with emphasis being given to developments that would strengthen the town's rural service centre and tourist functions.
- 3.3.7 The RPG also suggest that planning policies should promote the further development of Kinsale Port, which provides an alternative to the Port of Cork for the handling bulk and other cargoes.
- 3.3.8 **Comment:** These regional level guidelines provide a useful summary and overview of the regional context in which Kinsale is placed. It is the aim of this plan to be compatible with all aspects of regional planning guidance.

3.4 Strategic Planning Policy

Cork Area Strategic Plan 2001-2020 (CASP)

- 3.4.2 The Cork Area Strategic Plan 2001 – 2020 (CASP) establishes a 20 year strategic planning framework for Cork City and its suburbs, the surrounding satellite towns and the harbour area, and a wider rural area stretching out to the Ring Towns of Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal. CASP covers an area determined by a journey time of 45 minutes from Cork City. It represents a shared vision for the Cork area and was adopted by the City, County and Town Councils in 2001. CASP sets out a broad-brush strategy that guides the general direction and scale of growth.
- 3.4.3 Kinsale is identified as a Ring Town in CASP. The focus will be upon the development of the Ring Towns as self-sufficient urban settlements, balancing new housing growth as far as possible with the provision of new employment and commercial opportunities. The Ring Towns will play the key role in the sustainable development of the rural areas on the basis that they are the locations more likely to attract regeneration opportunities than the more dispersed villages and small settlements.
- 3.4.4 The Plan envisages that the role of the Ring Towns and their links to the City and the Metropolitan Area will be reinforced by the development of an integrated public transport

system which will link each of the towns by high quality bus or rail to the City centre. This includes the following transport proposals for Kinsale:

- A frequent, high quality bus to Cork;
- Reduction of traffic and traffic impact in the Town centre;
- A Park and Ride Scheme to serve Kinsale; and
- A Local Transport Plan for the town and its hinterland.

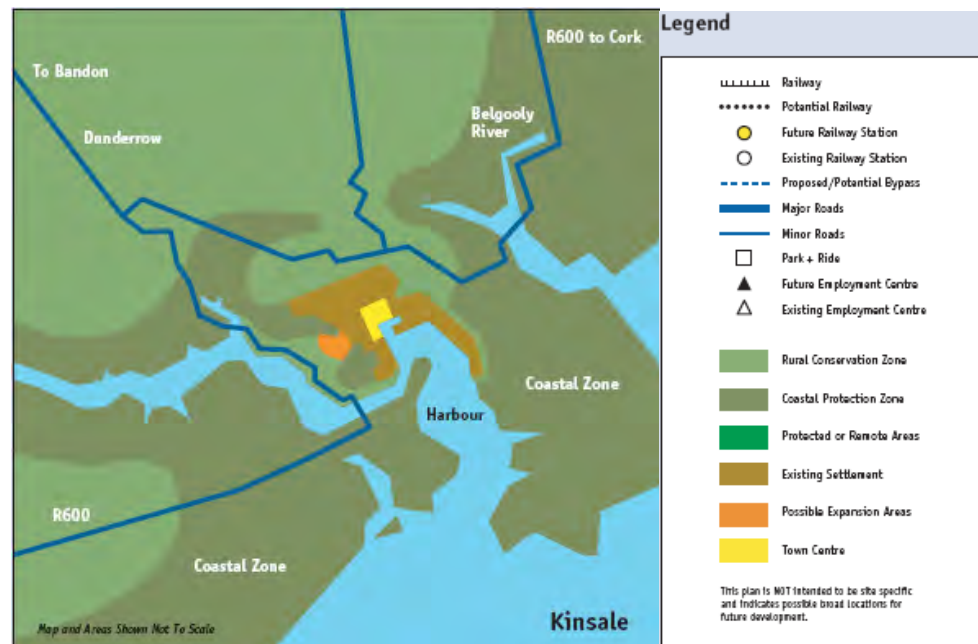
3.4.5 CASP recognises that Kinsale is an historic town of circa 5,000 people overlooking a fine natural harbour and set within a landscape of outstanding beauty. It considers that the town's success is due to an expanding tourist industry and a large pharmaceutical plant at nearby Dunderrow. The town is well connected to Cork and Bandon by regional roads, but the narrow medieval streets are easily blocked by traffic and on-street parking can cause congestion. In keeping with its role as a tourist centre, Kinsale needs an improved pedestrian environment, which may require stringent traffic management measures during the tourist season.

3.4.6 CASP proposes low growth for Kinsale to reflect its very sensitive townscape and landscape setting and to protect the local tourist industry. The growth strategy is graphically represented as **Figure 3.2**. Small scale infilling is proposed as the most appropriate form of development, with emphasis being given to developments that would strengthen the town's rural service centre or tourist functions. The level of actual residential growth is illustrated in **Table 3.1**.

Table 3.1: Distribution of New Dwellings in Kinsale

Source: CASP

Figure 3.2: CASP Kinsale Growth Strategy



Source: CASP

3.4.7 Development in Kinsale is expected to be fairly evenly spread throughout the Plan period, reflecting the fact that growth will comprise small scale infill development. The phasing programme for development is provided in **Table 3.2**.

Table 3.2: Phasing Programme for Development of Additional Dwellings in Kinsale

	Current No.	Additional Dwellings Proposed				
		Tranche 1 (2001-06)	T1+	Tranche 2 (2007-13)	Tranche 3 (2014-20)	Tranche 4 (post 2020)
Kinsale Town	1,800	90	120	60	80	70

Source: CASP

3.4.8 CASP recognises that expansion in Kinsale is constrained by environmental and topographical considerations and water supply. Furthermore, major expansion would further congest the centre and might undermine the attractiveness of the existing urban quality. Further development in Kinsale would require the provision of a looped 110kV/MV station and two 110kV lines. CASP indicates that local traffic management is required and the coast zone should be protected and managed.

3.4.9 CASP recommends the continued development of gourmet dining, sailing and heritage and the introduction of additional attraction(s) within the town, perhaps expanding on the theme of Kinsale as an historic wine importing port.

3.4.10 **Comment:** The necessarily broad nature of the original CASP strategy failed to highlight the full potential for infill and regeneration led development afforded by specific sites within the Town Council administrative area. To this end the predictions for population growth contained within the document are now outdated.

Cork Area Strategic Plan – Strategy for Additional Economic and Population Growth - An Update Draft for Consideration by the CASP Project Group

3.4.11 The Draft CASP Update takes account of revisions required to reflect economic, market and policy developments since CASP was prepared and places particular emphasis on the implementation of policies to achieve the goals of the CASP. It also includes an increased focus on the economic and investment strategy. The updated Strategy has also been designed to meet the Government’s national policies on spatial strategy and on climate change adjustments.

3.4.12 The Draft CASP Update continues to identify Kinsale as a Ring Town. The revised document recognizes that the level of growth that has occurred in Kinsale from 2001 – 2007 has surpassed the projections provided in 2001. Therefore the Draft CASP Update has updated the population, household and employment projections for Kinsale to 2020. The revised projections are illustrated at **Table 3.3**.

Table 3.3: Population, Household and Employment Projections for Kinsale to 2020

	Revised Population Projections 2020	Revised Household Projections 2020	Revised Employment Projections 2020
	No.	No.	No.
Kinsale Town	6147	2551	2308

Source: Draft CASP Update

3.4.13 The Draft CASP Update proposes that the provision of housing in Kinsale is provided on a phased basis. The proposed phasing is highlighted in **Table 3.4**.

Table 3.4: Phasing Programme for Housing in Kinsale Town

Area	Current No. Households (2006)	Proposed 2020 Projection	Additional No. Of Households Proposed	
			Tranche 2 (2007 -2014)	Tranche 3 (2014 -2020)
Kinsale Town	2169	2551	180	202

Source: Draft CASP Update

3.4.14 Since CASP was produced, higher frequency bus services have been introduced to Kinsale along radial road corridors and further improvements will be introduced in line with growing demand. These high frequency routes will benefit from the planned development of dedicated public transport corridors on the major radial roads approaching the city as well as on the orbital routes. Other bus services in the Ring Towns and the rural areas will be introduced as required as part of the local integrated transport plans.

3.4.15 The document also indicates that Kinsale urgently requires the implementation of the proposed water treatment network upgrades.

3.4.16 **Comment:** Most of the objectives and proposals contained within the updated CASP are compatible with the objectives of this Plan. It will be desirable to reappraise the Population, household and employment figures presented in CASP in the post - 2011 census period.

North and West Cork Strategic Plan 2002-2020

3.4.17 The North and West Cork Strategic Plan 2002 to 2020 (N&WCSP) focuses on areas of County Cork outside of the 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 militate against achieving a more sustainable population pattern. The Plan envisages that in reversing population loss and rural decline, the in-migration of young adults is critical to the areas' future wellbeing. Highlighting the challenge in combating the spatial shift towards towns and cities, the plan calls for actions which:

- Raise the productive potential of the economy;

- Optimise spatial development patterns as an essential requirement for infrastructure development;
 - Improve access and communications and increases infrastructure provision and resources;
 - Incorporate environmental sustainability;
 - Promote access to social, recreational and cultural facilities; and
 - Contain effective implementation procedures.
- 3.4.18 A key spatial development measure recommended by the N&WCSP is to support and enable a significant increase in settlement populations across the area. In order to achieve the plan's target of doubling the number of households in towns and villages between 2002 and 2020, it will be necessary to prioritise development within towns and villages. The strategy recommends that 50% and 30% of all new houses would be in towns and villages respectively.

3.4.19 **Comment:** The goals and strategies presented in this plan largely support and inform policies contained herein for achieving the primary objectives contained in Volume 2.

Cork County Development Plan 2003

3.4.20 The County Council has begun to implement CASP through the County Development Plan 2003. This came into effect in February 2003 and will be in force until 2009. It establishes a more detailed policy framework to guide the development of the county broadly in accordance with the strategic plan.

3.4.21 The Cork County Development Plan 2003 (as varied), was adopted in January 2003 and provides the framework for development and planning in the county for the next six years. The county development plan took its guidance from the 20 year strategy provided in CASP and the N&WCSP (for the remainder of the county outside the CASP area). The local area plans will be informed by the County Development Plan, 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.

3.4.22 **Comment:** It will be desirable that the objectives and policies of the current and draft County Plan resonate with those of this Plan.

Draft Cork County Development Plan 2009 - 2015

3.4.23 The Draft Cork County Development Plan 2009 – 2015 (The Plan) sets out, Cork County Council's current thinking on planning policy looking towards 2020. The Plan seeks to implement CASP 2001 but does not take into account the Draft CASP Update, as the Plan was published in advance of the publication of the Draft CASP Update. However, the Plan has indicated that proposals to update CASP will set revised population targets for Kinsale.

3.4.24 The Plan identifies Kinsale as a *Ring Town* capable of supporting a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings. It is

considered critical to the success of the plan that development is encouraged within settlements such as Kinsale rather than the villages and surrounding rural hinterland, so that they can build up a critical mass of population necessary to attract new investment in jobs, services and public transport.

- 3.4.25 Objective SET 1 – 16 states that *“It is an objective of this Plan to provide a better balance of development throughout the CASP area, by giving priority to the provision of infrastructure, to accelerate the rate of population and employment growth in the CASP Ring Towns so that they can fulfil their economic and employment potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland”*.
- 3.4.26 The policy and objectives of the Plan for Kinsale, is based on the following planning and sustainability goal:
- To protect and enhance the natural and built heritage assets of Kinsale to facilitate the development of the town as a Principal Tourist Attraction.
- 3.4.27 In order to enhance the quality of life for the residents and to act as the cornerstone of a strengthened tourist economy, it is important that the natural and built heritage of Kinsale is enhanced. The town is designated as a district employment centre because of the important role that the tourism economy plays in this part of the County.
- 3.4.28 Objective SET 1 – 18 states that *“it is an objective of this Plan to protect and enhance the natural and built heritage assets of the town for appropriate development and to facilitate the development of the town as a principal tourist attraction consolidating the built developed area within its scenic and coastal setting”*.
- 3.4.29 The Plan recognises that Kinsale has a magnificent enclosed harbour, which includes two important forts and the protection of this scenic coastal environment is important to the economic future of the town. Continued improvements to the road infrastructure in Kinsale should relieve congestion.
- 3.4.30 The Plan considers that the Cork Maritime History Cycle/Walk Way could extend from Youghal to Cobh, Crosshaven, Kinsale and on to Baltimore and Skibbereen in West Cork, which has been identified as a Hub Town for cycling by Fáilte Ireland.
- 3.4.31 The Kinsale port and harbour has been identified as one of four major ports and harbours in the County by the Department of Communications, Marine and Natural Resources, according to the Plan.
- 3.4.32 The Plan identifies a need for a major upgrade of the existing water treatment and water storage facilities in Kinsale.
- 3.4.33 **Comment:** This Plan conforms and concurs with the broad objectives for the town outlined in the Draft County Plan whilst elaborating upon the employment and enterprise potential of town via the provision of specific objectives within Volume 2 of this plan.

Cork Draft Joint Housing Strategy

- 3.4.34 Cork County Council, in conjunction with Cork City Council 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 2010.
- 3.4.35 The primary purpose of the Joint Housing Strategy is to ensure that the overall supply of housing is sufficient to meet the planned population of Cork. It is based on a shared

vision which sees having a suitable place to live at an affordable price as a basic right. It therefore sets out four key principles identified as follows:

- To provide for a diverse range of housing needs;
- To promote balanced communities;
- To promote sustainable development of the urban and rural environment; and
- To promote a high quality living environment.

3.4.36 **Comment:** Kinsale Town Council will have regard and implement in full all provisions and policies contained within the County Joint Housing Strategy.

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

3.4.37 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. 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.

3.4.38 **Comment:** These goals and strategies largely support Plan proposals for encouraging the emerging economy of the town, moving away from overdependence on tourism-related development towards a more nuanced visitor offer and to strive to secure an increased emphasis on a knowledge and services based enterprise culture.

Cork Strategic Retail Study March 2008

3.4.39 This Strategic Retail Study updates that previously undertaken for the City and the County in 2002. The study was completed in parallel with work on the CASP strategy update and will inform the current reviews of Development Plans for the City and County.

3.4.40 Kinsale is designated a Tier 3 town in the retail hierarchy identified for consolidation a local service and tourism centre. The study notes that Kinsale is a tourist town and serves a limited catchment due to its coastal location and proximity to Cork City centre. The scale of the retailing in the town reflects this. The town supports 1,940m² of comparison goods floorspace and 520m² of convenience goods floorspace. A large proportion of the comparison goods offer is directed at the tourist market. Retail rents in Kinsale are €430 / sqm and have only increased by 5% since 2002.

3.4.41 Analysis presented in the study states that there are several comparison and convenience developments mooted that are likely to meet requirements in the town. These will strengthen the town and claw back some of the expenditure currently leaking to Cork City and suburban centres. This expenditure leakage is recognised by findings presented of a household survey conducted in 2007 that show Kinsale's current market share is 1% of supermarket shopping spend in all Ring towns and 0% of clothes and shoe shopping.

3.4.42 **Comment:** It is desirable for the plan to support an enhanced convenience and comparison retail offer within the town in order to improve upon the current market share

the town retains in retail expenditure. The focus upon the expansion of the town centre iterated in Volume 2 of this plan specifically addresses the findings contained within the Strategic Retail Study.

3.5 Local Planning Policy

Bandon Electoral Area Local Area Plan 2005

- 3.5.2 Following the introduction of Local Area Plans (LAPs) within the Planning and Development Act 2000, Cork County Council prepared LAPs for ten Electoral Areas over the next six years. In September 2005, the County Council adopted 10 Electoral Area LAPs for Bandon, Bantry, Blarney, Carrigaline, Fermoy, Kanturk, Macroom, Mallow, Middleton and Skibbereen electoral areas.
- 3.5.3 The Bandon Electoral Area LAP covers the Local Area Strategy for Kinsale Environs. The Bandon Electoral Area comprises an area of about 560 sq km including about 100 km of coastline, the Old Head of Kinsale and the Bandon Estuary, which is centrally located in the Electoral Area. The Electoral Area is located to the south-west of Cork City and includes the ring towns of Bandon and Kinsale.
- 3.5.4 **Comment:** As is shown in the Census 2006 figures the Environs of Kinsale town within the administrative boundary of Cork County Council have experienced significant population growth since the adoption of the 2003 Kinsale Town Plan.
- 3.5.5 At the time of writing 12.55 hectares of residentially zoned land remain undeveloped in the Environs of the town.

3.6 Conclusions

- 3.6.1 The above are the principal plans and strategies that inform the strategic direction of the Kinsale Development Plan 2009. The principal strategic objectives observable are:
- The need to promote and develop Kinsale as a self-sustaining town.
 - It will be desirable to pay particular attention to the protection and enhancement of the environment including landscape, water quality, ecology, archaeology and architecture which are vital components of a high quality of life.
 - It is desirable that Kinsale transforms itself into a post-industrial knowledge, tourist and service economy.
 - It is desirable that Kinsale enhances its current recreational requirements to cater for existing and new communities in the town and Environs.
 - It is desirable that Kinsale Town Council works in tandem with the County Council to secure mutual objectives designed to improve quality of life across the entire built up area of Kinsale.
 - It will be desirable that the Town Council supports Cork County Council in its implementation of the Housing Strategy while at the same time recognising the special aspirations that Kinsale has regarding the provision of housing.
- 3.6.2 In accordance with Section 10 of the 2000 Planning and Development Act it is necessary to include a statement of the overall strategy guiding the Plan. This is contained in **Volume 2** of the Plan.
- 3.6.3 The priority objective must be the promotion of a balanced and sustainable development model that takes account of the values and concerns of all stakeholders in the town.



04

Social and Economic Context

4 Social and Economic Context

4.1 Population Profile

4.1.1 Kinsale Town comprises the *Kinsale Urban* Electoral Division, the Environs comprises part of the *Kinsale Rural* Electoral Division and the Hinterland of the town comprises of the *Kinsale Rural Electoral Area*, consisting of a further 18 outlying Electoral Divisions (EDs).

4.1.2 The results of the 2006 Census indicated a population of **2,298** within the area under the jurisdiction of Kinsale Town Council, representing a population increase of **1.8%** since 2002 (2,257). This increase coincided with a period of unprecedented economic growth in Ireland. The resulting growth in Kinsale falls well below that experienced in the South West Region and Cork County. There is evidence of migration to the Kinsale Environs, the wider *Kinsale Rural* ED and *Kinsale Rural Area* with a **38.9%**, **25.5%** and **15.1%** population increase respectively between 2002 and 2006. This reflects the desire of people to relocate to the countryside or purchase more affordable modern homes on the edge of towns and cities. The 2002 and 2006 Census results are shown in **Table 4.1**. The 2006 Census data also recorded that *Kinsale Urban* had 870 households and an average household size of 2.64 persons per household, which is somewhat lower than the County average of 2.81 persons per household.

Table 4.1: Population Change 2002-2006: South West , Cork City, Cork County and Kinsale

Location	Population 2002	Population 2006	% Change
South West	580,400	621,100	7.0%
Cork City	123,100	119,400	-3.0%
Cork County	323,800	361,900	11.4%
Kinsale Urban ED	2,257	2,298	1.8%
Kinsale Environs ⁴	1,297	1,801	38.9%
Kinsale Rural ED	3,044	3,819	25.5%
Kinsale Rural Area	17,073	19,643	15.1%

4.1.3 In order to establish an accurate estimation of the current population of Kinsale Town under the remit of Kinsale Town Council - i.e. the *Kinsale Urban* ED, in the absence of current year Census data, Cork County Council's methodology for estimating the total population elsewhere in the County has been employed. We have therefore obtained Geo-Directory (April 2008) information, which identifies the number of dwellings in the area. This figure is then multiplied by the assumed average number of people per household for Kinsale in 2008 of 2.56 persons per household. Average person per household figures are assumed to be falling at the observed national figure of 0.04 persons annually and are assumed to reach a plateau of 2.4 persons per household circa 2012.

4.1.4 The application of this methodology has enabled us to approximate that the population of Kinsale Town (*Kinsale Urban* ED) was **2,486** as of April 2008. This is illustrated in **Table 4.2**.

⁴ The 'Kinsale Environs' is that part of the contiguous built up area of the town under the remit of Cork County Council as defined by the CSO Census enumeration methodology. It consists of that part of the *Kinsale Rural* Electoral Division regarded to form the complete Kinsale 'Census Town'.

Table 4.2: Estimate Population of Kinsale Town (Kinsale Urban ED), April 2008

Electoral Division	No. of Dwellings	Average Household Size for ED	Population Estimate Based on ED Household Size
Kinsale Urban	971	2.56	2,486

4.2 Population Projections – Extant Planning Permissions

4.2.1 In order to determine the future population of the Town Council area, planning permissions within this area have been considered in addition to Geo - Directory and census data.

4.2.2 All planning applications granted between 1st June 2003 and 17th April 2008 within the Kinsale Town Council boundary have been considered. Of the units granted, a minimum of 388 remain unbuilt or unoccupied as of June 2008. It is therefore assumed that a minimum of **388** dwellings will be added to the current observed housing stock over the course of this Development Plan period.

4.2.3 Based on an eventual average *Kinsale Urban* 2012 average household size of 2.4 persons, this equates to an additional population of **931** people. Using the estimated current 2008 population (**2,486**) and projected population from additional units due via extant planning permissions (**931**), it is reasonable to assume that the future population of the Kinsale Town Council area will be **3,417**, excluding any further growth resulting from lands to be zoned within this Plan or other infill residential development on existing, suitably zoned lands

4.2.4 Based upon the analysis and assumptions presented above the population of the *Kinsale Urban* ED has the potential to increase by 33% over the upcoming plan period, assuming all existing planning permissions are commenced within their statutorily valid timeframe.

4.3 Population Projections based on New Residential Zonings (Kinsale Urban)

4.3.1 Out of the total **area** of land zoned for **new residential** development in the Kinsale Development Plan 2009-2015 there is a modest net increase of 1.1 hectares in new residentially zoned land from the previous Plan. This is illustrated in **Table 4.3**.

Table 4.3: Comparison of New and Established Residential Land Zoning Figures, 2003 and 2009 Plans

Zoning Categories	Development Plan 2003	Development Plan 2009
New Residential	12.3 Hectares	1.1 Hectares
Established Residential	43.6 Hectares	56.4 Hectares

4.3.2 Table 4.4 outlines the potential population increase attributable to this zoning increase of 1.1 hectares derived from previously stated average person per household data.

Table 4.4: Estimated Population Increase from Additional Residential Land Zonings in Kinsale Town Development Plan 2009-2015

Density (Units Per Ha)	No. Of Units/Dwellings	Average Household Size Of 2.4 (Predicted Kinsale Urban Average C. 2012)
32	35	84

- 4.3.3 Applying the current and projected population as calculated above of **3,417** plus zoning calculations based on the locally observed residential density of 32 homes per hectare leaves a potential, additional population of **84** persons in the Town Council administrative area on new residentially zoned land c. 2015.
- 4.3.4 Therefore the final, total population projection for the Town Council administrative area is **3,501 Persons** circa 2015.
- 4.3.5 This figure represents the maximum projected population growth for the Town Council administrative area applying all previously stated variables and assumptions.
- 4.4 Faber Maunsell Population Projections – Kinsale Urban & Environs
- 4.4.1 The Kinsale Traffic and Transportation Study, which is being undertaken by Faber Maunsell (FM) has produced population projections for the Kinsale Town (*Kinsale Urban*) and Environs (part of *Kinsale Rural*) up to the year 2014.
- 4.4.2 FM calculated the number of residential units which have been granted planning permission and multiplied this by an average household size of 2.4. FM have also provided an estimate based upon potential new population accommodation on zoned lands in the Environs of Kinsale producing a total population projection for the ‘Kinsale Census Town’ area of **7,408** by 2014. For a map of this whole area see **Volume 2 Mapping, Map 1B**.
- 4.5 Population Projections Based on Remaining Residential Zonings (Kinsale Urban & Environs)
- 4.5.1 The Cork County Development Plan sets out a schedule of housing land availability in Co. Cork. According to the Plan Kinsale and Environs had a total of 12.55 ha zoned for residential development and has no land remaining. It is therefore assumed by Cork County Council that there will be no additional population as a result of remaining residential zonings.
- 4.6 Draft CASP Update Population Projections
- 4.6.1 The Draft CASP Update sets out the projected population for Kinsale up to 2020. For the purposes of preparing these projections CASP takes a wider view of the settlement reach of the town, producing forecasts based upon the *Kinsale Urban* and *Kinsale Rural* EDs in tandem.
- 4.6.2 The Draft CASP review of June 2008 forecasts that the population of Kinsale (*Kinsale Urban* and all of the *Kinsale Rural* Electoral Division) will reach **6,147** by 2020, with 2551 households and 2308 jobs. The equivalent 2006 Census figure was 6,117 persons.

4.7 Total Projected Population of Kinsale Town (Kinsale Urban) and Environs (Kinsale Rural) to 2020

- 4.7.1 Considering the recorded 2006 population of the *Kinsale Rural* Electoral Division of **3,819** and the potential 2015 population of the *Kinsale Urban* Electoral Division as outlined in Section 4.2.3, it is apparent that the *Draft CASP Update 2020* projected population figure will be surpassed.
- 4.7.2 Assuming no growth in population in all of the *Kinsale Rural* ED, (which includes the Environs of Kinsale), a combined CASP study area population of **7,236** is observable, assuming all current permitted development is built over the coming years within the town boundary.
- 4.7.3 This figure does **not** include any potential future uncommitted development or infill/regeneration projects that may come forward during the Development Plan period.
- 4.7.4 This discrepancy in predicted strategic growth and actual development driven figures can be accounted for by the significant quantum of infill development observable in the Kinsale Town Council area.
- 4.7.5 Therefore, considering actual and potential population growth the current Draft CASP and Cork County projections cannot be used to establish a working approximation of Kinsale Town population for the period to 2015.

4.8 Demographic and Household Data – Census 2006

- 4.8.1 The most recent available Census data (April 2006) contains a wealth of information pertaining to the specific characteristics of the population of the Plan area. **Tables 4.5 and 4.6** outline the place of birth and nationality of the town's population on Census night, April 2006.

Table 4.5: Usually Resident Population by Place of Birth, Census 2006

Place of Birth	Ireland	UK	Poland	Lithuania	Other EU 25	Rest of World
Kinsale Urban	70.9%	10.8%	4.9%	3.2%	4.7%	5.5%
State	85.3%	6.5%	1.5%	0.6%	1.9%	4.2%

Table 4.6: Usually Resident Population by Nationality, Census 2006

Nationality	Irish	UK	Polish	Lithuanian	Other EU 25	Rest of World	Not Stated
Kinsale	73.6%	7.8%	4.9%	3.3%	4.8%	4.1%	1.5%
State	88.8%	2.7%	1.5%	0.6%	1.8%	3.4%	1.1%

- 4.8.2 The tables above statistically reflect the cosmopolitan make-up of the town's population, highlighting the relative attraction of the town to newcomers as an attractive environment in which to live and work.
- 4.8.3 **Table 4.7** further highlights the fast changing nature of the demographic profile of the town. It is noticeable that over 7% of the town's population resided outside the state in the year previous to the Census. In total 17.3% of the town's population lived elsewhere in the year to April 2006.

Table 4.7: Usually Resident Population Aged One Year and Over by Usual Residence One Year Before Census Day 2006

Usual Residence 1 Year Previously	Kinsale Urban	State
Same Address	82.70%	89.20%
Elsewhere in County	9%	5.70%
Elsewhere in Ireland	1.20%	2.10%
Outside Ireland	7.10%	3%

4.8.4 The urban based, transient characteristics of elements of the town's population are also reflected in the observed housing tenure figures available from Census 2006 data. **Table 4.8** records this information by category.

Table 4.8: Number of Permanent Private Households by Type of Occupancy, Census 2006

Occupancy Type	Kinsale Urban	State
Owner occupied with mortgage	21.70%	40%
Owner occupied no mortgage	31.30%	34%
Buying from Local Authority	2%	1.60%
Rented from Local Authority	11.80%	7.20%
Rented from Voluntary Body	6.60%	3.50%
Other rented – unfurnished	1.70%	1.10%
Other rented – furnished	18.20%	8.80%
Occupied free of rent	2.80%	1.50%
Not stated	4%	3.20%

4.8.5 The percentage of owner occupiers compared to the state average is significantly lower in the Town Council administrative area than would be assumed, given the reputation of the town as a location for high-priced housing and households with commensurate incomes. Conversely the provision of nearly one fifth of the town's total housing stock by the local authority and voluntary rented sectors would not seem obvious to the casual observer. The significant above average percentage of housing stock in the private rented sector may be attributable to the commensurate availability of seasonal employment opportunities within the town.

4.8.6 The above figures are also reflected in the record of households by type of accommodation as laid out in **Table 4.9**.

Table 4.9: Number of Private Households by Type of Accommodation, Census 2006

Accommodation	House / Bungalow	Flat / Apartment	Bedsit	Caravan / Mobile Home	Not Stated
Kinsale Urban	75%	21.5%	1.5%	0.2%	1.8%
State	87.2%	9.5%	0.6%	0.5%	2.2%



05

Transportation

5 Transportation

5.1 The Kinsale Traffic & Transportation Study

5.1.1 The Kinsale Traffic & Transportation Study was commissioned jointly by Cork County Council and Kinsale Town Council. The purpose of the study is to analyse the historical, current and future scenario up to 2026 and propose mitigating measures for the short medium and long term and detailed cost estimates of these works.

5.1.2 The overall objective of the study is to enable Kinsale Town Council and Cork County Council to introduce transport policies. This involves producing a programme of traffic, transportation and road safety proposals which in the short, medium and long term will take into account traffic growth and land use in the study area up to 2026.

5.1.3 The Draft Kinsale Traffic and Transportation Study is currently being progressed and the findings and recommendations included within the study, when published, will be incorporated within the Town Development Plan. The emerging plan has helped to inform the Transportation policies presented in this chapter of the Plan.

5.2 Road Network

5.2.1 Due to Kinsale's coastal location, the town has a distinctive transport and access pattern. The primary form of transport to the town is offered by road, with a radial pattern of regional roads providing access. The regional road R600 connects the town to Cork City in the north and continues to Clonakilty in the south west. The town of Carrigaline to the north east is accessed by the R611, whilst the town of Bandon to the North West is accessed by the R605. The town suffers from severe traffic congestion, particularly during the peak tourist season.

5.2.2 Traffic congestion is a common feature in Kinsale, with the result being that the efficiency of the road network is significantly reduced. The visual quality of the streetscape and waterfront in particular is undermined and air quality diminishes, all of which detract from the town as a place to live, work and visit. There is particular problem with emergency vehicles trying to access the town when traffic congestion is at its worst. The traffic congestion problem tends to be exacerbated by the movement of HGVs from the Quay on Pier Road to Industrial premises on the periphery of the town and when buses are unable to stop at the dedicated bus stop and consequently load and unload on the road, restricting traffic movements.

5.2.3 Kinsale Town Council and Cork County Council anticipate that the Traffic and Transport Study will identify ways and means of improving the situation.

5.3 Car Parking & Delivery Vehicles

5.3.1 The lack of suitable and available car parking in Kinsale is a particular problem in the town centre, especially during the peak tourist season. The problem is complicated by Delivery Vehicles trying to negotiate narrow streets and occupying car parking spaces within the town whilst trying to deliver goods.

5.3.2 Delivery vehicles regularly park at the edge of town and bring goods to the relevant premises using mini-fork lifts and lift trolleys, which serve to cause additional problems in terms of traffic congestion. It is recognised that car parking and delivery vehicles detract from the visual quality of the town, particular when vehicles park along the waterfront blocking views of the sea.

5.3.3 The Kinsale Traffic and Transport Study aims to devise a plan to try and resolve the situation. However, there will be no quick fix in the short term. It is the intention of the Council to try and deliver additional parking provision in proximity to the town centre, by ensuring that new development provides basement car parking to facilitate the development and visitors to the town centre. In addition, Kinsale Town Council will endeavour to remove parking that fronts onto the waterfront on Pier Road and provide a number of dedicated delivery bays to alleviate traffic congestion.

5.4 Public Transport

5.4.1 Public transport to and from the town is provided by Bus Éireann, with the number 249, from Garretstown to Cork City, providing a service in excess of ten times a day Monday to Saturday, with a further five buses on Sunday.

5.4.2 Rail services to the town ceased in the 1930's, resulting in the closest rail link being Kent Station in Cork City. Eleven daily trains operate from the station primarily servicing Dublin with additional connections for the west and north of the country.

5.5 Walking and Cycling

5.5.1 In line with principles of sustainability, a modal shift from the private car to public transport, walking or cycling will be encouraged.

5.5.2 The historic streetscape in Kinsale is highly permeable for pedestrian movements. The pedestrian quality of the town acts as a major attraction to visitors to the town.

5.5.3 The introduction of narrow footpaths on medieval streets was intended to create a pedestrian friendly and safe environment. However, it has resulted in increased vehicle speeds, reduced driver awareness of pedestrians and due to the narrow nature of the footpaths two pedestrians cannot pass each other and consequently one pedestrian has to step on to the road to pass another. In addition, it prohibits access by people with disabilities.

5.5.4 In order to provide a wide dedicated space for pedestrians, it would be necessary to narrow the carriageway further on already narrow streets. Shared use streets (see the definition of shared surfaces in the glossary provided in this volume), with limited vehicular access, would create improved conditions for pedestrians on many streets. This is particularly the case for those pushing buggies, wheelchair users etc.

5.5.5 Improvements to pedestrian safety and the pedestrianisation of certain routes will create opportunities for enhanced pedestrian movements to and through the town. The introduction of shared surfaces will serve to reduce speeds and improve pedestrian permeability.

5.5.6 A number of development objectives set out in the plan will enhance the pedestrian and cycling environment for the enjoyment of Kinsale residents and visitors alike.



06

Infrastructure

6 Infrastructure

6.1 Water Supply

6.1.1 The existing water supply serving Kinsale Town is the Innishannon Regional Water Supply Scheme. According to the *Cork Strategic Water Study*, which provides for the upgrading of infrastructural assets and operating systems in order to meet present and future demands within defined levels of service standards the Innishannon Water Supply requires immediate works to improve and develop capacity. In addition, there is an immediate requirement for a 2.1Ml balancing reservoir at Innishannon, rationalisation of the Kinsale Town Distribution supply and improvements to that supply including a new high level scheme, a new supply to Belgooly and the area west of Bandon estuary.

6.1.2 The town of Kinsale has grown considerably in recent times, particularly in the Environs. Any additional demand in the area would require additional storage requirements and additional booster pumping as the existing reservoirs cannot supply some of the more elevated areas of Kinsale. In order to meet existing and future demand, the water mains to the south of the town are proposed to be upgraded. At present there are 3 existing water storage areas for the town located north of the town at the Rock Reservoir (910m³), Camp Hill (1,364m³) and to the east of the town at Ardbrack (455m³), which are adequate in terms of existing storage.

6.1.3 Cork County Council is currently in the process of upgrading the Kinsale Water Supply Scheme in order to provide the necessary water supply infrastructure to service development lands in the area. This scheme comprises the development of;

- A 2,500m³ reservoir and booster pumping station to supply this reservoir, north east of the town at Lischane in order to provide additional storage to cater for future demand in the Kinsale area.
- Examination and optimisation of network/pumping arrangements (existing); and the upgrading of water mains to serve development areas.
- The rationalisation of the Kinsale water supply network and the implementation of district metering areas (DMAs) as part of the Water Conservation and Demand Management Study.

6.2 Drinking Water Quality

6.2.1 Drinking water is regulated by the *European Communities (Drinking Water) Regulations, 2000*. Drinking water is supplied in County Cork via a range of public and private schemes; however, the vast majority of the population is served by public water supplies.

6.2.2 Most drinking water originates from surface water, particularly for public water supplies, whereas group water schemes and small private supplies tend to be slightly more reliant on groundwater or spring water.

6.2.3 In accordance with these regulations, the local authority must notify the EPA where there has been a failure to meet a quality standard. According to the EPA report: *The Provision and Quality of Drinking Water in Ireland, A Report on the Years 2006-2007*, no notification of drinking water contamination has been sent to the EPA regarding the supply to the Kinsale Town Council area.

Surface Water

- 6.2.4 In order to manage and assess water quality, a River Basin Management Plan was put in place in the south west of Ireland. Kinsale lies within the South Western River Basin District (SWRBD), the plan for which is due to be adopted in 2009.
- 6.2.5 All rivers/streams within Kinsale (namely the Bandon River Estuary and streams within the harbour) have received an EPA Q Value rating of 4, indicating “good status”. However the Water Framework Directive (WFD) has categorised the Bandon River Estuary as “At Risk of Not Achieving Good Status”. However the greater harbour mouth area is classed “As Strongly Expected to Achieve Good Status” due to greater dilution of ocean currents, and is therefore designated “Not at Risk”.

Groundwater

- 6.2.6 Groundwater forms an integral part of all ecosystems and within the Kinsale area is a significant resource. A number of private drinking water supplies are taken from groundwater reserves. Groundwater is subject to contamination from agriculture, poorly designed/constructed and maintained domestic wastewater treatment infrastructure, industrial sources etc. Groundwater also contributes to surface water quality providing residual flows from rivers and streams.
- 6.2.7 Earthworks, cuttings or dewatering may have the potential to locally lower the groundwater table, which may impact on shallow domestic wells close to any proposed road. Further, road surface run-off, if not directed into properly constructed drainage outlets, may also impact on these shallow wells. Road runoff and accidental spillage can affect groundwater quality and wells. Consideration will have to be given to road drainage and pollution control measures. Where there is no surface water features, soakways may be used for road drainage.
- 6.2.8 The Water Framework Directive classifies a large proportion of the Kinsale urban area groundwater as “Possibly at Risk of Not Achieving Good Status”. Also aquifer vulnerability can be considered high with some rock found near surface, therefore verifying a possible risk. Kinsale is served by a groundwater and surface water source, which comes from the Bandon River in the centre of town.

Threats to water quality

- 6.2.9 There are a variety of activities both within and outside the study area, which have the potential to impact on water quality. These include sewerage treatment works, domestic water treatment systems, housing, construction work, industry, tourism, spillages, marine industry, increased road runoff and agriculture.
- 6.2.10 A review of the existing baseline information shows that a number of water bodies in the study area are under pressure from various sources of pollution, which has resulted in reduced biodiversity, poor water quality and algal blooms. If water quality were to deteriorate further or experience a reduction in its quality status, there would also be increased adverse impacts on biodiversity, flora and fauna, fisheries, drinking water, human health and soils. The Plan will steer development away from watercourses rather than along or within their floodplains. In addition the aesthetics of Kinsale Harbour and surrounding Bandon River Estuary would suffer which would have an indirect effect on tourism.

6.3 Flooding

6.3.1 Kinsale has undergone flooding at a significant number of locations within the town centre and approach roads. Most recently (2005) flooding was reported at the following locations – Dromderrig, Pier Rd, Guardwell St, Eastern Road, the Glen, and Scilly. Flooding is typically caused by high tides and may also be influenced by heavy rainfall.

6.4 Waste Water

6.4.1 The existing town sewerage system is a totally combined system i.e. storm and foul flows are carried in the same pipe network. At present the sewers in existence are unable to take the maximum flows that can be discharged. The sewage does not receive any treatment before being discharged into the harbour water via a macerator at World's End. While the sewage is comminuted, this only breaks up the solids but imparts no element of biological treatment. It is estimated that a minimum of 40% of the total pollution load is discharged into the Inner Harbour at Scilly Dam, immediately adjacent to the Quay Walls.

6.4.2 Under the *EPA Act 1992 (Urban Waste Water Treatment) Regulations, 1994, S.I. 419 of 1994*, all wastewater entering collection systems shall be subject to secondary treatment, or equivalent treatment, prior to discharge. To meet modern day legislation the sewerage must be treated. The existing system is at capacity and future development of the town has been stifled as a result.

6.4.3 Cork County Council is in the process of constructing a modern municipal wastewater treatment facility at Commoge to the west of the town on lands within the Kinsale Environs, which is administered by Cork County Council. The plant is to have a P.E. (person equivalent) of less than 10,000. There is room for future expansion on the site.

6.4.4 The scheme will result in the Town and Environs being served by an upgraded collection system, which will combine all untreated foul discharges and pump these to a single treatment location. Following appropriate treatment at this location, the effluent will be discharged into the Estuary between the 'Old' and 'New' bridges.

6.4.5 The existing pumping station for Kinsale is located at Denis' Quay, this will be utilised as the main pumping station for the Kinsale Sewerage Scheme. Odour removal facilities will be included within this station. Additional foul pumping stations will be located at Summercove, Lower Scilly Walk, Scilly and World's End. In the event of power failure, a high level overflow will discharge from the storm holding tank to the existing storm outfall on Pier Road near the main marina. However it should be highlighted that overflow at this location could potentially impact on water quality adjacent to the outfall, particularly downstream in the Docks/Marina area as outlined in the Kinsale Sewerage Scheme. However, it should also be noted that predicted values are for a worst-case scenario under extreme conditions and would occur very infrequently.

6.4.6 The town has relatively steep slopes converging on the town centre and Kinsale Harbour. Due to the sloping lands, the surface water drainage networks within Kinsale Town generally perform adequately. However some areas in the lower portions of the town have experienced flooding due to excessive rainfall coupled with a high tide. According to Cork County Council, this flooding has been experienced along Pearse Street, Market Street, Emmet Street, Long Quay and The Glen area.

6.4.7 Kinsale Town Council and Cork County Council recently commenced works to the Kinsale Main Drainage scheme to alleviate flooding problems in vulnerable locations. The drainage network comprises of several separate systems and will discharge at a number of locations including Scilly Dam, Pier Road and Denis' Quay.

6.4.8 The proposed Kinsale Waste Water Treatment Plant should help to minimise the frequency of flooding in vulnerable locations. Both the Kinsale Main Drainage Scheme and the Kinsale wastewater treatment plant are due to be completed in 2010.

6.5 Waste Collection and Disposal

6.5.1 Whilst CSO data indicates that Cork County (36%) had the highest percentage of household waste collected via Bring banks and civic amenity sites in the country and was well above the national average of 17.2% for the period 2002 – 2006, it is acknowledged that a lot remains to be achieved.

6.5.2 Proper waste management is a fundamental requirement for sustainable development and environmental protection and we cannot continue to rely on landfill as the principal means of waste disposal. There are a number of EU Directives that apply to the area of waste management defining the legal context within which waste must be planned and managed.

6.5.3 In relation to waste disposal, it is noted that the Cork MRF, which is the cornerstone of Waste Management Strategy, is yet to be built; the Bottlehill landfill is non-operational and the Hazardous Waste Incinerator is still not constructed. Landfill capacity in the Cork region, prior to the opening of Bottlehill, is limited to that at Youghal (300,000 tonnes), which is running below licensed capacity. Rossmore is currently at capacity. Kinsale Road landfill only accepts waste from Cork City Council. Once Bottlehill opens it will have a capacity of 5 Million tonnes with an approximate life of 20 years.

6.5.4 There is a civic amenity site in Kinsale located at the Council Area Offices; this site takes the following materials;

- Glass bottles/Jars
- Beverage Cans
- Newspapers & Magazines
- Textiles
- Food Tins
- Cardboard Only

6.5.5 Kinsale Town Council will endeavour to retain the civic amenity site and enhance the provision of recycling facilities in order to facilitate domestic recycling initiatives.

Waste And IPC Licensed Sites

6.5.6 Currently there is one IPPC licensed facility at Eli Lilly S.A. located to the north of the Kinsale Town Council area (IPPC Reg. no P0009-03). The principal class of activity is *the use of chemical or biological process for the production of basic pharmaceutical products.*

Waste-To-Energy

6.5.7 In January 2004 Indaver received planning permission for the construction of Phase 1 of a 100,000 tonnes per annum, €75M incinerator for hazardous waste, including a Waste Transfer Station for hazardous waste, to be located at Ringaskiddy. The development was appealed to An Bord Pleanála who subsequently granted permission subject to 27 conditions in January 2004. In addition, a Waste Licence was granted by the EPA for the facility in November 2005. Judicial Reviews were sought by objectors to both EPA and APB decisions.

6.6 Telecommunications

6.6.1 The creation of an affordable and accessible information society is a vital catalyst for the economic, social and cultural development of the town. Kinsale has interrupted mobile phone coverage and limited broadband connections.

6.7 Electricity

6.7.1 Nationally, the electricity network is undergoing a major refurbishment program, to continue to 2010. One of the major projects within this programme is the completion of the Medium Voltage Network Renewal Project. This project will see Ireland's entire Medium Voltage overhead electricity network converted to 20kV or refurbished, to ensure a secure, high quality supply with adequate capacity for existing and future loads.

6.7.2 The electricity demand of Kinsale is distributed from the 110kV Station Bulk Supply Points (HV) located at Bandon, through the 38kV (HV), Medium Voltage (MV), and Low Voltage (LV) network to customers. Significant investment has been made to improve the electricity infrastructure in Kinsale in recent years. The following list outlines significant projects which were completed on the HV and MV Network recently. These projects have improved the capacity and quality of supply to Kinsale Town.

1. 38kV booster installed at Kinsale 38kV station.
2. Uprating of the Kinsale to Kilmoney 38kV line.
3. All 10kV lines from Kinsale 38kV station were refurbished.

6.7.3 ESB consider that additional works will be necessary during the course of the 2009 – 2015 Plan period to cater for additional demand.



07

Employment and Enterprise

7 Employment and Enterprise

7.1 Census Data

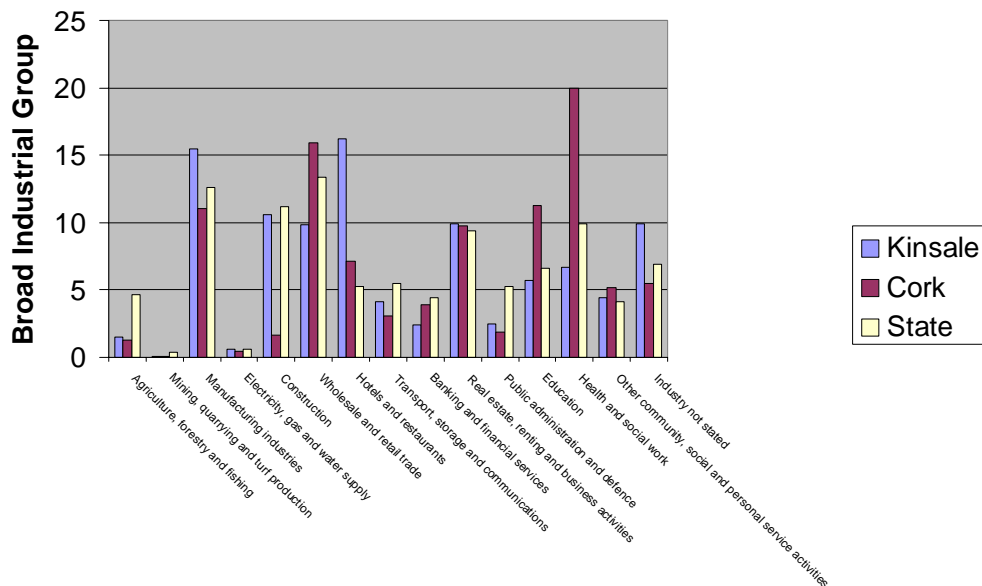
7.1.1 The 2006 Census provides socio-economic statistics for Cork County and Kinsale Urban District. **Table 7.1** illustrates the percentage of the population that is in employment in Kinsale and how this compares to the Cork average. It is notable that the percentage of the population employed in Kinsale is higher than the county average and the percentage of the population that are students is lower than the county average. These statistics also show that Kinsale has a slightly higher percentage of the population that is retired. These figures are provided in **Table 7.1**

7.1.2 The 2006 Census of Population provides information at ED level on the break down of Occupations, as illustrated in **Figure 7.1**. It is notable that Kinsale has considerable concentrations of the workforce in Commercial, Manufacturing and Other categories. This reflects the urban nature of the Plan area, and the main activities within the town. It is interesting to note the low proportion in the agricultural category (which includes the fishing industry), reflecting a decline in primary employment related to the fishing industry. The strength of the *Other* category reflects the tourist orientated employment in the town.

Table 7.1: Persons Aged 15 Years and Over Classified by Principal Economic Status, Census 2006

	Kinsale	Cork	State
Percentage of population at work	56.3%	56.21%	57.18%
Percentage of population that are retired	14.32%	11.36%	10.01%
Percentage of population that are students	7.48%	11%	10.36%

Figure 7.1: Percentage of Persons Aged 15 and Over Classified by Broad Industrial Group



7.2 Kinsale Businesses

7.2.1 Kinsale has witnessed many changes in recent years, with significant investment in a wide range of businesses. The town has a well balanced mix of traditional and modern businesses working in harmony to create a vibrant micro economy from which businesses provide goods and services locally, nationally and internationally.

7.2.2 Kinsale's success is acknowledged as being due to its expanding tourist industry and a large pharmaceutical plant at nearby Dunderrow. However, it is recognised that the long term economic development of Kinsale cannot be sustained purely on the tourism and the pharmaceutical industry alone. It is therefore imperative that development continues in light manufacturing, design, I.T., financial and agricultural/mariculture based businesses.

7.2.3 Spatially, the main employment areas are located within the town centre, Rathmore to the north of the town and the Industrial Estate to the west of the town. Town centre employment consists mainly of retail, service and tourism related employment located along Pearse Street, Main Street and Lower O'Connell Street.

7.3 Employment Land Survey

7.3.1 An employment land survey was carried as part of the evidence gathering exercise whilst preparing this Plan. It was found that the majority of business users in the town had no additional land requirements and felt that there was sufficient land zoned in the town. However, some considered there was a need for additional employment land and suggested the following sites be considered for development:

- Acton's Builders Yard
- The old Fire Station
- The old Telephone Exchange
- The old Mill site

7.3.2 A number of respondents cited that traffic and parking problems in the town centre and flooding as environmental problems constraining their businesses.

7.4 Future Employment, Enterprise and Economic Strategy

7.4.1 The projected increase in population outlined in Section 4 will result in an increase in the available labour force in Kinsale. The availability of a larger workforce could result in a comparative advantage in attracting inward and other employment creating enterprises. Therefore job creation will be required during the lifetime of this Development Plan to meet employment projections identified in CASP and to meet the needs of the existing and future population.

7.4.2 Kinsale Town Council and Cork County Council will seek to deliver the following through the Plan:

- Promote economic and employment development in Kinsale,
- The zoning of sufficient and appropriately located lands for employment development,
- The provision, in conjunction with other agencies, of enterprise and training infrastructure related to small and medium sized enterprises (SMEs),
- Maximise opportunities presented by the classification of Kinsale as a Ring Town,
- The provision of necessary physical, community, social and recreational infrastructure to maintain and attract economic and employment development,
- The creation of an attractive urban environment to facilitate residency of the projected labour force,
- The provision of an adequate and sustainable transportation system, and
- The development of the public realm and amenities of Kinsale so that the quality of life of employees and residents can be improved.

7.4.3 In order for Kinsale to develop as a self-sufficient town that continues to develop its tourism industry as well as attracting employment opportunities, employment lands will need to be appropriately located in proximity to residential development and sustainable modes of transport. Therefore opportunities for retail, service, tourism and leisure employment have been located within the town centre and edge of centre within walking distance of bus services and existing/proposed car parks.

7.4.4 To remove the conflict between heavy goods vehicles and local cycle and pedestrian movements, goods - based employment with a lower density of employees per square metre such as manufacturing, warehousing and distribution activities, have been located as close as possible to established industrial areas and to the proposed new Inner Relief Road.

7.4.5 IDA Ireland lands outside the Town Council area and within the County Council Plan area will be promoted for industrial development. Kinsale Town Council will work in co-operation with the County Council in overseeing the appropriate development of these lands.

7.5 Kinsale's Retail Core and Town Centre

7.5.1 The retail sector within Kinsale is concentrated on the town centre, which enables retailers to take advantage of the rich architectural heritage of the built environment resulting in an attractive shopping experience.

7.5.2 Due to the historic nature of the built environment, retail development is restricted to small premises. This creates a diverse and attractive streetscape. Existing retail activity

within the town is centred on the Pearse Street and Main Street area, due to the wide variety of services offered in the vicinity. Consequently the majority of pedestrian footfall is concentrated in this area.

7.5.3 The *Cork Retail Strategy 2002* calculated the total amount of in use and available retail space within the town of Kinsale at 3,440 square metres -with no definition between convenience and comparison goods. The revision of this plan is currently at draft stage and states that there are currently 520 square metres of convenience floorspace and 1,940 square metres of comparison floorspace utilised within the town centre. However, it does refer to the fact there is 2,380 square metres of convenience goods shopping and 1,825 square metres of comparison goods shopping permitted and not developed within the town stating, "There are several comparison and convenience developments already committed and these are likely to meet requirements in the town".

7.5.4 Due to Kinsale's prominence in the national tourism industry the role of tourism expenditure in the local retail economy cannot be underestimated. However, it is essential that retail provision also adequately caters for the resident community. One of the key issues emerging from CB consultations with relevant stakeholders is the restrictive nature of the built environment to large retail developments.

7.6 Retail Planning Guidelines

7.6.1 The Retail Planning Guidelines for planning authorities published by the Department of the Environment Heritage and Local Government (DoEHLG) in December 2000 and amended in January 2005 requires planning authorities to prepare a Retail Strategy for their administrative area. The Cork County Retail Strategy 2008 informed the policies within this chapter.

Sequential Approach and Retail Development Criteria

7.6.2 The Sequential Approach, which is incorporated into national, regional and county planning policy, will guide the location of new retail development in the Plan. It recognises the importance of maintaining the vitality and viability of town centres. Proposals for major retail schemes in Kinsale are required to have due regard to the following:

1. Priority should be given to locating new retail development within the town centre;
2. If town centre locations are not readily available within a reasonable and realistic timescale then edge of centre sites may be considered. In the Retail Planning Guidelines, edge of centre sites are defined as sites that within 300-400 metres of the Core Retail Area,
3. Only after the options for town centre and edge of centre are exhausted should out of centre locations and sites be considered.

7.6.3 In accordance with the RPG, all applications for significant retail development will be assessed against a range of criteria. The criteria to be considered in the assessment of significant applications will include:

1. Test proposal against the sequential approach and demonstrate that alternatives have been considered;
2. The impact on town centres, including cumulative impact;
3. The baseline information and impact assessment is fit for its purpose & transparent;
4. There is demonstrable need for the development;
5. The relationship of the application to any Plan designation for retail zoning;
6. Its contribution to town centre improvement;
7. Its contribution to the site, area and town regeneration;

8. The quality of access by all modes of transport and by pedestrians and cyclists;
9. Its role in improving the competitiveness of the town;
10. The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale; and
11. Any other Development Plan allocations.

7.6.4 If the retail proposal, whether significant or not, accords with the Plan policies it should expect to meet with approval. The onus is on an applicant, to demonstrate convincingly that the proposal does comply with the Plan. If there is doubt over any aspect of a planning application, the Council will require justification related to the matter in question.

7.7 Kinsale Tourism and Leisure Sector

7.7.1 There is an inherent relationship between the natural and urban design heritage of Kinsale, the attraction of visitors to the town, and the support of the town's economy and vibrancy. A primary challenge in the Plan is to find a balance in the town's development between the benefits and drawbacks that tourism brings.

7.7.2 The Chamber of Tourism's website www.kinsale.ie notes that "Visitors are captivated by the town's setting, its long waterfront, narrow streets and slate-clad houses. The bulk of Compass Hill rises sharply over the town, overlooking a natural harbour of great beauty where the Bandon River turns south to the sea". Kinsale has also been actively promoted as a 'gourmet capital'.

7.7.3 Kinsale has been nominated for, and won several awards in previous years including "Heritage Town" by Fáilte Ireland, winners of the Annual Tidy Towns Award, the "32 Counties Tidy Towns Award" and 3rd place in the International "Entente Florale" 1986. One of the most prestigious awards includes the European Prize for Tourism and The Environment in 1995. Kinsale has been able to achieve these awards due to its unique, historical and cultural heritage.

7.7.4 Kinsale's economy is primarily based on tourism and is such is dependent on a seasonal influx of visitors for its annual economy. Local businesses and operators seek to earn the maximum income during the peak summer months in order to sustain themselves during the rest of the year.

7.7.5 Whilst there is a broad acceptance of Kinsale's primary function as a tourist town, there needs to be a considered assessment of the costs and benefits of tourism.

7.7.6 Given the importance attached to tourism in Kinsale, it is surprising that there is a notable information gap in terms of understanding who it is that visits the town, how many, and the nature of their stay.

Heritage Tourism

7.7.7 Kinsale town centre is of a high architectural quality with a substantial number of buildings being of architectural and historic interest. This offers potential for the promotion and further development of heritage tourism.

Museum of Kinsale

7.7.8 Kinsale received its first Royal Charter in 1334, a mark of the town's commercial as well as strategic importance. Owing to the expansion and increasing prosperity of the town and to the building's position as a natural focal point, by 1706 it had developed from a simple trading centre into an administrative one. The then mayor and chief justice, Thurston Haddock combined his business under one roof, thus giving rise to one of the

building's more familiar incarnations, that of courthouse. It was here in 1915, that the inquest into the sinking of the RMS Lusitania was held and even today sad reminders of this time echo about the walls. The museum houses a large number of local artefacts relating to Kinsale's maritime, military and secular history from the Battle of Kinsale to the Kinsale Giant.

7.7.9 The idea of housing this Aladdin's cave of material under one roof and of opening it to the public was originated by the famous Kinsale historian Seamas Breathnach who did not live to see the fruits of his work. For many years the labour intensive job of restoring and categorising these pieces has been the job of two men, Eugene Gillan and Michael Mulcahy, themselves experts on the history of Kinsale and the surrounding area.

7.8 Harbour Related Activities – Marine, Commercial and Leisure

7.8.1 The harbour functions as a commercial, marine and leisure area. It is the aim of the Planning Authority to encourage harbour related activities in addition to improving the access to the harbour by road and sea and by preserving lands previously used or currently in use for industrial and business purposes for the continuance of employment uses.

7.8.2 The *Kinsale Harbour Integrated Development Plan* undertaken by the Harbour Committee provides a framework for the development of the harbour. The main objectives include:

1. Establishing a framework for the sustainable use and development of resources within Kinsale harbour area;
2. Setting out detailed policies for the protection of the environment on the coast.
3. Maintaining and improving the quality of life coastal environment.
4. Identifying priority sites for enhancement and regeneration.
5. Ensuring preservation of the unique cultural heritage features of the Kinsale Coastline.
6. Outlining the criteria in respect to the location and design of new development having regard to erosion and flooding, cultural and natural heritage interests.
7. Maintaining and promoting Kinsale's position as a quality tourist destination.

7.8.3 The Plan also advocates proposals for new marinas in designated areas or extensions to existing ones, as long as they are an appropriate scale, design and quality. The reduction of spillage and dust from off-loading ships is anticipated with improvements encouraged, along with the removal of operators which detract from the harbour area to a more suitable location.

Water Based Tourism

7.8.4 There is potential to further develop water based tourism in Kinsale, particularly in the vicinity of Scilly Dam. At present the Scilly Dam is blighted by issues of odour and visual impact associated with the flow of sewage into the dam.

7.8.5 To achieve the improved utilisation of the Scilly Dam, it is proposed to place a lock gate / weir in the vicinity of the dam to retain water, thus enabling it to be more effectively used for aquatic leisure and mooring facilities. The development of an additional marina would help to meet the current demand for berthing facilities in the Kinsale for visitors and locals alike. In addition, there is the potential to relocate a number of aquatic sports facilities to the Scilly Dam area, which would represent a more suitable home than their current locations.

7.8.6 Kinsale Town Council recently sought expressions of interest for the re-development of the Scilly Dam and it is hoped that this development will be advanced during the Plan period. It is considered that the Scilly Dam offers the potential to provide enhanced water based tourism development and civic amenity.

7.9 Agriculture

7.9.1 The future of agriculture in Kinsale is influenced by European legislation and economic conditions in Europe and the rest of the world. The widening gap between farming incomes and the rest of the economy is becoming more apparent and necessitates diversification.

7.10 Fishing and Angling

7.10.1 Along the coast of Kinsale there are many fine spots for fishing. The deep harbour allows access at all stages of the tide, and the fishing grounds are only a short steaming time from the port. For a number of years Kinsale has been an important deep sea angling centre, and blue sharks are a speciality of the town.

7.10.2 Charter boat operators are based at Kinsale and there has been a major investment in new sea angling boats. Kinsale specialises in Blue Shark fishing, and has an excellent reputation in this regard. Another Kinsale speciality is Garfish. Kinsale holds some Irish Records for sea fish, and features regularly in the annual Irish Specimen Fish listings.

7.10.3 Game angling for salmon and trout is available on the Bandon River. There are some good shore angling marks from the rocks on the Old Head of Kinsale and the new bridge in Kinsale is a favourite spot at certain stages of the tide.

7.10.4 Whilst Kinsale remains an important fishing port, the fishing industry has declined year on year for a variety of reasons. Therefore, the nature of the fishing industry and harbour operations is adapting to the changing economic influences in order to ensure stability.

7.10.5 The Council remain committed to safeguarding the role of Kinsale as a centre of fishing fleet activity, processing and ancillary services.



08

Housing

8 Housing

8.1 Background

8.1.1 The Council has a statutory obligation to ensure that sufficient land is zoned for all types of residential development to meet the needs of the existing and projected future population in Kinsale.

8.1.2 There are some limited opportunities for new housing developments within Kinsale, provided that the policies in the Plan are adhered to. New residential development should be sustainable and sympathetic to its surroundings, reflecting the character of the area. It is important that residential units enjoy satisfactory standards of privacy and outdoor amenity and that the overall layout provides a safe and attractive living environment.

8.2 Part V & Housing Strategy

8.2.1 Under Part V of the Planning and Development Act 2000, each Planning Authority must draw up a housing strategy and include it in their Plan. Cork County Council and the nine Town Councils in Cork, produce a Joint Housing Strategy which addresses the following objectives:

- To ensure that sufficient land is zoned to meet the housing requirements in the region for existing and future populations;
- To ensure that housing is available for persons who have different levels of income;
- To provide for the need for social and affordable housing;
- To provide a mix of house types to meet the needs of different categories of households; and
- The need to counteract undue social segregation.

Social And Affordable Housing

8.2.2 With regard to social and affordable housing it is estimated that up to 20% of new households in Cork County will be unable to afford a house. The Draft Strategy indicates that Kinsale commands the highest price of a new home in Cork Region with the average new home costing **€388,962** (as at 2nd Quarter of 2007), which was 16.4% higher than the average new home price elsewhere in Cork. The Housing Strategy also indicates that **57.9%** of new households in the South Cork Coast area, which includes Kinsale, are likely to experience affordability problems during the Plan period.

8.2.3 The Housing Strategy has determined that there will be **48,549** households requiring social and affordable housing in the Cork region during the period 2006 – 2020. The Draft Housing Strategy has deemed it necessary that all areas reserve the maximum provision of **20%** for social and affordable housing, as allowed under Part V of the *Planning and Development Act 2000*.

Existing Private Housing

8.2.4 The historic residential development of Kinsale has provided a compact urban form. The majority of recent residential developments have mirrored the historic urban form, providing high density development close to the existing town centre. However, more recent development in the Environs has occurred in a more geographically and spatially diverse pattern, with the development of a number of peripheral housing estates along approach roads to the town.

- 8.2.5 The type of residential development in existence in the town ranges from medieval cottages, large 18th, 19th and 20th Century townhouses, modern housing estates and one off housing on the outskirts of the town.
- 8.2.6 There was a total of **388** residential units granted planning permission from 1st June 2003 and 17th April 2008 in the Kinsale Town Council area.
- 8.2.7 A sizeable portion of the residential units permitted are on the redeveloped former Covent Lands, where 180 units are nearing completion as of June 2008.
- 8.2.8 There are two further existing multi-unit planning permissions: for 141 houses to the north of the town at Rathmore/Rathbeg, adjacent to the Cork County Council offices and permission for a development of 40 residential units to the south of the town adjacent to Compass Hill. Neither of these developments had commenced construction as of June 2008.
- 8.2.9 The promotion of town centre living is vital to create a vibrant and safe town centre. With trends indicating that average household size in the town will drop to 2.4 persons per household by 2012, it is reasonable to assume that there will be demand for smaller units, which may make town centre living more attractive. Town centre living also reduces the need to travel by car and thereby constitutes a sustainable land use.

8.3 Residential Density and Housing Design

8.3.1 The Residential Density Guidelines (1999) set out the Government policy of encouraging more sustainable urban development by the avoidance of excessive sub-urbanisation and the promotion of higher residential densities in appropriate locations. This will result in:

- More economic use of existing infrastructure and serviced land
- A reduced need for the development of 'greenfield' sites, urban sprawl and ribbon development
- Reduced need for investment in infrastructure
- Better access to existing services and facilities
- More sustainable commuting patterns.

8.3.2 The Council recognises that higher densities will not be appropriate in every circumstance. In achieving higher densities the protection of the amenities of existing developments and those of the residents of the proposed development will be a primary consideration. A high quality of architecture in the siting and design providing a good quality living environment is essential if increased residential densities are to be acceptable.

8.3.3 The development management standards contained in **Volume 2** set out the standards that will be applied to new development proposals to ensure high quality living spaces. The Council will seek adherence from developers to the standards set out in this Plan.

New Residential

8.3.4 New residential development in Kinsale will accord with the Department of Environment, Heritage and Local Government Guidance on Sustainable Residential Development in Urban Areas' and will therefore seek to

- Prioritise walking, cycling and public transport, and minimise the need to use cars;
- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and experience;

- Provide a good range of community and support facilities, where and when they are needed;
- Present an attractive and well maintained appearance, with a distinct sense of place and a quality public realm;
- Are easy to access and to find one's way around;
- Promote a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- Enhance and protect the built and natural heritage.

8.3.5 Kinsale Town Council will ensure that new housing stock will not exceed 10% of the total, current permitted or constructed residential development within the lifetime of this Plan.

Infill Housing

8.3.6 Infill housing in the existing built up areas of the town will be encouraged. Any proposals should be designed to integrate successfully with the existing pattern of development in terms of housing type, scale and details to include materials finishes, building lines etc. In all cases the protection of the amenities of existing development should be a significant consideration.

Change of Use

8.3.7 The Council will consider the conversion or change of use of residential development providing that it does not have a negative impact on residential amenity and generally conforms with the policies in this Plan.

Extension to or refurbishment of a residential dwelling

8.3.8 The Council will generally be supportive of plans to refurbish or extend residential properties providing that the proposals accords with the policies outlined in this Plan and will not have a negative impact on residential amenity or the character of the area.

Social & Affordable Housing

8.3.9 Kinsale Town Council aims to ensure that there is an adequate supply of social and affordable housing to meet the needs of the town. The current housing stock is dispersed throughout the town with a high concentration of housing estates in the west of the town. The regeneration of existing housing stock, if deemed necessary, will be considered.

Accommodation For Members Of The Travelling Community

8.3.10 Kinsale Town Council recognises the distinct culture and lifestyle of the Travelling community and it will endeavour to provide suitable accommodation for Travellers who are indigenous to the area. The Council will implement measures as required by law and national policy and in accordance with the Cork County Housing Strategy and the Traveller Accommodation Programme to provide accommodation for members of the Travelling community, whether by way of residential caravan sites/ halting sites, including transient sites, or by housing, as may be appropriate.

Housing and Community, Social and Recreational Facilities

8.3.11 In order to create sustainable communities for people to live and work, it is imperative to ensure the provision of necessary community, social and recreational infrastructure in tandem with development to meet the needs of the existing and future population.



09

Recreational and Community Facilities

9 Recreational and Community Facilities

9.1 Recreation

9.1.1 The quality of recreation and leisure facilities impacts on the quality of life of a town and to its social integration and cohesiveness. Kinsale offers a wide-ranging selection of active and passive recreational facilities.

9.1.2 The choice of sporting clubs is diverse, catering for sports such as Golf, Gaelic Football, Hurling, Rugby, Soccer, Rowing and Sailing. As well as the sporting clubs there are numerous recreational groups and facilities, including the Kinsale Yacht Club, Kinsale Outdoor Education Centre, Acton's Leisure Centre, The Trident Leisure Club, etc.

9.2 Amenity Open Space

9.2.1 The maps presented in the Appendix to **Volume 2** illustrate lands identified as providing for amenity open space within the Kinsale Town Council area. This equates to **15.18** Hectares of land. Although this may seem significant, a limited amount of this amenity open space is currently useable. The town has a compact urban form and its growth is restricted by topography and the waterfront, hence the majority of usable land has been availed of for built form, leaving residual undevelopable lands for amenity open space.

9.2.2 The small Town Park is the primary functional open space in the town. Located just off Pier Road; it is a focal point for the town offering a formal recreation space with significant scenic views. Several additional formal open spaces compliment the town park for example Market Square to the north. As one moves further from the town centre, the provision of open space becomes more informal, progressing from managed open spaces to overgrown scrub land.

9.2.3 The protection of existing and the provision of new open space in the town is critical in providing an improved quality of life for the residents of Kinsale. It is proposed to intensify the use of the open space and provide a new functional Town Park along New Road and Glanbeg. It is proposed to develop this facility in co-operation with Cork County Council as the park will be an amenity for the residents of Kinsale Town and Environs. It is recommended that a detailed Masterplan be prepared for development of the Town Park.

9.2.4 The waterfront in Kinsale offers an obvious opportunity for providing a walking and cycling route primarily for recreational purposes. This would involve the development of a boardwalk along the waterfront.

9.2.5 Within Kinsale Environs there are approximately 5 pitches which cater for Kinsale Hurling and Football Club, Kinsale Rugby Football Club and Kinsale AFC. They are located on the Bandon Road and at Fort Hill. It is also proposed to develop a Community Leisure Centre in the Environs to meet the needs of the existing and future population of the town and environs.

9.3 Amenity Open Space Zoning

9.3.1 The Land Use Zoning Map which illustrates the future lands to be zoned for recreation, amenity and open space in the Plan. The existing zonings represent **8.7** Hectares, and an additional **6.3** hectares have been included as part of this plan. This significant quantum of zoning reflects the importance of adequate recreational facilities within a successful built environment and desire of the Council to ensure the delivery of a new functional

Town Park. The lands to be zoned for recreational, amenity and open space are illustrated in *Zoning Map 1* in Volume 2 of this Plan.

9.4 Educational, Institutional and Civic Uses

9.4.1 It is vital that educational, institutional and civic uses are provided in Kinsale to serve the needs of the community. This zoning accommodates uses such as Schools, Further Education Colleges, Churches, Garda Stations, Fire Stations, Local Authority Property and the Town Hall.

Existing Educational Provision in Kinsale

9.4.2 **Table 9.1** provides details of the primary, secondary and further educational colleges in Kinsale. It also provides the number of students at each facility and their current level of capacity.

Table 9.1: Primary and Secondary Schools and Further Education Facilities in Kinsale

Name	Address	Students	Capacity
Primary Schools			
St. Johns National School	Kinsale, Cork	55	+50
St. Josephs National School	Kinsale, Cork.	150	+70 - 80
St. Multose National School (100 metres outside town boundary)	Kinsale, Cork	56	Exact figure not available.
Secondary Schools			
Kinsale Community School	Kinsale, Cork	670	Already over capacity with two prefabs, and an additional one planned for next year.
Third Level Schools			
Kinsale Further Education College	Kinsale, Cork	154	+6

9.4.3 There are currently two Primary Schools in the Plan area, St John's Boys National School and St Joseph's Primary School and one Primary School 100 metres outside the Plan area; St Multose Primary School, providing primary education for 211 pupils, which is down from 238 in 2001. Primary education within the town is currently well catered for with an available capacity for **120 to 130** students in the Plan area and additional capacity at St. Multose's National School.

9.4.4 At Secondary level there is one school located inside the Plan area, Kinsale Community School, which straddles the Town and Environs boundary. The school currently has 670 students, which has increased from 514 in 2001. The school is currently over capacity and intends to provide additional prefabricated structures for the forthcoming school year.

9.4.5 Kinsale Further Education College offers third level education facilities for the town, in the form of Fetac Level 5 courses. The College offers courses in outdoor pursuits, art,

literature, film and video, fashion design, permaculture, field studies, drama and theatre. The college currently has 154 students enrolled and has the capacity to accommodate 160 students.

9.5 Educational Requirements

9.5.1 Sustainable residential area guidelines refer to the provision of community facilities and in terms of locating new school sites within residential neighbourhoods, planning authorities should have regard to:

- the need to reserve sites in Plans;
- the need to maximise opportunities to walk or cycle to school, and to also ensure that post-primary schools (which may serve a larger catchment) are within walking distance of a bus route or rail station; and
- the potential to share public and school use of major public open spaces.

9.5.2 It is estimated that 200 persons per thousand of the population are of school going age and it is therefore estimated that approximately **497** children of school-going age already live in the area. 60% (**298**) of them are at primary level and the remaining 40% (**199**) at secondary level.

9.5.3 Assuming an additional **1,015 persons** in the Plan area (2009 – 2015), it may be assumed that there could be an additional **203 persons** of school-going age, 60% (**122**) of whom would be at primary level and 40% (**81**) at secondary level.

9.5.4 This would indicate that Kinsale Community School, which is already at capacity, will need to expand in the future if it is to meet the population growth anticipated in the town. This excludes any population growth in the town's environs. In addition, the capacity that exists in the Primary Schools is likely to be fully absorbed and additional facilities may be required to meet the needs of the expanding population in the town and Environs.

9.5.5 Kinsale Town Council, in conjunction with the County Council and the Department of Education will actively monitor the provision of school places on a regular basis during the course of this Plan period to ensure the timely provision of school places and attendant infrastructure.

FÁS

9.5.6 Foras Áiseanna Saothair (FÁS) is the national Authority for the provision of employment training. Its programmes and schemes provide opportunities for all levels with special emphasis on first time jobseekers, older and long term unemployed, as well as women wishing to return to work.

9.5.7 At a local level, there is one FÁS office in Kinsale. FÁS provides services in Kinsale on the 1st and 3rd Friday or every month. This is available in the Employment office on Market Lane from 10.00 a.m. – 12.30 p.m. FAS usually provides information on job vacancies and schemes.

9.6 Childcare Facilities

9.6.1 Childcare facilities located within the Plan area, are highlighted in **Table 9.2**. The figures are taken from the National Childcare Census Report. It is evident that there are five Childcare facilities within the Plan area providing a total of 137 Childcare places. It appears that only one facility is at capacity and the remaining facilities have the capacity to take an additional 15 children.

Table 9.2: Childcare Facilities in Kinsale

Name	Address	Children	Capacity
Ballinacubby Community Playgroup	St. John's Boys' School, Ballinacubby, Kinsale	38	40
Marmalade Park	World's End, Kinsale	25	30
Kinsale Mother Goose	St. John's Boys' School, Ballinacubby, Kinsale	24	24
Little Rascals Montessori	Ballinacubby, Kinsale	50	58
Total		137	152

Source: National Childcare Census Report

Additional Childcare Requirements

- 9.6.2 The provision of childcare facilities, in its various forms, is recognised as a key piece of social infrastructure required to enable people to participate more fully in society, particularly in accessing employment, education and social networks.
- 9.6.3 The additional Childcare Facilities requirements is obtained by applying The Childcare Facilities Guidelines for Local Authorities 2001 (DoEHLG), which require the provision of 1 Childcare Facility for the development of ever 75 dwellings, with 20 Childcare places per facility. **Table 9.3** provides the additional Childcare facilities and places required to meet the needs of the future population in Kinsale.

Table 9.3: Additional Childcare Facilities and Places Required

Development Timescale:	2009-2015
Additional Population	1,015
Additional Housing Units	423
Childcare Facilities Required	5-6
Childcare places required	100-120

Health Facilities

- 9.6.4 There are currently three stand alone GP practices operating in Kinsale. These facilities provide an array of services including General Practitioner, nursing, chiropody services, etc. Kinsale has been designated by the HSE as a town in need of the provision of a Primary Care Facility. The objective is to provide state-of-art medical facilities all under one roof.
- 9.6.5 The Council are supportive of plans to develop a Primary Care Facility that is open to the entire community. The HSE recommend the provision of a Primary Care Facility for a population of 3000 – 7000 persons. Therefore, the provision of one Primary Care Facility will meet the needs of the existing and future population of Kinsale Town and Environs.
- 9.6.6 The Kinsale Community Hospital is located approximately 100 metres north of the town boundary. In addition, there are full acute hospital facilities in Cork City, Bantry and

Mallow that can be availed of if required. There are also a number of private medical facilities / hospitals in Cork City.

Community Facilities

9.6.7 At present there is a library facility located at Methodist Hall in Kinsale. The Fire Station is located along New Road to the northeast of the town and the Garda Station is situated in the vicinity of Market Square.

9.7 Arts & Culture

9.7.1 The Plan area is deficient in arts and cultural venues. At present, the Municipal Hall and St. Multose Church could be said to be suitable for public cultural events. The nearest large scale cultural facility to the local residents would be in Cork City.

9.7.2 Although Kinsale is steeped in culture and heritage, there are few other facilities for local residents to avail of. There are a number of groups at present operating in Kinsale, which include the Kinsale Film Club, Kinsale Opera, the Ramparts Players, the Museum Committee, the Kinsale History Society and the Kinsale Writers Group, which is located in the Education Centre.

9.7.3 These groups provide valuable social functions within the community and others should be supported. The Town is fortunate also to accommodate several major festivals – the Rugby Seven's in May, the Jazz Festival, the Arts Festival, the Regatta, the Gourmet Festival and the Christmas Festival which all combine to attract locals and visitors alike.

9.7.4 With so many events of international status happening in Kinsale there is much need for a community facility, which would accommodate an array of services including arts and cultural classes and would provide a valuable asset to the local community.

9.7.5 The Museum, which was formerly known as the Courthouse Building, is located in the Market Square and has been refurbished in recent years. The Museum was built in 1600 and is one of the oldest buildings in the town. The Museum accommodates artefacts dating back to the Battle of Kinsale. It was also the venue for the inquest into the loss of the liner Lusitania, off the Old Head of Kinsale. It is an important feature of the town, and a rich source of historical information on its progression.

9.7.6 It is hoped over the forthcoming Plan period that the Old Mill building adjacent to the Town Car Park will be renovated in conjunction with the County Council to provide a new library, with the possibility of ancillary arts and performance uses.



10

Environment and Heritage

10 Environment and Heritage

10.1 Natural and Built Environment

10.1.1 The quality of the natural and built environment has a significant impact on the quality of life of residents and the experience shared by tourists. The conservation, protection and enhancement of the natural and built environment is essential to the continued success of Kinsale as an attractive tourist destination as well as a quality environment for people to live, work and relax.

10.1.2 While the core philosophy of the Plan will be one of Conservation and improvement of the historic core, it must not be an approach that stifles the life of the town, or the activity of its users but encourages innovative, good quality design and enhances natural dynamism and inborn urban tension

10.1.3 *“Urban Heritage cannot be narrowed down to individual buildings or monuments of historic interest, nor can it be interpreted simply as a totality of built parts. Urban heritage exists in the physical attributes of buildings, public spaces, and urban morphology, it is experienced by users (inheritors) in the present and it’s concurrently in the making of the next generation of heritage.”⁵*

10.1.4 The quality of Kinsale is closely aligned to its topography, strategic stands of trees and relationship with the sea; visually, historically and economically.

Soils and Subsoils

10.1.5 The town of Kinsale is situated within a sedimentary geological setting. The underlying rock comprises of bedded sediments from the Kinsale Formation with an associated member formation the Pig’s Cove Member (located on the opposite bank of the River to the Town). The Kinsale Formation is made up of grey mudstone and subordinate sandstone and deposited by fluvial deposition during the Lower Carboniferous Period ~ 355 million years ago. The overlying Pigs Cove Formation sand-lensed mudstone also deposited during the Lower Carboniferous period.

10.1.6 The Kinsale area generally consists of glacial tills laid down during the last glaciation period over 10,000 years ago. The till matrix is made up of Devonian and Carboniferous sediments, which reflects the country rock that makes up the study area.

10.1.7 Alluvial deposits are also present along and adjacent to the rivers that pass through the Study Area. These deposits are likely to consist of estuarine clays and sand deposits as the River Bandon enters the mature stage of the rivers journey.

10.1.8 The town centre area is generally made up of man made hard standing surfaces and landscaping. The made surfaces also extends into the Summercove area probably due to the ascetic attractions of building homes overlooking a natural harbour.

Hydrogeology

10.1.9 According to the Geological Survey of Ireland, the underlying aquifer is classified as a locally important aquifer, moderately productive in local zones. Such an aquifer is capable of yielding enough water to springs and boreholes to supply single houses, small farms or

⁵ Alyin Orbasli (2000), *Tourists in Historic Towns, Urban Conservation and Heritage Management*, E and FN Spon, London: p13

small group water schemes. The GSI vulnerability rating in the Kinsale Town area is high to extreme with some extreme areas with rock near the surface.

10.2 Sites of International Importance

Natura 2000 sites

- 10.2.2 The Natura 2000 Network is a network of important ecological sites across the European Union. It is comprised of areas known as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) (see below). The total land and freshwater area within the Natura network in Ireland is some 11,644km²: this includes some 2,300km² of designated marine areas. Whilst the designation of an area as a Natura 2000 site greatly restricts development, the designation does not necessarily mean limitation of activities within the site or surrounding area provided these activities are environmentally sensitive and do not impact negatively upon the habitats, or species for the protection of which the site has been designated.

Ramsar sites

- 10.2.3 Ramsar sites are internationally important wetlands where water is the primary controlling environmental factor. The official title is The Convention on Wetlands of International Importance, especially as Waterfowl Habitat. The convention was developed and adopted by participating nations at a meeting in Ramsar, Iran on February 2, 1971 and came into force on December 21, 1975. There is no Ramsar site within 10km of the study area.

Candidate Special Areas Of Conservation (cSACs)

- 10.2.4 Candidate Special Areas of Conservation (cSACs) are protected under the European Union (EU) 'Habitats Directive' (92/43/EEC), as implemented in Ireland by the European Communities (Natural Habitats) Regulations, 1997. There are no cSACs situated within 10km of the study area.

Special Protection Areas (SPAs)

- 10.2.5 Special Protection Areas (SPAs) were initially designated under Directive 79/409/EEC, the Directive on the Conservation of Wild Birds ('The Birds Directive'), and are now protected as Natura 2000 Sites under the EU 'Habitats Directive'. There are two SPAs within 10km of the study area, namely the Old Head of Kinsale SPA (Site Code: 004021) and Sovereign Island SPA (Site Code: 004124).

Shellfish growing waters

- 10.2.6 Several Marine habitats have been designated as shellfish growing waters in accordance with obligations under EU Council Directive 79/923/EEC on the quality of shellfish waters. The EC Shellfish Waters Directive (79/923/EEC) seeks to protect or improve shellfish waters identified by member states in order to support shellfish life and growth and thus contribute to the high quality of edible shellfish products. Kinsale Harbour has been designated as 'Shellfish Growing Waters'.

10.3 Sites of National Importance

- 10.3.1 Sites of national importance in the Republic of Ireland are termed, proposed Natural Heritage Areas (pNHAs). While the Wildlife (Amendment) Act (2000) has been passed into law, pNHAs will not have legal backing until consultative process with landowners

has been completed; this process is currently underway. When the consultative process is completed these sites are designated as NHAs. Sovereign Islands NHA (Site Code: 000105) is the only NHA within 10km of the study area. There are six pNHAs within 10km of the study area James Fort pNHA (Site Code: 001060), Garretstown Marsh pNHA (Site Code: 001053), Garrylucus Marsh pNHA (Site Code: 000087), Old Head of Kinsale pNHA (Site Code: 000100), Bandon Valley Below Innishannon (Site Code: 001515) and Bandon Valley Above Innishannon (Site Code: 001740). Table 5.2.D gives details of the key ecological features of these sites, and also gives their distances and directions from Kinsale town.

- 10.3.2 Many areas which do not have formal protection under legislation have a level of natural value in terms of the plant and animal life that they support and the biodiversity that lies within them. It is important that these areas are managed well. Some such sites, like the Commoge Marsh in Kinsale are of importance in their own right and may in time be given formal protected status.

Shadow Sites

- 10.3.3 There are two sites within 10km of the study area that are included in the *NGO Special Areas of Conservation Shadow List* (Dwyer, 2000). The Shadow List has been compiled by a grouping of Irish conservation Non-Government Organisations (NGOs), and includes sites, which, according to the NGOs, fulfil the ecological requirements for SAC designation. None are located within Kinsale town boundary.

Refuge of Fauna

- 10.3.4 Refuge of Fauna is a designation used for protection of one or more species of animals. Refuges are designated by Ministerial order under the Wildlife Act. Seven refuges of fauna have been designated in Ireland, all of which are cliffs and islands to protect breeding seabirds. The Old Head of Kinsale has been designated as a Refuge for Fauna. The habitat protected includes cliff tops, marine cliff and a 200 metre strip of sea. Species protected include Chough, Fulmar, Guillemot, Kittiwake, Great Black-backed and Herring Gulls, Peregrine, Puffin, Raven Razorbill and Shag.

Other Designated sites

- 10.3.5 There are no Wildlife Sanctuaries or Statutory Nature Reserves with the study area.

Biodiversity

- 10.3.6 "Biological diversity" refers to the variety of living things. In the same way as a rich diversity of cultures enhances the quality of our lives, so does a rich diversity of plants and animals. Biological diversity is known to be important to the proper functioning of the planet's life support system. Conservation of biological diversity has, therefore, become one of the keys aims of governments throughout the world.
- 10.3.7 There are no designated sites within the town boundaries. The closest designated site is James Fort pNHA (Site Code: 001060), which lies 0.25Km east of Kinsale.

Flora of Kinsale

- 10.3.8 Kinsale town lies within Ordnance Survey National Grid 10km square W64 and W65. Both the National Parks and Wildlife Service Rare Plants Database and Preston *et. al.* (2002) have recorded protected flora species from these 10km squares⁶

Fauna of Kinsale

- 10.3.9 Most of Ireland's native terrestrial mammal species have been recorded within the study area. Amongst them are otter, Irish hare, Irish stoat, red squirrel, pygmy shrew, hedgehog, and badger. Bat species Daubenton's bat, common pipistrelle and soprano pipistrelle, all of which are listed in Annex II of the EU Habitats Directive, were recorded within the area. Marine species recorded off the coast of Kinsale include common porpoise, common dolphin, and striped dolphin and long finned pilot whale.
- 10.3.10 The following bird species are thought to possibly be located close to or possibly in the study area:
- Chough - Potential habitat for Chough lies to the south of the town within the *Old Head of Kinsale* SPA.
 - Corncrakes - It is considered highly likely that this species was recorded to the south of Kinsale town where suitable habitat is more likely to occur.
 - Grey Partridge - The presence of agricultural land within the town plan boundary offers potential breeding or feeding habitat for Grey Partridge.
 - Herring Gull - Potential habitat for Herring Gull has been noted within Kinsale town boundary and there is the possibility that maybe breeding within the area.
 - Yellowhammer -The presence of agricultural land within the town plan boundary offers potential breeding or feeding habitat for Yellowhammer.⁷
- 10.3.11 It is likely that common frog and probable smooth newt may utilise wet areas such as drains, ponds, etc. within the study area. There is no record of Viviparous Lizard from 10km squares W64 and W65 (Marnell, 2002). This was however not a comprehensive survey, and it is considered likely that this species occurs in the area.

Aquatic Biodiversity

- 10.3.12 The Bandon River flows through Bandon and Innishannon draining the agricultural catchment to the southwest of Kinsale Town. Several tributaries drain into the Bandon River including one which flows to the east of Kinsale town boundary. The Bandon River flows to the south of the town boundary where it enters the sea at Kinsale Harbour.
- 10.3.13 Unspecified ammocoetes (lamprey larvae) have been recorded in the middle reaches of the Bandon River. Freshwater Pearl Mussel (*Margaritifera margaritifera*) has been recorded in the Bandon River.
- 10.3.14 The water quality of the Bandon River is continually monitored by the EPA. The most recent water quality survey was carried out in 2005 at a sampling station in Innishannon where a 'Q value' rating of 4 (meaning that it is of 'Good' status) was recorded. The section of the Bandon River situated directly to the south of Kinsale has been labelled the '*Lower Bandon Estuary*' by the EPA. The area has been classified as Eutrophic by the EPA. Eutrophication is caused by enrichment of water by nutrients (especially phosphorous and/or nitrogen compounds) causing an accelerated growth in algae and other plant forms, which causes an undesirable disturbance to the balance of organisms

⁶ Further information is contained within the Environmental Report of the SEA that accompanies this Plan

⁷ Further information is contained within the Environmental Report of the SEA that accompanies this Plan

present in the water, and to the quality of the water. In addition, eutrophic waters may experience mass growth and strandings of algal material, which typically produces very strong odours and visual impact as it degrades on beaches and shorelines (EPA, 2008). 'Kinsale Harbour' where the Bandon River meets the sea was class in the same year as 'Intermediate Eutrophic' which indicates low levels of eutrophication.

Ecological Networks

- 10.3.15 An ecological network is a network that consists of core areas of high biodiversity value and corridors or stepping stones which are linkages between them. Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated. They also provide important linkages for wildlife, flora and fauna and are important for mammals, particularly for bats, and for small birds. The rivers, riverbanks, treelines and hedgerows are important components of Kinsale's ecological networks, allowing for linkages between and within designated ecological sites and the non- designated surrounding countryside. The ecological network approach supports management of linkages between areas of biodiversity value, between areas used by species for different functions and between local populations of different species.
- 10.3.16 The importance of ecological networks is recognised in Article 10 of the Habitats Directive, which recognises that ecological networks are corridors and stepping stones for wildlife, flora and fauna allowing for migration, dispersal and genetic exchange. The Habitats Directive requires that ecological connectivity and areas of ecological value outside the network of designated ecological sites are maintained and it recognises the need for the management of these through land-use planning and development policies.

Tree Protection

- 10.3.17 The Council seeks to preserve and enhance the amenity and natural beauty of trees by preserving in so far as possible individual trees, woodlands and hedgerows.

Landscape & Visual Amenity

- 10.3.18 The Planning and Development Act 2000 includes as a mandatory objective to be included within the Development Plans, preserving the character of the landscape, including views and prospects and the amenities of places and features of natural beauty or interest. The landscape is the visible environment in its entirety, comprised of both natural and human-made elements including topography, water, vegetation, wildlife habitats, open space, buildings and other structures and views. There is very little remaining landscape that does not bear the marks of centuries of human habitation.
- 10.3.19 The topographical setting of Kinsale is an integral part of its character, and morphology. The ridgelines above the town define its visual limits.
- 10.3.20 Likewise, the amenity value to Kinsale of the harbour and estuary cannot be underestimated. The water's edge is equally defining of the urban character of the town, and its historic development.

10.4 Land Use Survey

- 10.4.1 A land use survey was undertaken whilst preparing the Plan to determine all existing land uses in the town. The resulting map and legend are displayed in **Figure 10.1** and also in the Maps Appendix of this volume.

10.5 Land Cover

- 10.5.1 The Corine Land Cover (CLC) is a map of the European environmental landscape based on interpretation of satellite images. It provides comparable digital maps of land cover for each country for much of Europe.
- 10.5.2 Corine Land Cover 2000, the Irish inventory provides a quantitative dataset of land-use changes during a period of unprecedented economic growth. It is a valuable benchmark which over time it will help to monitor overall changes in our environment.
- 10.5.3 In Kinsale is made up of continuous, discontinuous urban fabric, agricultural areas, non irrigated lands and sea ports. This is illustrated in **Figure 10.2** and also in the Maps Appendix of this volume.

Figure 10.1: Survey of Existing Land Use in Kinsale, May 2008

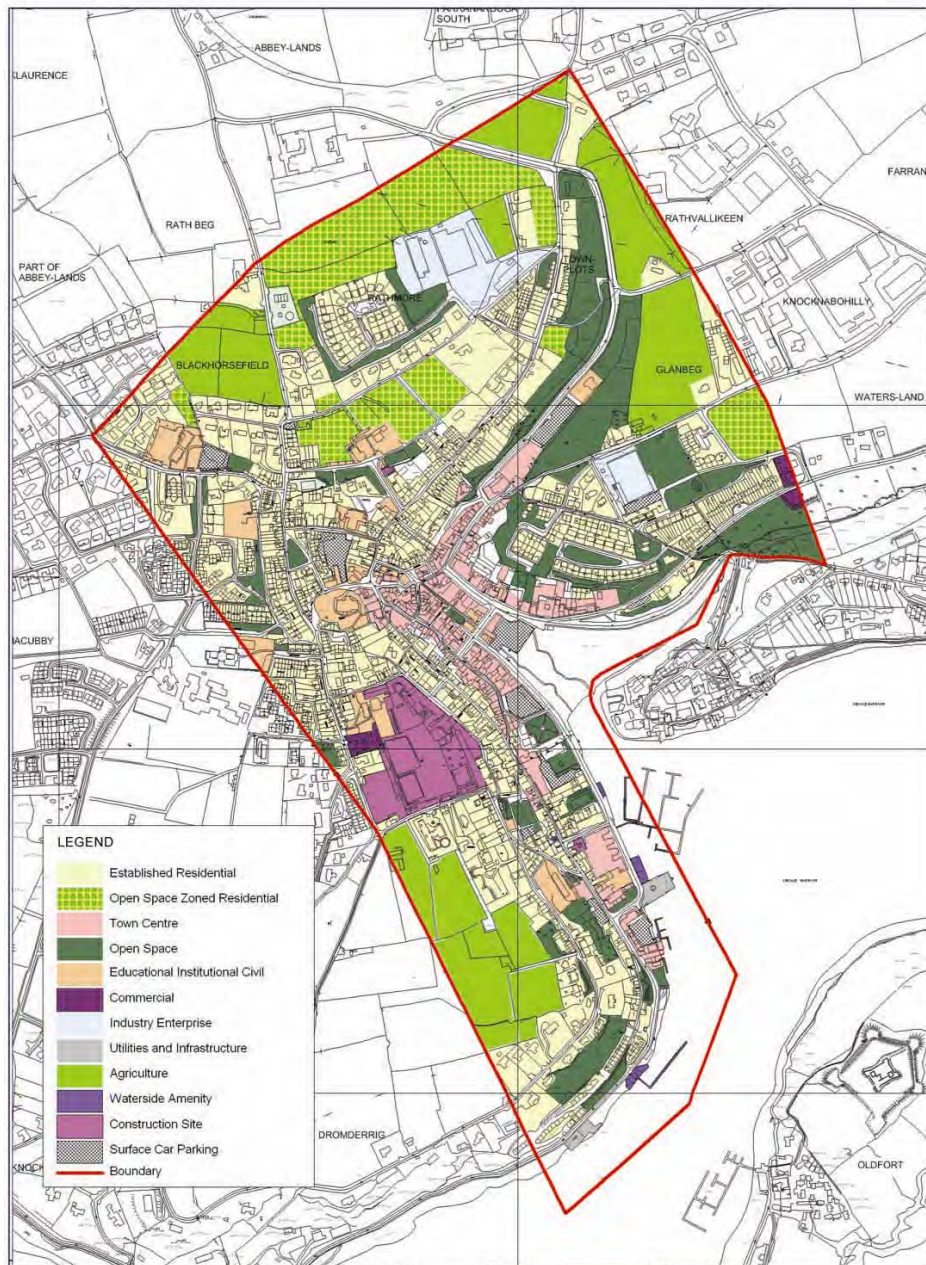
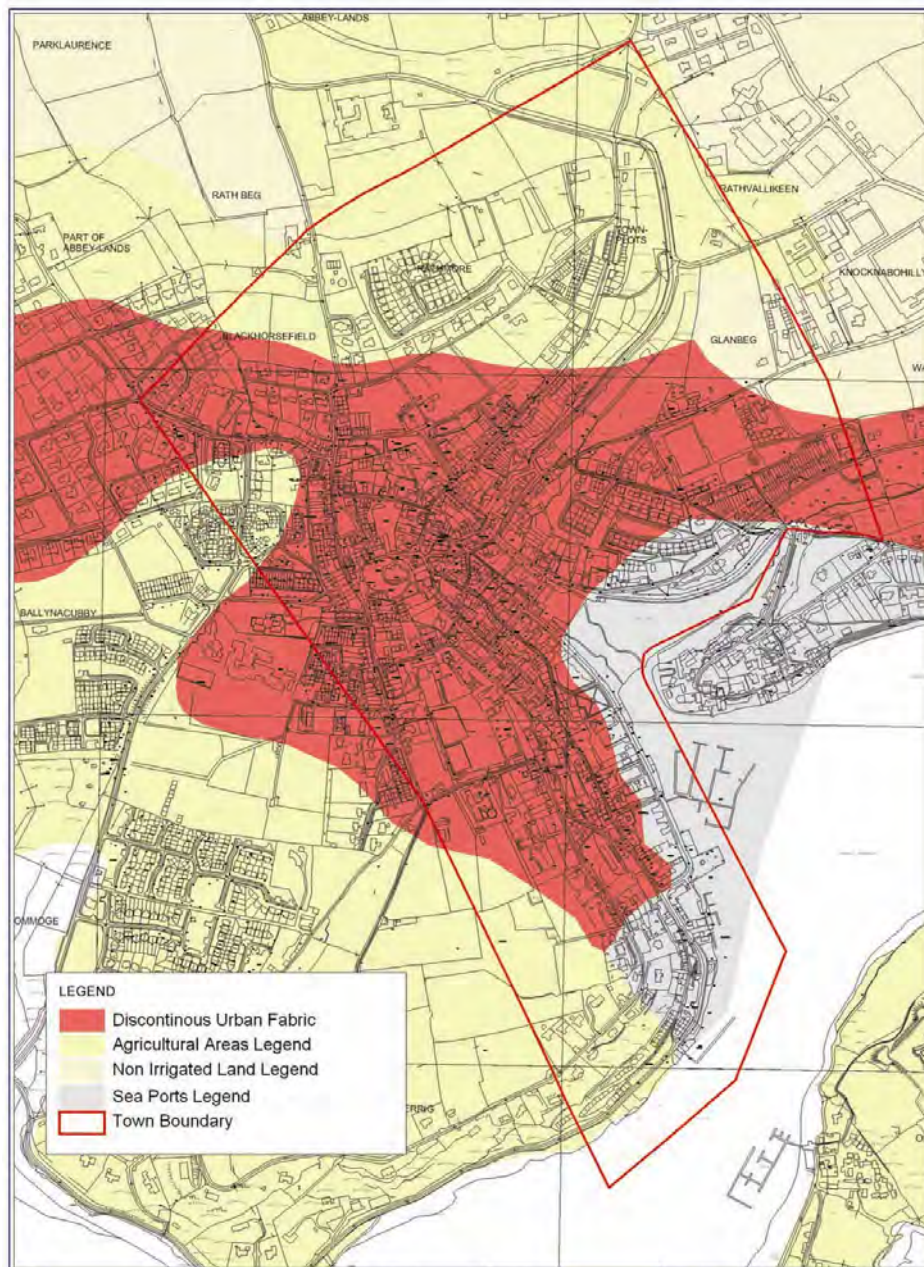


Figure 10.2: Kinsale Corine Land Cover 2000



Archaeological Heritage

- 10.5.4 Kinsale possesses a rich archaeological, historical and cultural heritage. The importance of the medieval character of its streets around Church Square, and the development of the town within the 14th Century Norman town walls provided a framework for the character of the town that has been sustained through the centuries. The character and status of the town has been well documented. **Table 10.1** and the attendant in **Volume 2** of this Plan records the National Monuments within the Town Boundary.

Table 10.1: Recorded Monuments within Kinsale Town Boundary

RMP Monument No.	Townland	Classification
CO112-03401-	Townplots	Historic Town
CO112-03201-	Rathbeg	Burial Ground
CO112-03202-	Rathbeg	Circular Enclosure
CO112-03301-	Abbeylands	Holywell
CO112-03302-	Abbeylands	Graveyard
CO112-03303-	Abbeylands	Friary
*CO112-03402-	Townplots	Town Wall
CO112-03403-	Abbeylands	Roman Catholic Church
CO112-03404-	Townplots	Graveyard
CO112-03405-	Townplots	Church
*CO112-03406-	Townplots	Urban Tower House – The French Prison
CO112-03407-	Townplots	Market House
CO112-03408-	Dromderrig	Almshouse
CO112-035---	Waters-Land South	Enclosure
CO112-058---	Dromderrig	Custom House
CO112-061---	Scilly	Fish Pallis
CO112-078---	Townplots	Possible Early Ecclesiastical Enclosure
CO112-082---	Ballynacubby	Urban Burial Ground
CO112-085---	Abbeylands	Possible Early Enclosure
CO112-091---	Townplots	Market Cross
CO112-092---	Townplots	Market Cross
CO112-093---	Dromderrig	Armorial Stone
CO112-094---	Rathmore	Church
CO112-095---	Townplots	Architectural Fragment

* These items are also designated National Monuments.

- 10.5.5 The archaeological heritage of Kinsale includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts and moveable objects, situated both on land and underwater.
- 10.5.6 This means that the archaeology is not confined to the archaeological sites within the Record of Monuments and Sites. It includes any archaeological site that may not have been recorded yet, as well as archaeology beneath the ground surface, as well as the context of any site.
- 10.5.7 Archaeological heritage in Kinsale is generally well preserved. However archaeological issues can arise due to increased activities in relation to:
- Works to buildings which may contained medieval building fabric, in what were presumed to be relatively modern buildings

-
- Building activity which may affect sub surface archaeological remains
 - Drainage works
 - Pipe and cable laying works
 - Works to harbours and harbour areas.
- 10.5.8 The Archaeological Record is comprised of:
- Recorded site and features of historical and archaeological importance included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994,
 - National Monuments in State ownership of guardianship,
 - National Monuments which are the subject of preservation orders,
 - All previously unknown archaeology that becomes known (e.g. through ground disturbance, fieldwork, or the discovery of sites underwater).
- 10.5.9 It will be the general policy of the council to apply the following principles to the archaeological heritage:
- To protect the archaeological monuments and their settings from damage.
 - To facilitate appropriate guidance in relation to the protection of the archaeological heritage in the Plan area.
 - To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.
 - To promote pre-planning consultations in relation to the archaeological heritage with the Planning Authority and with the Department of the Environment, Heritage and Local Government.
- 10.5.10 As outlined in the National Policy on Town Defences (DoEHLG 2008), Kinsale Town Walls consist of: “The known and expected circuits of the defences (both upstanding and buried, whether of stone or embankment construction) and associated features of all town defences are to be considered a single national monument and treated as a unit for policy and management purposes. There should be a presumption in favour of their character, setting and amenity”.
- 10.5.11 The National Monuments Acts afford protection to town defences including where town defences exist at sub-surface level only and have no above-ground expression. Monuments such as town defences included in the statutory Record of Monuments and Places are referred to as recorded monuments. In addition, within the meaning of the National Monuments Acts, all town defences are considered national monuments by reason of the historical, architectural and archaeological interest attaching to them.
- 10.5.12 All works that will impact on the fabric of town or city defences, or any ground disturbance in proximity to the defences in local authority or the Minister’s ownership or guardianship, or that have been the subject of a preservation order, are subject to a requirement for Ministerial Consent from the Minister for the Environment, Heritage and Local Government.
- 10.5.13 It is advisable to consult with the National Monuments Service and the Architectural Advisory Unit of the Department of the Environment, Heritage and Local Government at an early stage when planning works. Many structures associated with town defences may also be protected structures and/or located within an architectural conservation area and planning permission may be required. The local authority archaeological and conservation officers should also be consulted.
-

Underwater Archaeology

- 10.5.14 Under the National Monuments Acts 1930-2004 all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. The quantification of the underwater archaeological resource is at a preliminary stage within the National Shipwreck Inventory currently being compiled. This source indicates areas of high archaeological potential within marine environment. The Record of Monuments and Places does not include all underwater archaeological sites. As a result the potential exists for development to impact negatively on our underwater cultural resource. Kinsale Town Council will take account of any development and constructional impacts on riverine, lacustrine, intertidal and sub-tidal environments.

10.6 Architectural Heritage

Background

- 10.6.2 The unprecedented level of development over recent years has brought many changes to the built environment and architectural conservation therefore has become an increasingly important element of planning. *The Convention for the Protection of the Architectural Heritage of Europe* (The Granada Convention), drawn up by the Council of Europe and signed at Granada in 1985, was ratified by Ireland in 1997. As a result, comprehensive and systematic legislative provisions for the protection of the architectural heritage were introduced by the Government as part of the Planning Code, with implementation of the Local Government (Planning and Development) Act.

Built Environment

- 10.6.3 Kinsale has been enjoying a period of steady growth and renewal since the 1980's when it first became widely known as a gourmet and tourist town. It's unique heritage and success as a tourist destination has been recognised by Fáilte Ireland as a Heritage Theme Town.
- 10.6.4 Changes in the urban area are reflected in the expansion and modernisation of properties and the construction of new properties. As a result the town is particularly vulnerable to growing development demands and modernisation, in that its unique architectural and townscape qualities could easily be destroyed by development pressures.
- 10.6.5 The medieval street plan of Kinsale still survives, and is reminiscent of Wexford, in that both towns turn their backs on the sea and both had quays behind houses of their respective main streets. The medieval flavour of the town is almost entirely due to the fact that this pattern is still apparent today. The formation of the streets follows the contours of the steeply sloping hillsides, and is interconnected by paths, steps, short streets and passages.
- 10.6.6 The basic layout of the town as it exists was formed during the sixteenth century when Church Square was the town's centre, with the streets radiating from this centre in an irregular fashion to each of the gates in the old town walls. Pearse Street and Market Quay were later reclaimed from the harbour and the construction of the town pier along the water's edge completed the street pattern. The high density of building in the town, due to the spatial limitations imposed by the extreme geography of the surrounding hillsides is a legacy of the medieval times.
- 10.6.7 There are two important medieval buildings in the town, the church of St Multose, one of the few medieval parish churches still in use in Ireland. Desmond Castle is a fine and relatively unaltered example of the town tower house, Kinsale has two examples of seventeenth – century brickwork, which is a great rarity in Ireland. One is the Southwell

Gift Houses, which have a door case of moulded brick; and the other is the Courthouse, or Thosel, which has a brick arcade. The Court House, dating from the early eighteenth century, possesses one of the earliest Venetian windows in Ireland.

- 10.6.8 Public buildings of interest in the town also include the Catholic Church, the Church of the Carmelite Friary and the Municipal Hall, formerly the Assembly Rooms. The Catholic Church is typical of the series of striking classical churches found in County Cork built just prior to the Famine. The church is fortunate in retaining its grand interior and classical reredos. The church of the Carmelite Friary, of similar date, is gothic in style and is beautifully sited at the head of an avenue of lime trees. The Assembly Rooms, now the Municipal Hall, is a fanciful gothic building overlooking the old bowling green.
- 10.6.9 Urban conservation is essentially three-dimensional comprising physical, spatial and social elements. As well the primacy of protecting buildings and their spatial setting in the streetscape, the continuity of social interaction is a fundamental element of the character of the town. Conservation planning should not be a tool of social displacement.
- 10.6.10 In terms of opportunity and risk, the conservation opportunity for the development plan is to control development within the historic core of the town, to ensure that all proposals are appropriate and sensitive. It is also an opportunity to promote the improvements of existing structures, materials and their inter-relationship.

10.7 Protected Structures

- 10.7.1 The listing for protection/preservation of designated structures is consolidated into Part IV of the Planning and Development Act, 2000, and it is now a mandatory requirement of the Development Plan to include a Record of Protected Structures (RPS). The Council has undertaken an Architectural Inventory of Kinsale. Arising from this study **Volume 2, Appendix 1** of this Plan contains a Record of Protected Structures. The protected structures are also recorded in Maps 6-6C of the mapping section of Volume 2.
- 10.7.2 It is important to note that this list will be amended following the completion of survey and report work by the National Inventory of Architectural Heritage and will be incorporated into the Development Plan by means of a variation to the Plan.
- 10.7.3 In relation to a protected structure or proposed protected structure, the meaning of the term structure includes the interior of the structure, the land lying within the curtilage of the structure, any other structure lying within the curtilage and their interior, all fixtures, fittings and features which form part of the interior or exterior of that structure. Protection also extends to any features specified as being in the attendant grounds.
- 10.7.4 The effect of protected structure status is to ensure that any changes or alterations to the character of a structure are carried out in such a way that the existing character is retained and enhanced. Works which would, in the opinion of the Council, have material effect on the character of the structure will require planning permission.
- 10.7.5 It is important to note that not all works to a Protected Structure will constitute material alterations. Under Section 57 of the Planning and Development Act 2000, owners and occupiers of protected structures may request a declaration from the Planning Authority as to the type of works that it considers would or would not materially affect the character of the structure and consequently. Which works would or would not require planning permission.

-
- 10.8 Background to Architectural Conservation Areas (ACAs)
- 10.8.1 The Planning and Development Act 2000 provides that all Development Plans must now include objectives for preserving the character of Architectural Conservation Areas (ACAs). An Architectural Conservation Area is a place, area(s), group of structures or townscape of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or which contributes to the appreciation of protected structures in a planning authority's functional area.
- 10.8.2 Including a structure in the Record of Protected Structures ensures that the whole building including the interior and curtilage is protected. Where appropriate however, consideration can be given to establishing an Architectural Conservation Area. This designation recognises the value of groups of buildings and settings and allows them be treated as a whole. ACAs can cover small groups of buildings or extend over sections of a town.
- 10.8.3 ACAs safeguard our architectural heritage for the enjoyment of and benefit of future generations ensuring that any new development pays respect to and/or enhances the character of the ACA.
- 10.8.4 The Architectural Conservation Area is indicated in Map 7, **Volume 2** of this Plan. Its area has been designated having regard to research and surveys undertaken.
- 10.8.5 Elements of hard landscaping, which are original or early, make a significant contribution to the town's character and are important qualities of the ACA. These may include elements such as stone paving, stone steps, cobbles or setts, tiling, gravelled or paved avenues, planting boxes, kerbs and the like. Their presence, form and detailing must be protected and properly conserved.
- 10.8.6 Any proposal to remove any element of hard landscaping within the ACA may detract from its character and will be scrutinised with care by the planning authority. Where there are worn or damaged stone steps or paving, these should preferably not be built up in cement screed or similar artificial compounds as this would alter their appearance. Where necessary, and if the surface poses a danger, the existing stone should be redressed by a skilled mason or indented with the matching stone. It should be a condition of these works that the original stone work is conserved and protected.
- 10.8.7 The loss of garden ground can seriously affect the setting and character of the ACA. The demolition of garden walls and the combining of two or more areas of garden ground to provide car parking within an urban area should generally be avoided.

11 Glossary

11.1 A

Active Open Space

11.1.2 In this Plan, the term Active Open Space is used to describe parks, playgrounds, areas for outdoor activities, recreation, sports centres, sports pitches, training centres and landscaped areas (compare to the separate definition for Passive Open Space).

Affordable Housing

11.1.3 This term, which is used in the housing strategy, means owner-occupier, or shared ownership housing, provided at a price below market value.

Architectural Conservation Area (ACA)

11.1.4 Designated areas, defined in the Development Plan, where significant groupings or concentrations of heritage structures in towns or villages require protection and conservation. The special character of an ACA could include its traditional building stock, material finishes, spaces, streetscape, landscape and setting.

11.2 B

Brownfield Development

11.2.2 This term refers to land that has been subjected to building, engineering or other operations (excluding temporary uses, agricultural buildings or urban green spaces) and associated fixed surface infrastructure. It is most generally used to describe redundant industrial lands or docks as well as former barracks, hospitals or obsolete housing areas.

11.3 C

Childcare Facilities

11.3.2 Full day care and sessional facilities and services for pre-school children and school-going children out of school hours. Includes services involving care, education and socialisation opportunities for children.

Comparison Retail

11.3.3 This term describes the retail of goods which include: clothing and footwear; furniture, furnishings and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances and equipment; and, educational and recreation equipment and accessories. It specifically does not include the wholesale of goods. (Compare to the separate definition of Convenience Retail).

Consultation Distance (Seveso)

11.3.4 This is the specified distance from certain establishments within which the Health and Safety Authority must be notified of all planning applications. This requirement comes

from the EU Seveso II Directive and is concerned with the effects of potential major industrial accidents.

Convenience Retail

- 11.3.5 This term describes the retail of goods which include food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods. It specifically does not include the wholesale of goods. (Compare to the separate definition of Comparison Retail)

Cork Area Strategic Plan (CASP)

- 11.3.6 This sub-regional plan provides a vision and strategy for the development of the Cork city region up to 2020. It was jointly commissioned by Cork City Council and Cork County Council and covers the city itself and its suburbs, the satellite towns and a wide rural area stretching out to the ring towns of Kinsale, Bandon, Macroom, Mallow Fermoy and Youghal. The CASP is the successor to the 1978 Cork Land Use and Transportation Study LUTS (as reviewed in 1992).

Cork Waste Strategy

- 11.3.7 A Waste Management Strategy for the Cork region produced in 1995 for Cork County Council and Cork City Council that formed the basis for the Cork Waste Management Plan.

- 11.4 D

Density (Housing Density)

- 11.4.2 The number of dwelling units provided on a given area of land, usually expressed in dwelling units per hectare. When a 'gross' density figure is used, land for main distributor roads, public open spaces and other facilities is added into the calculation. The area used for 'net' density figures includes only private open space, access roads and incidental public open spaces.

- 11.5 E

Environmental Protection Agency (EPA)

- 11.5.2 An independent body established under legislation in 1993 with the objective of promoting and implementing the highest practicable standards of environmental protection and management that embrace the principles of sustainable and balanced development.

Established Areas (Land Use Zoning)

- 11.5.3 This plan recognises the special characteristics of established, predominantly built up areas. In many towns and villages, the pattern of land uses that characterises these established areas began before the advent of planning controls and it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered desirable for the vitality of an area. (Note: if there are existing primary land uses in such established areas that need particular protection then special policies come into play).

11.6 G

General Offices

11.6.2 This plan recognises two types of general offices. The first, (often called 'retail' general offices) are those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. The second, (non-retail general offices) are those that are not visited frequently by the general public such as 'back-offices', certain consultancies, etc. (see also the separate definition for 'office based industry').

General Land Use Objectives (Zoning)

11.6.3 In this plan, general land use objectives are included for a range of different land use categories as well as for established areas, new areas, brownfield lands etc. General land use objectives apply throughout the county. (see also specific zoning objectives which are more detailed objectives that apply to particular pieces of land shown on zoning maps).

11.7 H

Heritage Plan

11.7.2 The National Heritage Plan 2002 was prepared by the Department of Arts, Heritage, Gaeltacht and the Islands. One of its key priorities is the preparation of local (county) heritage plans covering a full range of heritage issues. The county heritage plan will set out realistic actions to be achieved over a 5 year period and will be consistent with the County Development Plan.

Holiday Homes

11.7.3 Commercial holiday homes provide tourism accommodation on a short term letting basis. They may have different requirements from conventional residential developments in terms of location, design, layout, amenity and facilities etc. (see also the separate definition for second homes).

Housing Strategy

11.7.4 A Joint Housing Strategy prepared by the 11 planning authorities in Cork. Its aim is to enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price they can afford. The provisions of the housing strategy are incorporated in this development plan.

11.8 I

Integrated Pollution Control Licence

11.8.2 Licence granted by EPA which licences and regulates large/complex industrial and other processes with significant polluting potential on the basis of Integrated Pollution Control (IPC). The Integrated Pollution Control approach to licensing dictates that only one licence will be issued to a facility to control all aspects of air, water, waste and noise pollution.

11.9 L

Landscape Character

11.9.2 The character of a landscape is derived from topography, landform, land cover, geology and other features that explain its distinctiveness. The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) set out a process for identifying landscape character for different areas.

Landscape Sensitivity

11.9.3 Landscape sensitivity describes the extent to which a particular landscape can absorb a particular kind of development without affecting its distinctive character. As an example, some landscapes may be very sensitive to large electricity pylons while others may be more robust to this kind of development. (See also the Government's Draft Guidelines for Landscape and Landscape Assessment (2000)).

Logistics

11.9.4 These are activities associated with storage and distribution by road, rail, sea and air.

Lower Density (Housing Density)

11.9.5 'Lower density' describes housing developed at densities less than those recommended in the government's guidelines. Locations identified as being suitable for 'low' density development would normally accommodate 8 to 12 dwelling units per hectare (net). On the limited number of locations identified as having potential for 'very low' density, development would be at less than 5 dwelling units per hectare, subject to specified requirements for layout and landscaping.

11.10 M

Medium Density (Housing Density)

11.10.2 It is expected that new housing development, on sites considered to be suitable for medium density housing development, will be carried out at a net density of between 20 and 50 dwelling units per hectare and that, net densities of less than 35 dwelling units per hectare will increasingly be discouraged.

11.11 N

National Heritage Plan

11.11.2 See Heritage Plan.

National Spatial Strategy (NSS)

11.11.3 The National Spatial Strategy (NSS) is a coherent 20-year national planning framework for Ireland. It's about people, places and potential, making the most of our cities, towns and rural places to bring a better spread of opportunities, better quality of life and better places to live in. Key to the strategy is the concept of balanced regional development.

Natural Heritage Area (NHA)

- 11.11.4 Areas which cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. It is important that that the conservation value of these areas, which are proposed for designation by the national heritage service, be maintained.

Nature Conservation Area

- 11.11.5 The term nature conservation area is used to describe the protected nature conservations sites i.e. the proposed Natural Heritage Areas, the candidate Special Areas of Conservation and the Special Protection Areas. Non-structural elements (conservation of built heritage). These include elements such as historic gardens, stone walls, landscapes and demesnes, curtilage features and street furniture which contribute to built heritage.

- 11.12 O

Offices

- 11.12.2 This plan makes a distinction between general offices and office-based industry because of their different land use requirements. See the separate definitions for General Offices and Office Based Industry in this glossary.

Open Space

- 11.12.3 Open space is one of the land use categories used in this plan. The plan makes a clear distinction between Active Open Spaces and Passive Open Spaces.

- 11.13 P

Park And Ride

- 11.13.2 Park and Ride is a facility that offers a choice to car users to change from their cars into public transport (rail or bus) with the benefit of reducing the number of cars entering the urban areas and thus easing congestion.

Passive Open Space

- 11.13.3 In this plan, the term Passive Open Space is used to describe open land with uses such as agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. (compare to the separate definition of Active Open Space).

“Polluter Pays” Principle

- 11.13.4 Allocates the cost of pollution, energy consumption and environmental resource use, and the production and disposal of waste to the responsible polluters and consumers rather than to society at large or future generations

Primary Land Uses (Land Use Zoning)

11.13.5 This plan recognises that in established areas, there is often a primary land use that gives the area its land use character. The plan includes objectives that support the primary uses in established areas and protect them from other uses that could threaten their integrity or vitality. For settlements with new zoning maps the primary land uses for established areas are indicated on the maps.

11.14 R

Record Of Protected Structures (RPS)

11.14.2 The principal mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county 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.

Retail Strategy

11.14.3 The National Retail Planning Guidelines for planning authorities (Dec. 2000) have a requirement for strategic retail policies and proposals to be incorporated into development plans. With this in mind, Cork County Council commissioned the Cork Strategic Retail Study (Dec. 2002) jointly with Cork City Council. This is intended to form the basis of an agreed retail strategy to be incorporated into the development plan by way of a formal variation in due course.

Ring Town

11.14.4 Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal are designated as Ring Towns in the County Development Plan. The County Plan envisages that ring towns and the county towns together functioning as a development counterbalance to Metropolitan Cork.

11.15 S

Scenic Landscape

11.15.2 This plan has identified certain areas as scenic landscape, based on designations from previous development plans. They are shown in the scenic amenity maps of this Plan. The intention is to preserve the visual and scenic amenities of these areas.

Scenic Route

11.15.3 This plan describes certain roads as scenic routes, based on designations established by previous development plans. People travelling along these routes generally have an opportunity to experience the quality of some of most important areas of natural beauty and cultural significance in the county. The main intention is to ensure that the character of the views and prospects that can be obtained from these routes are preserved.

Seveso II Directive

11.15.4 This EU Council Directive (ref 96/082/EEC) concerns the Control of Major Accident Hazards Involving Dangerous Substances. (See also Consultation Distance)

Shared Space

- 11.15.5 Shared space is the removal of the distinction between space designated for vehicles and space designated for pedestrians and bicycles. In this manner, the concept is intended reduce the adverse effects of conventional layout. The shared space approach is based on the observation that individuals' behaviour in traffic is more positively affected by the built environment of the public space than it is by conventional traffic control devices (signals, signs, road markings, etc.) and regulations.

Site coverage

- 11.15.6 Site coverage is designed to ensure the optimum utilisation of land whilst avoiding over development. Site coverage is calculated by dividing the total area of the site covered by buildings by the site area

Social Housing

- 11.15.7 Rented housing provided either by the local authority, or a voluntary or co-operative housing body. See also the separate definition for affordable housing.

Special Area Of Conservation (SAC)

- 11.15.8 The 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.

Special Protection Area (SPA)

- 11.15.9 These conservation areas 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 (above) they form part of the 'Natura 2000' network of sites throughout Europe.

Specific Zoning Objective

- 11.15.10 In this plan, specific zoning objectives are included for particular locations or parcels of land which are considered to have more detailed development requirements than those covered by the general zoning objectives for each land use category.

Strategic Environmental Assessment (SEA)

- 11.15.11 Strategic Environmental Assessment is a process which attempts to evaluate the likely consequences on the environment of implementing the Development Plan. (Note: it is a requirement of the Planning and Development Act 2000 for a development plan to include information on the likely significant effects on the environment of implementing the plan).

Sustainable Development

- 11.15.12 Sustainable development is most often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The strategic development principles of this plan, give a practical interpretation of

what sustainable development means for the development of a diverse and complex town like Kinsale.

11.16 T

Town Boundary

11.16.2 The Town boundary defines the extent to which a settlement may grow during the lifetime of the development plan.

Town Centre

11.16.3 Town Centres are commercial and cultural centres serving a wider urban and rural area. They are primarily for retail, housing, and a diverse range of other uses, particularly those where services are provided to visiting members of the public. These include shops, food supermarkets, civic buildings and general offices, banks & other retail financial services, professional practices, office-based industry, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses. They rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians.

11.17 W

Waste Management Plan

11.17.2 See Cork Waste Strategy.



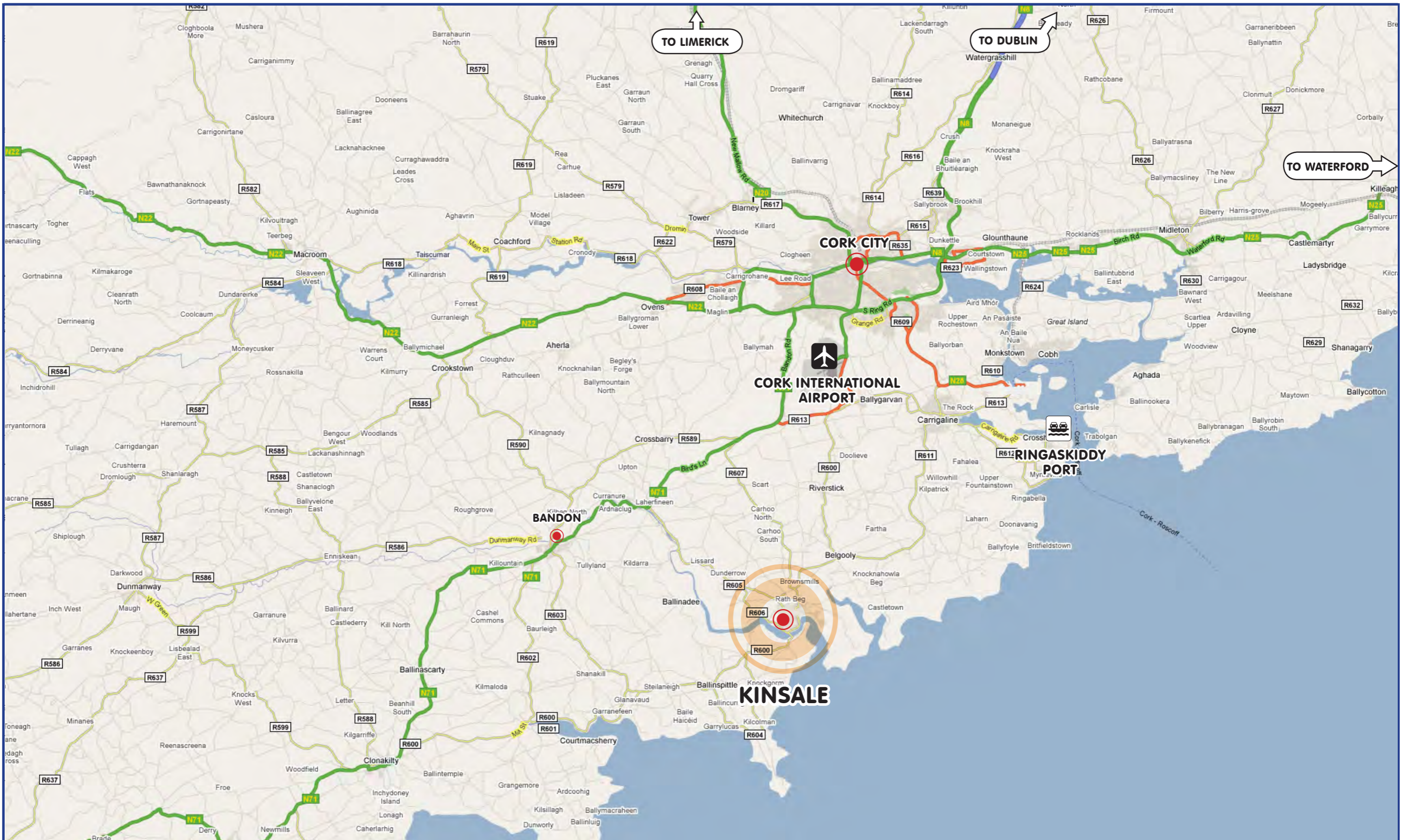
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Mapping



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	Job Title Kinsale Development Plan 2009 - 2015		Designed by: GB Drawn by: EOS Ckd/Appd: AC 1st Issued: 19/06/09 Job No: 143871	





Drawing Title
Kinsale Location Map

Client
Kinsale Town Council

Job Title
**Kinsale Development Plan
 2009 - 2015**

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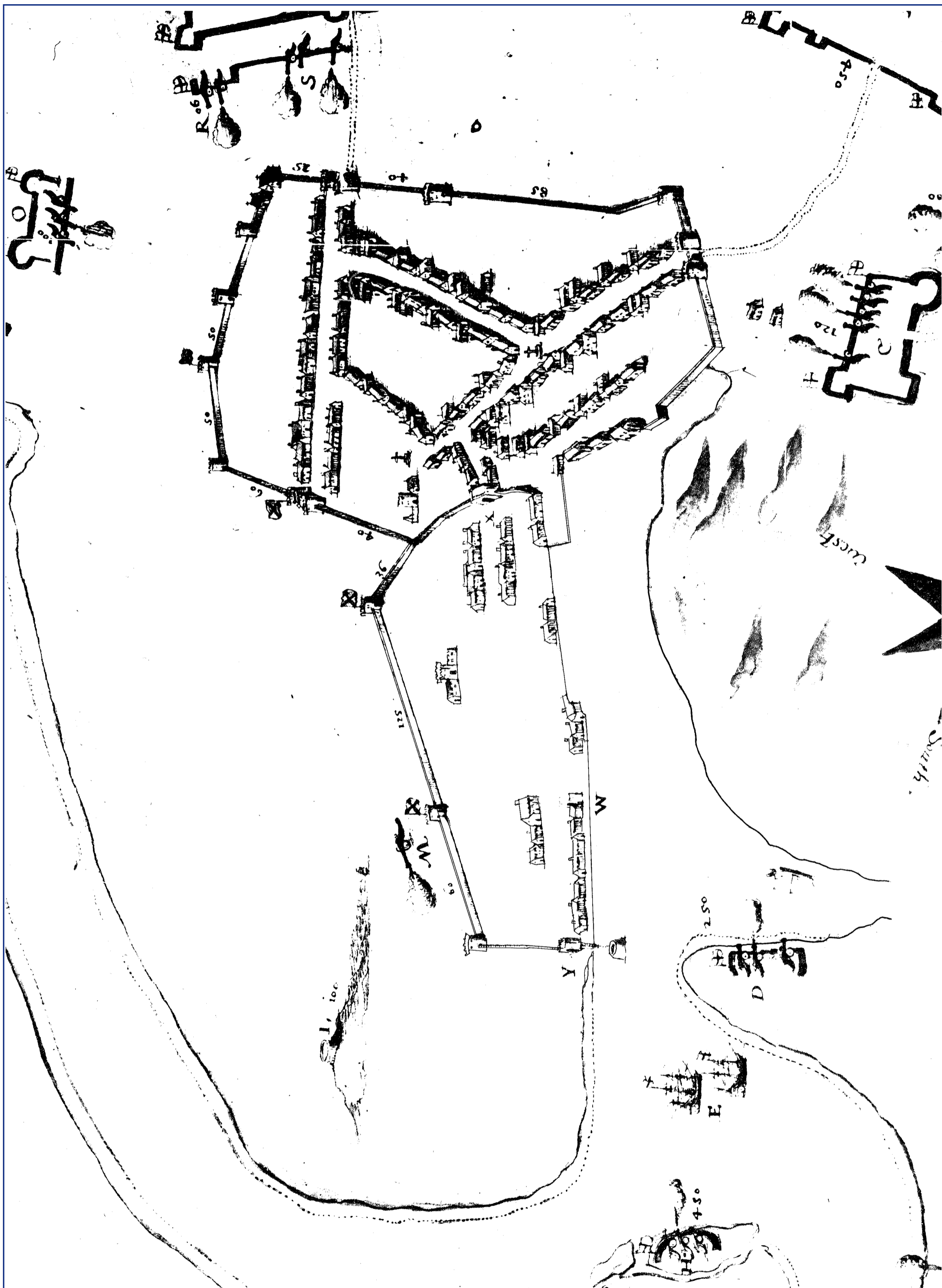
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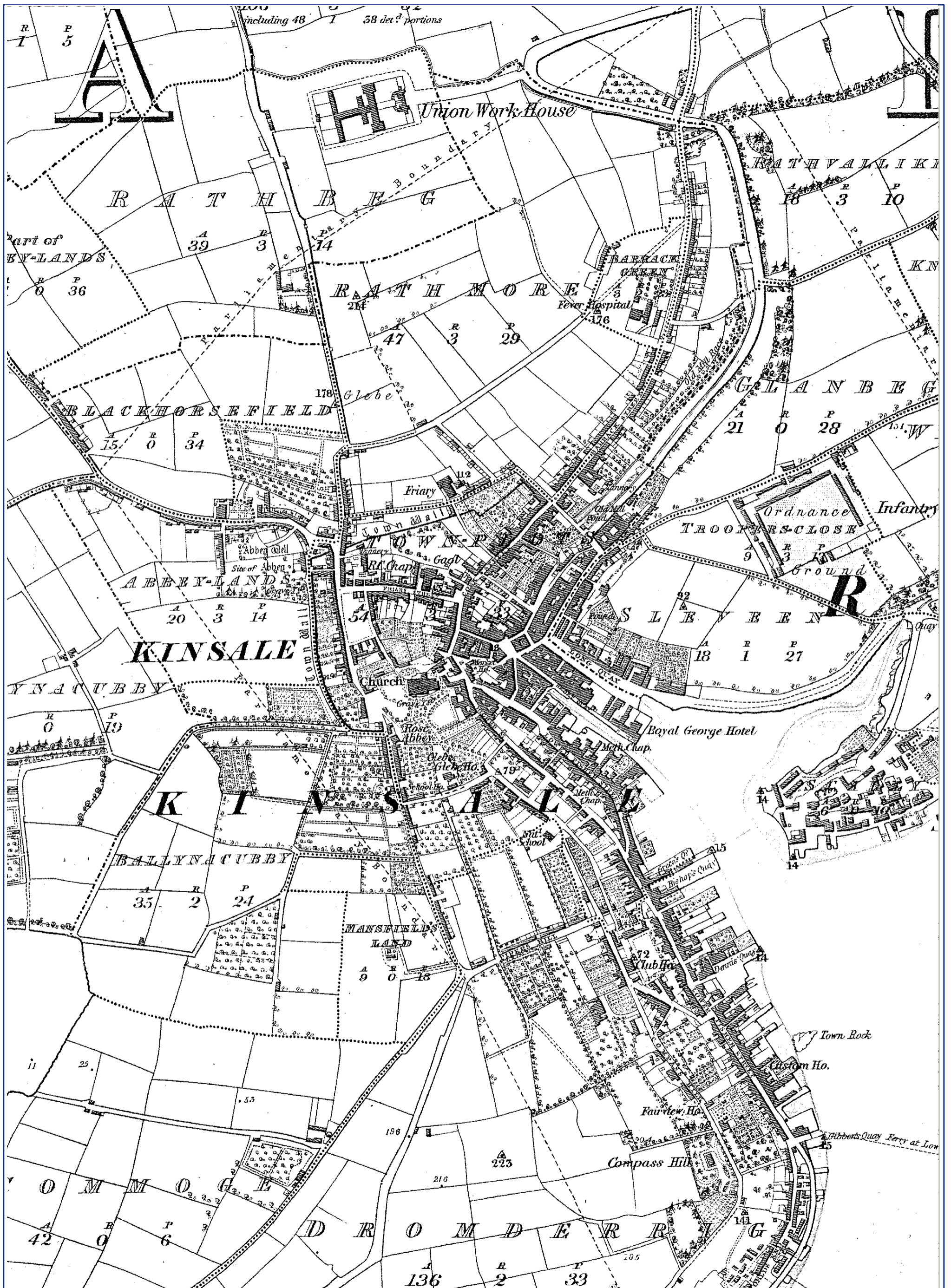
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Job No: 143871

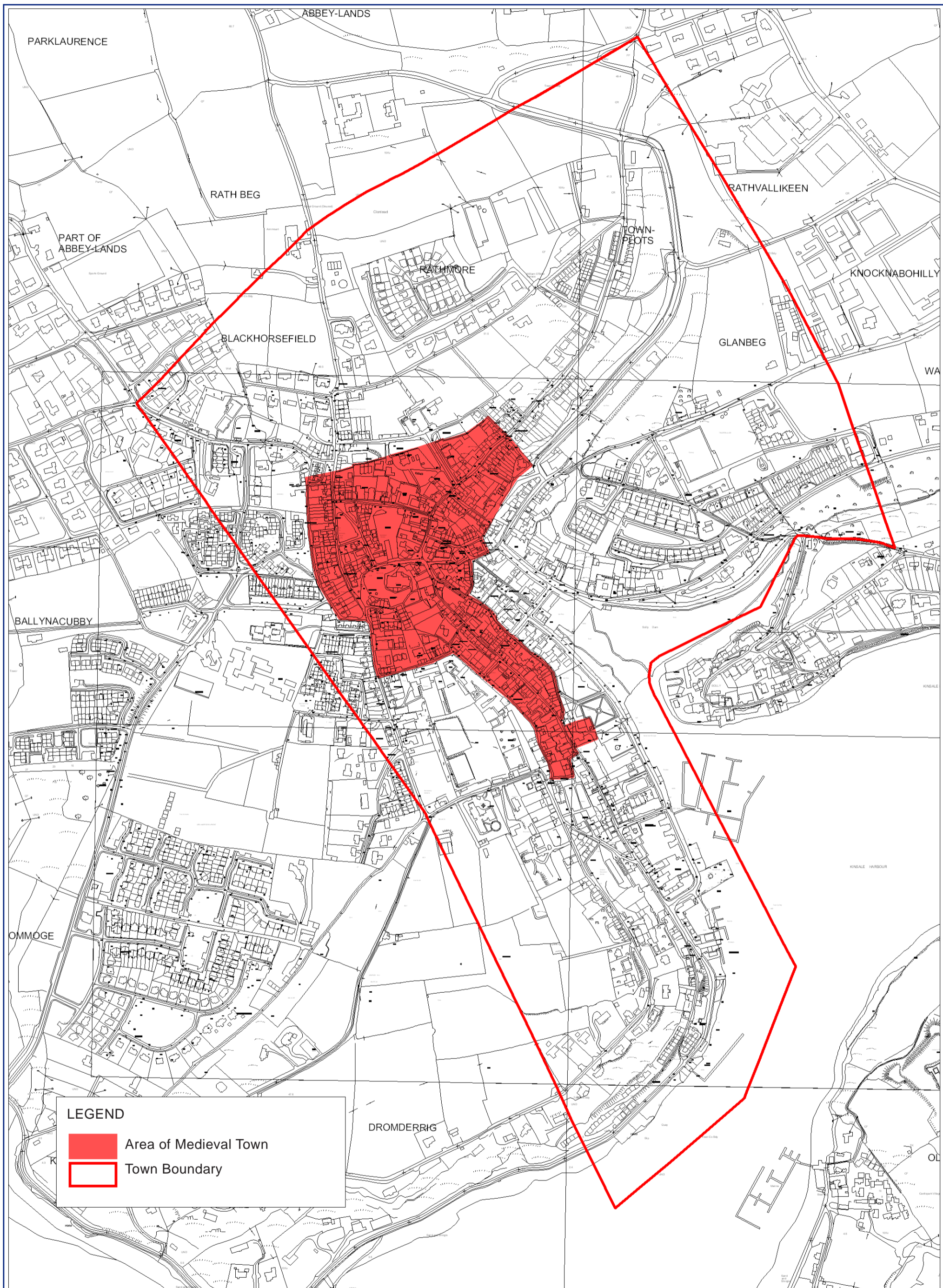
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Drawing Title Kinsale Town Form 1601 – Siege of Kinsale	Client Kinsale Town Council	8 Windsor Place Dublin 2 Ireland	Scale: Unknown	Drg No. 2A
	Job Title Kinsale Development Plan 2009 - 2015	T 01 669 0820 F 01 669 0827 www.cbuchanan.co.uk	Designed by: GB Drawn by: EOS Ckd/Appd: AC 1st Issued: 19/06/09 Job No: 143871	



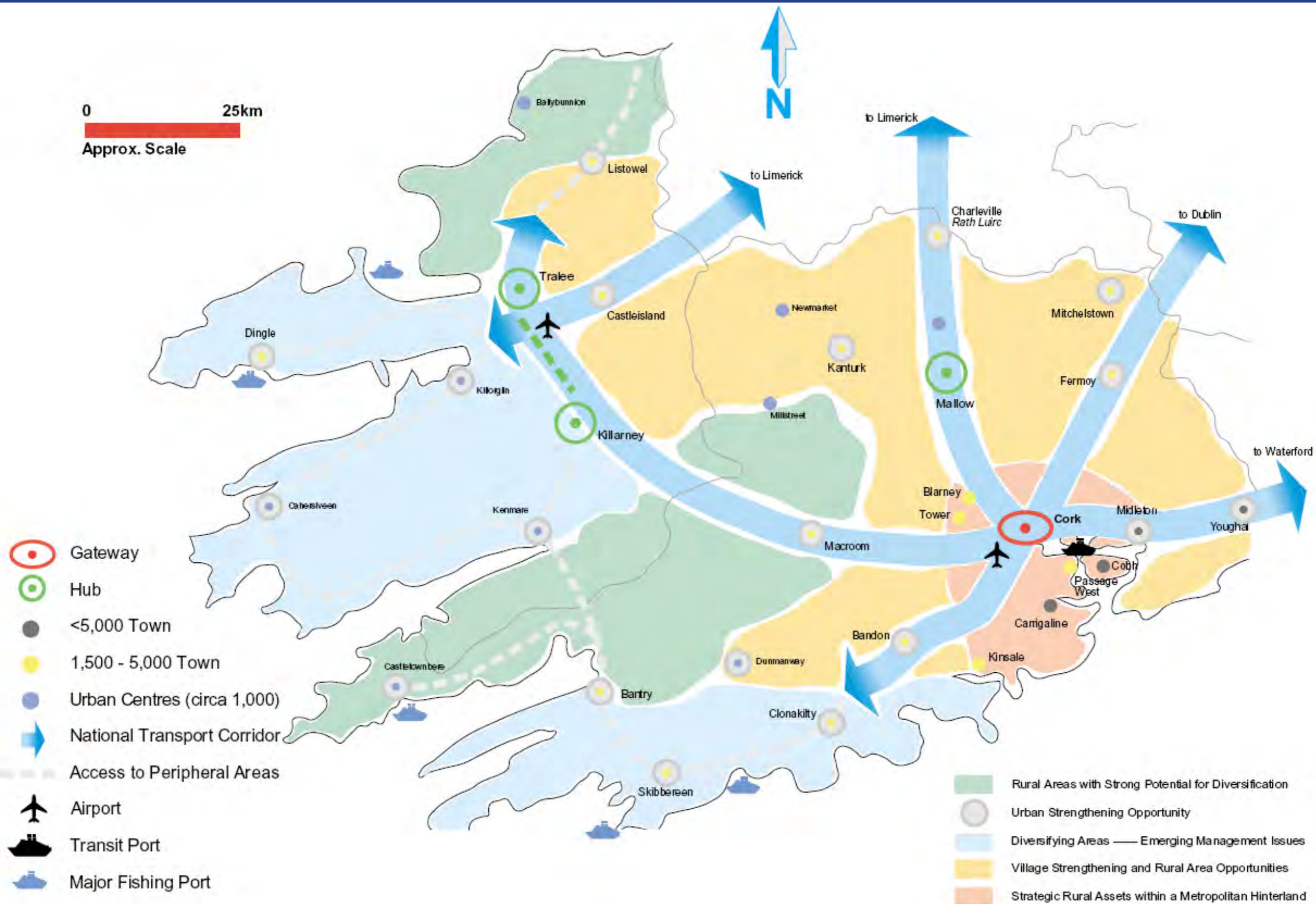
<p>Drawing Title</p> <p>First OSI Map of Kinsale from 1842</p>	<p>Client</p> <p>Kinsale Town Council</p> <p>Job Title</p> <p>Kinsale Development Plan 2009 - 2015</p>	<p>8 Windsor Place Dublin 2 Ireland</p> <p>T 01 669 0820 F 01 669 0827 www.cbuchanan.co.uk</p>	<p>Scale: unknown</p> <p>Designed by: GB</p> <p>Drawn by: EOS</p> <p>Ckd/Appd: AC</p> <p>1st Issued: 19/06/09</p> <p>Job No: 143871</p>	<p>Org No.</p> <p>2B</p>
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LEGEND

- Area of Medieval Town
- Town Boundary

Drawing Title Kinsale Medieval Town	Client Kinsale Town Council	8 Windsor Place Dublin 2 Ireland T 01 669 0820 F 01 669 0827 www.cbuchanan.co.uk		Scale: 1:6000	Drg No. 2C
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				Drawn by: EOS	
				Ckd/Appd: AC	
				1st Issued: 19/06/09	
				Job No: 143871	



Drawing Title

National Spatial Strategy – South West Region

Client

Kinsale Town Council

Job Title

Kinsale Development Plan
2009 - 2015

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Job No: 143871

Drg No:

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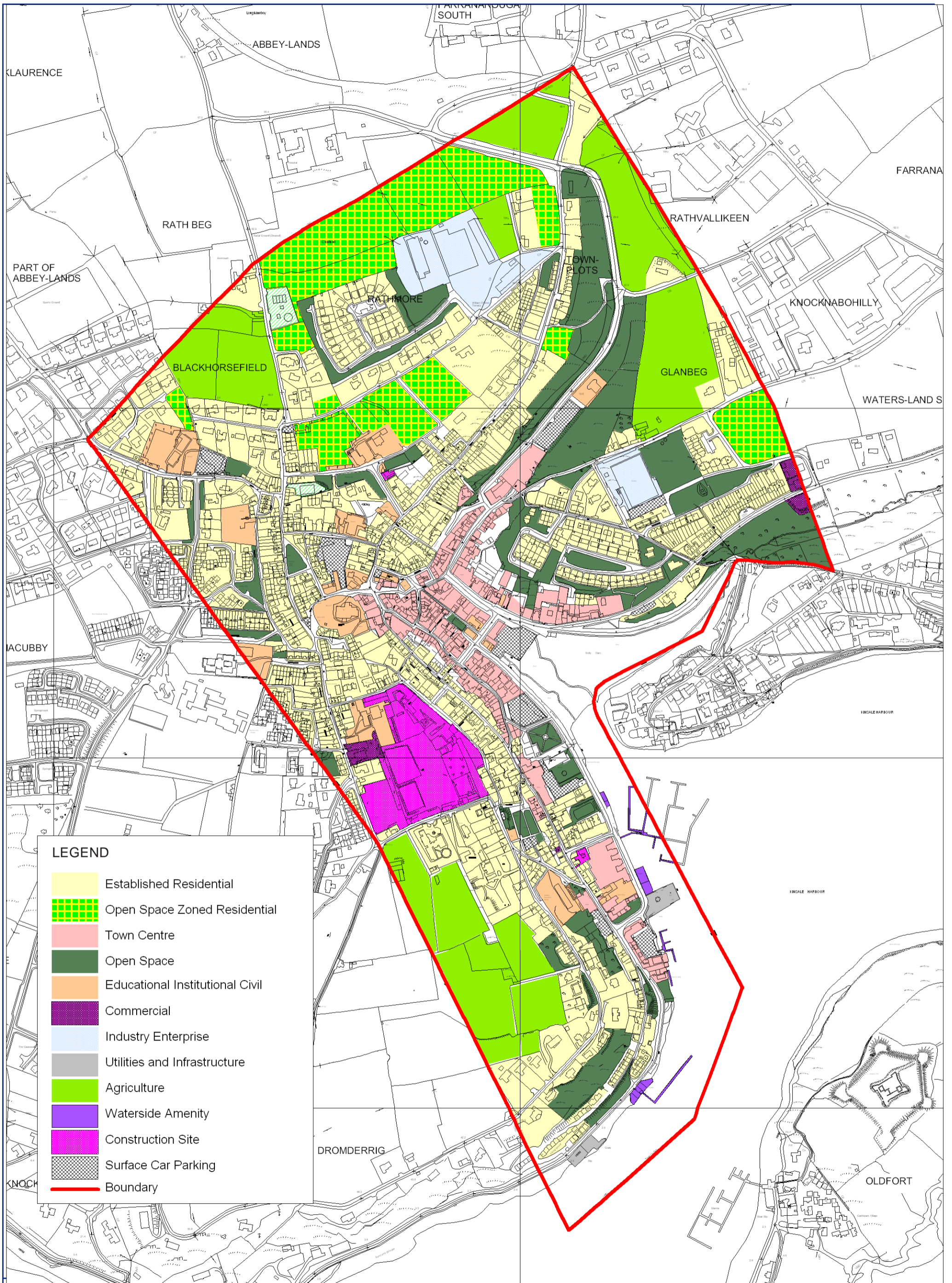


Legend:

-  Railway
-  Potential Railway
-  Future Railway Station
-  Existing Railway Station
-  Proposed/Potential Bypass
-  Major Roads
-  Minor Roads
-  Park + Ride
-  Future Employment Centre
-  Existing Employment Centre
-  Rural Conservation Zone
-  Coastal Protection Zone
-  Protected or Remote Areas
-  Existing Settlement
-  Possible Expansion Areas
-  Town Centre

This plan is NOT intended to be site specific and indicates possible broad locations for future development.

Drawing Title CASP: Kinsale Growth Strategy (Source: CASP)	Client Kinsale Town Council	8 Windsor Place Dublin 2 Ireland T 01 669 0820 F 01 669 0827 www.cbuchanan.co.uk		Scale: Unknown	Drg No: 3B
	Job Title Kinsale Development Plan 2009 - 2015			Designed by: GB	
			Drawn by: EOS		
			Ckd/Appd: AC		
				1st Issued: 19/06/09	
				Job No: 143871	



LEGEND

- Established Residential
- Open Space Zoned Residential
- Town Centre
- Open Space
- Educational Institutional Civil
- Commercial
- Industry Enterprise
- Utilities and Infrastructure
- Agriculture
- Waterside Amenity
- Construction Site
- Surface Car Parking
- Boundary

Kinsale Land Use Survey Map May 2008

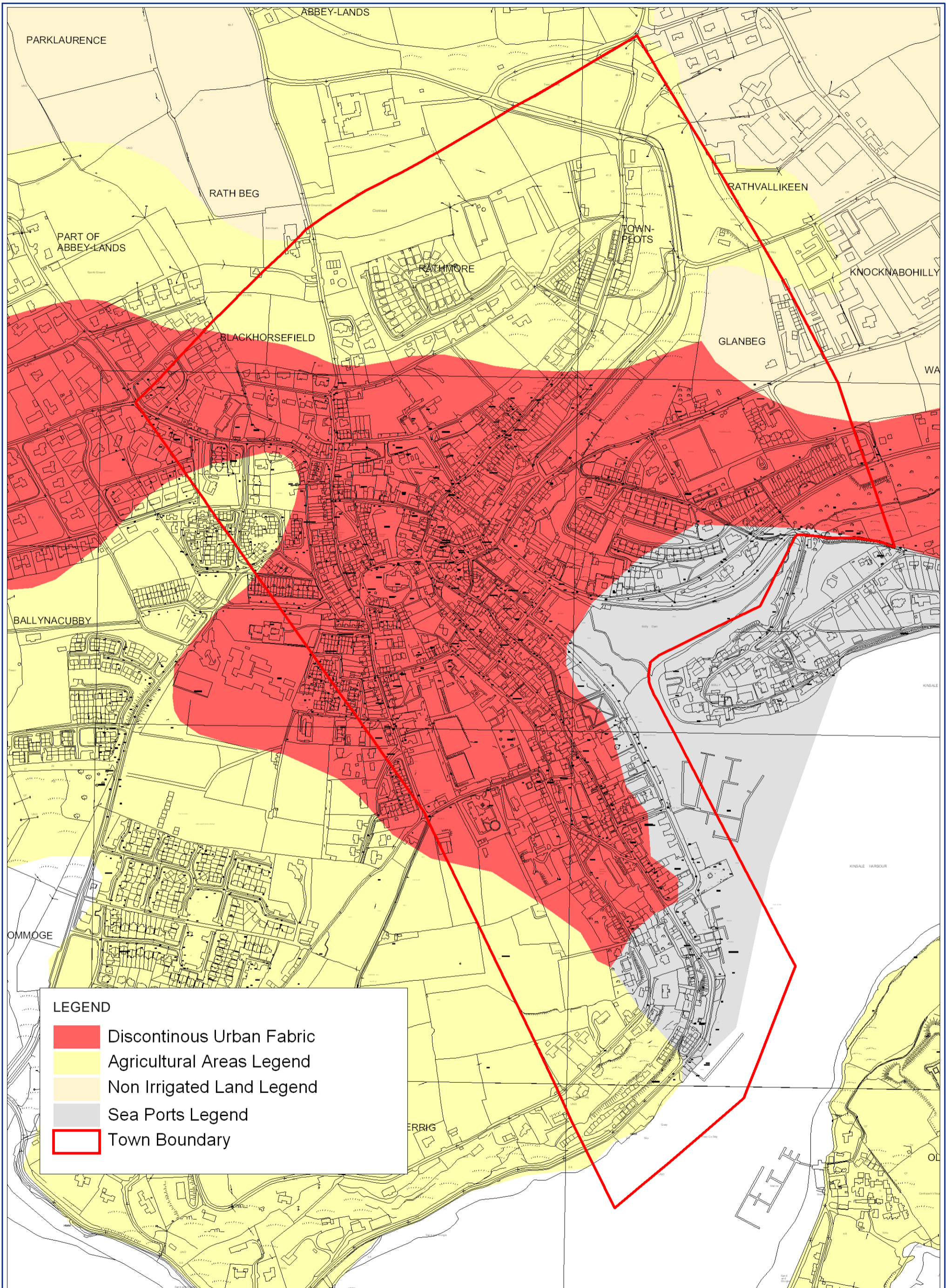
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Drng No. 4A



LEGEND

- Discontinuous Urban Fabric
- Agricultural Areas Legend
- Non Irrigated Land Legend
- Sea Ports Legend
- Town Boundary

Drawing Title
Kinsale Corine Land Cover 2000

Client
Kinsale Town Council

Job Title
**Kinsale Development Plan
2009 - 2015**

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Scale: 1:6000

Designed by: GB

Drawn by: EOS

Ckd/Appd: AC

1st Issued: 19/06/09

Job No: 143871

Drg No.
4B