



Kinsale

DEVELOPMENT PLAN

2009 - 2015



Kinsale Town Council

JUNE 2009

volume
02

Policy & Objectives

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Development Plan Strategy

1 Development Plan Strategy

1.1 General

- 1.1.1 This section sets out the preferred plan strategy for the Plan period which is based on the policy context, issues and needs facing the town as identified in the accompanying **Volume 1** of this Plan and projected population growth. The population projections outlined in **Volume 1** are central to the strategy and together with other relevant considerations form the basis of future zoning objectives in Kinsale.

1.2 Key Issues, Spatial Vision and Plan Objectives

- 1.2.1 The development of a vision and plan objectives for future development should reflect unique characteristics and issues in the town and have been generated to reflect the Plan area's identified Strengths, Weakness, Opportunities and Threats (SWOT) in addition to the policy context set at national, regional and county level.

1.3 SWOT Analysis

Strengths

- The town is the gateway to West Cork and a well established tourist destination.
- Kinsale's historic environment gives the town its unique townscape character.
- The town has a unique and vibrant town centre.
- The town has areas of significant amenity value i.e. the waterfront.
- Its proximity to Cork City, West Cork and Cork Airport.

Weaknesses

- The town is overly reliant upon the seasonal tourism industry and has limited economic diversification.
- The town suffers from severe traffic congestion particularly during the peak holiday season.
- The town has limited convenience retail services.
- New housing developments that are poorly integrated and connected to the existing town.
- Lack of amenity open space to cater for the needs of the town and environs.
- Improvements are needed for some community facilities.

Opportunities

- The regeneration and expansion of the town centre.
- To regenerate under-utilised Brownfield industrial lands.
- To provide high quality residential areas with direct linkages to open space, community and retail facilities.
- Protect and enhance the character and integrity of existing natural and built environments.
- The reuse of the disused railway line and adjoining agricultural lands.
- Support the re use of land and buildings, particularly through backland areas /opportunity site development.
- The provision of additional pedestrian linkages particularly along the waterfront.
- Facilitate sustainable economic development and diversification through support for enterprise and employment related development in the town.

- Enhancement of the tourism industry to accommodate niche tourism e.g. business conferencing.
- To seek a high level of design quality in all new development.
- To provide vital educational, institutional, civic, community and recreational infrastructure to provide for the needs of the existing and future population of the Town and Environs e.g. Primary Care Facility and New Town Park.

Threats

- The lack of physical and social infrastructure could further constrain the development of the town.
- Areas at risk of flooding.
- Decline in traditional industries such as fishing due to EU restrictions.

1.4 The Strategic Vision

By 2015, Kinsale Town will be a compact, sustainable and vibrant town of 3,500 persons supported by a growth in retail services, jobs and community facilities. New Development will be well connected to the existing urban environment and of a high quality, reflecting and respecting the existing character of the surrounding upland landscape in addition to the built and natural environment. A new town park will be created with improved linkages to the town centre and will facilitate local residents and visitors alike. The Town Council are actively endeavouring to extend the administrative town boundary to encompass the Environs.

1.5 Specific Goals of the Plan

1.5.1 This Strategic Vision is based on a number of specific goals which are designed to improve the quality of life for the population of Kinsale which the Council will endeavour to implement during the period of the Plan. These goals are as follows:

- To seek the extension of the administrative boundary of Kinsale Town Council to include the Environs, in order to ensure the co-ordinated and sustainable development of Kinsale Town and Environs.
- To be consistent with the policies and objectives of the statutory Cork County Development Plan 2003 – 2009, Cork Area Strategic Plan 2001 – 2020 and the Bandon Electoral Area Local Area Plan 2005 – 2011.
- To be consistent with policies and objectives of the National Spatial Strategy, Regional Planning Guidelines and Ministerial Guidelines.
- To guide the location and pattern of development whilst ensuring the retention of a compact town.
- To ensure that sufficient and suitably located land is zoned to meet the needs of the existing community and enable population and socio-economic growth in line with County and Regional projections.
- To sustain and enhance the role of Kinsale as a community and commercial service centre catering for the needs of the population within the Town, Environs and wider rural hinterland.
- To ensure the provision of sufficient and adequate land to enable enterprise and employment growth.
- To expand the existing town centre to enable the delivery of vital business, residential and community facilities.
- To adopt a sequential approach to the provision of retail and commercial development, embracing the *Town Centre first* principle.

- To provide a safe road network to meet the needs of motorists, cyclists and pedestrians and significantly improve the traffic management and car parking facilities within the town facilitating community and visitor need.
- To ensure the delivery of physical and social infrastructure in tandem with development.
- To facilitate the provision of improved amenities within the town and to encourage the redevelopment and renewal of neglected or derelict sites.
- To conserve and enhance the environment of the town through the preservation and restoration of buildings and other features of archaeological, historic or cultural.
- To protect residential and amenity lands from encroachment by incompatible types of development.
- To promote, protect, improve, encourage and facilitate the development of sustainable tourism and recreational facilities in Kinsale.
- To conserve and protect the natural heritage of Kinsale.
- To be consistent with environmental policies and objectives of international, national, regional and local importance.

1.6 The Development Strategy

- 1.6.1 The town of Kinsale successfully exploits its' maritime location, varied topography, rich built environment and unique cultural heritage to provide an attractive environment for both residents and visitors alike. The Kinsale Development Plan 2009-2015 seeks to build on these distinguishing characteristics in order to further utilise both its' natural and man made features.
- 1.6.2 Kinsale's coastal location has been the primary influence on the evolution of the town through the centuries. The towns commercial importance through the centuries emerged due to ease of access to the sea, has been reflected in the towns distinctive built environment and cultural heritage. Significantly, due to Kinsale's early development the town centre's layout is best described as compact- facilitating a pedestrian friendly environment.
- 1.6.3 These factors combine to make Kinsale an attractive location to reside, whilst also providing a unique commercial brand which attracts both domestic and international tourists, facilitating the development of a vibrant local tourism industry.
- 1.6.4 The Kinsale Development Plan 2009-2015 seeks to balance its unique character as a vibrant town in West Cork and develop a healthy and balanced community in the future, where the principles of sustainable development will guide future growth and conservation within Kinsale's scenic natural and built environment.
- 1.6.5 The Plan will seek to accommodate the projected growth of Kinsale (in accordance with the planning hierarchy) in a sustainable manner that reacts positively to the distinctive context that the town represents. The plan acknowledges the importance of commercial development accompanying residential development in order to ensure sustainable work practices. A new emphasis will be placed on formal recreational amenity in order to ensure that the growth of the town offers tangible benefits to the local community.
- 1.6.6 The plan acknowledges existing proposals in the town that have already been granted permission for development and attempts to incorporate such developments in the development strategy for the town in a logical manner. Three significant developments have been identified;

The Convent Site

- The approval of a largely residential proposal should accommodate a significant proportion of Kinsale's population expansion and this has been acknowledged within the Plan.

The Former Goods Mill (Long Quay, Pier Road & Emmet Place) Site

- The Howard Holdings proposal for a mixed use development including a five star hotel, on a strategically important central site will further reinforce town centre uses in a compact manner.

The Kinsale Quarter Development

- Representing a significant expansion of town centre uses, this development has played a central role in strategy development.

1.6.7 In general terms the Plan will seek to protect and underpin town centre uses, ensuring a strong and compact centre that fosters a sense of vitality. The way the town addresses the waterfront will be altered with significant proposals to redefine the manner in which access to this important recreational facility is managed. Additionally proposals to control water levels and stop the flow of sewage into the Scilly Dam will be pursued, to enable the area to be better used for recreational and amenity purposes.

1.6.8 A new emphasis will be placed on the northern quarter of the town, providing development opportunities that will be linked by a new linear town park. The approved Kinsale Quarter application will provide the first phase of development in this area, increasing footfall and expanding the boundary of town centre uses in a logical and sustainable manner.

1.6.9 The establishment of a linear town park which will bound the New Road will seek to provide both formal and informal recreation facilities for the towns' residents. The park which will enclose both sides of the New Road, will act as a new eye catching green access to the town centre from the proposed Inner Relief Road, as well as providing practical pedestrian links to existing and proposed residential developments in the northern portion of the town. The park will exploit the existing varied topography and vegetation to provide a visually diverse and attractive landscape for recreation.

1.6.10 At the northern end of the park, a portion of land has been identified as a possible location for the development of a Primary Care Facility / Medical Centre. This facility will amalgamate medical services in the area at one location and will continue the coherent provision of community based uses in this quarter of the town seeking to exploit the strong pedestrian and vehicular access in close proximity to the town centre. The facility will not provide for retail development.

1.7 Land Use Zonings

1.7.1 The purpose of land use zonings is to indicate to the general public the types of development that the Council considers appropriate in its administrative area. In the control of development, zoning seeks to delimit competing and incompatible uses in order to promote greater environmental quality.

Reassessment Of Existing Zoning

1.7.2 The reassessment of existing zoning was completed following a survey of existing land uses and development capacity and consideration of the following factors outlined in the Development Plan Guidelines:

- Need (derived from projected growth of the town)
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

Existing Zoning

- 1.7.3 Existing zoning for the town was set out under the Kinsale Development Plan 2003 - 2009. The town boundary as defined in the Development Plan 2009 – 2015 includes over 101 hectares of land zoned for a range of uses as specified in **Table 1.1**.

Summary of Proposed Zonings

- 1.7.4 Eleven zonings are set out in the Draft Plan Policies and graphically illustrated in **Volume II Mapping: Map 1 (A – E)**. These graphically illustrate and explain the zoning changes.
- 1.7.5 The current and amended zonings are summarised in **Table 1.1**. The land use zones used and the various objectives for these areas are detailed in the Tables in this Chapter.

Table 1.1: Current & Proposed Zonings (Hectares)

Zoning Categories	Development Plan 2003	Draft Development Plan 2009
New Residential	12.3	1.1
Established Residential	43.6	56.4
Town Centre Expansion	N/A	1.0
Established Town Centre	9.1	8.9
New Open Space, Sports, Recreation and Amenity	N/A	6.3
Established Open Space, Sports, Recreation and Amenity	8.7	8.5
Enterprise and Employment	N/A	4.5
New Educational, Institutional and Civic	N/A	1.8
Established Educational, Institutional and Civic	4.9	4.0
Agricultural	13.5	8.4
Infrastructure and Utilities	N/A	.84
Primarily Infrastructure and Utilities	N/A	N/A
Commercial	0.7	N/A
Primarily Commercial	N/A	N/A
Industry / Enterprise	8.8	N/A
Primarily Industry / Enterprise	N/A	N/A
Total	101.6	101.7

1.8 Specific Land Use Zonings

1.8.1 **Tables 1.2 to 1.12** provide guidance on the acceptability or otherwise of development proposals. However, they relate only to land use. Factors such as density, height, massing, traffic generation, public health, landscape character and features, design criteria, visual amenity and potential nuisance by way of noise, odour, and pollution are important in establishing whether or not a development proposal conforms to the proper planning and development of an area. Therefore, specific Development Management Guidance is provided in **Section 7** of the Plan.

Table 1.2: Zoning Objective A – New Residential

Zoning Objective A: New Residential
Objective: To provide for new residential development with associated community facilities and services.
<p>The lands zoned for new residential development are located within one distinct area of the town, where it is envisaged that a new sustainable community will be created in a parkland setting overlooking the proposed new linear town park. The area is intended primarily for residential development but may also include a range of other ancillary uses i.e. crèches and community buildings.</p> <p>A Masterplan will be required for the site illustrating the layout of residential development, services, usable open space, roads, pedestrian linkages and landscaping.</p> <p>A sufficient amount of land has been zoned in the Plan to accommodate the projected household and population growth in Kinsale over the Plan period and to accord with population projections outlined in CASP.</p>

Table 1.3: Zoning Objective B: Established Residential

Zoning Objective B: Established Residential
Objective: To protect, preserve, enhance and develop existing residential areas, to support appropriate infill residential development, to provide new and improved ancillary community, social and recreational facilities.
<p>This zoning relates to existing residential lands that have been granted permission or are fully or partially built on. The purpose of this zone is to protect and preserve existing residential uses whilst enabling infill residential development at a density that is consistent with the character of the area and meets the needs of the population.</p> <p>Infill development is considered acceptable in principle, providing that careful consideration is given to design, privacy, overlooking, daylight/ sunlight and aspect.</p>

Table 1.4: Zoning Objective C: Town Centre Expansion

Zoning Objective C: Town Centre Expansion
<p>Objective: To extend the existing town centre to provide vital retail, commercial, residential, community and ancillary services in keeping with the physical and social character of the existing town centre.</p>
<p>This objective seeks to expand the town centre to incorporate a range of new town centre uses to improve the offer of Kinsale town centre. Town Centre Expansion uses permitted in principle include: shops, offices, residential units, hotel accommodation, public open space, community and ancillary services.</p> <p>The lands zoned for Town Centre Expansion are located in 2 distinct areas, where it is envisaged that the town centre will expand in a sustainable manner that reflects the physical and social character of the town centre.</p> <p>A Masterplan will be required for each site illustrating the proposed layout of the development, road, pedestrian and cycle linkages to the existing town centre, services and landscaping. The demonstrable need for the development will need be provided by the applicant in the form of a Retail Impact Assessment. In addition, the applicant will need to demonstrate the impact of the proposal on the transportation network and how the applicant will ensure sustainable travel to and from the development. Therefore a Transport Impact Assessment and Mobility Management Plan will be required. The expansion of the town centre must not detract from the existing town centre.</p> <p>Certain uses are not considered appropriate on lands zoned for town centre expansion because of their particular requirements and are therefore best located outside the town centre, such as warehousing, general industry and agricultural machinery outlets.</p>

Table 1.5: Zoning Objective D: Established Town Centre

Zoning Objective D: Established Town Centre
<p>Objective: To protect, preserve, enhance and develop the special physical and social character of the existing town centre, to support appropriate infill development, use of upper floors for residential and other uses and to provide for new and improved ancillary services.</p>
<p>This objective seeks to protect and preserve the special character of the existing town centre, whilst supporting its enhancement and continued development. The Town Centre includes many land uses. These range from shops, offices, residential units, hotels, restaurants, public open space and light industry. The objective governing the area delineated as Town Centre means that this land use mix will continue. Certain uses, because of their particular requirements, are best located outside the town centre such as warehousing, general industry and agricultural machinery outlets. The distinctive urban design character will be protected and enhanced in the context of the implementation of this plan.</p>

Table 1.6: Zoning Objective E: New Open Space & Recreational Amenities

Zoning Objective E: New Open Space & Recreational Amenities
<p>Objective: To provide new active and passive recreational public and private open space and recreational amenities.</p>
<p>The areas zoned for New Open Space & Recreational Amenities are dispersed throughout the town on public, private and institutional land. As new residential areas develop, additional formal and informal open spaces will be developed for residents to enjoy.</p> <p>Appropriate land uses include passive and active open space, allotments, sports clubs, recreational buildings, stands, pavilions, public and community service installations i.e. public car parking or graveyards.</p> <p>The majority of the new open space and recreational amenities are proposed in the vicinity of New Road and Glanbeg to enable the development of a new Town Park. A detailed Masterplan will be required to ensure the proposed Town Park provides an appropriate layout. The Masterplan will need to develop designs for the town park extending from Camp Hill Road to flow down the existing slope towards Glanbeg and New Road, thereby creating direct links to the new and existing town centre. The Masterplan will also need to provide a Mobility, Tree Planting and Public Realm Strategy.</p> <p>In addition, a number of smaller parcels of land have been zoned for New Open Space and Recreational use to provide small localised parks to serve existing and future residents. Masterplans prepared for the adjoining residential areas will need to incorporate neighbouring lands zoned for new open space and recreational amenities to ensure connectivity and delivery.</p>

Table 1.7: Zoning Objective F: Established Open Space & Recreational Amenities

Zoning Objective F: Established Open Space & Recreational Amenities
<p>Objective: To preserve, protect and improve active and passive open space and recreational amenities on public and private lands.</p>
<p>This zone relates to both public and private open space and recreational amenities dispersed throughout the town. The Council will not normally permit development that would result in a loss of established open space or recreational amenities within the town except where specifically provided for in this Plan. Acceptable land uses include active and passive open space, allotments, sports clubs, recreational buildings, stands, pavilions, and public/community service installations.</p>

Table 1.8: Zoning Objective G: Enterprise & Employment

Zoning Objective G: Enterprise & Employment
Objective: To provide for the improvement of bulky goods retailing, enterprise and employment needs of the town.
<p>The change of zoning from industrial to enterprise and employment reflects the changing nature of employment in manufacturing/industry/light industry. This zoning allows for a more varied and flexible number of land uses. Land uses considered acceptable include: retail warehousing, manufacturing, general industry, light industrial development, offices, workshops, agricultural and car sales facilities and other employment uses.</p> <p>The council will ensure that the likely demand for car parking and delivery vehicles is fully met within sites and will apply the highest standards in terms of building design, finishes and landscaping and will ensure that the needs of pedestrians and cyclists are considered as well as providing for public transport links.</p>

Table 1.9: Zoning Objective H: New Educational, Institutional & Civic

Zoning Objective H: New Educational, Institutional & Civic
Objective: To provide for new local educational, ecclesiastical, community and civic facilities.
<p>This zoning relates to religious, educational, community and civic uses. The purpose of this zoning is to provide new and improved community facilities. The Council will support, in principle, the development of a Primary Care Facility on New Road, providing that the development does not include any retail development and gives careful consideration to design, traffic and mobility management. Therefore a full Traffic Impact Assessment and Mobility Management Plan will be required to accompany any future planning application.</p>

Table 1.10: Zoning Objective I: Established Educational, Institutional & Civic

Zoning Objective I: Established Educational, Institutional & Civic
Objective: To preserve, protect and improve local educational, community, ecclesiastical and civic facilities.
<p>This zoning incorporates substantial areas of land close to the town centre. These lands are in some cases under-utilised at present and the council will work with the respective landowning institutions to seek to make the best possible use of the lands for the benefit of the town.</p> <p>It is also an objective to examine the potential redevelopment of key sites within the community, particularly institutional lands, close to the existing town centre.</p>

Table 1.11: Zoning Objective J: Agriculture

Zoning Objective J: Agriculture
Objective: To provide for the maintenance and enhancement of existing agricultural uses and rural amenities.
<p>The primary objective of this zoning is to provide for continued agricultural use, whilst protecting the lands' longer term development potential. The zoning seeks to retain existing agricultural uses during the Plan period.</p> <p>Ancillary uses that are not directly associated with agriculture are open for consideration. This includes limited housing for local need as set out in the Rural Housing Policy of the Cork County Development Plan, tourism related projects such as tourist caravan park or campsites and amenity uses such as playing fields or parks. The Council will seek to avoid ribbon development and traffic safety hazards.</p> <p>Non agricultural or other resource based development will not normally be permitted where suitable alternative sites are available on land zoned for development within the area.</p>

Table 1.12: Zoning Objective K: Infrastructure & Utilities

Zoning Objective K: Infrastructure & Utilities
Objective: To protect, preserve, enhance and provide infrastructure and utilities to meet the needs of the community.
<p>This zoning seeks to protect, preserve, enhance and provide vital physical and service infrastructure for transport, water and sanitary services, electricity and telecommunications to meet the needs of the existing and future population.</p>

Non-Conforming Uses

- 1.8.2 Throughout the Plan area there are uses which do not conform to the zoning objectives for a given location. Extensions to and improvement of premises accommodating these uses may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area.
- 1.8.3 In some cases, the Planning Authority may encourage relocation of permitted incompatible uses, for example by exchange of sites.

Transitional Areas

- 1.8.4 While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary that developments are designed in a manner which would not be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of such areas.

1.9 Strategic Environmental Assessment of Plan and Key Findings

1.9.1 As part of the preparation of this Plan, RPS Consultants carried out a Strategic Environmental Assessment (SEA). SEA is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of Development Plans and other plans and programmes. The objective of the SEA process is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into plans and programmes with a view to promoting sustainable development.

1.9.2 The SEA process was undertaken in parallel with each stage of the draft Plan making process and involved close consultation and meetings with the SEA Consultation Authorities, members of Colin Buchanan who drafted the Kinsale Town Development Plan 2009 - 2015, the SEA team and a number of specialists who focused on the significant environmental issues of the Plan as identified during the screening and scoping phases and assessment of baseline information for the area.

1.9.3 As part of the SEA Environmental Report, a matrix was developed and used to assess significant environmental effects of the key policies and objectives of the Kinsale Town Development Plan. This process enabled an overview of where potential environmental problems may arise from implementation of the Plan and allowed for additional policies/objectives to be generated and included in the Plan. As a result of this process it was considered that the key environmental issues of the Kinsale Town Development Plan as identified by the Environmental Report were as follows:

Biodiversity: Discharge of raw sewage from Kinsale town into Kinsale Harbour has serious implications for biodiversity in the harbour and is also a significant problem for implementation of the EU Shellfish Waters Directive.

Potential impacts on the aquatic environment in the form of industrial and agricultural run-off, other municipal sources of pollution, fragmentation of river corridors and soil erosion. These risks apply in particular to Kinsale Harbour and the Bandon River.

Population: Potential for population to grow in excess of the population projections as set out in the Cork County Development Plan and the Cork Area Strategic Plan;

Surface Water & Wastewater: There is currently no wastewater facilities serving the town; Surface Water Pollution – Under the WFD the Bandon River is classified as “at Risk of Not Achieving Good Status”. While the greater Kinsale Harbour and estuary are considered “strongly expected to achieve good status”, both are directly related and may possibly at risk if controls are not enforced.

1.9.4 Where significant effects had been identified and had not been mitigated sufficiently by policies and objectives within the Kinsale Plan 2009 - 2015, additional mitigation measures were recommended in **Chapter 9** of the environmental report and have been incorporated where possible into the Plan. **Table 9.1** of the Environmental Report documents all significant effects as identified in the environmental report and links them

to the proposed mitigation measures as set out in the Plan. Overall it was considered that the proposed draft Plan would not have a negative impact on the environment.

- 1.9.5 A Monitoring programme of the identified significant effects is set out in **Chapter 10** of the Environmental Report, which aims to prevent against deterioration of the environmental quality of the area during the lifetime of the Plan.

Influence of SEA on the Development Strategy of the Plan

- 1.9.6 As part of the SEA process three development strategies for the Plan area were assessed in order to determine the preferred development strategy for the Plan area with the least environmental effects. The three alternatives considered include a 'Do-nothing approach', an alternative to 'Rezone sufficient lands as a natural extension of the town centre'; and an alternative to 'Extend new development zonings on remaining undeveloped Greenfield lands within the town boundary'.
- 1.9.7 Based on the policy context, issues and needs facing the town it was considered that the preferred alternative as set out in the SEA was to rezone sufficient lands as a natural extension of the town centre in accordance with projected growth for the area and through the intensification and consolidation of the existing Town Centre. It was considered that this development strategy would allow for the intensification of the town centre and the consolidation and expansion of existing services to accessible lands. Accordingly this alternative is reflected in the following goal of the Plan: 'To guide the location and pattern of development whilst ensuring the retention of a compact town'. This alternative is also reflected in the development strategy of the Plan, which seeks to protect and underpin town centre uses, ensuring a strong and compact centre that fosters a sense of vitality. It is also reflected in the development strategy of the Plan, which places a new emphasis on the northern quarter of the town, providing development opportunities that will be linked by a new linear town park.



02

Transportation & Infrastructure

2 Transportation & Infrastructure

2.1 Background

2.1.1 Improving the standard of transportation and infrastructure in Kinsale is of primary importance. The provision of good quality transportation and infrastructure is essential to the economic, social and cultural development of the town. Kinsale Town Council will seek to encourage patterns of economic growth, which can be achieved by maximising transport efficiency and delivery of all necessary physical infrastructure with a minimal environmental impact.

2.2 Transportation

2.2.1 The designation of Kinsale as a Ring Town within the *Cork Area Strategic Plan (CASP)* necessitates improved linkages to and from Kinsale, from Cork City and Kinsale's rural hinterland, for all trips and by all modes of transport. It is vital that linkages with Cork and surrounding areas are maximised not only to attract business development into the town but also to provide for tourism, leisure and other trips to and from the Metropolitan area.

2.3 Goal

To develop a safer, more efficient and integrated transport system within Kinsale, with improvements to the road network, other modes of the transport including public transport, cycle ways and to create a pedestrian friendly environment.

2.4 Transportation Strategic Objectives

1. To integrate land use and transportation to ensure that future travel to and within Kinsale is carried out using the most convenient and appropriate modes of transport.
2. To facilitate access for all trips and by all modes of transport to and from Kinsale, from the rural hinterland, Cork City and other centres in South and West Cork.
3. To minimise car access Kinsale Town Council and Cork County Council will work together to deliver the proposed Inner Relief Road to ensure the re-direction of through traffic in Kinsale.
4. To maximise pedestrian and cycle movements between residential areas, the town centre, schools and principal bus stop within the town.

2.5 General Transportation Policy Statement

2.5.1 It is the policy of the Council:

GTP1 - To support and seek to deliver the policies and recommendations that will be outlined in the forthcoming Traffic and Transportation Study for Kinsale town and Environs.

GTP2 - To promote the delivery of a sustainable transportation system within the town by introducing measures to improve connectivity, reduce traffic congestion, reconfigure car parking and provide for sustainable modes of transport such as walking, cycling and public transportation and improve facilities for those with disabilities.

GTP3 - To ensure appropriate use of traffic, parking and pedestrian management measures within the town centre, in order to assist the flow of vehicular traffic, particularly through- traffic, and enhance the pedestrian friendly spaces, crossing points and improved facilities for those with disabilities.

GTP4 - To seek improved road, street and town signage by undertaking, in association with Fáilte Ireland and Cork County Council, a survey of existing signage to assess any proliferation, gaps and deterioration in quality and consequently to develop a signage policy to enhance the general appearance of the town. To support the delivery of effective and appropriate street lighting and road markings.

GTP5 - To carry out traffic management schemes within the town generally and outside the built-up area, if there is an identifiable need.

GTP6 - To have regard to the condition, location and accessibility of heritage assets planning and delivery of transportation services due to the unique character and setting of the town.

GTP7 - It is the objective of the Council to support the provision of pedestrian / cycle access, through the promotion of pedestrian prioritisation and shared surfaces to enhance permeability connectivity and ensure that those with disabilities are mobilised.

2.6 Road Network Policy Statement

Road Construction Policy

2.6.2 It is the policy of the Council:

RCP1 - To continue to co-operate with Cork County Council in acquiring land and delivering the proposed Inner Relief Road. The line of the proposed Inner Relief Road is shown in **Volume 2 Mapping: Map 2A**. This proposal will be subject to a full Environmental Impact Assessment.

RCP2 - To construct a new vehicular access from Long Quay to Pier Road through the proposed mixed use development at Long Quay, Pier Road and Emmet Place. The line of the new vehicular access is shown in **Volume 2 Mapping: Map 2B**.

RCP3 - To preserve free from development the proposed potential vehicular access from Blackhorsefield to the Bandon Road, creating the Bandon / Blackhorsefield / Abbey View cross roads. The route to be preserved is shown in **Volume 2 Mapping: Map 2C**.

Road Improvements / Closure

2.6.3 It is the policy of the Council:

RIP1 - To make improvements to Pier Road, including the removal of car parking, to create a more pedestrian and cycle friendly environment. To explore the introduction of shared surfaces at designated crossing points to encourage vehicles to reduce speed and ensure that pedestrians, cyclists and those with disabilities can move with ease along the picturesque waterfront.

RIP2 - To restrict future access directly on to the proposed new Inner Relief Road and to seek the closure of that part of the road connecting Camp Hill Road to New Road. The line of the proposed road closure is shown in **Volume 2 Mapping: Map 3A**.

RIP3 - To take in charge and undertake improvements to the route connecting Farm Lane to New Road, whilst safeguarding the existing railway arch. This route will ensure safe and convenient access to the proposed new town park lands at Glanbeg. This route will be designed to accommodate limited car traffic, pedestrians and cyclists but not HGVs. The line of the proposed road is shown in **Volume 2 Mapping: Map 3B**.

2.7 Traffic Management Policy Statement

2.7.1 It is the policy of the Council:

TMP1 - Proposals for development likely to generate significant traffic will be required to submit a Transport Impact Assessment (TIA). If the TIA identifies necessary off-site improvements to enable development to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the Council.

TMP2 - Proposals for development likely to generate significant traffic movements or has the potential to become a significant trip generator will be required to prepare a Mobility Management Plan as part of the planning application process.

2.8 Car Parking & Delivery Vehicles Policy Statement

2.8.1 It is the policy of the Council:

CPP1 - To ensure that all proposals for development comply with the Council's parking standards as outlined in Table 7.2.

CPP2 - Where development results in the loss of existing car parking or cycle provision in accordance with Table 7.2, 7.3 & 7.4 that an equal provision is made elsewhere on site, or alternatively by way of a development levy to the Council to enable provision to be made via public car or cycle parking schemes.

CPP3 - To support the establishment of a network of car parks at strategic entry and central points in the town centre.

CPP4 - To encourage the use of underground car parking as part of major development schemes within the town to ensure the best use is made of available land. If these sites are located in close proximity to the town centre, provision of car parking over and above that required for the development will be encouraged by the Council to ensure the provision of a number of accessible town centre pay car parks.

CPP5 - To explore the introduction of a new tiered parking system by location, with car parking within the town centre having the highest tariffs and car parking on the edge of town having lower tariffs.

CPP6 - To ensure that car parking is generally provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority and ensure sufficient disabled car parking spaces are allocated.

CPP7 - To improve parking bay layout as part of general environmental improvements in the town centre.

CPP8 - To require any significant new town centre or enterprise and employment developments in the vicinity of Kinsale to incorporate designated HGV parking areas. Applicants are advised to consult with the Planning Authority at pre-planning stage to determine whether the size of the development proposed requires designated HGV parking areas and turning circles.

CPP9 - To create dedicated delivery bays within the Town Centre to ease the flow of traffic and improve pedestrian and cycle safety.

CPP10 - In conjunction with the Traffic and Transport Study consider introducing bye laws restricting the hours of operation of delivery vehicles and HGVs.

2.9 Public Transport Policy Statement

2.9.1 It is the policy of the Council:

PTP1 - To co-operate with the relevant transport operators and authorities to secure improvements and further developments of the public transport system in Kinsale.

PTP2 - To support the Rural Transport Programme to provide accessibility between Kinsale and its rural hinterland.

PTP3 - To seek suitable locations for taxi and hackneys ranks in Kinsale.

PTP4 - To facilitate the provision of bus set-down, pick-up, turning and waiting areas to alleviate congestion and ensure that they are located such that the safety of passengers is maximised and the safety of road users is not endangered through the creation of traffic hazards.

PTP5 - Proposals for large-scale development will be required, where appropriate, to incorporate public transport infrastructure to ensure the future delivery of sustainable public transport services to these areas.

2.10 Walking and Cycling Policy Statement

2.10.1 It is the policy of the Council to:

WCP1 - To ensure that all development and in particular education facilities, retail and residential development, provides for walking and cycling in Kinsale by:

- Providing safe and direct new routes where this would improve permeability;
- Improving the quality of existing routes in terms of overlooking, improved pavements and crossings, lighting, signage, appropriate traffic calming and speed reduction measures; and
- Where appropriate, providing covered cycle parking stands.

WCP2 - To ensure that new development provides a sufficient set back to deliver safe pedestrian and cycle access through the provision of footpaths or shared surfaces.

WCP3 - To seek the provision of a board walk along the waterfront to encourage pedestrian movement.

WCP4 - To encourage the provision of secure bicycle parking facilities in the town centre, at public facilities such as schools, bus stops and in all new developments in accordance with the provisions set out in development control standards.

WCP5 - To support the provision of cycling training in schools (e.g. in collaboration with Green Schools Programme)

WCP6 - To ensure that roads and footpaths are designed and constructed to cater for the needs of the physically disabled.

WCP7 - To provide footpath continuity at appropriate locations to the town boundary.

WCP8 - To potentially introduce the pedestrianisation of certain streets, whilst maintaining cycle access.

WCP9 - To support any future initiatives forthcoming that promote shared vehicle use via car clubs, car sharing, car pooling etc.

2.11 Infrastructure

2.11.1 The provision of an adequate water supply and sewerage facilities is an integral part of the proper planning and sustainable development of any area. There have been significant changes in the operating environment in recent years. The principal drivers of change include new EU and national legislation, the Government's framework for water pricing, project management and service procurement approaches, together with regional strategic planning and integration of services. Plans are currently underway to upgrade Kinsale's water supply and the existing foul sewer network. This will be carried out during the lifetime of the Plan so that development is not impeded.

2.12 Goal

To provide, in cooperation with Cork County Council, water in sufficient quantity and quality for domestic, commercial, industrial, agricultural and other uses and to provide a reliable system for the safe and adequate disposal of wastewater and solid waste in a manner which is sustainable. To promote and encourage energy efficiency and development of renewable technologies.

2.13 Infrastructure Strategic Objectives

1. To improve the provision of wastewater services in those areas of the town where deficiencies exist at present.
2. To provide the necessary drainage facilities to serve the needs of all development within the town, and to prevent pollution.
3. To separate the disposal of foul and surface water effluents through the provision of separate sewerage networks.
4. To promote the changeover from septic tanks to mains connections in all cases where this is feasible.

5. To preserve free from development the way leaves of all public sewer and water mains.
6. To provide sufficient water to service all the lands zoned for development in this Plan, and to provide for future needs in the longer term.

2.14 Water Supply Policy Statement

2.14.1 It is the policy of the Council to:

WS1 - Kinsale Town Council in cooperation with Cork County Council will maintain and upgrade the Kinsale Water Supply to provide an adequate water supply to service existing development and proposed lands for development in the town.

WS2 - To seek the provision of additional water storage to cater for future demand for water in Kinsale.

WS3 - To rationalise the Kinsale water supply network and the implementation of district metering areas (DMA's) as part of the Water Conservation and Demand Management Study.

WS4 - To reduce water wastage in the water supply network and to promote measures to encourage the more efficient use and conservation of existing water supplies.

WS5 - To implement the 'Polluter Pays Principle' for non-domestic usage.

WS6 - To support the recommendations outlined in the Cork Strategic Water Study.

2.15 Drinking Water Quality Policy Statement

2.15.1 It is the policy of the Council to:

DWQ1 - Kinsale Town Council and Cork County Council will work together to comply with the European Union Drinking Water Directive 98/83/EC to ensure the provision of quality drinking water.

DWQ2 - Kinsale Town Council and Cork County Council will continue to monitor water quality and if necessary install chlorine monitors to allow detection of faulty chlorinators in advance of contamination of the water supply.

DWQ3 - Any proposals for development must take into account existing water resources and their amenity, heritage and environmental importance. Any development, which is likely to have a direct or indirect impact on any local watercourses or water bodies, will not be permitted.

DWQ4 - In areas around potable groundwater sources or over vulnerable areas of aquifers, development proposals will not be permitted where the Council, in consultation with the appropriate authorities, considers that there would be a significant risk to the quality of the underlying groundwater.

DWQ5 - Kinsale Town Council will promote compliance with the Water Framework Directive and the implementation of the recommendations outlined in the South Western River Basin District (SWRBD) Plan which is due to be adopted in 2009.

2.16 Wastewater Policy Statements

2.16.1 It is the policy of the Council:

WP1 - To cooperate with Cork County Council to deliver a new modern municipal wastewater treatment facility at Commoge.

WP2 - To upgrade and extend the sewer network in the town to all the lands zoned for development in this Plan.

WP3 - To provide the necessary drainage facilities to serve the needs of all development within the town and to prevent pollution.

WP4 - To ensure the separation of foul and surface water effluents through the provision of separate sewerage networks.

WP5 - To prevent/ eliminate foul discharges to surface waters and water discharges to the foul sewerage system.

WP6 - To ensure that the siting of all Waste Water Systems have regard to Groundwater protection.

WP7 - To reduce the impact of Fats, Oils and Grease (FOGS) discharges from trade & domestic premises thus enhancing the efficiency of the new treatment plant.

WP8 - To ensure that discharges from any proposed development do not adversely impact on designated shellfish waters or fish stocks in the area.

WP9 - To ensure that all development (including marina / jetty development) incorporates adequate facilities for the treatment of waste water.

WP10 - To monitor the performance of wastewater treatment plants and the sewerage network to capture leakages to groundwater and surface water.

WP11 - To promote the adoption of Sustainable Urban Drainage Systems where the technique is aimed at minimising the adverse environmental effects of development on natural watercourses.

2.17 Flooding Policy Statements

2.17.1 It is the policy of the Council:

FP1 - To take cognisance of the recently published Planning System and Flood Risk Guidance published by the Department of Environment, Heritage and Local Government and OPW.

FP2 - To assist Cork County Council in the delivery of the Kinsale Main Drainage Scheme and Wastewater Treatment Plant to reduce flooding events.

FP3 - To ensure that all proposed development in areas at risk of flooding submit a Flood Impact Assessment at planning application stage to identify the potential impact on the floodplain, how it would be offset and proposals for the storage or attenuation of runoff/ discharges in order to minimise the impact on the flood regime and allow for tidal effects in their design.

FP4 - To ensure that development proposed in areas at risk from flooding, principally at waterfront locations, provide a setback of at least 5 metres.

FP5 - To prevent storage of substances (e.g. chemicals or fertilizers) likely to cause pollution in the event of flooding in at risk locations.

FP6 - In areas around potable groundwater sources or over vulnerable areas of aquifers, development proposals will not be permitted where the Council, in consultation with the appropriate authorities, considers that there would be a risk to the quality of the underlying groundwater.

FP7 - Development proposals in areas, which are at risk from flooding or perform a flood control function, will not be permitted unless it can be demonstrated that such development:

- Has adopted all reasonable measures to improve the management of flood waters on and adjacent to the site and to assist the protection of properties within the vicinity of the site; and
- Incorporates building design measures and materials to assist evacuation and minimize damage from inundation.

FP8 - Applicants may be required to submit hydrological survey and assessment information in support of their proposals where they are within a known flood risk area and may be required to make a contribution to flood defences.

2.18 Waste Collection & Disposal Policy Statements

2.18.1 It is the policy of the Council:

WCD1 - To promote the implementation of the Cork County Waste Management Plan and any future Waste Management Plans.

WCD2 - To reduce waste consigned to landfill by encouraging waste prevention, minimisation, reuse, recycling and recovery.

WCD3 - To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials.

WCD4 - To promote the 'polluter pays' principle in the Kinsale Town Council functional area.

WCD5 - To enhance and develop the civic amenity site in the town to enable recycling facilities.

General Infrastructure Specific Zoning Objectives

(See Zoning Map 1A, Appendix Volume 2)

INF1 - Infrastructure and Utilities incorporating Port related activity. Kinsale Town Council will promote the continuation of the existing port uses whilst exploring the possibility of marine recreational use of existing facilities, if such demand emerges, in consultation with the Harbour Authorities.

INF2 - Infrastructure and Utilities incorporating marina and jetty. Kinsale Town Council will support the continuation of marine leisure activities at such locations.

2.19 Energy Efficiency and Sustainability Policy Statements

2.19.1 It is the policy of the Council:

EF1 - To encourage applicants for planning permission to take into consideration passive solar design principles when developing or renovating an individual building or buildings.

EF2 - To support national and international initiatives for limiting emissions and greenhouse gases through energy efficiency and encourage the installation of renewable energy sources when developing or renovating buildings.

EF3 - To encourage energy production from indigenous sources e.g. biomass district heating for Kinsale and food production in Kinsale and its environs for Kinsale.

EF4 - To promote greywater collection and re-use.

EF5 - To encourage the use of lower embodied energy materials in construction i.e. materials with less impact on the environment.

2.20 Electricity, Gas & Telecommunications

Electricity, Gas & Telecommunications Policy Statements

2.20.2 It is the policy of the Council:

ET1 - To support infrastructural renewal and development of electricity networks in the Kinsale area, subject to amenity requirements, in order to cater for additional demand.

ET2 - To seek the provision of services, including electricity, telephone and TV cabling underground and encourage existing overhead cables and associated equipment to be located underground with future capacity considered.

ET3 - To avoid the erection of telecommunications antennae and support structures within the historic centre of Kinsale.

ET4 - To promote and aid access to broadband telecommunications.

ET5 - To take all measures necessary to encourage the connection of the town to the National Gas Grid.



03

Economic & Employment Strategy

3 Economic & Employment Strategy

3.1 Introduction

3.1.1 This chapter incorporates the economic and employment strategy for Kinsale from 2009 – 2015. The strategy is based on the following core principles:

- To facilitate the growth of Kinsale's economy through planning policy and land designation that meets the existing and future economic and employment needs of Kinsale;
- To promote sustainable economic development that takes advantage of Kinsale's role as a Ring Town and local employment centre;
- To balance housing growth with the provision of new enterprise and employment opportunities to enable Kinsale to become a self sufficient urban settlement capable of providing 2300 jobs by 2020.
- To enhance the economic vitality and viability of Kinsale as a principal tourist centre and enhance the market and local service centre function of the town.
- To encourage the regeneration and revitalisation of neglected or derelict business and employment sites within the town.

3.2 Background

3.2.1 Sustainable economic development seeks to strike a balance between providing for the economic needs of the existing population without jeopardising the ability of future generations to realise their future economic goals and objectives. Current sustainable development objectives focus on creating self sustaining inclusive communities that are supported by employment, housing, education, transportation and sanitary infrastructure, health services, community services, amenities and leisure services. The quality of life experienced by a community can be measured by the availability and delivery of these services, all of which are inextricably linked to economic development.

3.2.2 The National Spatial Strategy and Regional Planning Guidelines recognise that quality of life is increasingly important to the community. People want to spend less time on congested roads commuting to and from work and more time at home with their families and friends and enjoying leisure activities. It therefore encourages future development in our cities, towns and rural areas to occur in a way that will meet the economic and social needs of the expanding population. Future development should focus on improving the competitiveness and attractiveness of a place in a sustainable way.

3.2.3 Kinsale Town development will give priority to economic policy and encourage a high level of investment in economic infrastructure and human capital to:

- Retain existing businesses and to attract inward investment;
- Enhance the scale and competitiveness of indigenous firms; and
- Influence the location of economic activity

3.3 Strategic Economic & Employment Objectives

3.3.1 It is an objective of Kinsale Town Council:

1. To support future population and employment growth.
2. To support the development of a skilled and flexible labour force.
3. To promote educational facilities and initiatives that promotes and support opportunities in line with future labour market requirements.

4. To develop a quality built environment to attract and sustain enterprise and employment.
5. To integrate the development of the town with employment generators already established in its Environs.

3.4 General Economic & Employment Policy Statement

3.4.1 In terms of Enterprise and Employment development, it is the policy of both Kinsale Town Council and Cork County Council:

GEE1 - To facilitate and encourage sustainable economic and employment development in Kinsale.

GEE2 - To work with Cork County Council, IDA Ireland and Enterprise Ireland to attract Inward and Foreign Direct Investment.

GEE3 - To promote a diverse and sustainable local economy through the designation of sufficient lands for Enterprise and Employment, Town Centre and Town Centre Expansion, whilst ensuring the provision of necessary infrastructure including roads, sanitary services, energy supply and telecommunications, training infrastructure and housing.

GEE4 - To work with Cork County Council to explore the appropriateness of allocating not less than 15% of the total area of land zoned for employment generating uses for each of the following categories of enterprise and employment:

- Sunrise industries,
- Inward and Foreign Direct Investment type industries,
- Enterprise
- General industry.

GEE5 - To permit new or extensions to existing employment generating developments on lands zoned for Enterprise & Employment provided they:

- Are on appropriately zoned land;
- Are appropriate to the respective area in terms of size, height and the type of employment generating development to be provided;
- Would not cause adverse transport effects to the safety and free flow of traffic on the surrounding road network; and
- Would have no significant adverse environmental effects on the character of the surrounding area or on the amenity of adjacent and nearby occupiers.

GEE6 - Proposals for development other than for business, retail warehousing, warehousing, manufacturing, general industrial, light industry, offices, agricultural and car sales outlets and other low density employment on lands zoned for Enterprise & Employment will only be permitted where it can be clearly demonstrated that they do not give rise to adverse environmental impacts.

GEE7 - In land zoned Established Town Centre, new extensions to existing employment generating development will be permitted provided that:

- They would not give rise to adverse environmental or transportation effects or be harmful to residential amenity.
- The development respects the height, density and character of the surrounding development.
- Detailed masterplans are prepared in agreement with the Town Council

GEE8 - To promote the protection and enhancement of the vitality and viability of the town centre of Kinsale as an attractive commercial and retail location.

GEE9 - To develop the town's true potential for consumer retail and commercial service employment and, resources permitting, complete a scoping study addressing this objective.

GEE10 - Proposals for development which involve a change of use or new development for purposes of home-based employment will be permitted where it can be clearly demonstrated that:

- The proposal is of an appropriate scale for its location.
- The proposal will not give rise to adverse environmental and transport effects or be prejudicial to residential amenity.

GEE11 - To develop the town's tourism and leisure employment potential and to complete a scoping study addressing this objective.

GEE12 - To encourage the integration of employment locations with other land uses and the transportation network, and in particular, ensure that employment intensive land uses are located in proximity to existing and planned strategic routes where public transport is viable.

GEE13 - To ensure that there is adequate screening in the form of planting, landscaping and mounding as appropriate where employment sites are developed adjacent to residential areas.

GEE14 - To support the development of entrepreneurial start up businesses and small scale employment generating activities, where it can be demonstrated that the proposed use would have minimal impact on adjoining uses, particularly residential property.

GEE15 - To secure high value employment, particularly in the ICT and pharmaceutical sector to take advantage of existing employment clustering in the vicinity of Kinsale in these sectors.

GEE16 - To facilitate the provision of telecommunications infrastructure to meet the socio-economic needs of the population within the various employment sectors. The further development of Broadband Communication Networks shall be promoted to create dynamic growth opportunities in Kinsale.

3.5 Enterprise & Employment Policy Statement

3.5.1 In terms of enterprise and enterprise development, it is the policy of Kinsale Town Council:

EEP1 - To promote the development of designated Enterprise and Employment areas as the primary location for uses that include manufacturing, repairs, warehousing, distribution, open storage, waste materials treatment and recovery and transport operating centres. The development of inappropriate uses will not normally be encouraged.

EEP2 - To ensure that likely demand for car and HGV parking / deliveries associated with industrial and enterprise development are met fully within the site, to be sensitive to the amenity of adjacent residential areas, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.

Site Specific Zoning Objectives

(See Draft Zoning Map 1A, Appendix Vol. 2)

EE1 - Enterprise and Employment development incorporating retail warehousing, warehousing, manufacturing, general industry, light industry, offices, business parks, agricultural and car repair or sales facilities and other low density employment uses but excluding convenience retail.

EE2 - Enterprise and Employment development of an appropriate scale, setting and intensity aimed at creating sustainable employment opportunities incorporating; retail, warehousing, manufacturing, general industry, light industry, offices, business parks, start-up enterprises and other appropriate employment uses.

3.6 Prevention of Major Accidents

Background

3.6.2 The SEVESO II Directive 96-82/EC is concerned with the prevention of major accidents that involve dangerous substances and the limitation of their consequences for humans and the environment. It applies to establishments where dangerous substances are produced, used, handled or stored.

3.6.3 The "European Communities (Control of Major Accidents Involving Dangerous Substances) Regulations" S.I. No 476 of 2000 implemented this Directive into Irish Law. The Health and Safety Authority (HSA) has been designated as the central competent authority for enforcement of these regulations.

General Requirements

3.6.4 In establishing whether the regulations apply to a particular establishment, the primary criterion is whether dangerous substances are proposed in quantities equal to or in excess of those listed in the first schedule of the regulations. There are two tiers of industries; lower tier and upper tier, depending on the quality of substances used, handled or stored on site. The regulations require different duties of operators for lower tier and upper tier establishments.

3.6.5 Lower tier establishments are required to:

1. Notify the HSA and the Local Planning Authority, of their existence and provide information in relation to:
 - inventories of dangerous substances;
 - types of activity in operation; and

- The surrounding environment of the establishment.
- 2. Take all necessary measures to prevent the occurrence of a major accident and to limit the consequences of any accident for people and the environment.
- 3. Prepare and implement a major accident prevention policy.
- 4. Take action in the event of a major accident.
- 5. Maintain a register of notifiable accidents.

3.6.6 The obligations on upper tier establishments include those for lower tier in addition to:

- Production of a Safety Report.
- Preparation of an internal emergency plan.
- Provision of information to those responsible for off-site emergency plans.
- Provision of information for the safety of the public.

3.6.7 There are no sites within the town boundary which are considered suitable to house any activity which would qualify under the SEVESO Directive, because of residential amenity considerations.

3.7 Goal

To direct any future industries covered by the SEVESO Directive to suitable sites outside the Town Council area in consultation with Cork County Council.

3.8 Objectives

3.8.1 It is the objective of the Council to require that:

The siting of new establishments under the SEVESO Directive will not be permitted within the town boundary.

Prevention Of Major Accidents Policy Statements

3.8.2 It is the policy of the Council:

MA1 - The Council will not permit uses or activities with a SEVESO classification to be accommodated on land within the town boundary

3.9 Retail & Commercial Development

3.10 Goal

To promote and encourage the enhancement and expansion of the retail floorspace and town centre functions of Kinsale, to further develop its competitiveness with nearby towns and its importance as a principal tourism and local service centre.

3.11 Objectives

3.11.1 To achieve the overall goal, the following objectives are set out to provide the framework of what the Plan seeks to achieve. These objectives are as follows:

1. To ensure the continuation and further development of the retail core in Kinsale's town centre.

2. To make an important contribution to sustaining and improving the retail profile and competitiveness of Kinsale.
3. To address leakage of retail expenditure from the town and its catchment by facilitating the strengthening of the range and quality of its retail offer.
4. To establish clear principles and guidance on where various forms of new retail floorspace would be acceptable.
5. To ensure that the retail needs of the Kinsale catchment area are met.
6. To provide the criteria for the assessment of retail development proposals.

3.12 General Retail Policy Statement

3.12.1 It is the policy of the Council:

GR1 - To guide retail development where practical and viable in accordance with the *Sequential Approach*, to enable the vitality and viability of the town centre to be sustained and strengthened.

GR2 - Proposals incorporating significant retail development will be required to be accompanied by a Retail Impact Assessment. Kinsale Town Council will endeavour to advise applicants at pre-planning stage whether a proposal will require such an assessment.

GR3 - To promote and encourage the enhancement and expansion of the quality and quantity of retail development in the existing and expanded town centre.

GR4 - To promote the potential of Kinsale town centre for additional convenience and comparison floorspace at appropriate locations.

GR5 - To recognise the tradition of Kinsale as a Market town and to encourage the continuation of the high quality "Farmer's Market" at Market Quay.

GR6 - To encourage and facilitate the development of strong linkages between retail, tourism and leisure sectors through the development of a continuous boardwalk along the Waterfront.

GR7 - To encourage the development of Kinsale town as a centre for innovation in retailing and thereby strengthen the attraction of its comparison offer.

GR8 - The consideration of pedestrian movement and accessibility will be a primary consideration of large retail development proposals.

3.13 Town Centre

Compact Town Centre

3.13.2 The projected increase in Kinsale's population up to 2015 will place greater pressure on the existing retail services and facilities within Kinsale town centre and create additional demand for a new range of daily services, recreational and community facilities, local employment and living opportunities.

3.13.3 The Plan seeks to regenerate town centre sites, which are currently derelict or not used to their full potential, to develop a compact urban form within Kinsale.

3.13.4 The enhancement of the compactness of the town will ensure access to and provision of services whilst reducing the need to travel, and reduce vacancy, dereliction and under use.

3.14 Goal

To create a compact town centre and to improve its vitality and viability through the provision of a range of services and facilities for residents, workers and visitors, whilst providing greater opportunities for town centre living.

3.15 Objectives

1. To rejuvenate the existing town centre area, facilitating the development of a diverse range of town centre uses.
2. To encourage the town centre expansion at appropriate locations (i.e. New Road). To accommodate a range of town centre services which compliment those provided on the established town centre areas of Pearse Street and Main Street.
3. To develop a broad network of facilities servicing the needs of residents, workers and tourists.
4. To promote the re-use and regeneration of key town centre sites.

3.16 Established Town Centre Policy Statement

3.16.1 It is the policy of the Council:

ETC1 - To prepare an in-house Scoping Study to enable the old town centre to reassess its role and function in the current marketplace and re-position itself so as to cater for its strategic functions via a *Town Centre Development Scoping Study*.

ETC2 - To prepare a detailed retail strategy for the whole town acknowledging the limitations of the old town centre's ability to provide sufficient floorspace for a retail catchment population of up to 6,000, while at the same time acknowledging the need to maintain the economic vibrancy of the old town centre.

Established Town Centre Specific Policy Zoning

(See Draft Zoning Map 1A, Appendix Vol 2)

TC1 - Established Town Centre incorporating mixed use development i.e. retail at ground floor, offices and residential at upper floors. The site is to be developed with the adjoining sites with designated Specific Zoning Objectives TCE1 & 2. An overall Masterplan for the development of the entire site should be provided to Kinsale Town Council. Car parking should be provided underground and parking over and above that required should be provided for public use.

TC2 - Established Town Centre incorporating mixed use development i.e. retail at ground floor, offices and residential at upper floors. It is recommended that Brownfield land at backlands to the rear of Pearse Street is considered for limited infill development to enable the expansion of hotel and residential accommodation in the town centre. Kinsale Town Council will require site Masterplans to be prepared and agreed. Car parking provided should be provided underground and parking over and above that required should be provided for public use.

TC3 - Established Town Centre incorporating mixed use development proposals where they add to the diversity of uses within the Town Centre and include, where appropriate, additional residential accommodation. The development and redevelopment of hotel accommodation is encouraged with car parking provided for underground. Car Parking over and above that required should be made available for public use.

TC4 - Established Town Centre incorporating mixed used development in keeping with the unique character of the area.

TC5 - Established Town Centre incorporating the redevelopment of the car park for the potential extension of the adjoining commercial/town centre uses. It is encouraged that car parking provision is provided underground or undercrofted. Car parking over and above that required is encouraged to enable public usage.

3.17 Town Centre Expansion

3.17.1 At present the town centre runs along the Pearse Street and Main Street area, but does not expand onto New Road or Pier Road. The expansion of the town centre should open up New Road and Pier Road (the waterfront) for greater use. The existing town centre should also facilitate town centre living; e.g. living above the shop.

3.17.2 There are a number of areas quite close to the town centre, which are considered suitable for regeneration and the expansion of the core functions of the town. Several opportunities exist within the town centre such as the Former Goods Mill (Long Quay, Pier Road & Emmet Place) site, Acton's Hotel site, the Seaview site and Acton's Builders' Yard site to rejuvenate and develop town centre functions. The development of these sites will enliven key town centre locations, which are not used to their full potential at present.

Town Centre Expansion Policy Statements

3.17.3 It is the policy of the Council:

TCEP1 - To maintain and enhance the role of Kinsale town centre as a focus for retail, commercial, business leisure, tourism, community and residential uses and ensure its future vitality and viability.

TCEP2 - To encourage development that results in the creation of a more compact town centre, respecting the existing urban structure and historic streetscape.

TCEP3 - To support the replacement of surface car parking with underground or undercroft car parks.

TCEP4 - Improve accessibility to the town centre by promoting schemes which assist all modes of travel.

TCEP5 - Encourage a diverse range of uses within the town centre through a combination of protection of important town centre activities and encouraging changes of use where this is in the interests of the town centre economy.

TCEP6 - Encourage appropriate development proposals for the town centre where a need is established.

TCEP7 - To seek improvements in the environmental quality of Pearse Street.

TCEP8 - Control, by planning conditions, the operation, opening hours, location and size of any future fast food, take away outlets and any other premises resulting in anti-social behaviour. The Council may consider the adoption of byelaws to regulate the hours of operation of fast food, take away outlets.

TCEP9 - Mixed-use development proposals will normally be permitted where they add to the diversity of uses within the Town Centre and include, where appropriate, additional residential accommodation. Mixed – use proposals should also accord with other Plan policies.

TCEP10 - Reduce parking on Market Quay and undertake environmental improvements and expansion of existing public space.

TCEP11 - Support the renewal of Lower O'Connell Street.

TCEP12 - Encourage the redevelopment of the Waterfront, through a comprehensive Masterplan approach.

TCEP13 - Encourage the development of new/improved civic space at Church Square.

TCEP14 - To encourage the redevelopment of lands fronting onto New Road for town centre development (including Acton's Builders yard and surface car park) through a comprehensive Masterplan approach.

Town Centre Expansion Specific Zoning Objectives

(See Draft Zoning Map 1A, Appendix Vol 2)

TCE1 - Town Centre Expansion incorporating mixed used development with retail at ground floor and retail, residential and offices on upper floors. The site is to be developed with the adjoining site with designated Specific Zoning Objectives TC1. An overall Masterplan for the development of the entire site should be provided to Kinsale Town Council. Surface car parking to be replaced with underground or undercroft car parks. Parking over and above that required for the development must be provided for public use.

TCE2 - Town Centre Expansion incorporating mixed use development with the potential for expanded hotel accommodation, residential and office development. In the interest of a coherent development concept it will be preferable that the site is developed in conjunction with the adjoining site with designated Specific Zoning Objective TC5. An overall Masterplan for the development of the entire site should be provided to Kinsale Town Council. Car parking is to be provided via underground or undercroft car parks. Parking over and above that required for the development must be provided for public use.

3.18 Re-Use & Regeneration

3.18.1 Re-use and regeneration of derelict/obsolete land and buildings in a sustainable manner will help achieve the preservation of the character and quality of the town. Whilst this poses challenges to the delivery of modern retail floorspace, both in terms of costs and timescales, it is an objective of the Council that priority in the first instance should be given to the re-use and regeneration of derelict land and buildings for retail and other town centre activities in order that the qualities and attraction of the town centre is

preserved and enhanced. The redevelopment of under-used/vacant or derelict sites must be of an appropriate format and scale.

Re-Use & Regeneration Policy Statements

3.18.2 It is the policy of the Council:

RR1 - To encourage and facilitate the re-use and regeneration of derelict, vacant under-utilised and obsolete sites and buildings for town centre related purposes, where proposals do not conflict with the policies contained within this plan.

RR2 - To promote the re-use of upper floors in the town centre for residential and other appropriate uses that would enhance the vitality of the town centre.

3.19 Public Realm

3.19.1 A number of areas have been identified for improvements to enhance the overall appearance and public realm of the town.

Public Realm Policy Statements

3.19.2 It is the policy of the Council:

PR1 - To improve the public realm of Kinsale by encouraging:

- The removal of overhead cables and wires within the town centre in conjunction with the various utility companies;
- Advertising and signage that is representative of Kinsale's unique character.

PR2 - To encourage the continued maintenance and improvements to the appearance of buildings and to ensure that shop fronts are appropriate in terms of both scale and materials used.

PR3 - To encourage the improvement of the urban design of the area surrounding the Town Hall and to support the development of a civic space at this location.

PR4 - To enhance the quality of the town centre by promoting schemes for the enhancement of the environment.

3.20 Tourism & Leisure

Tourism Development

3.20.2 Tourism is one of the sectors with high potential for growth in our economy. The Council recognises that tourism development can make an important contribution to the economy of Kinsale. Kinsale's rich natural beauty, cultural heritage, archaeology and the waterfront offers great potential for tourism.

3.21 Goal

To promote, protect, and improve the development of sustainable tourism in Kinsale.

3.22 Objectives

1. To work with relevant agencies and bodies including Fáilte Ireland, in the development and improvement of tourism infrastructure and facilities in the town and to promote innovation, diversification, and entrepreneurship in the tourism sector in Kinsale and the wider region.
2. To promote the development of walking and cycle routes along the waterfront in co-operation with the relevant agencies.
3. To encourage the development of rural tourism activities such as waterways activities, agri-tourism, green/ eco-tourism, farm foods, local and other rural craft type activities so as to diversify the tourism product.
4. To further develop berthing and other ancillary infrastructure at key locations along the waterfront.

3.23 General Tourism Policy Statement

3.23.1 It is the policy of the Council:

GTO1 - To maintain and promote the development of the tourism industry in Kinsale and its designation as a "Heritage Town", by the upgrading of existing amenities in cooperation with the appropriate statutory agencies, private tourism sector and community groups.

GTO2 - To seek to attract niche tourism e.g. business conferencing and team building events taking advantage of the towns close proximity to Cork Airport.

GTO3 - To protect the tourism amenities of the town from insensitive or inappropriate development.

GTO4 - To work with Fáilte Ireland to provide improved sign posting for tourism facilities and tourist attractions in accordance with the DoEHLG Memorandum, 'Criteria for the Provision of Tourist Attractions and Accommodation Signs' 1998.

GTO5 - To encourage and assist local community group initiatives in making Kinsale more attractive for tourists and visitors.

GTO6 - To undertake a *Tourism Scoping Study*, including a co-ordinated visitor survey, to understand visitor profiles, the value and impact on the local economy and determine how the town's attractions, tourist facilities, entertainment facilities, eating and drinking facilities, transport facilities and accommodation facilities can be improved and developed.

GTO7 - To promote the Museum as an important tourist attraction and encourage its future development as a valuable facility within the Town.

GTO8 - Proposals for new or extended tourism related development within Kinsale will be permitted subject to:

- The applicant demonstrating the need for the proposed development.
- Integration with existing holiday / tourism facilities;
- Access through a variety of means of transport;
- Car parking proposed in accordance with the Plan policies;
- Safe vehicular access to and from the highway;
- Adequacy of access roads for the likely levels of traffic generated for the proposal;
- There will be no adverse impact to any conservation interest, heritage interest, landscape or residential amenity;
- Appropriate design that takes into account size, scale and materials of existing facilities; and
- The submission of a management scheme for the maintenance of the overall development including roads, footpaths, open spaces and services.

GTO9 - It shall be an objective of the Plan, subject to the availability of resources, to produce an in-house *Place Marketing Scoping Study*. This study will address the Place Marketing aspects of the town for all manner of investors and entrepreneurs along with tourist related spatial issues such as; accommodation, transport, tourist attractions, entertainment, shopping and food/hospitality. The study will also address potential external and internal investment in the town.

3.24 Water Based Tourism Policy Statement

3.24.1 It is the policy of the Council:

WBT1 - To support development involving new or extended marina, jetty, slipway or other boating/mooring facilities provided that:

- Facilities for commercial fishermen will be maintained;
- Public access to the water's edge will be maintained or where possible improved e.g. through the provision of a board walk;
- Established rights of way are respected
- Facilities for water borne sports will be maintained or where possible improved; and
- The interests of other users of the Harbour or Foreshore are respected.
- Such development has due regard to the 1999 Kinsale Harbour Integrated Development plan.

WBT2 - Proposals for small-scale retail and service uses will be encouraged in the Waterfront area adjacent to the quays and promenades.

WBT3 - To enhance the Kinsale Town Council sewage system at the earliest date to enable the Scilly Dam to be availed of for recreational amenity.

WBT 4 - The development of sites with harbour frontage will be required to allow for public access to the shore, except where safety and overriding security requirements or conservation needs dictate that such access be restricted.

3.25 Heritage Tourism Policy Statement

3.25.1 It is the policy of the Council:

HT1 - To encourage the development of tourism focusing upon the historic, cultural, architectural and archaeological heritage of the town, in association with Fáilte Ireland and other relevant bodies.

HT2 - To investigate the provision of floodlighting for important historical, architectural and civic buildings and to encourage such floodlighting be provided by the private sector.

HT3 - To secure the future sustainable and viable use of key heritage buildings within the town e.g. The Old Mill building.

3.26 Agriculture & Fishing

3.27 Goal

To promote, protect, and improve the agriculture and fishing industry in Kinsale.

3.28 Strategic Objectives

3.28.1 It is an objective of the Council:

1. To promote a vibrant, environmentally sustainable and well managed agricultural and fishing sector in Kinsale.
2. To protect agricultural uses from encroachment by urban development uses beyond that needed to cater for the orderly expansion of the town.

3.29 Agriculture & Fishing Policy Statement

3.29.1 It is the policy of the Council:

AF1 - To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area and to encourage farm diversification and encourage the sustainable development of alternative rural enterprises and the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.

AF2 - To ensure that all agricultural activities adhere to any legislation on water quality, such as the Phosphorous Regulations, Water Framework Directive and Nitrate Directive.

AF3 - To require agricultural buildings and structures:

- To be sited as unobtrusively as possible,
- To be clustered to form a distinct and unified feature in the landscape,
- To utilise suitable materials and colours
- To utilise native species in screen planting to integrate development into the landscape,
- To have regard to the Landscape Character Areas of the Cork County Development Plan.

AF4 - To co-operate with the Department of Agriculture and Teagasc, in the development of the agriculture and fishing industry.

AF5 - To have regard to the historical importance of fishing in Kinsale and to retain as far as possible the facilities for commercial fishing to the south of the town. The possibility of establishing Kinsale as a service point for mariculture will be explored.

AF6 - It is an objective to support the specialist 'niche' employment uses in Kinsale such as fishing and fish processing, administration, food industries, tourism etc.



04

Housing

4 Housing

4.1 Goal

To ensure that every household has accommodation to meet its needs, suitably located, at a price or rent it can afford. The Council will attempt to consolidate growth within and around the existing town to develop a compact urban form and to attain the most efficient use of existing infrastructural services.

4.2 Strategic Housing Objectives

4.2.1 The key objectives of Kinsale Town Council in respect of housing are as follows;

1. To ensure the implementation of the Housing Strategy and to appropriately integrate housing provided under Part V of the Planning and Development Act 2000-2002 into private development that prevents segregation and promotes good design and layout. A minimum of 20% social and affordable housing will be required on all sites that are zoned for residential development or a mixed-use site that includes residential.
2. For Kinsale Town Council, in cooperation with Cork County Council and relevant Housing Associations to provide social and affordable residential units as the need arises and as finances permit.
3. To promote a high standard of architecture and urban design in new housing developments and to encourage a variety of house types, sizes and tenure in individual schemes and variety, interest and social mix in private and social housing developments.
4. To ensure the provision of residential development in tandem with employment, environmental and infrastructural policies and objectives with the aim of creating a sustainable environment for people to live and work.
5. To ensure the delivery of social, community and recreational infrastructure in tandem with residential development

4.3 Land Zoned for Residential Policy Statement

LZR1 - It is the policy of the Council to ensure that there is a sufficient quantum of and appropriately located residentially zoned land within Kinsale town to meet the needs of existing and projected population.

LZR2 - Lands zoned for agriculture shall generally be considered as unsuitable for residential development or any other developments not associated with agriculture, in order to facilitate the orderly development of the town, preservation of visual amenity, and in recognition of drainage constraints.

LZR3 - The Council may encourage residential / family development (Residential / Commercial / Living over the shop) within the town centre core area by way of a reduction in planning contributions and at the Council's discretion, may reduce planning requirements for car parking spaces.

4.4 Policy Statements Residential Density & Housing Design

4.4.1 It is the policy of the Council:

RDH1 - To comply with the Section 3.1 of the Residential Density Guidelines for Planning Authorities 1999 (and as amended). In addition, development will be expected to be in keeping with the character, scale and grain of the town. Cognisance should also be given to the guidance on density provided in the Cork County Development Plan 2009 – 2015.

RDH2 - To encourage higher density residential development on town centre and brownfield sites, and inner sub-urban infill and residential sites. A medium density approach will be encouraged on designated sites for residential development and serviced lands.

4.5 New Residential Policy Statement:

4.5.1 It is the policy of the Council to:

NRP1 - To advocate design by suitably qualified professional people i.e. Architects and Urban Designers.

NRP2 - To require diversity in design, form, size and type of dwelling within residential areas.

NRP3 - To ensure that a high standard of design be incorporated in structures and layout with the design of estate development, such as to facilitate pedestrian safety and restrict vehicular traffic speeds.

NRP4 - To encourage the use of traditional or local forms and materials, where practical, but in some cases sympathetic contemporary equivalents may be acceptable.

NRP5 - To promote energy efficiency, renewable energy technologies, the re-use of local materials and the protection of native biodiversity in developments. Such measures shall be consistent with other policies in the Plan.

NRP6 - Details regarding the density, massing and height of development on the site as a whole, and the provision of open space and landscaping, should be appropriate to reflect the topography and the views into the site, and the relationship between the built up areas with the open countryside.

NRP7 - To require that all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out generally in accordance with principles of good design.

NRP8 - To require the naming of residential developments to reflect local place names, language or topographical features as appropriate and to incorporate old names from the locality as far as possible and in Irish.

NRP9 - New residential developments should be well linked and permeable to allow connectivity between neighbouring areas. They must be designed to accommodate the provision of direct pedestrian and cycle linkages through the development, interconnecting with central amenity areas, adjoining neighbouring developments and neighbourhood facilities. These linkages should be provided in addition to the primary access to the development and be designed to have maximum passive surveillance from surrounding properties, be well lit and maintained. Linkages that follow indirect routes and to the rear of properties will not be considered acceptable. Cul-de-sacs, therefore, would not usually be considered as suitable developments.

NRP10 - New residential developments should be well linked and permeable to allow connectivity between neighbouring areas. They must be designed to accommodate the provision of direct pedestrian and cycle linkages through the development, interconnecting with central amenity areas, adjoining neighbouring developments and neighbourhood facilities. These linkages should be provided in addition to the primary access to the development and be designed to have maximum passive surveillance from surrounding properties, be well lit and maintained. Linkages that follow indirect routes and to the rear of properties will not be considered acceptable. Cul-de-sacs, therefore, would not usually be considered as suitable developments.

NRP11 - Internal road layouts shall reflect considerations of road safety avoiding long straight stretches and where appropriate introduce the use of raised surfaces to reduce traffic speed (i.e. adjacent to amenity areas, schools community / neighbourhood facilities). Emergency vehicle access to the primary site entrance shall be provided.

NRP12 - Adequate provision shall be made within developments to accommodate drop-off/pick-up points and turning manoeuvres for future public transport vehicles.

NRP13 - Curtilage car parking for cars will not be mandatory. Combined surface car parking where proposed will be required to comply with the principles of passive surveillance.

Infill Housing Policy Statement

4.5.2 It is the policy of the Council:

IH1 - To encourage infill housing developments on appropriate sites where the proposals respect the existing scale and character of the area.

Change Of Use Policy Statement

4.5.3 It is the policy of the Council to:

CU1 - Conversion of houses for uses, which would impact on the residential amenities of an area, by reason of noise and traffic and would result in the loss of units for family accommodation, will be restricted.

Extension to or Refurbishment of a Residential Dwelling Policy Statement

4.5.4 It is the policy of the Council to:

ERR1 - Proposals for extensions to a dwelling will be permitted if all of the following criteria are met:

- The development reflects and respects the scale and character of the dwelling to be extended and its wider settlement;
- Provision is made for an adequate and safe vehicular access and parking;
- The proposal would not adversely affect the amenity of adjoining properties; and
- Use of upper floors above commercial premises for residential accommodation.

ERR2 - Proposals for the re-use of upper floors above retail and commercial premises within the defined settlement boundaries for residential accommodation will be permitted where it can be demonstrated that:

- The development does not prejudice existing commercial activity or result in the loss of residential amenity;
- The development creates suitable pedestrian and vehicular access arrangements; and
- Where on site off-road parking cannot be provided for development of more than 5 units, the developer will be required to contribute financially or in kind (e.g. provision of adequate off-road parking in proximity to the development), to the Council for a communal parking fund to facilitate such developments.

4.6 Social & Affordable Housing Policy Statements

4.6.1 It is the policy of the Council:

SAH1 - To continue to meet social and affordable housing needs in accordance with Part V of the Planning & Development Act 2000 - 2004 and to integrate housing provided under Part V into private developments to prevent social segregation and promote good design and layout.

SAH2 - To ensure the Council fully recognises its role in the provision of social and affordable housing for those on low incomes and to work with Cork County Council to fully implement within the Town Council boundary and its Environs the provisions of the Cork Local Authorities Joint Housing Strategy.

SAH3 - Kinsale Town Council, Cork County Council, Housing Associations, Voluntary Housing Associations and other relevant bodies will co-operate to enable the implementation of housing programmes for both the social and affordable housing.

SAH4 - To acquire land in the interest of providing additional public sector housing and to assist local initiatives providing community housing, shared housing and social housing, resources permitting.

SAH5 - To support and facilitate the expansion of the role, played by the Voluntary Sector in meeting social housing need.

SAH6 - To regenerate the Council's current housing stock as required.

4.7 Traveller Accommodation Policy Statement

4.7.1 It is the policy of the Council in conjunction with Cork County Council:

TA1 - To cooperate with Cork County Council and other relevant bodies, to assess the need for the provision of Traveller accommodation, and if necessary, identify suitable locations within the Plan area for the provision of halting sites, individual dwellings or in-group housing schemes to meet demand in accordance with the Cork County Traveller's Programme.

4.8 Housing & Community, Social & Recreational Facilities Policy Statements

4.8.1 It is the policy of the Council:

HCSR1 - To provide at least 1 hectare per 150 dwellings or 10% of the site area, or whichever is greater, of public usable open space within residential development.

HCSR2 - Public open space should where possible be maximised in terms of its location, size and use and where appropriate should be landscaped.

HCSR3 - Large residential developments should take into account the need for a range of open spaces to meet both the active and passive recreational needs of the residents, particularly children and the elderly. There should also be sufficient variety in the layout and form of open space.

HCSR4 - To require the provision of childcare facilities in accordance with the national guidelines for childcare facilities. The indicative standard is one childcare facility, accommodating 20 children, for approximately 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

HCSR5 - To facilitate and co-operate with other organisations in the provision of services for the community including, in particular, schools, crèches and other education and childcare facilities in parallel with future housing.

HCSR6 - To facilitate the provision of additional primary and second level school places to meet the needs of existing and future town population.



05

Recreation & Community Facilities

5 Recreation & Community Facilities

5.1.1 The provision of quality community, social and recreational facilities in tandem with development is imperative to ensuring a good quality of life for the residents of Kinsale today and in the future and to ensure the social integration and education of tomorrow's workforce.

5.2 Recreation and Amenity Open Space

5.2.1 Recreational and amenity open space are important components of life and surround many activities and major land use implications.

5.3 Goal

To provide sufficient amenity open space for both passive and active recreation, to serve the needs of the town's existing and future population, located so as to be convenient to residential areas and readily accessible.

5.4 Recreation & Amenity Policy Statement

5.4.1 It is the policy of the Council:

RA1 - To facilitate the provision of recreational and amenity land in the town. New residential development should provide recreational and amenity land in accordance with the policies in the Plan.

RA2 - To provide a new functional Town Park between New Road and Glanbeg to meet the needs of the existing and future population. It is recommended that a detailed Masterplan be prepared for the proposed development.

RA3 - To continue the development of walking and cycling routes, particularly along the waterfront and through the new Town Park in conjunction with the relevant statutory bodies.

RA4 - To provide sufficient usable open space for both passive and active recreation to serve the needs of the town's existing and future population, located so as to be convenient to residential areas and readily accessible from them.

RA5 - To preserve existing public open spaces and existing rights of way throughout the town, except where the closure of such rights of way is provided for under legislation.

RA6 - To create a number of new public squares / open spaces in the town e.g. convenient to the former Town Hall and along the waterfront.

RA7 - To ensure that any future development along the Scilly Dam and waterfront provides a right of way and does not disproportionately affect their amenity value.

RA8 - To promote the development of all sports e.g. GAA, soccer, rugby, water sports, etc.

Open Space, Sports, Recreation & Amenity Specific Zoning Objectives

(See Draft Zoning Map 1A, Appendix Volume 2)

NOSRA1 - Passive Open Space incorporating linear elements of the proposed new Town Park (West side of New Road).

Active open space and amenity facilities provided as part of a new landscaped town park.

NOSRA2 - Passive Open Space with provision for the construction of a public car park and associated tree planting and landscaping.

NOSRA3 - Open Space to preserve the setting of the Catholic Church.

NOSRA4 - Open Space incorporating marine and other water based/fishing recreation facilities.

OSRA1 - Open Space Incorporating Public Park.

5.5 Educational & Training Policy Statement

5.5.1 It is the policy of the Council:

ET1 - To work with Cork County Council, Cork VEC and the Department of Education to review the provision of school places for Primary and Secondary Schools based on projected population growth in the town and the Environs.

ET2 - To facilitate any development which will enhance educational and training facilities but without having a negative effect on the environment. It will also ensure that all schools have adequate facilities and space for future expansion and development.

ET3 - To ensure that any new or additional educational facilities are designed and located and have adequate management arrangements in place so as to enable the greatest possible use by the wider community, consistent with the needs of the educational establishment.

ET4 - To ensure the provision of community, educational, cultural, recreational and amenity facilities in tandem with residential, commercial and other development.

ET5 - To seek to support the work undertaken by training / skills development centres, community organisations and other facilities, which promote further education and training in accordance with the other plan policies.

5.6 Childcare Policy Statement

5.6.1 It is the policy of the Council to:

CP1 - To seek the provision of Childcare facilities and places in accordance with The Childcare Facilities Guidelines for Local Authorities 2001 (DoEHLG).

CP2 - To encourage the provision of childcare facilities in all major residential developments, workplaces, large retail outlets, educational facilities and health and social outlets, where appropriate, in a sustainable manner compatible with land use and transportation policies.

5.7 Future Health Facilities Policy Statement

5.7.1 It is the policy of the Council to:

FHF1 - To support the development of a Primary Care Facility in the Kinsale Town Council Area providing the development is compatible with land use and transportation policies within the Plan and is accessible to the entire community.

Specific Zoning Objective

(See Draft Zoning Map 1A, Appendix Volume 2)

NEIC1 - Primary Care / Medical Facilities excluding retail, pharmacy and retail services.

5.8 Community Facilities Policy Statement

5.8.1 It is the Policy of the Council to:

CF1 - To ensure that necessary community facilities are provided and are accessible to all members of the community, where possible, as part of new development and in areas where there is a recognised need.

Specific Zoning Objective

(See Draft Zoning Map 1A, Appendix Volume 2)

NEIC2 - Library Facility incorporating other community and cultural uses. The Old Mill Building adjacent to the Town Car Park will provide for the development of a library and possible multi-use civic/arts based functions.

5.9 Arts & Culture Policy Statement

5.9.1 It is the policy of the Council to:

AC1 - To protect and promote the existing arts and cultural facilities within the Plan area, by designating suitable areas for such uses within the Plan and encouraging the provision of additional arts and culture in accordance with the policies in the Plan.



06

Environment & Heritage

6 Environment & Heritage

6.1 Background

6.1.1 Kinsale has a rich natural, archaeological and built heritage and environment. This heritage and environment should be protected, as it is a valuable, non-renewable resource, which contributes greatly to the quality of life.

6.2 Environment

6.2.1 Specific goal in relation to the environment;

6.3 Goal

To protect and preserve the environment of Kinsale.

6.4 Strategic Objectives

1. To protect and preserve the natural and built environment of Kinsale.
2. To prevent soil or groundwater contamination.
3. To protect local sites of importance and designated sites.
4. To protect mature trees and native plant species.
5. To protect scenic views and amenity walk.

Natural & Built Environment Policy Statement:

6.4.2 It is the policy of the Council:

NBE1 - To ensure development, which is likely to cause destruction or significant deterioration in the ecology, character or appearance of the area, is not permitted.

NBE2 - To encourage and promote walking tours of the heritage and culture of the town.

Soils & Sub Soils Policy Statements

6.4.3 It is the policy of the Council:

SSS1 - To ensure adequate and appropriate investigation of the nature and extent of any soil and groundwater contamination and risks associated with site development work, where Brownfield development is proposed.

Designated Sites Policy Statements

6.4.4 It is the policy of the Council:

DS1 - To identify, protect, conserve and enhance in co-operation with the relevant statutory authorities and other groups, the habitats and species of local importance not otherwise protected by legislation, such as wooded areas and field boundaries (hedgerows, and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish.

DS2 - To consider undertaking an audit of the natural resources of Kinsale that will identify ecologically important areas and provide an opportunity to create linkages between these areas.

DS3 - To give regard to species listed in National and European legislation, and in other international conventions, agreements and processes.

6.5 Bio-Diversity Policy Statements

6.5.1 It is the policy of the Council:

BD1 - To ensure that future development within the town is sensitive to the principles of maintaining biodiversity where appropriate and to support the implementation of the Cork County Biodiversity Action Plan (if and when prepared).

BD2 - To liaise with relevant stakeholders with respect to the protection of biodiversity within the town.

6.6 Tree Protection Policy Statement

6.6.1 It is the policy of the Council:

TPP1 - To promote the protection of trees, in particular native and broadleaf species, which are worthy of conservation and are of amenity value. Development that requires the felling of mature trees of special interest, notwithstanding the fact that they may not be listed in this Plan, will be discouraged.

TPP2 - To conduct an amenity tree survey (resources permitting), and if considered appropriate identify trees suitable for Tree Preservation Orders (TPO's) and if necessary vary the Plan to incorporate TPO's.

TPP3 - Development on sites with mature trees will require a full tree survey and assessment to be carried out and provided to Kinsale Town Council at the planning stage.

TPP4 - To require the planting of native trees and plant species as part of any development. The Council will require the replacement of any trees or plant species lost during the construction of permitted developments. All trees and plant species will be replaced by semi-mature indigenous species.

TPP5 - To develop in conjunction with voluntary groups and private property owners a comprehensive tree planting program for the town.

6.7 Landscape & Visual Amenity Policy Statement

6.7.1 It is the policy of the Council to:

LVA1 - Landscape considerations will be prioritised when considering applications for particular developments or uses; particularly in areas, which are visually sensitive and vulnerable, the Council will require that proposals demonstrate that development would:

- Not detract from, or adversely affect the character or uniformity of the landscape when viewed from differing locations.
- Incorporate a high standard of site layout, design, site selection and building material, to enhance the landscape character.
- Ensure that the development is sympathetic and in scale with the landscape setting.
- Be sufficiently screened so as to reduce any visual impacts on the surroundings environs.
- Not impede protected views.

LVA2 - The Council will protect and enhance the scenic views and walks as identified in Volume 2 Mapping: Map 4A & Map4B. in the assessment of applications for development

LVA3 - The Council will seek to identify gateway sites with initial views of the town and safeguard them from development.

LVA4 - The Proposed designation of James Fort as a Natural Heritage Area is relevant to the Plan area. Although it is not within the Town Boundary it is in close proximity and all views and accesses to the site should be protected and no development should detract from its proposed status.

LVA5 - Any new development proposals must seek to protect, maintain and where necessary, enhance hedgerows, shelterbelts and stone walls of historic or cultural significance.

LVA6 - The Council will seek to ensure that rights of way be maintained and protected particularly where they have continuing function for local access or tourism.

LVA7 - It is the policy of the Council to identify and promote walking and cycling routes within the town and environs, which will act as independent amenity resources. Existing walking routes will be protected and enhanced.

LVA8 - Encourage and improve waterfront activity especially at Scilly Dam and support any proposals for its development as an amenity by maintaining a certain water level at all times. To work in co-operation with interested bodies such as the County Council and the Harbour Board.

LVA9 - The Town Park and existing public open space will be protected and enhanced as an amenity and recreational resource for the town. Development must not infringe upon or undermine existing areas of public open space. Any development, which is proposed adjacent to public open space, must allow for public access to these facilities.

LVA10 - To preserve and visually enhance the setting of public buildings.

LVA11 - Any proposals for development must take into account existing water resources and their amenity, heritage and environmental importance. Any development, which is likely to have a direct or indirect impact on any local watercourses or water bodies, will not be permitted.

6.8 Heritage

6.9 Goal

To conserve and protect the built, natural, archaeological and cultural heritage of Kinsale and to afford identified sites, species, monuments, artefacts and particular areas relevant statutory protection.

6.10 Objective

6.10.1 It is an objective of the Council to conserve, protect and enhance in general the character of Kinsale as defined by its natural heritage and biodiversity, built environment, landscape and culture.

1. The following principles will guide Kinsale Town Council's heritage objectives and policies as set out in the Kinsale Town Development Plan:
 - To avoid unnecessary harm to heritage.
 - To mitigate the effects of harm where it cannot be avoided.
 - To promote appropriate enhancement as an integral part of any development.

6.11 Archaeological Objectives

1. To protect archaeological heritage from damage.
2. To facilitate appropriate guidance in relation to the protection of the archaeological heritage in the area covered in the Plan.
3. To promote public awareness of the rich archaeological heritage in the area.

Archaeological Heritage Policy Statement

6.11.2 It is the policy of the Council to:

AH1 - To protect the monuments and places identified by the County Council Archaeological Survey within Kinsale Town, as illustrated in Volume 2 Mapping: Map 5A. The area includes the medieval region of the Town and other areas of constraint. The map also includes areas of archaeological potential and it is the policy of this Plan to protect the existing and potential zones within the urban area.

AH2 - To protect features of architectural and archaeological merit such as historic gardens, stone walls, ditches and street furniture make a positive contribution to the built environment on account of their heritage interest. Carelessness and a lack of awareness can result in their loss or removal. These features, even of a minor nature, can make an important contribution to the character of an area and help to create a distinctive sense of place. The Council will promote awareness and best practice in relation to these elements of the built environment.

AH3 - To secure the preservation (i.e. preservation in-situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation the planning authority will have regard to the advice and recommendations of the Department, Heritage and Local Government, both in respect of the conditions to which permission, if granted, should be subject.

Archaeological Assessment Requirements

AA1 - To require an archaeological assessment for development that may due to its size, location or nature, have a significant effect upon archaeological heritage and to take all appropriate measures to safeguard this archaeological heritage. In all such cases the Council shall consult with the National Monuments Section of the DoEHLG. [Any such assessments shall be carried out by a licensed archaeologist.]

Archaeological Excavations

AE1 - The Council will, in co-operation with relevant bodies seek the publication of the results of archaeological excavations carried out within the town of Kinsale.

6.12 Architectural Heritage

6.13 Goal

To protect our architectural heritage and to encourage sensitive sustainable development so as to ensure its survival and maintenance for the future.

6.14 Objectives

1. To compile and maintain a Record of Protected Structures (RPS) that includes a Record of every structure and/or parts of such structures, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
2. To make amendments to the RPS on a phased basis in the light of the publication over the forthcoming Development Plan period of the National Inventory of Architectural Heritage (NIAH) and other relevant surveys.
3. To ensure that new development does not have any unacceptable adverse impact on the character of any structure.
4. To encourage the retention of original and early building fabric.
5. To protect other features of architectural and archaeological merit such as historic gardens, stone walls, ditches and street furniture which make a positive contribution to the built environment on account of their heritage interest.
6. To continue the protection of all forms of architectural heritage in Kinsale, including industrial and vernacular architecture.

6.15 Record of Protected Structures Policy Statements

6.15.1 It is the policy of the Council:

RPS1 - To protect all structures included in the Record of Protected Structures set out in Appendix 1, their locations being indicated in Volume 2 Mapping: Map 6A, Map 6B and Map 6C. A 'Protected Structure' is defined in Section 51 of the Planning and Development Act 2000 as any structure or specified part of structure which is included in the RPS. In relation to a protected structure or proposed protected structure, the meaning of the term includes the interior of the structure, any other structures, the land lying within the curtilage and their interiors, all fixtures and features which form part of the interior or exterior of that structure. Any features specified as being in the attendant grounds of a protected structure are also protected.

RPS2 - Only in exceptional circumstances will permission be granted for the demolition or material alteration of a protected structure

RPS3 - To encourage the appropriate reuse, renovation and rehabilitation of older buildings, which are not listed, but have some architectural, historical or heritage merit, subject to development standards at Section 7.

RPS4 - Under Part IV, Section 60 of the Planning and Development Act 2000, the Council may issue a notice requiring the restoration of the character of protected structures and other places. The notice will specify the works to be carried out, allow 8 weeks for the owner to make a written representation, invite the person into discussions with the Council concerning the notice, and the provision of advice and a timescale for works. There may be, in some circumstances, the opportunity for the owner to avail of a Conservation Grant from Cork County Council to carry out certain refurbishment works in agreement with the Council Architects. This does not cover the replacement of windows, doors, etc.

6.16 Architectural Conservation Areas

6.17 Goal

To protect the special character of the designated Architectural Conservation Area in Kinsale and to ensure that future development will enhance this character and contribute to the creation of a distinctive sense of place.

6.18 Objectives

1. To conserve, restore and rehabilitate the existing building stock in the area.
2. To ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.
3. To ensure a high standard of urban design within Architectural Conservation Areas.

6.19 Architectural Conservation Areas Policy Statements

6.19.1 It is the policy of the Council:

ACA1 - To protect all buildings, structures and sites which are an inherent part of the streetscape and which contribute to the Plan area's heritage, diversity and history. According to Section 81 of the Planning and Development Act 2000, Architectural Conservation Areas (ACAs) are places, areas, groups of structures or a townscape, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contribute to the appreciation of protected structures. The boundary of the Kinsale ACA is indicated in Volume 2 Mapping: Map 7.

ACA2 - Proposed development within or adjacent to conservation areas will only be permitted if it would conserve or enhance the character or appearance of the area. The demolition of non-listed buildings will be granted within the ACA if they do not contribute positively to the character or appearance of the ACA.

ACA 3 - Works to the exterior of any building which materially affects the character of the ACA will require planning permission.

ACA4 - It is the objective of the Council to promote a campaign to ensure the protection of sensitive architectural details such as windows, doors, etc to safeguard the architectural character of Kinsale.



07

Development Management & Land Use Standards

7 Development Management & Land Use Standards

7.1 Introduction

7.1.1 This section of the Plan sets out the specific management measures for future development. These measures will ensure that new development is of a quality, character, scale, layout and form in keeping with the Kinsale area.

7.1.2 The aim of this section of the Plan is to encourage the creation of living and working environment of the highest quality through the setting out of objectives and standards for the management of development.

7.1.3 Development Management will be exercised by the Council in a positive manner, having regard to the provisions of the Local Government (Planning and Development) Act 2000-2004 and to the proper planning and sustainable development of the area in accordance with the Planning & Development Act 2000 (as amended) and Regulations, its amenities and the Council's policy objectives for Kinsale. The requirements and standards set out herein should be seen in this light, as a form of guidance for developers.

7.1.4 In order for a development to be attractive and functional, the design concept must give regard to the local characteristics, setting and urban context. The site context should be analysed to ensure the development will:

1. Respect the design qualities of the townscape
2. Reflect the spatial character and built form of the surrounding townscape (height, massing and bulk);
3. Respect local topography, flora and fauna; and
4. Provide for sustainable forms of transport (good links to public transport, cycling and walking).

7.1.5 It is recommended that developers fully engage in pre-planning discussions with the Planning Authority at appropriate stages during the pre-planning design process.

7.1.6 A Design/Planning Statement incorporating the planning policy and local context, development description, masterplan / development concept and a visual impact analysis, should be prepared for all larger and complex developments at an early stage of the design process / pre-application stage. The Design / Planning Statement should be concise and provide a series of illustrations and a written statement. This material will form the basis of meaningful pre-application discussions with the Planning Authority. Even on smaller sites a brief statement may be requested outlining the developer's response to local surroundings.

7.2 Development Management Standards – General

Site Coverage & Density

7.2.2 The actual site coverage and density permitted in any location will be determined by considering the following factors: -

1. The capacity of the infrastructure to cater for future population levels.
2. Existing landscape and other features on site.
3. Provisions relating to car parking, open space, landscaping and planting.
4. Existing building lines or townscape character.

5. Principles of sustainability.
6. Proximity to main transportation routes.
7. Design Quality – higher densities may be permitted in developments exhibiting high levels of design and layout.

Sightlines

7.2.3 The Council will determine sightline requirements on a case-by-case basis. Factors that will be taken into consideration include the type, speed limit and condition of the road. The following factors should be taken into account:

- Where sightlines are inadequate and would give rise to a traffic hazard, development will not be permitted.
- Where the improvement of sightlines requires the substantial or complete removal of an existing hedgerow, the developer must include detailed landscape proposals to minimise the impact.
- In cases where an access already exists with inadequate sightlines, it is Council policy to recommend the closing up of this entrance in order to facilitate another entrance with adequate sightlines.
- All applications for planning permission must clearly indicate the sightlines available at the proposed access.

7.2.4 The method for calculating sightlines is provided at **Figure 7.1**.

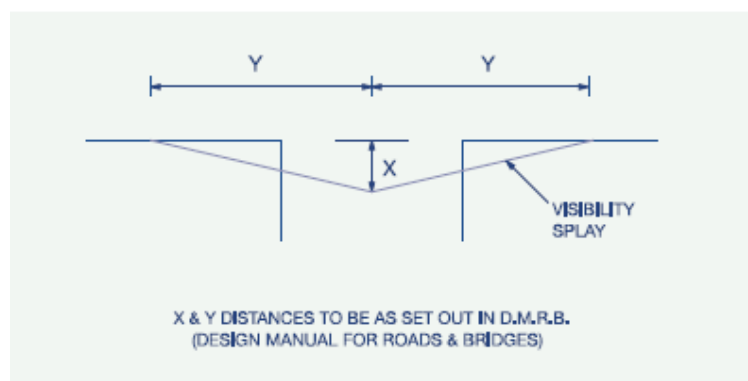


Figure 7.1: Entrance Sightlines

Building Lines

7.2.5 Each application for development will be dealt with on its individual merits in relation to building lines. However, **Table 7.1** provides the building lines or proposed improvement lines by road classification. All measurements are taken from the nearest edge of road surface.

Table 7.1: Building Line Requirements

Road Classification	Requirement
National Primary	91m
National Secondary	91m
Regional Road	31m
Urban/County Road	18.5m
Distributor Road	18.5m

- 7.2.6 If a development requires the existing roads/footpaths and public lighting to be improved/extended, or any other works carried out to facilitate a development, the developer will be required to provide these as a condition of planning permission.

Building Height

- 7.2.7 A building is considered to be high if it is significantly higher than adjoining or neighbouring buildings. The majority of buildings in Kinsale range in height from 2 – 4 stories. Proposals for development with a building height in excess of this will be considered on their individual merits. Building heights should respect the local streetscape of the town; development should not prejudice the setting or views of protected structures, landmark buildings or the Architectural Conservation Area.

- 7.2.8 The following considerations will be taken into account in deciding upon an application for a high building:

1. The degree of overshadowing and consequent loss of light caused to properties in the vicinity of the proposed development.
2. The degree of overlooking, (particularly of residential property) and consequent loss of privacy to surrounding premises.
3. The extent to which there is disruption to the scale of an existing streetscape.
4. The extent to which the building detracts from structures or spaces of architectural or historic importance.
5. The extent to which the building detracts from important landmarks.
6. The detrimental effect on any existing building having special visual identity
7. Any attractive views from significant vantage points that would be obscured by the building.
8. The degree of obtrusion of the building on the skyline.
9. The scale of the building in relation to surrounding open space, together with the effect of the building on the quality of the space.
10. The area of the site and whether it is large enough to provide a visual transition (by way of open space or a base of lower buildings) from the scale of surrounding development.
11. The visual relationship of the building to existing open areas.
12. Whether the possible civic importance of the building would justify its prominence.
13. The effect of the building on the micro-climate in the immediate vicinity.

- 7.2.9 If a proposal for a high building is considered acceptable by the Planning Authority, giving due regard to the above criteria, a high standard of design, layout and finish will be required that is in keeping with the character of the town and site's setting. The Council is likely to require a visual impact assessment, photomontages and an overshadowing analysis for any development of height.

Access Onto Public Roads

- 7.2.10 Development will not be permitted, where the capacity, width, alignment or surface condition of the road is inadequate or it would adversely impact on road drainage, unless the applicant agrees proposals with the Council to improve the road.

- 7.2.11 If a development is likely to create a significant number of trips a Mobility Management Plan and Traffic Impact Assessment will be required. Applicants will need to consult with the Council's Roads Engineer at the pre-planning stage to agree the scope of the TIA and Mobility Management Plan.

7.3 Access Requirements

7.3.1 The Council will generally discourage the creation of new accesses onto the public road. Therefore the Council encourages and promotes shared access points in all circumstances.

7.4 Car Parking

7.4.1 Kinsale Town Council will require the provision of car parking in accordance with the standards set out in **Table 7.2** below. In cases where adequate on-site provision is either not possible, or undesirable (e.g. main street where it is desirable to maintain a continuous shopping frontage and to avoid ad-hoc demolition to create parking spaces), the Council will consider levying financial contributions to cover the full economic cost of providing the facilities itself.

7.4.2 In assessing the need for car parking in any particular development the Council will take account of:

- Grouped or dual parking where peak demands do not coincide,
- Existing on-street and off street parking facilities, both public and commercial; and
- The availability and accessibility of the proposed use by quality pedestrian, cyclists and transport routes.

Table 7.2: Car Parking Requirements

Type Of Development	Unit	Required No Of Car Parking Spaces Per Unit
Auditorium, Theatre, Cinema, Stadium	Seat	0.33
Church	Seat	0.5
Banks, Financial institutions	100 sq.m. of gross floor area	8
Library	100 sq.m. of gross floor area	5
Offices	100 sq.m. of gross floor area	8
Shopping Centres, Retail Stores	100 sq.m. of gross floor space	6
Driving Ranges (golf) Archery Ranges	2.5m of Baseline	2
Golf or Pitch and Putt Courses	Per Hole	4
Bowling Alley	Per Lane	6
College Vocational Schools	Student seat	0.5
Primary Schools / Secondary Schools/	Per classroom	1.5
Dwellings	Dwelling	2.0 per dwelling
Flat /Apartments	Dwelling	2.0 per apartment
Hospitals	Per bed space	1.5
Primary Care Facility / Medical Practice / Surgeries	Spaces per consulting room	4
Hotels / Motels / Motor Inn / B&B / Guesthouses / Hostels, etc	Per Bedroom	1
Manufacturing	100 sq.m. of gross floor space	5
Warehousing	100 sq.m. of gross floor space	2
Ballroom / Private Dance Clubs / Discos / Function Halls	9 sq.m. of gross area	5
Restaurants / Takeaways	9 sq.m. of gross area	4
Bars, Lounges & Function Rooms	7 sq.m. gross area	4
Nursing Homes		1 space per 2 bedrooms
Petrol Stations	100 sq.m. gross floor area	6
Childcare facilities	Per Staff Member & Per Child	1 per staff member and 0.25 per child

7.4.3 The Council reserves the right to alter the requirements outlined above, having regard to the circumstances of each particular development. Complimentary or shared usage of car parks will be encouraged, especially where opening hours are at variance. In addition to car parking standards, sufficient space will be required within the curtilage of the site for

all service vehicles involved in the operation of the business or building. This may not apply in town centre locations or in Architectural Conservation Areas where the imposition of such a standard might be undesirable for townscape reasons.

7.4.4 The car parking dimensions are illustrated in **Table 7.3** below.

Table 7.3: Dimensions of Car Parking

Space Type	Dimensions In Metres (m)
Car Parking Bays	5.0m long by 2.5m wide
Loading Bays	6.0m long by 3.0 m wide
Circulation Aisles	6.1 m

7.4.5 In the case where any use is not specified above the Planning Authority will determine the parking requirements.

Design & Layout Of Parking Areas

7.4.6 Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of buildings and in such a manner to ensure minimal injury to the amenity of adjoining premises. Where parking is allowed in sight of the general public, adequate screening or landscaping must be provided to reduce the impact of parked cars.

Disabled Parking

7.4.7 In addition to the above, all developments must make provision for car parking for the disabled in accordance with the recommendations of 'Buildings for Everyone' 2002 published by the National Disability Authority and Part M of the Building Regulations (S.I. No. 179, 2000).

7.4.8 Reasonable provision shall be made for parking facilities for the disabled. Special car parking bays for the disabled shall be provided as close as possible to the entrance of the premises to be served. Each parking bay shall have a minimum size of 4.8m by 3.3m.

7.4.9 Where two bays for the disabled are provided side by side, the extra space of 0.9m width may be shared by two bays. Each disabled parking bay shall be clearly marked with the relevant international symbol.

Bicycle Parking

7.4.10 The Planning Authority will require the provision of secure bicycle parking facilities in association with new development or a change of use. In all cases deemed necessary, the Planning Authority will require secure bicycle stands be located within the curtilage of the development to ensure security and supervision. Bicycle stands for use by visitors should be located so as to maximize convenience to the entrance of buildings, and be positioned so as to ensure safety, security, supervision and protection from the weather. Bicycle parking facilities shall be visually pleasing, adequately covered and located so as to maximise convenience to the pedestrian entry points of buildings and to ensure safety, security and supervision of same.

7.4.11 The bicycle parking standards set out in **Table 7.4** shall apply. The Planning Authority will also encourage the provision of bicycle parking facilities where possible, at existing transport nodes, public buildings, retail centres and leisure facilities.

Table 7.4: Bicycle Parking Standards

Type Of Development	Cycle Parking Requirements
Dwellings & Apartments	1 per unit
Shops (0 – 1000 sq.m.)	1 stand for every 100 sq.m. of gross floorspace
Large Stores (>1000 sq.m.)	1 stand for every 100 sq.m. of gross floorspace
Offices	1 stand for every 100 sq.m. of gross floorspace
Industry and manufacturing	1 stand for every 100 sq.m. of gross floorspace
Warehousing	1 stand for every 150 sq.m. of gross floorspace
Theatre / Cinema / Church / Community Centre	1 stand for every 20 seats
Hotel / Guesthouses / Hostels	1 stand per 4 bedrooms
Bars & Restaurants	1 stand for every 30 sq.m. of public floorspace
Clubs / Discos / Function Halls	1 stand for every 30 sq.m. of public floorspace
Primary Schools / Secondary Schools/ Further Education Colleges	1 stand per 2 pupils
Nursing Homes	1 stand per 8 members of staff
Hospitals	1 stand per 8 members of staff
Childcare facilities	1 stand per 8 members of staff
Primary Care Facility / Medical Practice	1 stand per 8 members of staff

Bicycle Stands

- 7.4.12 Bicycle stands shall be provided in conjunction with any new development or change of use proposals. Stands should be in a secure location and should be located conveniently to the main entrance of the development or to employee entrances. The number of cycle stands required will be **10%** of the number of car spaces required for the development, subject to a minimum of one stand. For primary schools, it is recommended that a cycle space should be provided for one in five pupils. For secondary schools, it is recommended that a cycle space be provided for one in four pupils and for third level institutions and colleges it is recommended that cycle spaces be provided for one in three students. The provision of cycle parking facilities will be encouraged where possible at existing transport nodes, public buildings, retail centres and leisure facilities.
- 7.4.13 Where stands cannot be provided on-site, a contribution will be required towards the provision of public cycle stands at the rate of **€127** per cycle unit.
- 7.5 Access For All
- 7.5.1 The Council will require all development to be accessible to the disabled, elderly and people with children. Part M of the Building Regulations (S.I. No. 179, 2000) sets out standards to ensure that buildings are accessible and usable by everyone. The Technical Guidance Document in relation to Part M provides guidance on the access requirement for public buildings and for residential dwellings.

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- 7.5.2 Public and private open space associated with a development shall be designed with the needs of the disabled and mobility impaired in mind.
- 7.5.3 In assessing applications which relate to protected structures, regard shall be had to the protected status of the structure and the need to protect the special character of the structure.
- 7.5.4 The Council will ensure that all footpaths and public areas are accessible and safe for people with disabilities and/or people with reduced mobility by way of dishing of footpaths, location of crossings etc.
- 7.5.5 The Council will ensure, in so far as is possible, that all transport facilities and mobile services that operate in the town are accessible for people with disabilities and/or people with reduced mobility.

7.6 Taxi Stands & Hackney Bases

- 7.6.1 The Council will work with local taxi companies in considering the identification of suitable locations for the provision of taxi ranks.
- 7.6.2 The establishment of a taxi rank or hackney base will not be permitted where it is likely to interfere with traffic flows or parking. Satisfactory off-street parking should be provided for taxis/hackneys when the vehicles are not in use. Planning assessments will address issues of location, pedestrian safety, traffic congestion, residential amenities and accessibility.

Transport Assessment

- 7.6.3 Planning applications for significant commercial, industrial, residential or other developments will be required to be accompanied by a transport assessment and road safety audit to be undertaken in accordance with best practice. The transport assessment must examine the cumulative impact of the proposed and neighbouring developments on the road network.

Mobility Management Plans

- 7.6.4 The Council will require the submission of a Mobility Management Plan with planning applications where developments include substantial trip generation and parking requirements.

Urban Design Frameworks

- 7.6.5 In substantially undeveloped areas, an Urban Design Framework is likely to be required at the pre planning stage, incorporating a Masterplan and phasing programme, to ensure the provision of services and the proper completion of each stage of the scheme.

Materials

- 7.6.6 The Council will encourage:
- The use of hardwood for windows and doors in all new structures rather than uPVC, which is considered to be environmentally unsustainable.
 - The use of local materials in the construction of new buildings so as to enhance and maintain the character of the local area. In particular, brick cladding, dry dash, reconstituted stone finishes and uPVC, will normally not be acceptable.

- The choice of colours for external finishes should blend in with local vernacular and surrounding buildings.

Noise

- 7.6.7 If a planning application is submitted for development within the zone of influence of an existing or planned national road, the applicant is required to identify and implement noise mitigation measures at their own expense.

7.7 Residential Development Standards

Quality Housing Environments

- 7.7.2 Quality design is at the heart of creating sustainable residential communities. In designing new residential developments, due regard should be given to the local character and setting of the area. It is imperative that a high level of design is employed thus creating a quality urban environment, which provides a sense of place and identity. All applications for new residential development will be assessed against government policies, in particular Residential Density Guidelines for Planning Authorities (1999) and the standards set out in this Plan. To encourage the creation of sustainable residential communities, consideration must be given to the following:

- **Density:** High densities will be encouraged in appropriate locations e.g. sites in proximity to the town centre. The density levels achieved will be determined by the site configuration and area.
- **Quality of proposed layout & elevations:** The quality of the residential environment will be paramount in the acceptability of planning applications. Layouts, elevations and design must demonstrate the creation of a sense of place and community.
- **Design Innovation:** Sustainable design will be encouraged, provided that it does not detract from the historic urban fabric of Kinsale.
- **Permeability:** It is imperative that all new development, especially residential development provides linkages for pedestrians and cyclists with other developments and community facilities in the area. In the interest of security, all pedestrian and cycle links are required to be designed in such a way so they are overlooked to avoid the creation of "alley" or "laneways" which can be the subject of anti-social behaviour.
- **Landscaping:** It is imperative that new developments provide high quality landscaping. Landscaping Plans should include hard and soft landscaping and should accompany applications for significant new development.
- **Natural Features:** The layout of the development should be designed around the retention of natural features.
- **Safety:** Opportunities for vandalism and crime should be reduced to the greatest possible extent, by ensuring that areas used by the public (such as open spaces, footpaths and roads) are overlooked by housing.
- **Traffic Safety:** The quality of the layout and the manner in which it addresses traffic safety is vital. Long straight roads will be discouraged and a layout with good provision for pedestrian safety and traffic calming will be required.
- **Refuse:** Easily managed communal waste and recyclables collection points should be provided for terraced housing. These shall be conveniently located, well ventilated and comply with all public health and fire safety requirements.
- **Bicycle Parking:** Well-designed and secure bicycle parking areas should be provided for terraced housing.

Layout Of New Residential Developments

- 7.7.3 The layout of new residential development should be designed to create a strong sense of identity and place. New developments should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site and its surrounding areas. Where land is being developed for housing, the following considerations will be taken into account in the assessment of the proposal:
- The need for land to be used economically;
 - Appropriate density;
 - The capacity of the physical and social infrastructure to cater for the design population;
 - The adequacy of present and future community facilities;
 - Adequate privacy for individual houses, apartments etc.
 - Safety of proposed layouts and the capacity of existing roads to absorb future development;
 - Adequate provision for car parking, open space, landscaping and planting;
 - Integration with existing development and the preservation of features on site.
 - The requirements under Part M of the building Regulations.
 - To not normally permit access through existing housing estates, unless provided for in the original design and/or phasing.

Residential Density

- 7.7.4 In relation to residential density, the Council has given regard to the *Residential Density: Guidelines for Planning Authorities* (DoEHLG 1999), *Delivering Homes, Sustaining Communities* (DoEHLG 2007), *Quality Housing for Sustainable Communities* DoEHLG 2007), *Urban Design Manual – A Best Practice Guide*, (DoEHLG 2008) in the preparation of this Plan and will have regard to same in exercising of development control functions.
- 7.7.5 The Council will promote higher residential densities on 'brownfield' and 'greenfield' sites in Kinsale to ensure the continuation of the compact urban form of the town. The principal benefits of increased residential density are seen as:
- More economic use of existing infrastructure and land,
 - A reduced need for the development of 'greenfield' sites, urban sprawl and ribbon development,
 - Reduced need for investment in new infrastructure,
 - Better access to existing services and facilities, and
 - More sustainable commuting patterns.

- 7.7.6 Whilst the Council is promoting higher residential development densities, it recognises that the over development of land can impact on the amenity of adjoining properties and areas and can generate a significant increase in traffic. Therefore, the Council will require a high quality of design and layout and a good quality living environment, including the availability of shopping, transport, community, recreational and leisure infrastructure, if high density development is to be accepted by the Council. In addition to planning requirements, building control and fire prevention requirements must be met in all circumstances.

Residential Mix

- 7.7.7 The Council will encourage a mix of dwelling types in new residential development in order to provide for the housing needs of the existing and future population. A mixture of dwelling types and sizes, houses and apartments shall be required to meet the needs of households.

Public Open Space

- 7.7.8 Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. Public open space must be carefully designed as an integral part of the layout and should be thought about at the initial design stages.
- 7.7.9 The Council requires the following parameters to be taken into consideration in designing and providing open space:
- Only useable open space will be acceptable. Lands with topographical constraints or impractical for the provision of open space will not be acceptable.
 - Narrow tracts of land (less than 10m), lands remaining after planning or lands located in the path of transmission support structures will not be considered acceptable for open space provision.
 - It is considered essential to maintain passive surveillance of open space. Therefore the Council will require open space to be overlooked by residential or other ancillary development, backs of houses should not bound open space.
 - In large developments, a range of public open space sizes and types should be provided to cater for active and passive recreational needs as well as creating variety in the development e.g. children's, teenager and elderly play / exercise areas, informal kick about areas and passive amenity areas, etc.
 - The inclusion of pedestrian and cycle linkages will be necessary.
 - The use of hard and soft landscaping will be required.
 - Open Spaces should be completed and made available for use in tandem with the completion of houses.
 - The Council will require the provision of **12 – 18%** of the total site area for useable open space. In calculating the area of open space, roads, roundabouts, footpaths, grass margins and other grass areas of incidental open space shall not qualify for open space assessment.
 - Where large open spaces are provided a suitable boundary treatment, which is indigenous to the characteristics of the area shall be provided, including kerbing, low walls and/or landscaping. A boundary wall is required where open space is adjacent to a public road.
 - The Planning Authority may require that the open space provision of any development be located in a specific area in order to assemble open space quantities of satisfactory size, or to protect/enhance the existing features of the area.
 - Lands provided for Public Open Space purposes as part of an application for permission will be permanently retained as Public Open Space.
- 7.7.10 Where there is a difficulty in meeting the public open space requirement, or where it is considered by the Planning Authorities that the provision of the open space requirement in a particular area is not in the interests of the proper planning and sustainable development of the area, the Planning Authority may choose one of the following options:
- That the developer makes a financial contribution towards the provision of an open space by the Town Council elsewhere; or
 - The Planning Authorities may consider arrangements whereby appropriate community facilities may be provided in lieu of the developers open space requirements.

Private Open Space

- 7.7.11 The provision of quality private open space is essential in creating sustainable residential communities. The provision of outdoor space of an adequate size, which is free from

undue observation, (i.e. usually a back garden) is a fundamental part of residential amenity.

7.7.12 Private open space for houses (terraced, semi-detached, detached) should be provided at a rate equivalent to half the gross floor area of the house but not less than 50m². Private open space for houses should normally be provided behind the building line.

7.7.13 It is required that private open space for apartments be provided in accordance with the site's location, as follows:

- Town Centre - 10m² min. per 1 bed apartment
- 20m² min. per 2 or 3 bed apartment.
- Suburbs - 20m² min. per 1 bed apartment
- 30m² per 2 or 3 bed apartment

7.7.14 Private open space for apartments may be provided as private or shared open space, in the form of balconies or roof gardens, or in the case of ground floor apartments as small gardens. Balconies must be orientated so as to take advantage of available sunlight and designed as integral parts of the building's composition respecting the character of the town and surrounding amenities. Roof gardens shall require a secure boundary, be properly landscaped and shall be designed and located so not to interfere with the privacy of adjoining residential properties. The Council also requires secure storage facilities be made available in apartment developments for the storage of outdoor goods, such as golf clubs, refuse bins, bicycles, laundry etc.

Overlooking/Minimum Rear Garden Size

7.7.15 The Council requires that first floor windows should not directly overlook opposing first floor windows from above ground floor from a distance of less than 22 metres. In the case of development exceeding two storeys adjacent to existing lower buildings, a greater distance may be required. Windows serving halls and landings do not impact to the same degree on privacy as balconies and living rooms.

7.7.16 A reduced garden size may be permitted in exceptional circumstances where the majority of the houses/dwellings comply with the minimum garden sizes set out above and where a particular house/ dwelling performs a particular townscape role, such as a key corner site, where due to its situation within an overall layout, it cannot be provided with a standard private garden.

7.7.17 Factors to be considered in determining reduced garden sizes include:

- The size of the house – smaller, one and two bedroom dwellings may not require large gardens.
- The provision of communal open space associated with the development – smaller garden sizes may be permitted where there are increases in communal open space, provided that the space is entirely private, situated on the non-entrance side of the house, is not overlooked and is screened with a durable, long lasting material (garden trellises or wooden garden screens will not be permitted).

7.7.18 In addition, sufficient space should be provided around dwellings to ensure adequate circulation of air about the buildings themselves and the inhabitants within. Generally, a minimum distance of 2 metres will be required to be maintained between the sidewalls of adjacent dwellings or dwelling blocks. Side elevation windows of any habitable room, excluding bathroom or toilet, shall not be permitted to overlook adjoining property from the first floor level. A 2m high fence must screen all side elevation ground floor windows.

7.7.19 Where front boundary wall or fencing is provided, the design and materials shall add a pleasing design feature to the overall housing layout and shall be in accordance with the indigenous characteristics of the area.

7.7.20 Rear boundary walls or fences shall be constructed to a height of not less than 1.8 metres and shall be of concrete having a plastered or dashed finish, or in the case of a fence they should be of substantial construction. Permanent screening of a similar height should also be provided between the gardens of adjoining houses for a minimum distance of 2.5 metres behind the house.

Car Parking

7.7.21 The provision of one space onsite and the remainder in the form of grouped parking is acceptable. Car parking should be provided in accordance with the standards outlined at **Table 7.2**.

Bicycle Parking

7.7.22 Sufficient bicycle parking should also be provided in apartment development. Bicycle parking should be provided in accordance with the standards outlined at **Table 7.4**.

Infrastructure Service Standards

7.7.23 Where water and/or sewerage infrastructure is privately provided, the type and design shall be in compliance with the standards set by the Planning Authority. In addition, provision must be made for a future connection into the public system. All sewerage systems should conform to the proper planning and sustainable development of the area and public health standards. Septic tanks, individual and/or group schemes will be required to connect to the public sewerage scheme when it is provided.

Surface Water Runoff

7.7.24 Most building developments on new sites will result in a significant increase in the area of impervious surface (roof and hard pavements). Surface water collected from these surfaces must discharge through a silt trap and oil receptor before connecting to the drainage system. In certain residential developments surface water may be allowed to discharge to soak pits where there is no risk to groundwater. This arrangement will not normally be permitted for industrial developments.

7.7.25 For developments greater than 0.5 hectare the developer must submit surface water attenuation proposals, so that the risk of increased flooding due to rapid discharge of surface water is minimised. Attenuation proposals must be appropriately designed into residential schemes so as to provide an amenity.

7.8 Housing Design & Layout

Layout & Design

7.8.2 As part of the aim of achieving higher densities, there is an emphasis on high quality design in new developments. Large residential areas shall generally be broken into small functional and visual groups of approximately 20 houses or less, which fulfill a social and aesthetic need for identity.

- 7.8.3 These shall be designed to create safety for young children, facilitate social interaction and introduce variety into the visual environment, avoiding monotonous repetitive type of development. Each group of houses should have its own visual identity, variations being achieved by layout, building lines, house design, colour, hard and soft landscaping and house size.
- 7.8.4 The housing development should relate to the surrounding urban form and land use. Protection and respect for the existing amenities and the character of the area is important and should be regarded as a feature of good design. Layouts should respect the need for access and the normal range of local services required by residents.
- 7.8.5 In the interests of security, all areas used by the public such as open spaces, roads and footpaths should be overlooked by housing.
- 7.8.6 Residential layouts should be designed in such a way that through traffic is discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists.
- 7.8.7 House design should make use of materials, architectural form and colour to create a high level of visual amenity. Colour may be used to create a sense of identity within the development. Natural features or landmarks such as mature trees or views or vistas should help to enrich the layout and orientation of housing.
- 7.8.8 Housing designs shall consider orientation and sun-path so as to maximise amenity, daylight and the benefits of passive solar gain to domestic heating. The Planning Authority will require a variety of house types in developments over 10 houses. The creation of "landmarks" within the estate, whether through retention of existing features or by introduction of new features will be encouraged. These shall be agreed with the Planning Authority prior to the commencement of development.
- 7.8.9 Future development adjoining or in close proximity to low density residential housing estates should preclude developments of apartments of two storey's or more.

Road Standards

- 7.8.10 The design and layout of roads in residential areas should be developed as part of the overall scheme and not dictated solely by the geometry and size of roads in the development. The following should be taken into consideration in the design of residential roads:
- The arrangement of buildings, rather than roads, should be the primary consideration to create enclosure and a sense of space with which residents can identify.
 - The creation of attractive urban forms, where security for pedestrians, cyclists and children is paramount.
 - 'Traffic calming', to ensure low ambient traffic speeds, should be designed into the layout from the outset, rather than added as an afterthought.
 - Distributor roads are generally required to be 7.3m wide, unless otherwise agreed with the Planning Authority.
 - All new residential developments must include cycle lanes.
 - The layout and design of development so that walking and cycling are prioritised as transportation modes, by the provision of safe and direct access to local services and public transport.
- 7.8.11 All developments shall have regard to the Traffic Management Guidelines and the *National Manual for Cycle Facilities in Urban Areas*. Additional guidance can be found in *The DoEHLG Recommendations for Site Development Works for Housing Areas (1998)*

and also *Design Bulletin 32, Residential Roads and Footpaths – Layout Considerations*, (2nd edition) published by the British Department of Environment, Transport and the Regions.

7.8.12 It is an objective of the Plan to promote the use of shared surfaces and traffic calming in the interests of road safety. The design standards required for carriageways, gradients, footpaths, roads and services vary according to the scale, intensity, layout, design and location of the proposed developments.

7.8.13 In the case of development fronting district and local distributor roads, larger sites with greater building lines and detached houses will normally be required. In such cases grass/planted verges (of indigenous species) in addition to footpaths will also be required. Building lines of 10-12m in such instances are recommended with site frontages of 15m and grass verges of 2m.

Building Lines

7.8.14 Maintenance of the traditional street line is of particular importance in the central area of the town, and some inner suburban locations.

- Generally the aim will be to create a continuous building line along a street edge.
- Consistent building lines will also be encouraged in the design of neighbourhood centres and in new industrial/business park developments, where buildings have a clear relationship to each other.
- In deciding where a building line should be located, the form of development to which it is related will be considered.
- At key locations, such as street corners and other focal points, the building form should be articulated to reinforce the legibility of the layout (e.g. by varying the building height and/or architectural treatment).
- Where located along roads of traffic importance, increased setbacks may be necessary to provide for greater amenity, to establish the status of the road, to provide for safety of road users and residents and for future road widening and for the creation of cycle paths.
- However, in specific situations, it may not be in the interests of good planning to enforce a rigid standard for building lines. Therefore, building lines may be relaxed in the following cases: -
 - For innovative designs which can positively enhance the townscape;
 - To reduce the regimented appearance of suburban layouts;
 - To incorporate key landscape features into the development layout;
- To provide important areas of public open space, i.e., squares;
- In order to facilitate traditional building forms with open courtyards; etc.
- In general, parking should be provided to the rear of buildings, particularly where they front onto important public roads.

Building Height

7.8.15 A high building is defined as one, which is significantly higher than neighbouring or nearby buildings. The eave and ridge height of a new development shall not exceed the eave and ridge height of the existing adjoining streetscape, of which it is and shall be an integral part. The following factors will be considered in assessing applications for high buildings:

- The quality of the design.
- Excessive overshadowing and loss of light.
- Overlooking and loss of private amenity.
- The scale of the building relative to the existing streetscape.

- The extent to which the building detracts from structures, parts of structures or spaces, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest.
- The extent to which the building detracts from important landmarks.
- Attractive public views from significant vantage points that would be obscured by the building.
- The degree of obtrusion of the building on the skyline.
- The degree to which the building may contribute to the overall townscape. In particular, care will be required in the treatment of rooftops and all machine/mechanical rooms will need to be adequately screened or designed as an integral part of the building.
- The effect of the building on the microclimate in the immediate vicinity.

Pedestrian/Cycle Access

- 7.8.16 Pedestrian linkages between housing developments must be designed with security in mind. These linkages have many proven benefits such as:
- Greater integration between neighbouring residential areas.
 - Facilitating pedestrians and cyclists, by the provision of safer and easier access to amenities, Shopping and community facilities and
 - Between suburban residential areas and the town centre.

- 7.8.17 Therefore, the Planning Authority intends that provision be made for the development of pedestrian links between the various centres of activity within the town. All existing pedestrian routes should be preserved and expanded upon where possible.

Local Shopping Provision

- 7.8.18 The Local Authority may require the inclusion of a small local shopping element as part of a residential development scheme, where the size of the development warrants such provision, or where the development is part of on-going house building in an area not adequately serviced with local shops. Generally, it is desirable that all new residential estates have reasonable access to convenience shopping facilities.

Gated Developments

- 7.8.19 Gated developments will not be permitted as they reduce social inclusion and integration within the existing community and generally fail to address the existing streetscape.

Completion Of Residential Developments

- 7.8.20 Prior to the occupation of any dwellings all infrastructure such as roads, footpaths, lighting and underground services to serve those dwelling units shall be fully completed to the satisfaction of the Council.

7.9 Designs and Layout of Apartments

Apartments

- 7.9.2 It is the Planning Authority's aim that apartment developments are of a high quality design. The provision of apartment schemes should be considered in appropriate locations. Apartment schemes should generally be similar in scale to surrounding developments. They can be particularly appropriate where there is a significant demand for smaller units of accommodation and where apartment building would be generally in

harmony with the character of the area. Apartments can also facilitate higher densities especially where they are strategically located close to public transport nodes. With regard to apartment developments, the layout should:

- Present a lively edge to the street by locating doors and windows onto the street frontage;
- In the case of residential accommodation over shops or other business premises, a separate access should be provided for the upper floor accommodation;
- Where ground floor commercial use consists of restaurants/takeaways, public houses, dry cleaners or printing shops, with apartments above, then proper sound-proofing, ventilation and storage must be built into the design of the building;
- Provide car parking where possible at basement level;
- Provide concealed refuse bin storage areas and bicycle storage areas which are accessible to each of the apartments;
- Allow accessibility to post boxes to all;
- Provide suitable play spaces for children.
- Uncharacteristically high structures will not be permitted where they are considered to interfere with the scale, amenity or visual quality of existing developments.

7.9.3 Where infill development is proposed, particularly apartments and flats, a reduction in the levels of communal or private open space provided per unit may be considered acceptable where developments are considered to include appropriate building designs and suitable landscaping of communal areas, or where a specified alternative open space exists in the area which can be identified as serving the needs of the residents. The Planning Authority may also permit the public and private open space requirement to be combined (partially or otherwise) to provide for communal amenity areas serving the development. Such developments may also be required to contribute, where appropriate, towards open space for active recreation being provided in the area in accordance with Development Plan Standards. Car parking areas shall not be considered as part of private open space.

7.9.4 The conversion of houses to flats / apartments in predominantly family dwelling areas will not normally be permitted as such conversions could lead to the deterioration of residential amenities in such areas. However, the subdivision of large houses and houses on primary traffic routes and in the town centre may be permitted in certain circumstances. In the case of a conversion of an existing house into flats or bed-sitting rooms, the existing private open space shall, where feasible, be available to the occupants of the converted house.

Residential Mix In Apartment/Flat Developments

7.9.5 Residential developments, particularly those with twenty or more units, should encourage a variety of residential unit types and ensure a good social mix. In apartment developments, a mix of unit sizes is also required, including two and three bedroom apartments, with not more than 20% of apartments in any single development to be one-bedroom units. The desirable residential mix will be reviewed by the local authority in relation to location and scale.

Internal Design Of Apartment Schemes

7.9.6 In general, apartments will be required to have the following minimum floor areas:

- The internal dimensions of all rooms should be proportioned to allow for adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents. Design solutions should be employed to minimise

overlooking/overshadowing and to preserve and enhance the residential amenity of the entire development.

- Where combined kitchen/living areas are proposed, the apartments should have separate facilities for clothes washing and drying. This could be in the form of a utility room or a communal washer/dryer room.

Individual Storage Facilities

- A minimum internal storage area of 5 cubic metres should be provided within each apartment unit. Wardrobe or hot press space is not acceptable in this regard.
- Well-designed and secure bicycle parking areas should be provided for apartment complexes.

Refuse Storage

- All apartment complexes should provide easily managed communal waste and recyclables collection points that are conveniently located, well ventilated and comply with all public health and fire safety requirements.

Private Open Space

- 7.9.7 Private open space in apartment and duplex type schemes can be provided in the form of landscaped areas, courtyards, terraces/ patios and balconies. All developments would be expected to have some form of private open space in the form of balconies directly accessible from the apartment. However, when the level of open space cannot be provided in a balcony alone then semi-private open space as described above would be acceptable.

Courtyards

- 7.9.8 The development of courtyards and new urban spaces within blocks will be considered and fresh approaches to the design of urban space will be encouraged. Access to courtyards should be through arches in order to avoid breaking the existing street frontages. In the case of courtyard developments, open space provision should be in accordance with development plan standards.

7.10 Infill & Backland Development

Infill Development

- 7.10.2 Infill development policies apply to areas that are largely built up and where the proposal is not of such a scale that it represents a major addition to, or redevelopment of, the existing physical fabric. Proposed development must have due regard to the predominant design features, existing building lines and heights and the existence of particular elements, such as groups of trees and hedgerows, listed buildings or open spaces.

Granny Flats

- 7.10.3 The demand for self-contained residential units on the site of, and attached to, existing dwellings is recognised by the Planning Authorities as fulfilling a necessary role. In order to protect residential amenities the following considerations will be taken into account in assessing such proposals: -
- The existing density of development and whether the site is adequate to accommodate a second dwelling unit.

- The floor area of the unit shall not normally exceed the equivalent of 25% of the floor area of the existing house.
- The new and existing living spaces shall have an internal connecting door.

Backland Developments

7.10.4 Backlands are defined as lands which do not have a frontage onto a road with a public right of way. Piecemeal and uncoordinated development of backlands, including the construction of extra dwellings in former back gardens, can result in inappropriate and disorderly development. This form of development is considered undesirable where there is an adverse effect on the residential amenity of adjoining properties, particularly where such intensification might overload infrastructure and the established use framework of an area. It may only be considered where both garden sizes and the space between dwellings meet critical standards. It can also result in missed opportunities for large-scale renewal.

7.10.5 It is the policy of the Planning Authority to ensure that no development takes place that would compromise the overall development of backlands in any area.

7.11 Residential Management Standards

Contributions & Securities

7.11.2 The development of the town will require continual investment by the Local Authority in the town's infrastructure. This includes car parking, new service roads, sanitary services, recreation facilities such as play and community facilities. It is therefore planning policy that: -

- Developers will be required to make financial contributions, as a condition of a grant of planning permission, towards the cost of infrastructure services, already provided, or proposed to be provided at a future date by the Local Authority, and which are necessary to properly develop the area in the public interest, or which otherwise facilitate private development. The works required would be carried out to determined design and specification and under the supervision of the Planning Authority.
- The level of development contributions required will be determined by the Development Contributions Scheme prepared by the Council under Section 48 of the Planning and Development Act 2000 and any supplementary Development Contributions Scheme prepared under Section 49 of the said Act.

7.11.3 Developers often experience difficulties or are unable to complete a project in accordance with the conditions of a planning permission. To counteract this problem the Local Authority will: -

- Require developers to provide a security for the proper completion of proposals, with particular emphasis on large residential developments. The security required will be linked to the amount of roads, footpaths, lighting services and open space proposed.
- Grant permission for major residential developments in a phased manner and to require the provision of security for the completion of each phase as that phase is commenced.

Residential Estate & Street Names

7.11.4 Nameplates, in Irish and English, should be provided and erected on all housing estate roads. These shall be agreed with the Planning Authority prior to the commencement of

development. It is the policy of the Council that names of residential developments shall reflect local heritage by encouraging the use of local place names or geographical, historical or culturally appropriate names in the naming of new residential and other developments. No development work shall be permitted on development sites, nor advertising of housing schemes, until the name has been agreed with the Council.

- 7.11.5 The names should be fixed to walls and buildings where they can be clearly seen. Freestanding signs will not be encouraged. In order to assist the public and the postal authorities all houses shall be provided with numbers, which shall be visible from the adjoining roadway. Such an approach will be a requirement of planning permission for new developments.

Management Companies

- 7.11.6 The Council will require developers bringing forward proposals for new development to provide a Management Strategy at pre planning stage. This strategy will need to demonstrate how the developer proposes to manage the facility, including the public open space.

Occupancy Clause

- 7.11.7 The Council may impose occupancy clauses for some residential development to ensure that dwellings are occupied for the majority of the year thus ensuring the towns vitality. In addition, occupancy clauses may be considered on lands zoned for agriculture to ensure that any permitted dwellings are occupied by farmers or their families.

7.12 Standards for Rural/Other Residential Developments

- 7.12.1 On lands zoned for agriculture, housing will only be considered in accordance with the Cork County Development Plan Rural Housing Policy. The aim of this policy is to preserve the existing agricultural use of the areas zoned for this purpose, to prevent speculation in land and to prevent urban-generated development that would interfere with the operation of farming.

- 7.12.2 Where housing is considered an appropriate use, the Council will requires the dwelling to be designed in accordance with the Cork Rural Design Guide. Where permission for housing in the agricultural zone is given, it may be subject to conditions restricting the occupation of the dwelling, and possible sterilisation of land so as to prevent further sporadic housing, to maintain public health standards, to control ribbon development and to maintain the town in a compact fashion.

Septic Tanks / Wastewater Treatment Systems

- 7.12.3 The provision of septic tanks or wastewater treatment systems and their associated percolation systems shall comply in full with the requirements of the Environmental Protection Agency Wastewater Treatment Manuals.

- 7.12.4 In all cases, *Site Characterisation Reports* as detailed in the above manuals shall be submitted with each planning application. A Site Suitability Report, including a detailed site layout plan (Scale 1: 500), prepared by the manufacturers/ suppliers of a wastewater treatment system shall also be submitted.

- 7.12.5 Where suitable subsoil conditions do not exist, site development works may improve the subsoil conditions and make the subsoil suitable in certain circumstances. If the subsoil

conditions cannot be improved then other systems may be able to treat the wastewater to the required standard.

- 7.12.6 The Planning Authorities will refuse permission for a septic tank or other effluent treatment systems if there is a risk of water pollution or contamination of water supplies, or where there is evidence of undue proliferation or excessive concentration of septic tank or other effluent treatment systems.
- 7.12.7 Even where a house already exists, the installation of a septic tank system or other on-site wastewater treatment system always requires planning permission.

Traveller Halting Sites

- 7.12.8 Halting sites may comprise of a hard-surfaced area, divided into bays, each bay accommodating not more than two caravans and incorporating a service block with bathroom, kitchen and toilet, and such other facilities as may be necessary for Traveller needs. Only in exceptional circumstances will consideration be given to providing halting sites with more than seven bays. Provision may be made for caretaker's accommodation and other facilities for good management and control of site as deemed necessary.

Temporary Dwellings, Caravans Etc.

- 7.12.9 Temporary dwellings are taken to include caravans, chalets, mobile homes and huts. The Planning Authority shall prohibit the use of temporary dwellings for permanent residential purposes on the grounds that such structures are generally unsuitable for human habitation throughout the year. Exceptions may be made in dealing with acute housing emergencies. In this case, any permission granted will be for a limited period only and such temporary homes should not be obtrusively sited. The placing of caravans and temporary structures on isolated sites will not be allowed to proliferate.

- 7.13 Standards for Town Centre, Enterprise, Employment & Mixed Use Development

Mixed Use In Town Centre

- 7.13.2 Mixed use may be defined as a combination of retail, commercial and residential uses. Retail uses are encouraged at ground floor level on main shopping streets with office or residential uses above. The Planning Authority may insist on a residential content in proposed developments in town centre use zones.

Retail Development

- 7.13.3 Applications for all retail development will be assessed in accordance with the criteria specified in the *Retail Planning Guidelines for Planning Authorities* published by the Department of the Environment, Heritage and Local Government in December 2000 and as subsequently amended.

Shopping Centres

- 7.13.4 Applications for shopping centre developments will be considered in the light of the recommendations of the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in December 2000 (as amended).

- 7.13.5 The design of the shopping centre must ensure that the development is fully integrated into the town centre and in keeping with the character of the area. Standard signage will not be acceptable. Shopping centres will only be considered on lands zoned Town Centre or New Town Centre and should incorporate other uses so as to maintain activity outside normal shopping hours.
- 7.13.6 While adequate car parking, separate service areas and convenient access by public transport, by foot and bicycle from surrounding residential areas are essential elements in a shopping centre, these must be supplemented by features that make the centre attractive and pleasing to the public. Such features include:-
- (i) The scale, design and enclosure of pedestrian spaces.
 - (ii) The provision and design of street furniture, such as, seats, litter bins, telephones.
 - (iii) The provision within the overall design of the centre of public facilities, e.g., sub-post office, health clinics, crèche etc. Shopping centres must include public toilets and baby changing facilities.
 - (iv) Activities and uses that keep the centre alive both during the day and evening.
 - (v) The inclusion of residential uses over shops as an integral part of the centre, in order to increase the evening activity and security of the centre.
- 7.13.7 The Council will encourage the provision of car parking at basement level to ensure the best use of the land and to prevent the site being dominated by car parking. Public transport should also be accessible to the site. In relation to delivery vehicles, the Council does not consider it appropriate to have delivery vehicles parked in front of the development. Provision should be made to the rear of the development or at basement level to accommodate deliveries.
- 7.13.8 Landscaping plans must accompany all applications. Shopping centres should provide secure bicycle parking.

Retail Warehousing

- 7.13.9 Retail warehousing activity relates to the sale of non-food, non-clothing goods. This includes the sale of large-scale goods and can include furniture/carpets, bulky electrical goods, gardening supplies and toys. The activity may include outdoor display areas and is likely to generate considerable car parking requirements.
- 7.13.10 A limit on the range of goods sold will normally be imposed and individual units will normally be subject to a lower and an upper floor area limit. The cumulative effect of proposed retail warehouses will also be taken into account.
- 7.13.11 Retail warehousing will only be permitted within commercial and industrial zones where the Planning Authority is satisfied that it does not detract from the existing businesses in the town centre. A retail impact study may be required for any proposed retail warehouse activity. It should provide a compact development form, with continuous building lines.
- 7.13.12 Retail warehouse buildings should not have an industrial appearance and signage should be limited in quantity and be of an unobtrusive nature.
- 7.13.13 Applicants for retail parks and retail warehousing will be required to demonstrate the impact on the existing town centre close to the site. Applicants should describe their target market in order to assess this. If a number of retail warehousing elements are proposed in an area, the cumulative impact of these must be assessed. Full details of the types of goods to be sold should be described in the application. Details should include

whether the goods fit into the category of comparison or bulky goods as described in the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in December 2000 (as amended).

Industry, Wholesale & Warehousing Development

7.13.14 A landscaped buffer zone (minimum 3 metres) will be a requirement of planning permission for any Industrial/ Warehousing development where it adjoins another zoning or where it would seriously injure the amenities of adjoining land uses.

7.13.15 In terms of design and layout the following considerations will apply: -

- Surfaces within the curtilage of industrial/commercial sites shall be of hard wearing, dust free and durable material.
- Adequate space must be available for on-site storage of materials and refuse, loading and unloading and on-site circulation and parking.
- Adequate provision should be made for storage of goods and materials within the building or in a designated storage area.
- A detailed landscaping scheme for the site shall be required.
- Car parking spaces shall be clearly delineated. Parking spaces for vehicles for the disabled shall be located close to main entrances to premises.
- In the case of developments for two or more buildings, a uniform design for boundary fences, roof profiles and building lines is essential.
- A minimum open space requirement of 15% will be required and provided such that it may function as an effective amenity area. In situations where effective open space cannot be provided on site, a contribution will be payable in lieu or other arrangement similar to that employed in the provision of open space in residential areas will be required.
- An industrial development should present a pleasant aspect helped by tree planting, the judicious placing of advertisement structures, screening of open storage areas and unobtrusive loading and parking space.
- The number of signs attached to a building in such areas should be limited and no sign should be excessively obtrusive or out of scale with the building façade.
- Where security fencing is required it shall not normally be forward of the front building line of the premises. Where in exceptional circumstances, security fencing is forward of the front building line it shall be set behind a landscaped mound of at least 2m in width. Security fencing shall be palisade or chain link type and shall be plastic coated or have an appropriate colour.
- There shall be a minimum landscaped/planting strip to a width of 5 metres on all principal road frontages.
- The layout, planning and design may be subject of a detailed Action Plan to be approved by the Local Authority.

Petrol Filling Stations & Ancillary Uses

7.13.16 New petrol stations and refurbished existing stations will be required to have a high standard of overall design and architectural layout to ensure an attractive development that integrates with and complements or enhances its surroundings. The Council reserves the right to require pitched or barreled roof or similar canopies at appropriate locations. The forecourt canopy should be integrated into the overall design and sited so that it does not dominate the surrounding buildings.

7.13.17 Petrol filling stations must be located inside the 50kmph or 70kmph speed limits. No filling or service stations will be permitted in locations where by reason of appearance, traffic or fumes they would injure the amenities of an area.

- 7.13.18 The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. Applications for planning permission for such developments should contain the following elements:
- Detailed proposals for the service station will be required, including method of disposal of wastewater from carwash areas, traffic management, surface water outlet and oil interceptors etc. The development shall be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
 - High quality design and material content. Advertising material should be restricted to a minimum and no lighting shall be installed so as to cause glare or interface to any user of an adjacent public road.
 - The modification of standard corporate designs will be required by Kinsale Town Council in order to reduce the visual impact of the development. In such instances, standard petrol station canopies can be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with no attached advertising.
 - Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to take account of its setting and location in the landscape.
 - Any associated shop shall remain secondary to the use as a petrol filling station and any application must clearly demonstrate that the retail element would not adversely affect the existing retail development in the town centre.
 - Ancillary retail uses may be permitted such as small convenience type shops with a floor area not exceeding 100 sq. metres of sales space. Planning applications for the provision of such shops shall be applied for specifically. The layout of the station forecourt should be arranged to allow dedicated parking for those availing of the retail services. Where an associated shop is proposed, the application shall be considered in accordance with the Retail Planning Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government, December 2000. (as amended)

Bars/Night-Clubs/Disco Bars/Amusement Centres

- 7.13.19 In order to maintain an appropriate mix of uses and protect the night time economy in the town, the Planning Authority will, through the appropriate use of its development management powers, prevent an excessive concentration of any of the above uses in a particular area and shall ensure that the intensity of any proposed use is in keeping with both the character of the area and with adjoining businesses when development proposals are being considered. The following issues shall be taken into account in the assessment of application for the above uses.
- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission, (i.e. General disturbance, hours of operation, car parking and litter)
 - The importance of safeguarding the vitality and viability of the town centre and maintaining a vibrant mix of uses.
 - The Planning Authority shall insist that proper litter control measures be in place prior to the opening of any premises.
- 7.13.20 Façade design will be carefully controlled by the Planning Authority and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the streets and the buildings.

Hot Food Takeaways

- 7.13.21 A proliferation of hot food takeaways will not be permitted in any area. Regard will be had to the impact of hot-food takeaways on the amenities in the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours of hot food takeaways as a condition of planning permission. A condition will be attached to all new takeaways which limit operational hours.

Shop Fronts

- 7.13.22 Shop fronts are one of the most important elements in determining the character, quality and image of retail streets in Kinsale. The following considerations will apply in relation to existing and new shop fronts: -

- In general the need to change old shop fronts will be carefully considered, as it is the policy of the Local Authority to preserve and retain traditional shop fronts of character.
- No projecting lighting shall be permitted to the façade. All lighting shall be concealed within the structure of the shop front. Signage and advertising shall be limited to that applied to the shop front surround itself.
- The repair, restoration and replacement of shop fronts must be sympathetically carried out to protect the architectural character of the town.
- Where existing shop fronts are of no special merit, total replacement is acceptable. The design of new shop fronts shall relate to the architectural characteristics of the building of which it forms part.
- New shop front designs must respect the scale and proportion of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. Large expanses of undivided glass will generally not be permitted.
- National-chain shops, which have adopted a “corporate image”, will not necessarily be allowed to use their standardised shop front design, “corporate colours” and materials.
- Compatibility with individual buildings and with the streetscape will be considered more important than uniformity among the branches of one company.
- The process of trading through an opening in a building façade without a shop front will not be permitted.
- The use of loud music to attract attention to a shop will not be permitted.
- Lettering should be either hand painted or individually mounted in proportion to the size of the fascia.
- Maintenance of upper floors of inner urban buildings and highlighting of details will be encouraged.

- 7.13.23 It should be noted that the replacement of an existing shopfront, or the insertion of a new shopfront requires planning permission, and is not considered by the Council as constituting exempted development. Unauthorised alterations or developments exhibiting these characteristics will be the subject of legal proceedings to ensure their removal.

Security / Roller Shutters

- 7.13.24 The installation of security shutters can have a negative visual impact at night and thereby detract from the environment of the town. It is the policy of the Council to discourage the use of such shutters and to ensure the removal of unauthorised ones. The erection of a roller shutter requires planning permission.

- 7.13.25 Where security shutters are considered to be essential for example, because of the type of business transacted or goods stored and/or where the location so indicates, the Council may permit them provided that they meet the following criteria:
- They must be of the open-grille type (not perforated or solid);
 - They must be painted to match the shop-front colour scheme;
 - They must be located, together with their associated housing, behind the window display or behind the glazing.

- 7.13.26 Alternatives to roller shutters, such as the use of traditional panelled timber shutters or demountable open grilles will be preferred where security needs are involved. Such alternatives require planning permission, but will be favourably considered in place of roller shutters.

Automatic Teller Machines

- 7.13.27 The Planning Authority will strictly control the location of Automatic Teller Machines (ATM's) having regard to the following:

1. The need to protect the character of the street, building or shop front into which they are to be incorporated, in particular in protected structures.
2. The design and location must be such that they are safe and easily accessible.
3. Canopies, signs and logos shall be discreetly incorporated into the overall design.
4. The provision of ATM's at petrol stations will be encouraged to facilitate drivers wishing to use them.

- 7.13.28 In general, ATM's will not be permitted where customers queuing may cause disruption to pedestrians.

7.14 Advertising & Signage

Design Of Advertising

- 7.14.2 In respect of shops and other business premises, advertising should be designed, as an integral part of the shopfront and in most cases will be required to be located within the fascia. Signs will not be allowed to dominate the facade or interfere with windows or other features or detailing on the building.

- 7.14.3 The Council will encourage the following types of advertising:

- The use of traditional painted sign writing on fascia boards, using appropriate colour schemes,
- The use of solid block individual lettering affixed directly to fascia boards or facades,
- The use of spotlighting or floodlighting of fascia boards, shopfronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard),
- The painting of stall risers and other features to enhance the design of the shop-front, using appropriate colour schemes,
- The provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs must be of a limited size and projection, and shall be limited to a maximum of one sign for each building facade.

- 7.14.4 The following types of advertising will not be permitted by the Council and will be actively discouraged:

- The use of plastic, PVC, perspex and neon signs or lettering or detailing on any exterior,
- Internally illuminated box fascia signs,
- Internally illuminated projecting signs, whether fixed or hanging,
- Flashing, reflectorised, neon or glitter-type signs or detailing at any location on the exterior of the building, or so located within the interior as to be intended to be viewed from the exterior,
- The erection of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building,
- The provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape of a village or settlement. Kinsale Town Council will co-operate with owners of premises in relation to developing shared signing schemes to minimise the overall impact on the streetscape,
- The use of inappropriate brand or corporate advertising,
- The use of free-standing signs/advertising boards on the public footpath will not be permitted

Outdoor Advertising Standards

7.14.5 The Council will encourage the following in relation to outdoor advertising signage:

1. As a general rule outdoor advertising will not be permitted except on the business to which it relates. An exception will be fingerpost directional signs for tourism related businesses (subject to issue of a license from the Town Council);
2. Plastic, neon and internally illuminated box signs will be permitted only in very exceptional circumstances, where a particularly high quality visual effect can be created. Signs of traditional hand painted or other type will be favoured. The artwork displayed on hand painted signs must be of the highest standard, there will be an objective to preserve and enhance this standard in all future developments;
3. Generally, advertisements will only be permitted where the Council is satisfied that the proposed sign will improve the appearance of the building;
4. Projecting or hanging signs will be strictly controlled. As a general rule only one will be allowed per building, the sign will advertise the name and business of the premises and will be fixed no higher than the bottom of the first storey; and
5. The placing of advertising matter or stock on the footpaths or roads will not be permitted.

Canopies

7.14.6 The erection of plastic or fabric canopies of the 'Dutch' type will be discouraged. Such canopies disrupt the view along the street and obscure both shopfront detail and neighbouring advertising and are generally not acceptable. Where shading of a window display is required, the use of traditional rectangular sun blinds/awnings of the retractable type may be permitted. The erection of a canopy or awning will require planning permission.

7.14.7 Proposals for signs and advertising structures must: -

- Be in scale and harmony with the surrounding environment, signage shall not be permitted to exceed 10% of the façade of the building, however, where the façade exceeds 250m², then signage shall not exceed 5% of the façade;
- Not interfere with the safety and free flow of traffic;
- Not obscure traffic signs;
- Not impair the amenities of the area;
- Not interfere with windows or other features of a building façade; and

- Not project, in whole or part, above the eaves of the building or obtrude on the skyline.

7.14.8 Mounted signs are to be favoured instead of freestanding signs. Free-standing advertising structures, such as sandwich boards, which require a license under Section 254 of the Planning and Development Act 2000, will not be allowed on footpaths or in pedestrian areas where they have the potential to cause an obstruction and may be a hindrance, particularly to disabled persons. Where locations are considered suitable, advertising panels may be permitted on builder's hoardings for a specified period.

7.15 Standards for Educational, Institutional, Civic & Community Facilities

Schools

- For primary schools a minimum size of 0.6 hectares of school land must be provided for schools with up to three class units and increasing in line with an increase in class units.
- Provision must be made within the site for adequate car parking (see car parking standards guidance) and informal hard surfaced play areas for organised sport activities.
- Provision should be made in secondary schools for a range of sports facilities.

Childcare Facilities

7.15.2 Applications for residential development should provide childcare facilities in accordance with the 'Childcare Facilities: Guidelines for Planning Authorities' (DoEHLG) and the 'Child Care (Pre-School Services) Regulations 1996 & 1997', 'Ready, Steady, Play! A National Play Policy' (2004) and any other relevant statutory guidelines which may issue during the life of this Plan. It is the policy of the Council to;

- Facilitate and encourage the provision of childcare facilities at appropriate locations, as identified in the guidelines.
- In accordance with DoEHLG guidelines, the Council requires the provision of at least one childcare facility to cater for 20 places in developments of 75 houses, including local authority and social housing schemes. This standard may be varied depending on local circumstances. The Council will consult with the Cork County Childcare Committee in this regard, if appropriate.

7.15.3 Childcare facilities include full day-care, sessional facilities for pre-school and school going children and out of school hours' care. These facilities are defined as:

7.15.4 **Full day-care:** The provision of a structured day-care service for children for more than 3.5 hours per day, supervised by competent, trained personnel. Full day-care includes crèches and nurseries.

7.15.5 **Sessional:** The provision of a services, which offers a planned programme to pre-school children of up to 3.5 hours per session by trained personnel. Sessional services include playgroups and Montessori groups and similar services.

7.15.6 **After school care:** is extended day care for school going children usually from Monday to Friday.

7.15.7 Applications should include the following information at application stage:

1. Description of the operational nature of the facility – full day care / sessional / drop / after school care, etc.
2. Numbers and ages of children.
3. Demonstrate that adequate parking is provided for staff and set down areas for customers.
4. Hours of operation.
5. Provision of open space and measures for the management of same
6. Description of the cumulative impact when taken together with other childcare facilities in the vicinity.
7. Impact on residential amenity and mitigation measures if appropriate.
8. Traffic Impact Assessment & Mobility Management Plan.

7.15.8 It is recommended that applicants seek the advice of the Cork County Childcare Committee, Health Service Executive and other relevant bodies in the design of childcare facilities prior to the submission of applications for planning permission. Such proposals shall meet all criteria and standards for best practice and design that may apply from time to time. In addition, facilities shall be flexible in design to allow for changing demands as the receiving community matures..

7.15.9 In general, it is the policy of the Council to discourage the complete conversion of existing semi-detached and terraced dwellings within housing estates to childcare facilities. The childcare use should remain secondary and the bulk of the house should be retained for residential purposes. In new housing estates, purpose built facilities are normally required.

7.15.10 In considering applications for both purpose built facilities and the conversion of existing premises, the council will favour locations that are close to existing community and educational facilities and public transport nodes. The Council will strongly resist the change of use of childcare facilities (provided under the Childcare Guidelines) to non-community uses such as; residential, retail or commercial uses, unless it is satisfied that exceptional circumstances exist.

Care Facilities

7.15.11 A change of use from residential to a care facility to care for more than six persons with an intellectual or physical disability will require planning permission and will be dealt with sympathetically with consideration for factors such as accessibility, traffic, safety and proximity to community and shopping facilities. Houses with adequate private and secure open space and on-site car parking are generally acceptable for such uses.

Nursing Homes

7.15.12 Privately run nursing homes provide an essential service for the elderly and the infirm. The council will, subject to protecting residential amenity, consider the location of nursing homes in residential areas and on sites considered adequate in size to cater for all generated needs of the development. The development of nursing homes should not involve significant changes to the streetscape involving the loss of trees, hedges, walls etc.

7.15.13 Permission will normally only be granted for nursing home developments that are located in properties of adequate size, with six or more bedrooms. The premises should have adequate access and comply with parking requirements.

7.16 Standards for Agriculture

Agricultural Buildings & Structures

7.16.2 The Council accepts the need for agricultural buildings and associated works (walls, fences, gates, entrances, yards etc.) to be functional. The Council requires the following to be taken into consideration in designing agricultural buildings:

- The design, scale, siting and layout of agricultural buildings should respect, and where possible, enhance the rural environment.
- Buildings should generally be located a minimum of 100metres from the nearest dwelling other than the applicants dwelling. The grouping of agricultural buildings will be encouraged in order to reduce their overall impact, in the interests of amenity.
- Applicants must demonstrate their ability to store and dispose of agriculture waste.
- In visually sensitive areas the Council will seek to group together and site buildings in an appropriate manner, and require the use of harmonious external materials to minimise obtrusion on the landscape. The use of dark coloured cladding, notably dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls.

Agricultural Related Industry

7.16.3 Agricultural-related industrial development may be permitted within the agricultural zone where it does not conflict with amenity or the viable use of farm holdings for agriculture, forestry or bloodstock purposes. Other considerations in such developments will include, traffic safety, pollution and waste control, and the satisfactory treatment of effluents, smells and noise. Proper provision for the disposal of liquid and solid wastes must be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape, will be factors which will govern the acceptability or otherwise of such development.

Landscaping

7.16.4 The removal of hedges to accommodate agricultural developments should be a last resort. A landscaping plan is required as part of an application for agricultural developments and should include screening and shelterbelt planting, composed principally of native species.

7.17 Archaeological & Architectural Heritage

Recorded Monuments & Places Of Archaeological Interest

7.17.2 Planning applications for development on, or adjoining, such sites and monuments will be considered in the light of:

- (a) The appropriateness of the proposed development vis-à-vis the site or monument; and
- (b) The recommendations of the Heritage Service.

7.17.3 The Planning Authority may require a detailed report/site assessment to be submitted as part of a planning application. This report shall be carried out by a licensed Archaeologist, and be submitted both to the Planning Authority and The Heritage Service.

7.17.4 If known archaeological remains exist within the confines of the site, it will be required: -

- That archaeological excavation of the remains before development commences or supervision of normal excavation where such developments might disturb the remains, and
- Funding by the applicant of monitoring, testing and/or assessment, or preservation of the remains, if of prime importance.

7.17.5 Conditions may be imposed which modify the development in order to facilitate archaeological investigation or preservation.

Development In Areas Of Archaeological Potential

7.17.6 When considering development proposals within Areas of Archaeological Potential and on, or in close proximity to, sites of known archaeological significance, the Council will have regard to the provisions of Section 12 of the National Monuments (Amendment) Act, 1994, or as may be amended from time to time. The Council will also have regard to the observations and recommendations of the Office of Public Works and the Heritage and Planning Division of the DoEHLG.

7.17.7 When considering such proposals regard will be had to the nature of sub-surface works that could impact upon archaeological remains (e.g. foundation type and design, layout and location of services, road works, landscaping schemes etc.)

7.17.8 The Council may require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of the proposed development. In appropriate circumstances, the Council when granting permission for development may impose conditions requiring the following:

- Professional archaeological supervision of site excavations,
- The funding by the applicant of any necessary archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development,
- The preservation of all or part of any archaeological remains on the site.

7.17.9 All planning applications should have regard to the following:

“Archaeology and Development: Guidelines for good practice for developers” prepared by the Heritage Council.

Development In Architectural Conservation Areas

7.17.10 In Architectural Conservation Areas, the Council will have regard to the following:

- Any proposed development shall be compatible with its-surrounding environment, both natural and man-made.
- The impact of development on the immediate streetscape in terms of compatibility of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed.
- New alterations and extensions should complement existing buildings/structures in terms of design, external finishes, colour, texture, windows, doors, roof, chimney, design and other details.
- In dealing with advertisements in Architectural Conservation Areas, the overriding consideration will be the enhancement and protection of the essential character qualities of the area.

Development In Relation To Protected Structures

- 7.17.11 Protection, in relation to a structure or part of a structure, includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure or part thereof. Each owner and/or occupier of a Protected Structure is obliged to ensure that the structure is not endangered.
- 7.17.12 The term structure includes the entire fabric, including the interior, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interiors, and all fixtures and features which form part of the interior or exterior of any structure or structures referred to above.
- 7.17.13 A Protected Structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Details of protected structures are included by the authority in its Record of Protected Structures (RPS) provided at **Appendix 1** in this Plan. It may be amended by the addition or deletion of entries independently of the Plan review process.
- 7.17.14 Certain procedures must be followed if a Planning Authority proposes to deem a structure to be a protected structure. The Planning Authority must notify the owners and occupiers of a structure it proposes to deem a protected structure, who are entitled to make comments on such a proposal to the authority. These comments are taken into account before a decision is made whether or not to include the structure in a RPS. The final decision is a reserved function of the Council.
- 7.17.15 By regulation, applications for outline planning permission for works involving protected structures cannot be entertained. Section 57(10) (b) of the 2000 Act states that a Planning Authority or An Bord Pleanála shall not grant permission for the demolition of a protected structure save in exceptional circumstances.
- 7.17.16 A planning application involving a protected structure is generally made in the same way as any other planning application. However, additional documentation must be submitted with the application. The “Best Practice Guide for Architectural Heritage Survey and Assessment” is the standard required of planning applications involving protected structures.
- 7.17.17 No works may be carried out to a protected structure without planning permission, which would adversely affect the character of the structure or any element of it, which contributes to its special interest. Such works can include:
- Window replacement and fenestration changes
 - Wholesale plastering/pointing/painting or painting of previously unpainted elements
 - Modifications of brickwork and stonework
 - The removal/alteration of architectural detailing including joinery and decorative plasterwork
 - Inappropriate interior works including the removal of walls, the creation of openings and partitioning of rooms
 - Works to roofs and railings involving the removal of original materials and replacement with inappropriate materials.
- 7.17.18 An owner or occupier of a protected structure may make a written request to the Planning Authority to issue a Declaration as to the type of works, which it considers would or would not materially affect the character of the structure or any element of the structure that contributes to its special interests. The Planning Authorities shall have regard to Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in 2004.

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- 7.17.19 In considering applications for alterations and/or additions to a protected structure, the Council shall have regard to:
- The various elements of the structure which gives the protected structure its special character and how these would be impacted upon by the proposed development.
 - In the case of a proposal to materially change the use of a protected structure, the suitability of such use having regard to its potential impact on the structure including works necessary to comply with Fire & Building Regulations which the proposed use change would give rise to:
 - The reversibility of the proposed alterations
 - In the case of buildings within the curtilage of a protected structure whether such buildings are of heritage value or not.
- 7.17.20 The replacement of existing windows in protected structures with windows of inappropriate design, or manufactured of materials inconsistent with the character of the protected structure will not be approved.
- 7.17.21 Where possible the retention and repair of original windows will be encouraged.
- 7.17.22 A detailed conservation report shall accompany planning applications for works to protected structures.
- This report shall:
- Outline the significance of the building
 - Include a detailed survey of the building, including a photographic survey
 - Detail the proposed works it is intended to carry out.
 - Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.
- 7.17.23 The detail required to be submitted will be dependent on the significance of the building and the nature of works proposed. All works to protected structures shall be carried out in accordance with best conservation practice.
- Development within the Curtilage & Setting of Protected Structures.***
- 7.17.24 In considering applications for development within the curtilage of protected structures, the Council shall have regard to:
- The various elements of the structure, which gives the protected, structure its special character and how these would be impacted upon by the proposed development.
 - The proximity of any new development to the main protected structure and any other buildings of heritage value.
 - The design of the new development, which should relate to and complement the special character of the protected structure.
- 7.17.25 High quality design will be a foremost consideration when assessing proposals for development within the curtilage of a protected structure, with particular emphasis on siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude innovative, contemporary architecture. Development proposals should include an appraisal of the wider context of the site and structure.
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7.18 Landscaping

7.18.1 Landscaping is an integral part of any development. In terms of the general landscape itself, Planning Authorities are guided by DoEHLG guidelines on "Landscape and Landscape Assessment" June 2000, which identify the following elements: -

- Identification of Landscape Character Areas, including special treatment of landscapes of 'semi-natural' character;
- Confining development to the midslopes of hills and foothills of ridges;
- Encourage the use of traditional design, local materials and techniques on all buildings;
- Encourage the effective reinstatement and landscaping of areas affected by extractive activities or the installation in the countryside of telecommunications or other masts;
- Discourage suburban type walls, entrance gates and suburban building vernacular in the countryside;
- Discourage indiscriminate use of exotic plant species especially on roadsides and around rural gardens;
- Discourage use of brightly coloured or multi-coloured brick or panel paving which is out of character with rural areas.

7.18.2 Security by means of a financial bond may be required to ensure that a landscaping plan is adequately implemented. Developers should consult with the Planning Authorities at an early stage in relation to landscaping and planting proposals.

Soft Landscaping

7.18.3 Kinsale Town Council in conjunction with Cork County Council will seek the highest quality of landscaping in the planned environment. Planting and landscaping can be used to incorporate new buildings into their surroundings and provide privacy between dwellings.

7.18.4 There is a need to ensure that existing healthy trees are protected and retained trees, especially along field boundaries, should be supplemented with appropriate new planting.

7.18.5 New planting should consist of local plant types indigenous to the area and be incorporated into the site so as to enhance the overall appearance.

7.18.6 When selecting plant species for landscaping, consideration should be taken of the proposed location of the site and its attendant character such as: soil conditions, pollution, safety, maintenance requirements, the possibility of vandalism and aesthetic potential.

7.18.7 Developments should include new trees within the site at a ratio of at least two trees per dwelling. Garden areas should be adequately landscaped. Rear gardens should be treated with a 300mm minimum cover of consolidated topsoil where shrub planting is proposed, 100mm where grass areas are proposed. It may be a requirement in some cases that compacted areas be broken up and rubble/plastic/glass shall be removed as part of the site preparation.

Hard Landscaping

7.18.8 Hard landscaping design, including paving and street furniture is an important element in defining the character of the spaces between buildings and public open spaces. Hard landscaping works can help to:

- Provide a visual link to the surroundings,

- Define and enclose space and delineate public from private space,
- Provide security to private areas,
- Distinguish between pedestrian, cycle and vehicular movement,
- Provide suitable play space for children.
- Materials must be appropriate, durable and of a good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways.
- The texture and colour of the materials chosen must be sympathetic to the locality and form an integral part of the design.
- Walls, fences, metal railings and gates used to define spaces and their usage have a major impact on the visual character of the development. These should be carefully selected with local distinctiveness in mind and will need to form an integral part of the overall design concept.
- The siting of street furniture should not present a hindrance for the mobility impaired and people with disabilities.
- The integration of art into the public domain can contribute positively to the urban form creating local distinctiveness and enhancing a public space. Major development schemes will be expected to contribute to public art in the locality.
- Following underground works, it is an objective of Kinsale Town Council to ensure the reinstatement of materials or the replacement of same with materials of similar style and quality.

Reporting of Geological and Geomorphological Features

- 7.18.9 In order to develop a better understanding of the geology of the area, it is requested that the Geological Survey of Ireland (GSI) is sent copies of reports detailing any site investigations carried out as part of development. This data will be added to GSI's national database of site investigation boreholes and represent a useful resource for members of the civil engineering sector.
- 7.18.10 It is also requested that the GSI be sent notification of ground excavations etc. undertaken in the area which might provide good geological exposures for examination. In addition, it is requested that any significant bedrock cuttings created in the area, should be designed to remain visible as rock exposure rather than being covered with soil and vegetated in order to facilitate geological surveying in the area.
- 7.19 Tree & Hedgerow Preservation
- 7.19.1 Where mature trees and/or substantial hedgerow are located on lands that are being considered for development, a detailed tree survey shall be submitted with the planning application. All trees with a diameter of 75mm and above 1.5m from ground level should be included. Trees should be surveyed by reference to species, branch canopy, spread, shape, height and condition. In the event of trees being felled during development, the Council will require the planting of 10 replacement native trees per felled tree.
- 7.19.2 Where trees or hedgerows are to be preserved on a development site, it is essential that the trees be protected by the erection of secure fencing prior to any site or engineering work commencing, that no material be stored within the fenced area and that no vehicles have access beyond the fenced area. The local authority may require the submission of a site management plan to ensure the protection of retained trees and hedgerows within the site. To ensure that trees and hedgerows are protected on a site, and that the agreed landscaping is carried out, which is the subject of a grant of planning permission, a bond lodgement may be required, the amount of which shall be determined by the Council.
- 7.19.3 Where a development located on lands zoned for development necessitates the removal of hedges/trees, the Planning Authority will require the removal of same to be identified

as part of the planning application and a detailed replanting proposal to be submitted. This proposal should provide for the replacement with a minimum of 5 mature, indigenous trees per tree felled and replacement hedgerows in lieu of those taken away as part of the overall landscaping plan. These replacement hedgerows/trees shall consist of similar native species.

7.19.4 The replacement of hedgerows/trees shall have due regard to the ecological function of hedgerows as a wildlife corridor and shall not work in isolation to the remaining hedgerow network.

7.19.5 Development will not generally be permitted where there is likely damage or destruction either to trees protected by a Tree Preservation Order or those which have a particular local amenity or nature conservation value or special interest, notwithstanding the fact that they are not listed in the Development Plan.

7.20 Infrastructure & Utilities

Ducting Of Public Utilities & Services

7.20.2 The Planning Authorities will normally require that all wires, cables and pipes for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area and in the interests of public safety. Developers will also be required to provide efficient systems of drainage with separate surface water and foul sewer drainage systems.

Telecommunication Antennae & Support Structures

7.20.3 In considering applications for these structures the planning authorities will have regard to the "Planning Guidelines for Telecommunications and Support Structures" (DoEHLG July 1996).

7.20.4 These Guidelines include the following considerations: -

- Telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature.
- The preferred location for telecommunications antennae is in industrial estates or areas zoned for industry or in areas already developed for utilities.
- The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure.
- Support structures should be kept to a minimum height consistent with effective operation and should be monopole (or poles) rather than latticed or square structure.
- Sharing of installations (antennae support structures) is encouraged, as it will normally reduce the visual impact on the landscape or townscape. All applications must satisfy the local authority that a reasonable effort to share the installations has been made.
- Where it is not possible to share a support structure the applicant should, where possible, share a site or site adjacently, so that antennae may be clustered.

Street Lighting & Public Utilities

7.20.5 Street Lighting should, at a minimum, erected to the standards set out in the ESB publication *Public Lighting in Residential Estates*. Pedestrian links must also be illuminated. Lighting levels within a new development must create a secure environment. Dark corners and alleyways should be avoided. The use of low pressure sodium lighting

and full cut off lighting shall be encouraged for environmental, economic and road safety reasons. Lamp posts in prominent positions can help to define an area and promote a sense of place among the residents.

7.20.6 To preserve the amenity and visual character of an area and in the interests of public safety, all services including electricity, public lighting cables, telephone and television cables shall be provided underground in all new developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings. Pole mounted equipment (such as transformers) will not be permitted.

7.21 Bonding to Secure Completion of Development

7.21.1 To ensure that developments undertaken by private developers are satisfactorily completed, developers will be required to give cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Council, for the satisfactory completion of developments and their ancillary services. This bond or surety shall be submitted and prior to the commencement of any development.

7.22 Development Contributions

7.22.1 The Council, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require the payment of financial contributions in accordance with the Development Contributions Scheme.

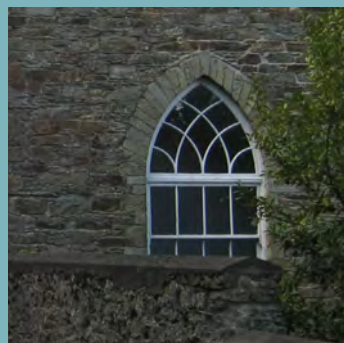
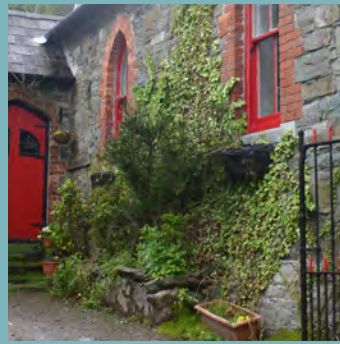
7.22.2 Developers may also be required to carry out works at their own expense, to facilitate their development and these will be specified as a condition of their planning permission.

7.23 Access to Land

7.23.1 Kinsale Town Council will ensure that no development takes place in such a fashion that would prejudice the provision of vehicular, pedestrian access or wastewater services in adjoining lands. Development will be designed so as to ensure 'ransom strips' will not inhibit future development.

7.24 Future Publications, Standards & Guidelines

7.24.1 The Council in conjunction with Cork County Council, will continue, during the course of the Plan period, to prepare and make available to the public, technical and design guidelines on matters affecting the planning and sustainable development of the Town and County.



A1

Record of Protected Structures

Appendix 1: Record of Protected Structures

Reference Number	Name	Description
1	Old Court House	The rear is circa 1600 while the front of 1706 has brick arches, slate hung first floor, narrow windows and small panes and three Dutch gables.
2	Patsys Corner	Three bay, three storey house of c. 1800 with original Georgian sash windows in shallow reveals and lime plaster walls. Two windows are curved which is exceptional. Simple shop front and inset door case with timber fanlight.
3	Juno	Single bay three storey, early 19 th century house, rendered and painted with wide segmental headed windows and curved corners – very unusual. Simple shop – front.
4	Mother Hubbards	Market Street, Two bay three storey house probably 18 th century in date, rendered and painted, shallow reveals through late 19 th century sashes, wide eaves and high pitched roof. Early 19 th century bow fronted shop front.
5		Church Street, Large rubble stone warehouse three storey, eight bays with brick dressing to windows.
6	Desmond Castle	Cork St. Late 15 th century town tower with house with fine carving on windows and door case.
7	No. 33 Cork St.	Two bay three storey house early 19 th century, with rendered and painted walls and wide eaves. Segmental headed windows with Georgian panes in sash windows.
8	No.34 Cork St.	Three bay, two storey house early 19 th century. Built of exceptionally fine quality brick, segmental headed window with original sashes and limestone Doric doorcase.
9	The Dutch House	Cork St., small two bay three storey house with asymmetrical fenestration, rendered and painted walls, Georgian panes in sash windows, late 18 th century doorcase, curvilinear gable, possibly early 18 th century.
10	No. 37 Cork St.	Small two storey two bay house rendered walls, high pitched roof, mid 18 th century in date.
11	No. 38 Cork St.	Two bay two storey house with rendered walls and high pitched roof, mid 18 th century.
12	No. 40 Cork St.	One of a pair of two unusual two bay two storey homes with rendered walls, inset, pedimented doorcase, shallow reveals to segmental headed windows, cornice and eaves.
13	No. 41 Cork St.	One of a pair of two unusual two bay two storey homes
14	Carmelite Church	Carmelite Avenue, Gothic revival façade of

		limestone ashlar with three pinnacles. Commenced 1834, completed 1850.
15	School	Friar St. Classical mid 19 th century school of two storeys with open bed pediment on the breakfront
16	Catholic Church	Friar St. Early 19 th century classical revival church of limestone ashlar, with breakfront and three rounded windows over three doorcases.
17	No. 3 Bandon Rd.	Clare Cottage, three bay two storey house with battered rendered walls
18	Newmans Mall	Three bay two storey house with fine quality rubble stone with brick lintels, timber cornice, two dormers, heavy panelled door, mid 18 th century.
19	Newmans Mall	Five Bay two storey mid 18 th century house of coursed rubble stone with brick lintels, Georgian panes, timber cornice and high pitched roof, mid 18 th century.
20	The Glen	Two massive arches and caves against cliff
21	Harveys the Glen	Three bay three storey late 18 th century house with a fine ionic doorcase and leaded fanlight also wide eaves.
22	The White House, The Glen	Three Bay, three storey pair with Harveys dating from the late 18 th century with a fine ionic doorcase and leaded fanlight also with wide eaves.
23	The Blue Haven, Pearse St.	Originally Fish Market dated 1794 with a tall wall and curvilinear gable and plaque.
24	No. 5 Pearse St.	Probably a rebuilding though with a very handsome Doric doorcase of circa 1810.
25	No. 7 Pearse St.	Three bay, three storey early 19 th century house with tall windows on the first floor, channelled plaster on ground floor, rough cast above, wide eaves, Georgian glazing bars, limestone carriage arch.
26	Perryville, Pearse St.	Late 19 th century reconstruction of two houses, channelled rendering, half octagon bow, bizarre doorcase and iron veranda on first floor.
27	Pearse St.	A fanciful brick façade of 1905 with wide windows in centre flanked by paired windows, pediment and urn in centre.
28	Maisies, Pearse St.	A shallow bowed shop front dating from the early 10 th century.
29	Methodist Church, Short Quay	Late 19 th century church of coursed rubble with pointed windows and porch
30	Short Quay	Four bay, two storey house with rendered walls, shallow reveals to windows and cornice, mid 18 th century.
31	Sovereigns, Main Street	Large Six bay three storey house of brick now rendered and painted late 19 th century sashes bracketed shop front.
32	Janey Mac, Main St.	Fine late 18 th century house with painted and rendered walls segmental windows Georgian panes in sashes, pedimented doorcase with

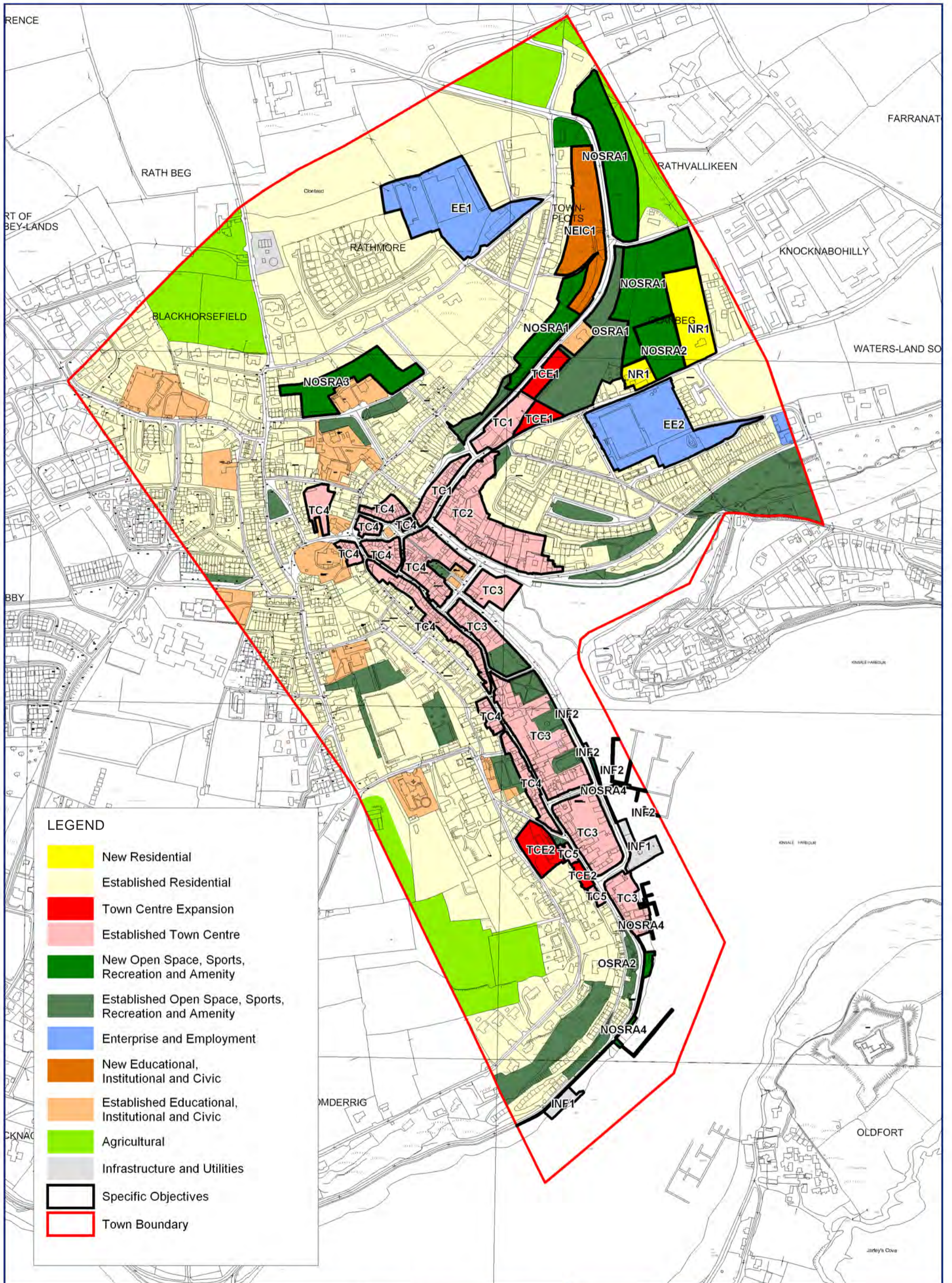
		light simple early 19 th century shop front.
33	No. 45 Main St.	Four bay three storey late 18 th century home with fine, original sash windows with Georgian glazing bars, shallow reveals and wide timber frames, heavy cornice, early 20 th century bracketed shop front.
34	Marian Guest house, Main St.	Simple two bay, two storey house. Early 19 th century shop front with small panes of glass and square headed doorcase.
35	St. Multose Rectory, Rampart Lane.	Built 1832 with a pedimented doorcase and full height bow windows.
36	Blind Gate.	Former St. Multose School coursed rubble walls and wide eaves
37	No.14 Lower O'Connell St.	Two bay, three storey late 18 th century house with battered walls, rendered and painted, pedimented doorcase and oriel window on first floor, original glazing bars in window.
38	Lower O'Connell St.	Fine three bay, three storey early 19 th century house of coursed rubble with brick dressings sash windows with Georgian glazing bars, Doric doorcase. Deep bow at rear.
39	The Kinsale Yacht Club	Lower O'Connell St. A very fine 18 th century house of five bays, originally two storeys with third added. And a three bay breakfront. Sash windows with Georgian glazing bars, round headed doorcase with block and start dressings.
40	Lower O'Connell St.	Five bay, two storey house with rendered and painted walls, shallow reveals, sash windows with Georgian glazing bars, oriel window over the doorcase, cornice and high pitched roof probably mid 18 th century. Simple late 19 th century shop front.
41	No.1 Denis Quay	Two bay, three storey, early 19 th century house with pedimented Doric doorcase slate hung on first and second floors.
42	No. 2 Denis Quay	Three bay, three storey, early 19 th century house with rendered, painted walls, wide, elliptical headed doorcase with sidelights.
43	No. 4 Denis Quay	Four bay two storey 19 th century house with dormer windows, rendered and painted with Georgian panes in sash windows.
44	No. 2 St. Johns Hill	Three bay two storey house late 18 th century with excellent slate over hanging, oriel window over the doorcase, Georgian panes in sash windows.
45	St. Johns Hill	Municipal Offices. Gothic revival building of four bays and two storeys, coursed, rubble stone, tall, pointed windows with switch track glazing, turrets at either end.
46	Dromderrig, Compass Hill	Circa 1820 house with u plan façade of three bays and two storeys, ionic tetrastyle porch, original Georgian sash windows, rendered and painted, wide eaves.
47	Compass Hill	A pair of circa 1800 houses of two bays and

		three storeys each, slate hung, square headed doorcases with fanlights
48	Kinsale Waterworks	1864. Brick house with plaque commemorating the achievement
50	Worlds End	Small Obelisk commemorating World War I set between a terrace of houses, erected c.1922



V2

Mapping



Drawing Title
Kinsale Development Plan Zoning Map

Client
Kinsale Town Council

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

8 Windsor Place
 Dublin 2
 Ireland

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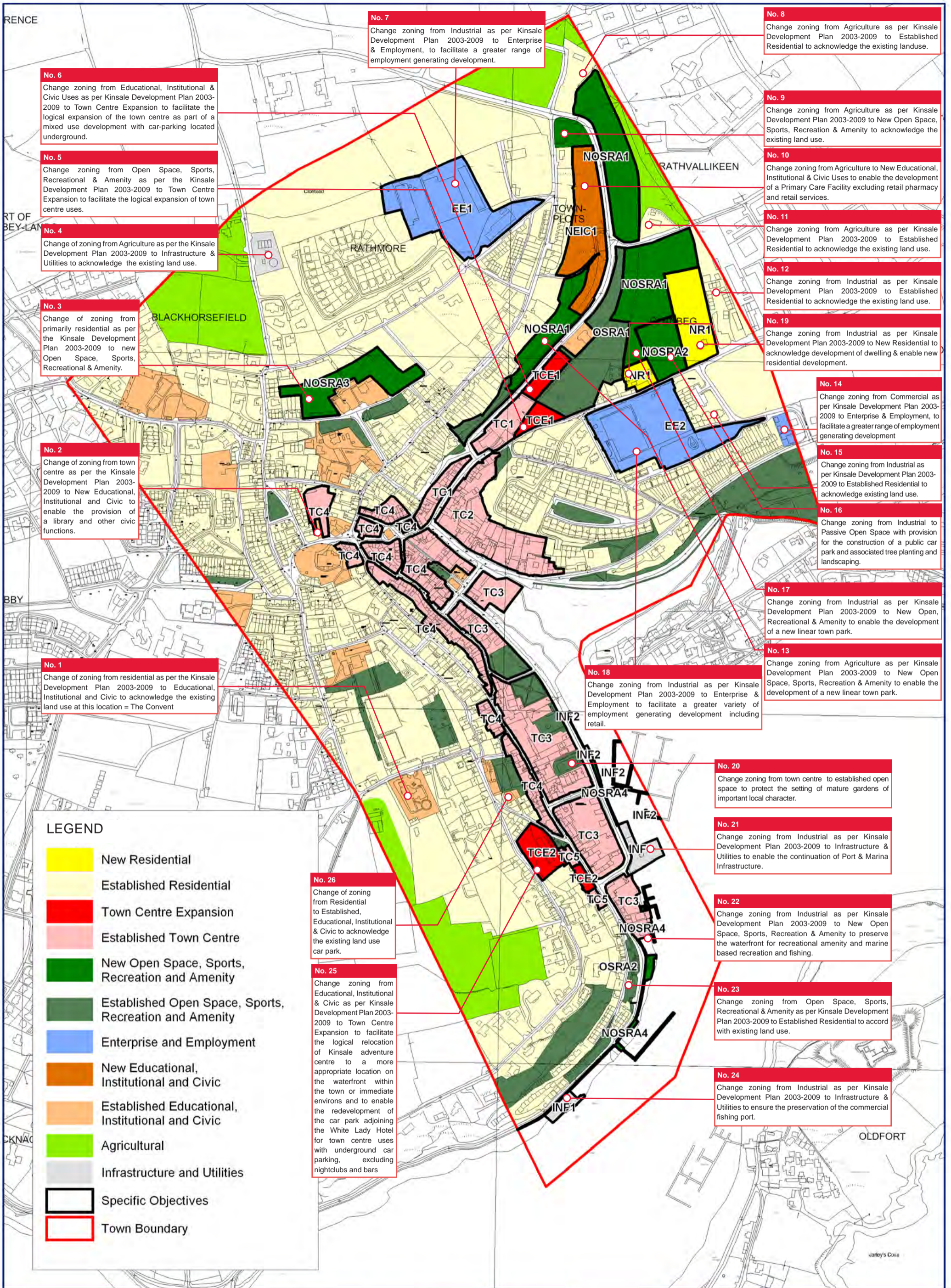
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1st Issued: 01/04/2009

Job No: 143871

Org No. **1**



No. 6
Change zoning from Educational, Institutional & Civic Uses as per Kinsale Development Plan 2003-2009 to Town Centre Expansion to facilitate the logical expansion of the town centre as part of a mixed use development with car-parking located underground.

No. 5
Change zoning from Open Space, Sports, Recreational & Amenity as per the Kinsale Development Plan 2003-2009 to Town Centre Expansion to facilitate the logical expansion of town centre uses.

No. 4
Change of zoning from Agriculture as per the Kinsale Development Plan 2003-2009 to Infrastructure & Utilities to acknowledge the existing land use.

No. 3
Change of zoning from primarily residential as per the Kinsale Development Plan 2003-2009 to new Open Space, Sports, Recreational & Amenity.

No. 2
Change of zoning from town centre as per the Kinsale Development Plan 2003-2009 to New Educational, Institutional and Civic to enable the provision of a library and other civic functions.

No. 1
Change of zoning from residential as per the Kinsale Development Plan 2003-2009 to Educational, Institutional and Civic to acknowledge the existing land use at this location = The Convent

No. 7
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to Enterprise & Employment, to facilitate a greater range of employment generating development.

No. 8
Change zoning from Agriculture as per Kinsale Development Plan 2003-2009 to Established Residential to acknowledge the existing land use.

No. 9
Change zoning from Agriculture as per Kinsale Development Plan 2003-2009 to New Open Space, Sports, Recreation & Amenity to acknowledge the existing land use.

No. 10
Change zoning from Agriculture to New Educational, Institutional & Civic Uses to enable the development of a Primary Care Facility excluding retail pharmacy and retail services.

No. 11
Change zoning from Agriculture as per Kinsale Development Plan 2003-2009 to Established Residential to acknowledge the existing land use.

No. 12
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to Established Residential to acknowledge the existing land use.

No. 19
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to New Residential to acknowledge development of dwelling & enable new residential development.

No. 14
Change zoning from Commercial as per Kinsale Development Plan 2003-2009 to Enterprise & Employment, to facilitate a greater range of employment generating development

No. 15
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to Established Residential to acknowledge existing land use.

No. 16
Change zoning from Industrial to Passive Open Space with provision for the construction of a public car park and associated tree planting and landscaping.

No. 17
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to New Open, Recreational & Amenity to enable the development of a new linear town park.

No. 13
Change zoning from Agriculture as per Kinsale Development Plan 2003-2009 to New Open Space, Sports, Recreation & Amenity to enable the development of a new linear town park.

No. 18
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to Enterprise & Employment to facilitate a greater variety of employment generating development including retail.

No. 20
Change zoning from town centre to established open space to protect the setting of mature gardens of important local character.

No. 21
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to Infrastructure & Utilities to enable the continuation of Port & Marina Infrastructure.

No. 22
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to New Open Space, Sports, Recreation & Amenity to preserve the waterfront for recreational amenity and marine based recreation and fishing.

No. 23
Change zoning from Open Space, Sports, Recreational & Amenity as per Kinsale Development Plan 2003-2009 to Established Residential to accord with existing land use.

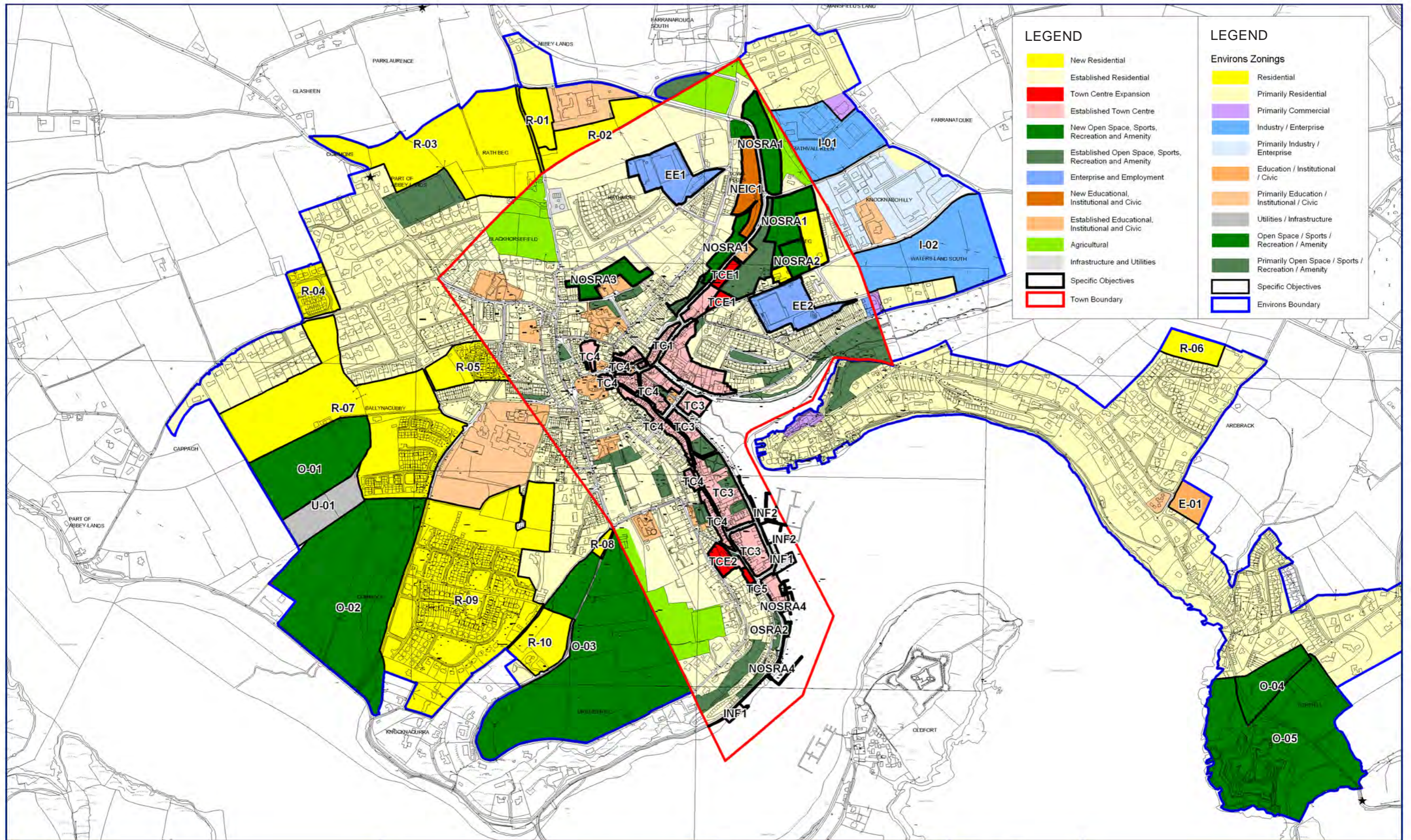
No. 24
Change zoning from Industrial as per Kinsale Development Plan 2003-2009 to Infrastructure & Utilities to ensure the preservation of the commercial fishing port.

No. 26
Change of zoning from Residential to Established, Educational, Institutional & Civic to acknowledge the existing land use car park.

No. 25
Change zoning from Educational, Institutional & Civic as per Kinsale Development Plan 2003-2009 to Town Centre Expansion to facilitate the logical relocation of Kinsale adventure centre to a more appropriate location on the waterfront within the town or immediate environs and to enable the redevelopment of the car park adjoining the White Lady Hotel for town centre uses with underground car parking, excluding nightclubs and bars

LEGEND

- New Residential
- Established Residential
- Town Centre Expansion
- Established Town Centre
- New Open Space, Sports, Recreation and Amenity
- Established Open Space, Sports, Recreation and Amenity
- Enterprise and Employment
- New Educational, Institutional and Civic
- Established Educational, Institutional and Civic
- Agricultural
- Infrastructure and Utilities
- Specific Objectives
- Town Boundary



Drawing Title
 Kinsale Town Development Plan 2009 - 2015 Zoning Map) & Environs (Bandon Electoral Area Local Area Plan 2005 - 2011 Zoning Map) Zoning Map

Client
 Kinsale Town Council

Job Title
 Kinsale Development Plan 2009 - 2015

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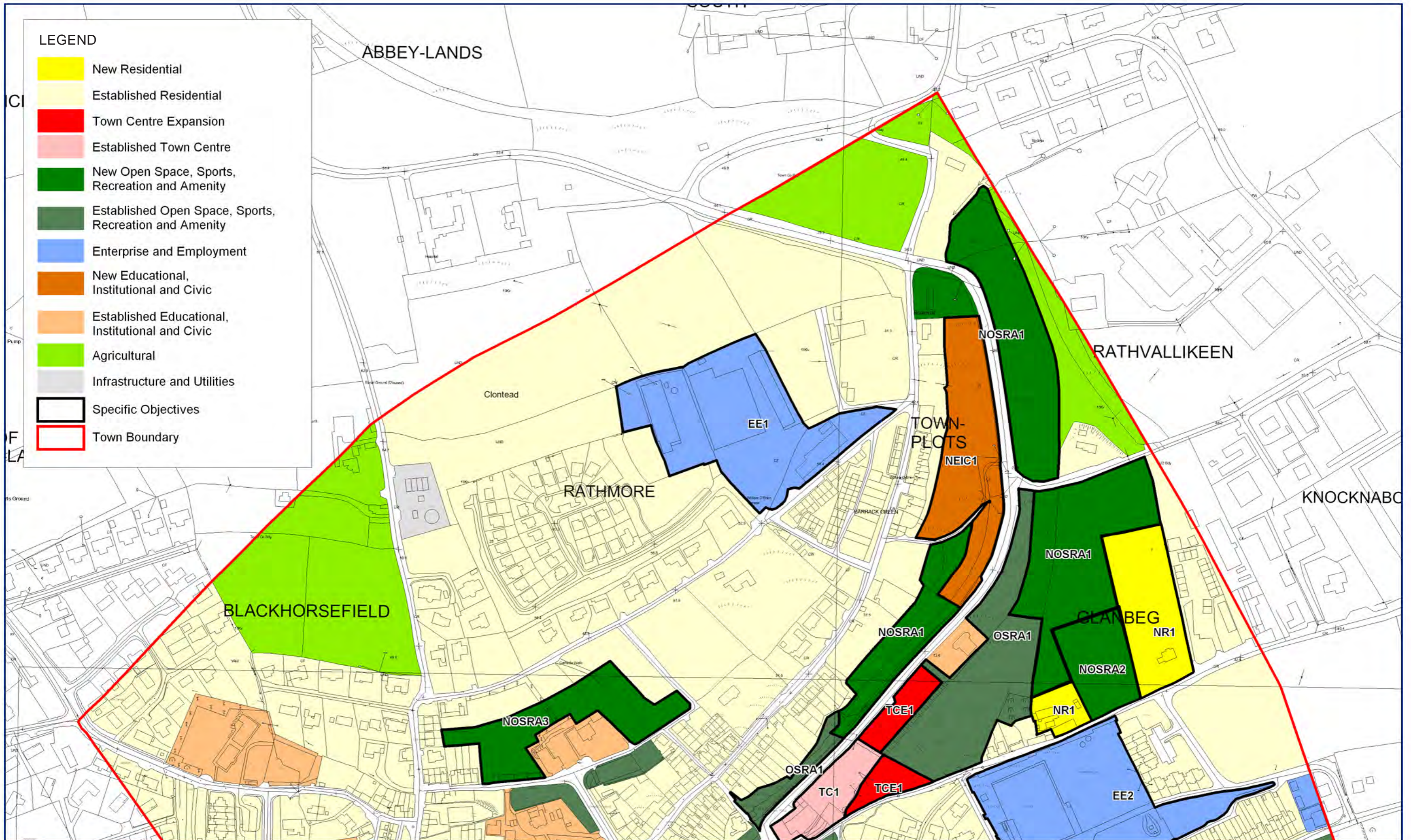
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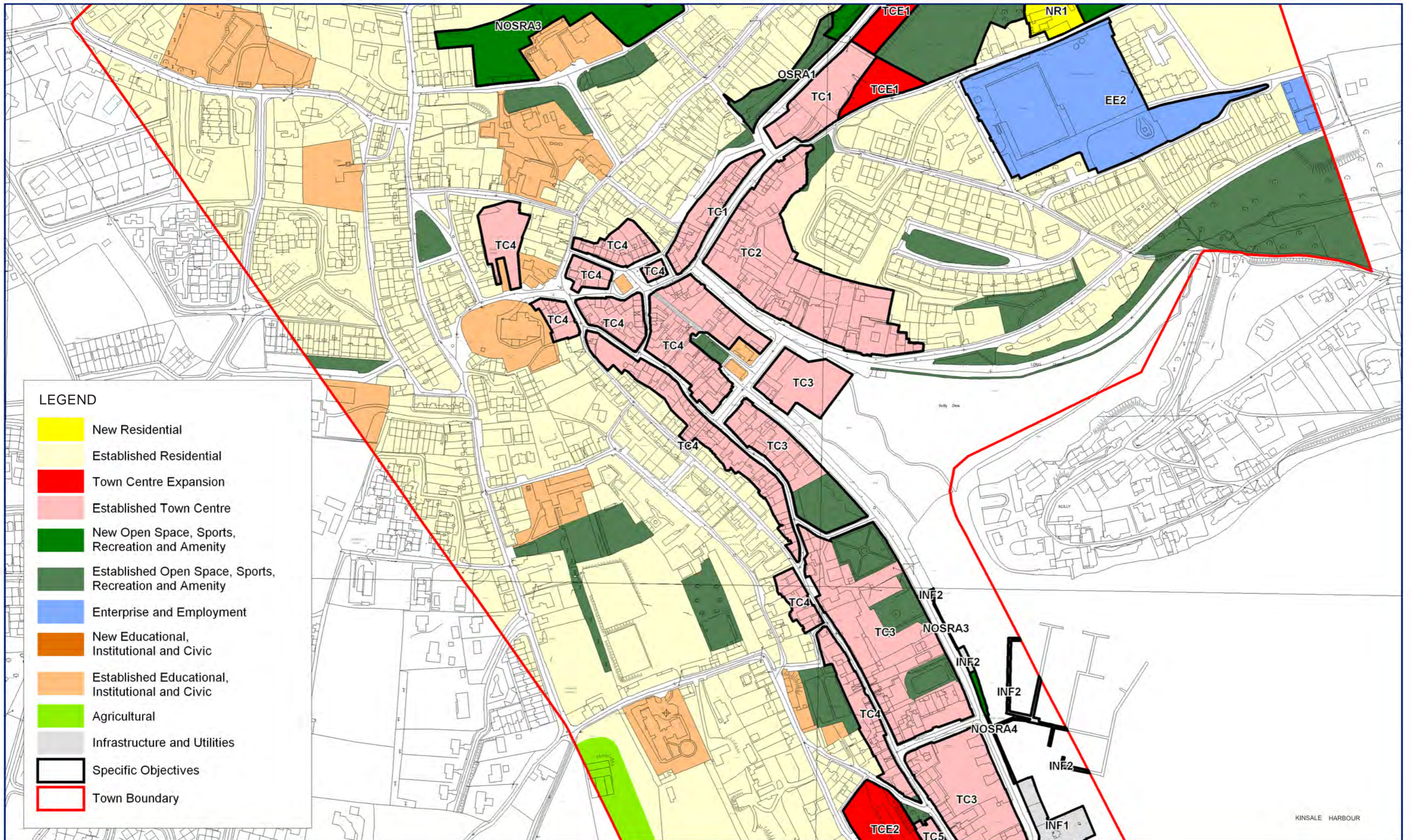
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Job No: 143871

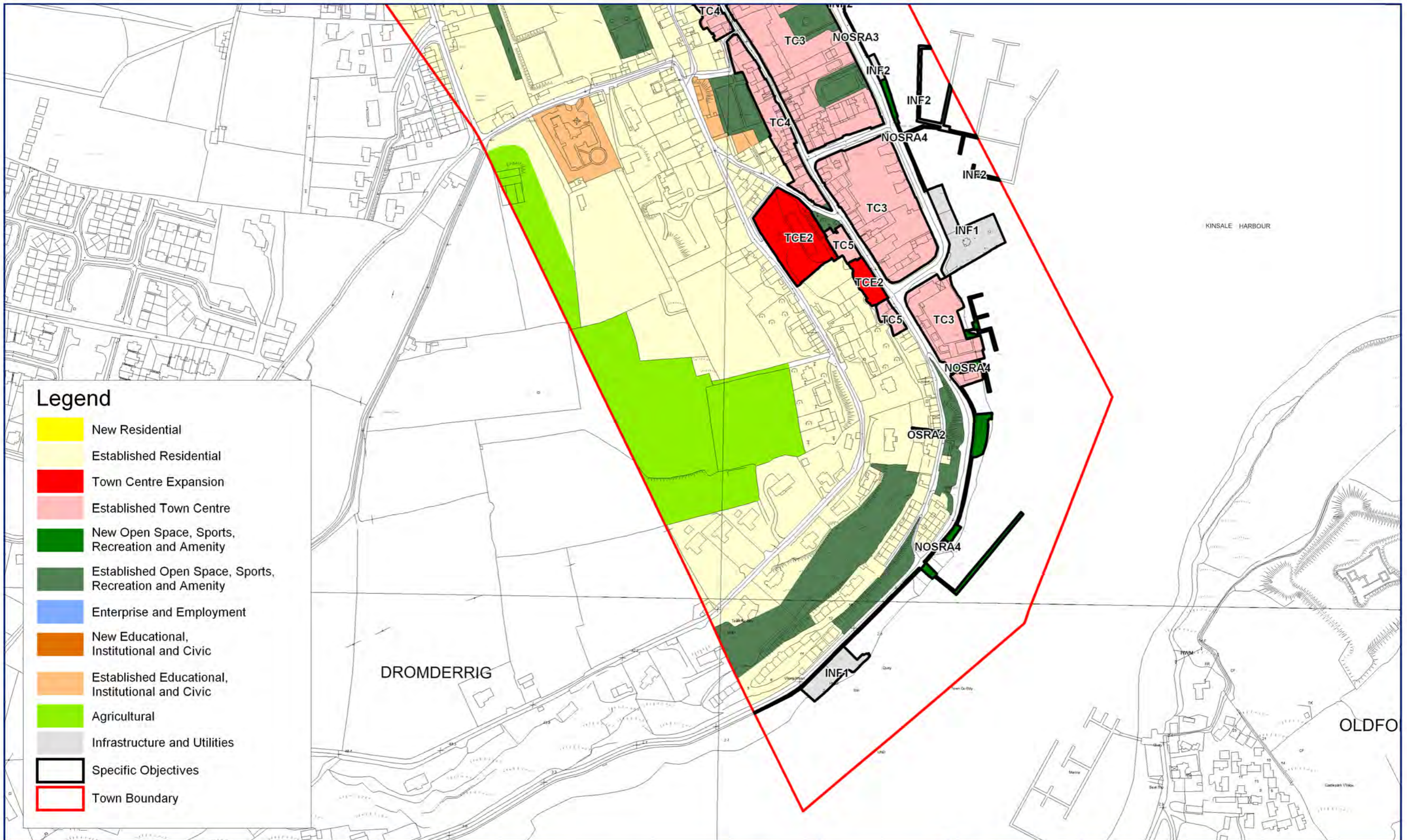
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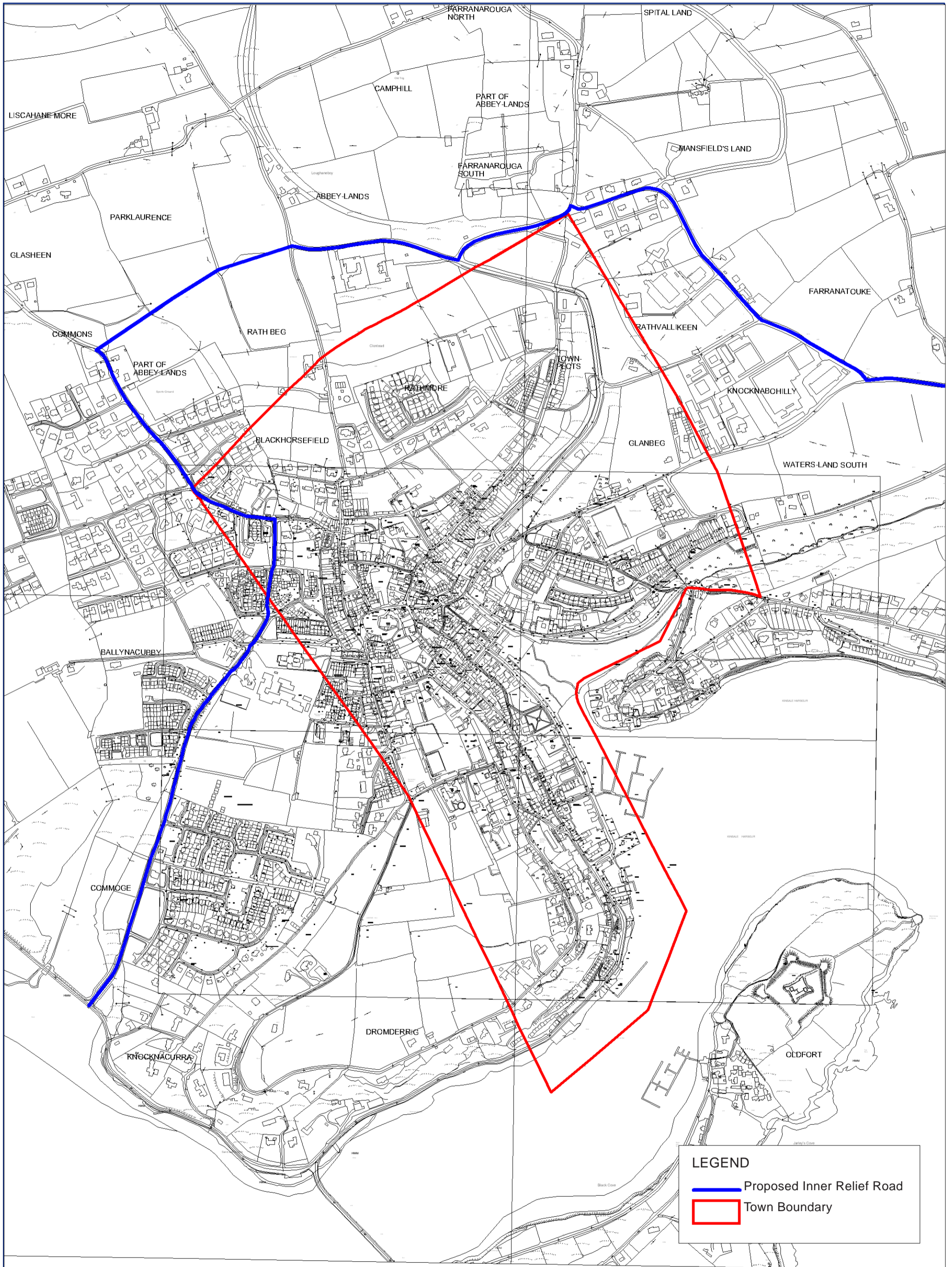
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	Job Title Kinsale Development Plan 2009 - 2015			Designed by: PC	
				Drawn by: PC	
				Ckd/Appd: TM	
				Job No: 143871	



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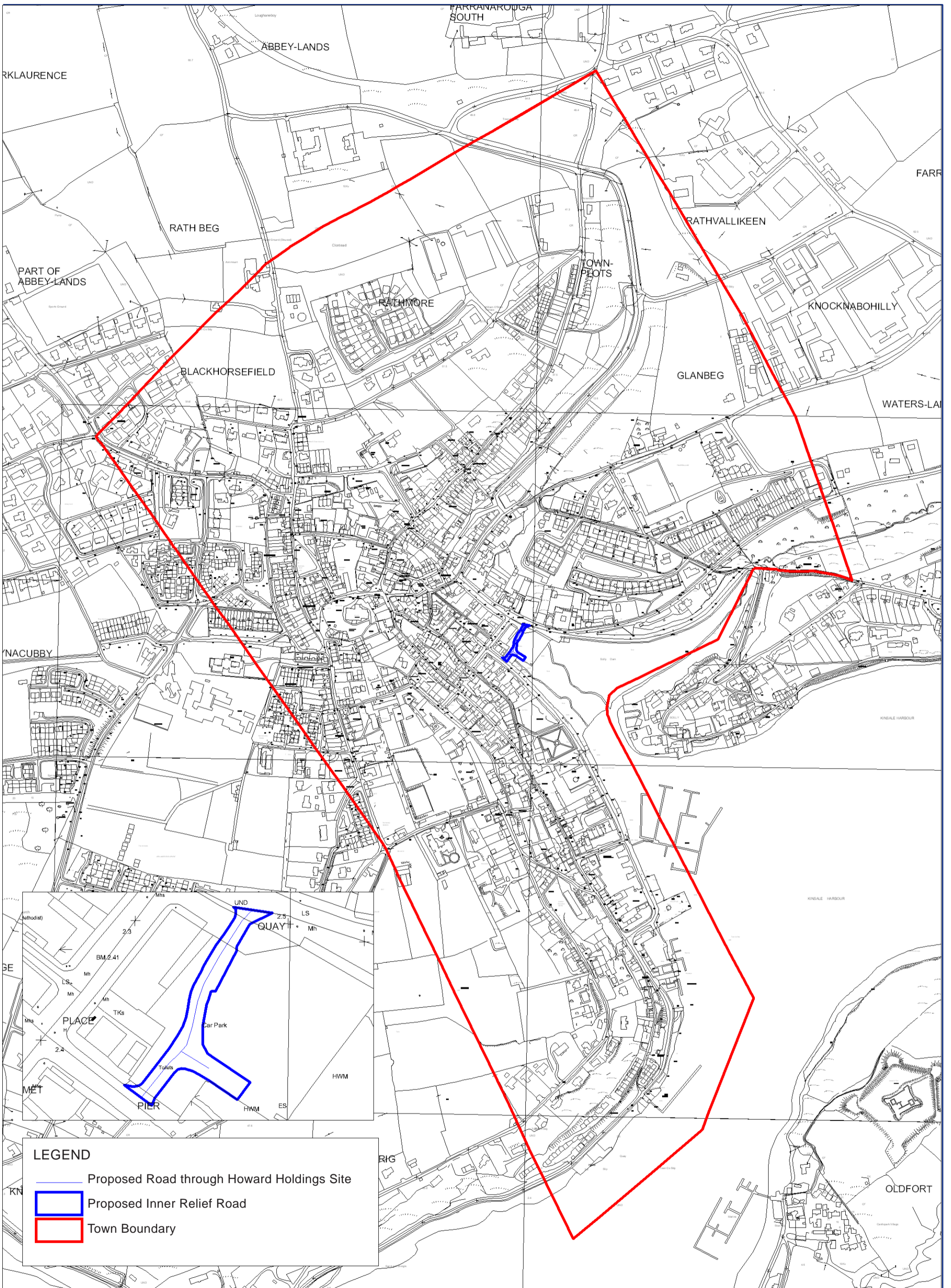
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	Job Title Kinsale Development Plan 2009 - 2015			Designed by: PC Drawn by: PC Ckd/Appd: TM 1st Issued: 19/06/09 Job No: 143871	






LEGEND

- Proposed Inner Relief Road
- Town Boundary

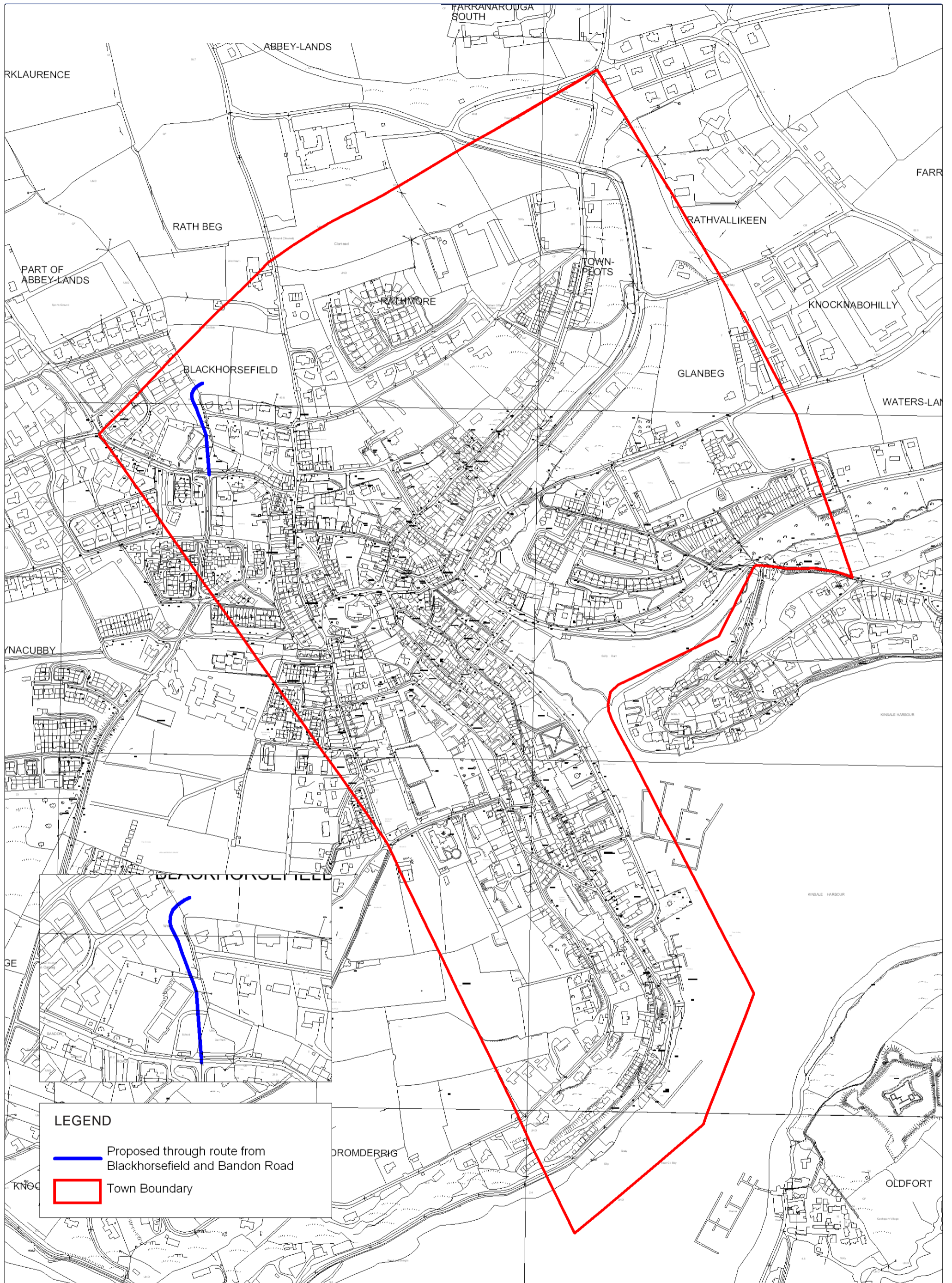
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LEGEND

-  Proposed Road through Howard Holdings Site
-  Proposed Inner Relief Road
-  Town Boundary

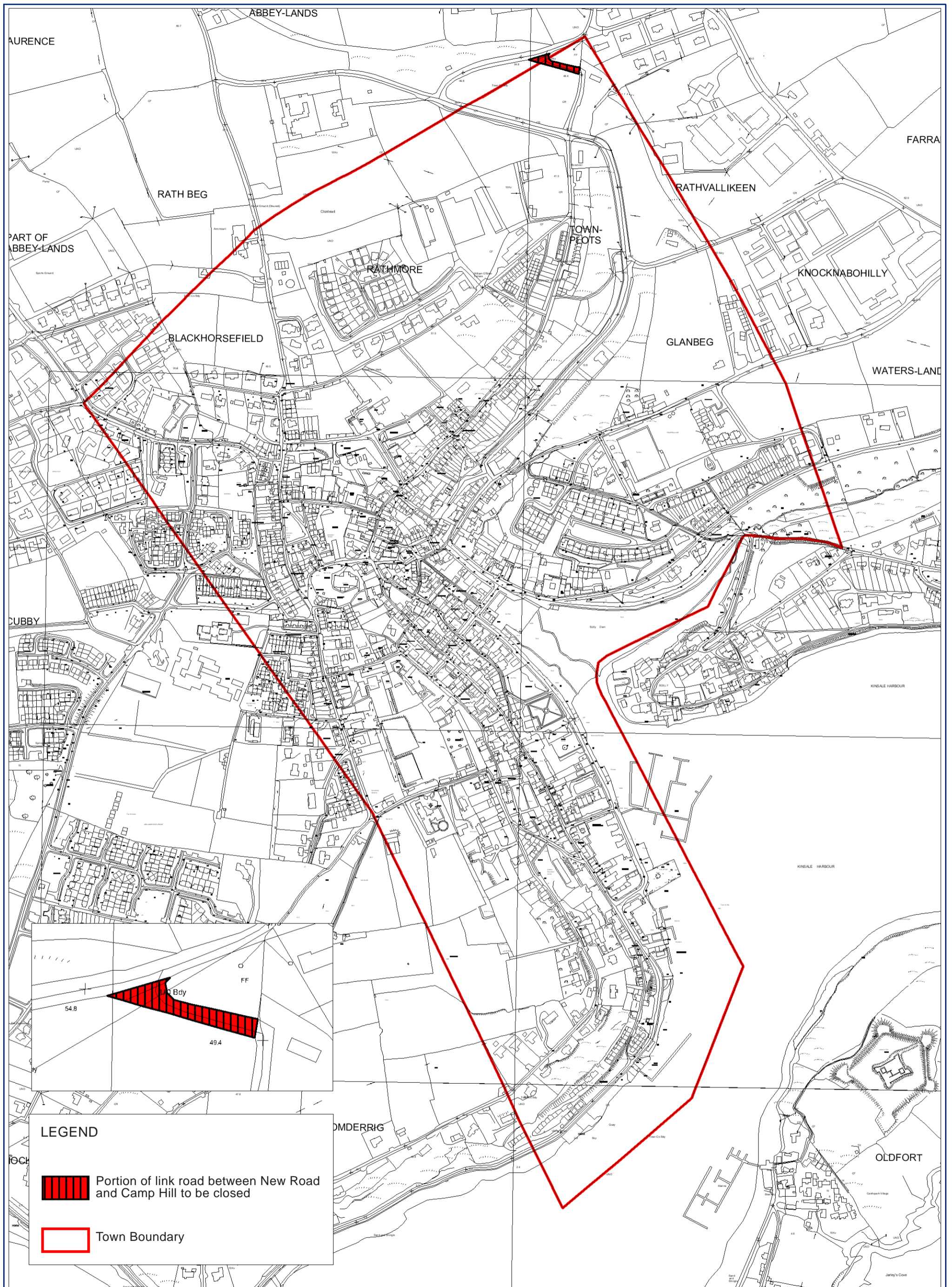
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	Job Title Kinsale Development Plan 2009 - 2015	T 01 669 0820 F 01 669 0827 www.cbuchanan.co.uk		




LEGEND


- Proposed through route from Blackhorsefield and Bandon Road
- Town Boundary

Drawing Title Land Preserved for New route – Blackhorsefield to Bandon Road	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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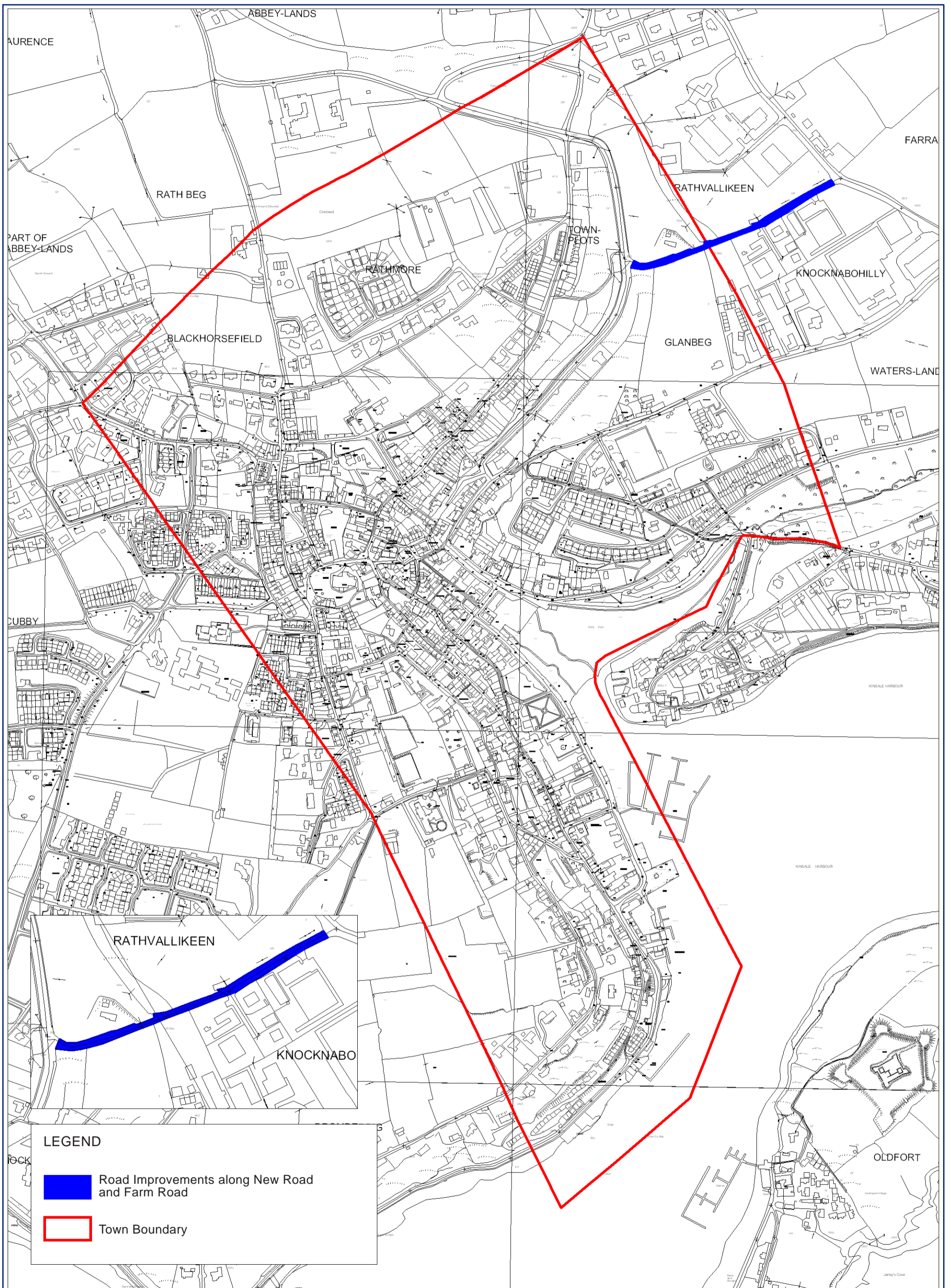


LEGEND

 Portion of link road between New Road and Camp Hill to be closed

 Town Boundary

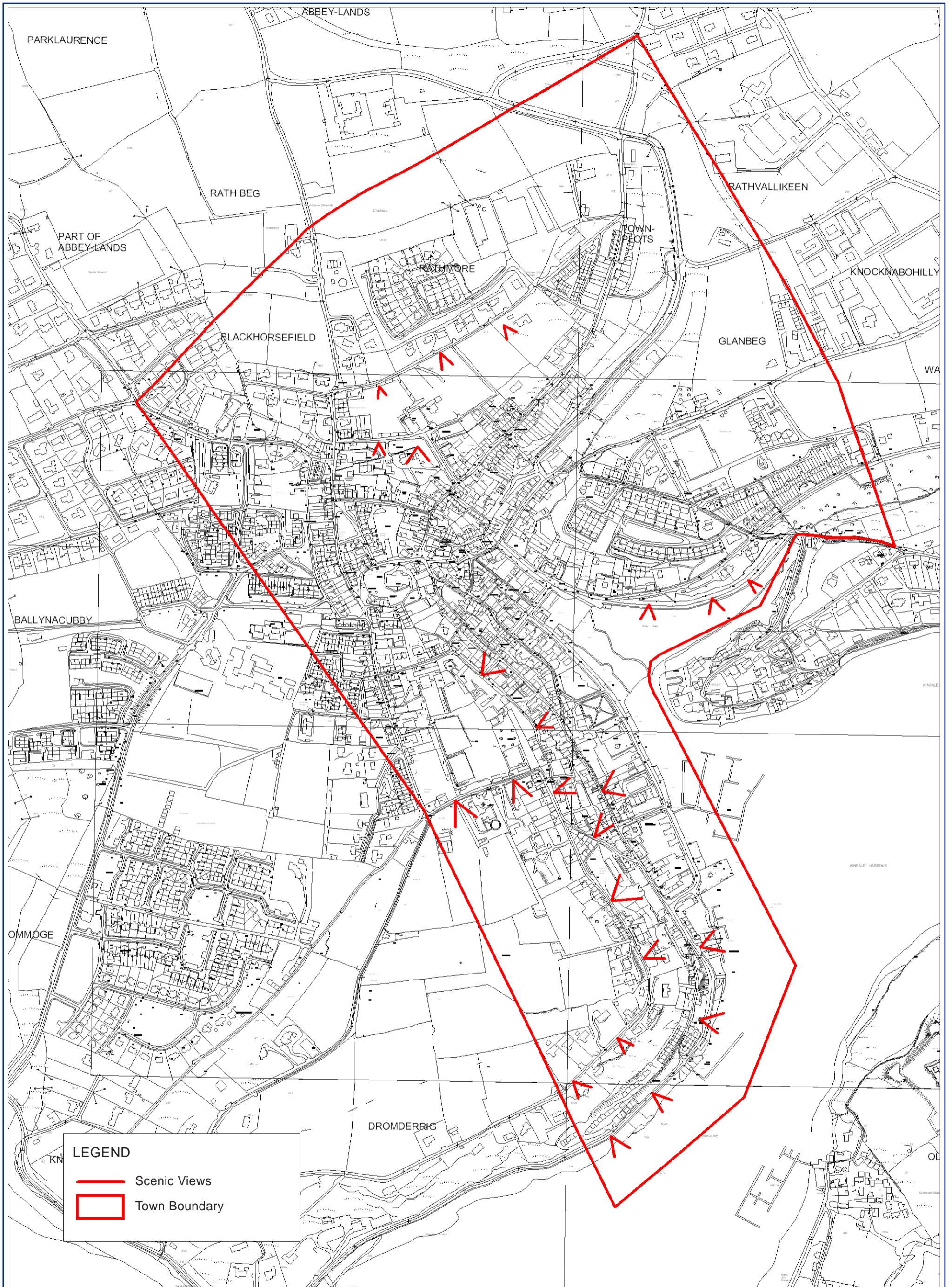
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	Job Title Kinsale Development Plan 2009 - 2015		Designed by: GB	
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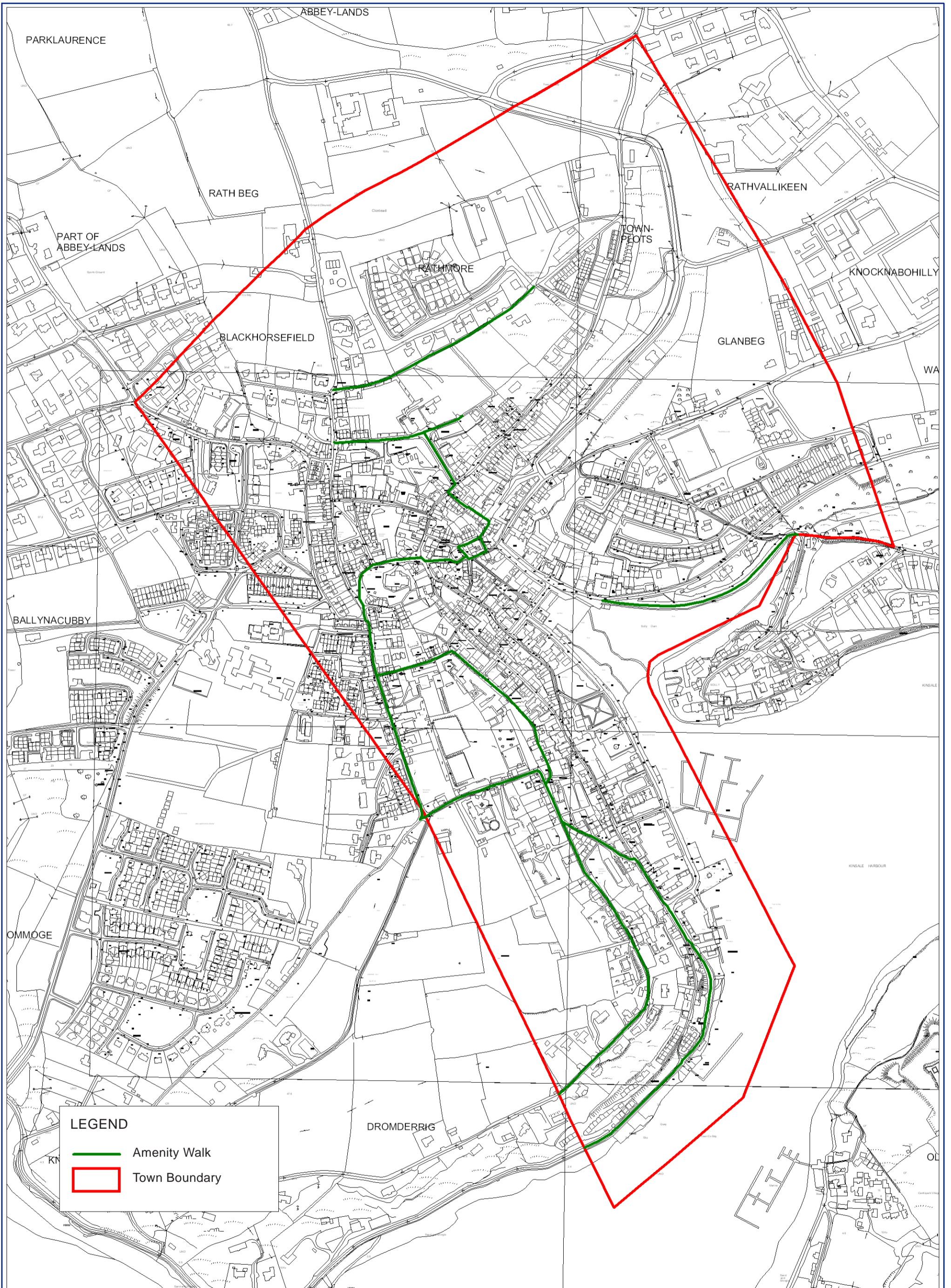
LEGEND

- Road Improvements along New Road and Farm Road
- Town Boundary

Drawing Title Link road between Farm Lane and New Road to be improved	Client Kinsale Town Council Job Title Kinsale Development Plan 2009 - 2015	8 Windsor Place Dublin 2 Ireland T 01 669 0820 F 01 669 0827 www.cbuchanan.co.uk		Scale: 1:6000 Designed by: GB Drawn by: EOS Ckd/Appd: AC 1st Issued: 19/06/09 Job No: 143871	Drg No. 3B
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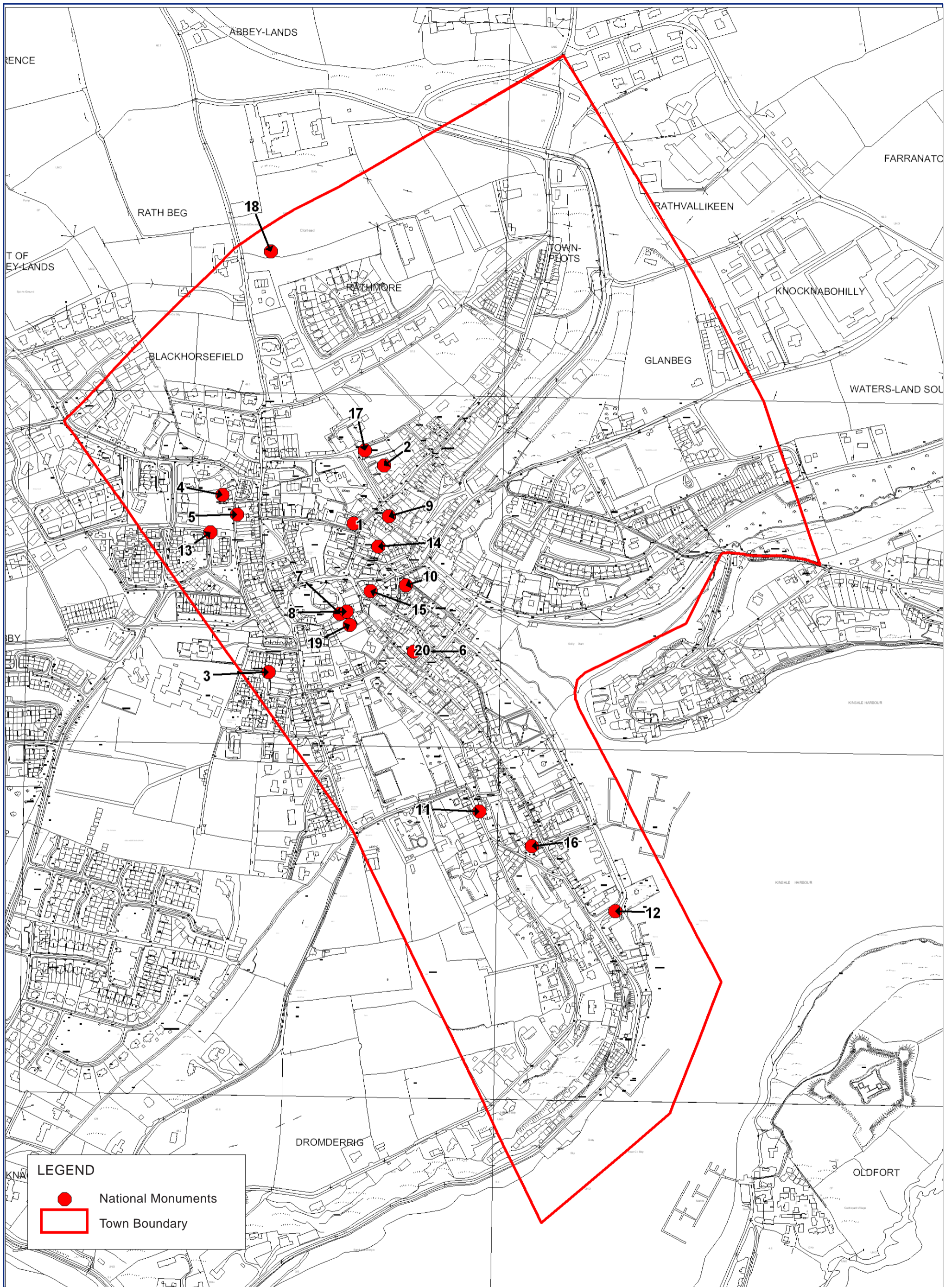
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	Job Title Kinsale Development Plan 2009 - 2015			Designed by: GB	
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LEGEND

- Amenity Walk
- Town Boundary

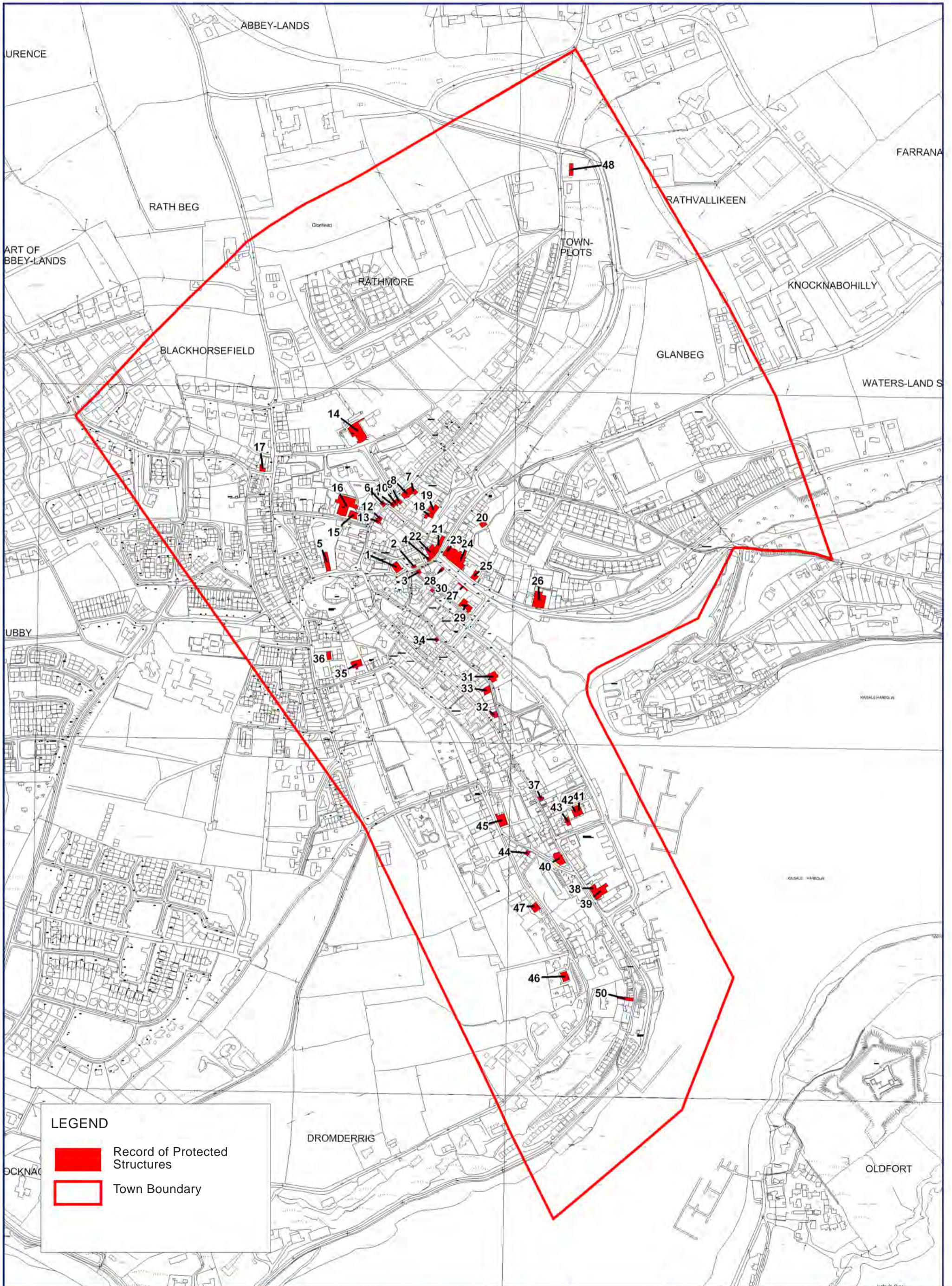
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	Job Title Kinsale Development Plan 2009 - 2015			Designed by: GB	



LEGEND

- National Monuments
- Town Boundary

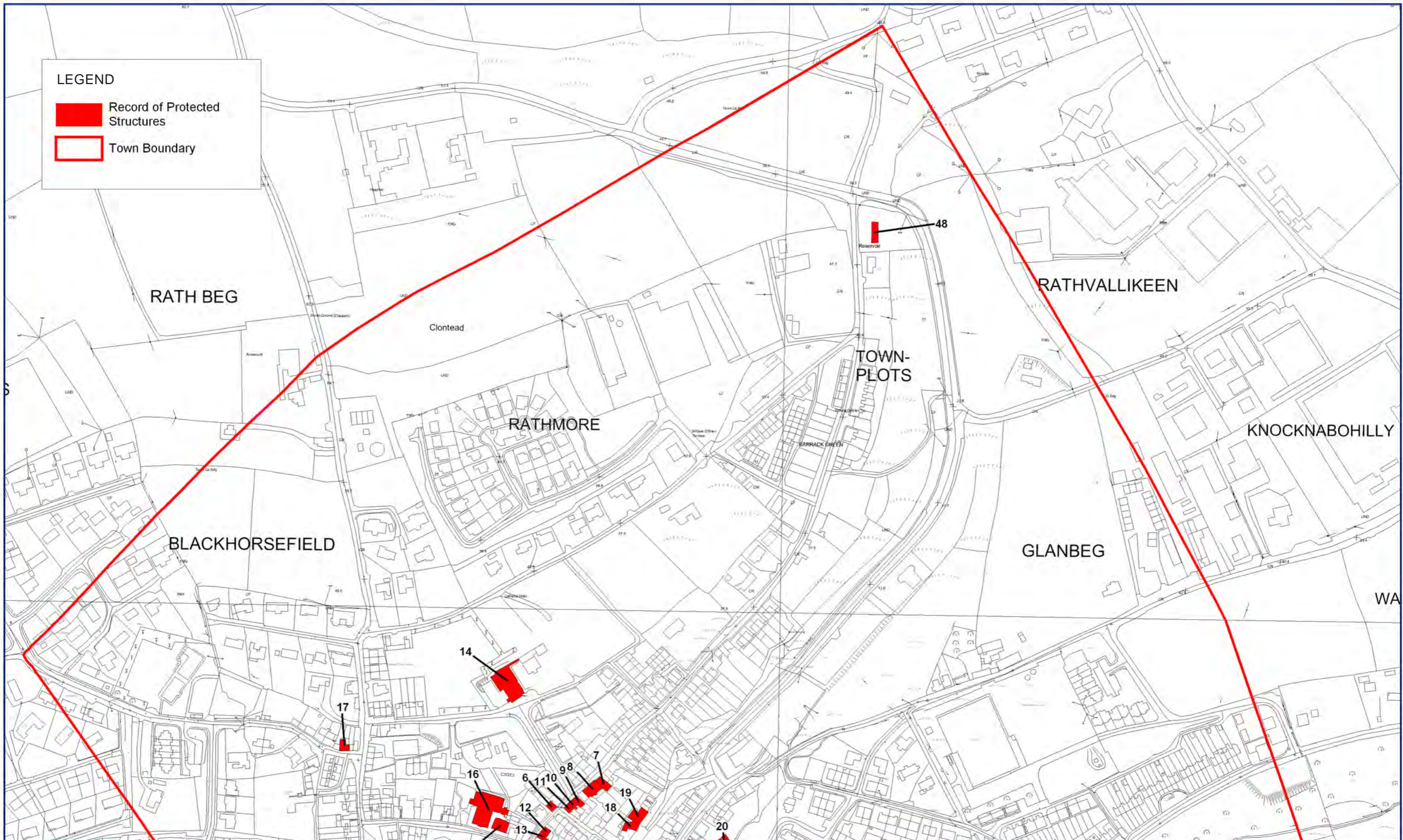
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LEGEND

- Record of Protected Structures
- Town Boundary

Drawing Title Record of Protected Structures	Client Kinsale Town Council	8 Windsor Place Dublin 2 Ireland		Scale: 1:6000	Drg No. 6
	Job Title Kinsale Development Plan 2009 - 2015	T 01 669 0820 F 01 669 0827 www.colinbuchanan.com		Designed by: PC Drawn by: PC Ckd/Appd: TM 1st Issued: 19/06/09 Job No: 143871	



Drawing Title

Record of Protected Structures - North of Town

Client

Kinsale Town Council

Job Title

Kinsale Development Plan
2009 - 2015

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Ireland

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Scale: 1:3,500

Designed by: PC

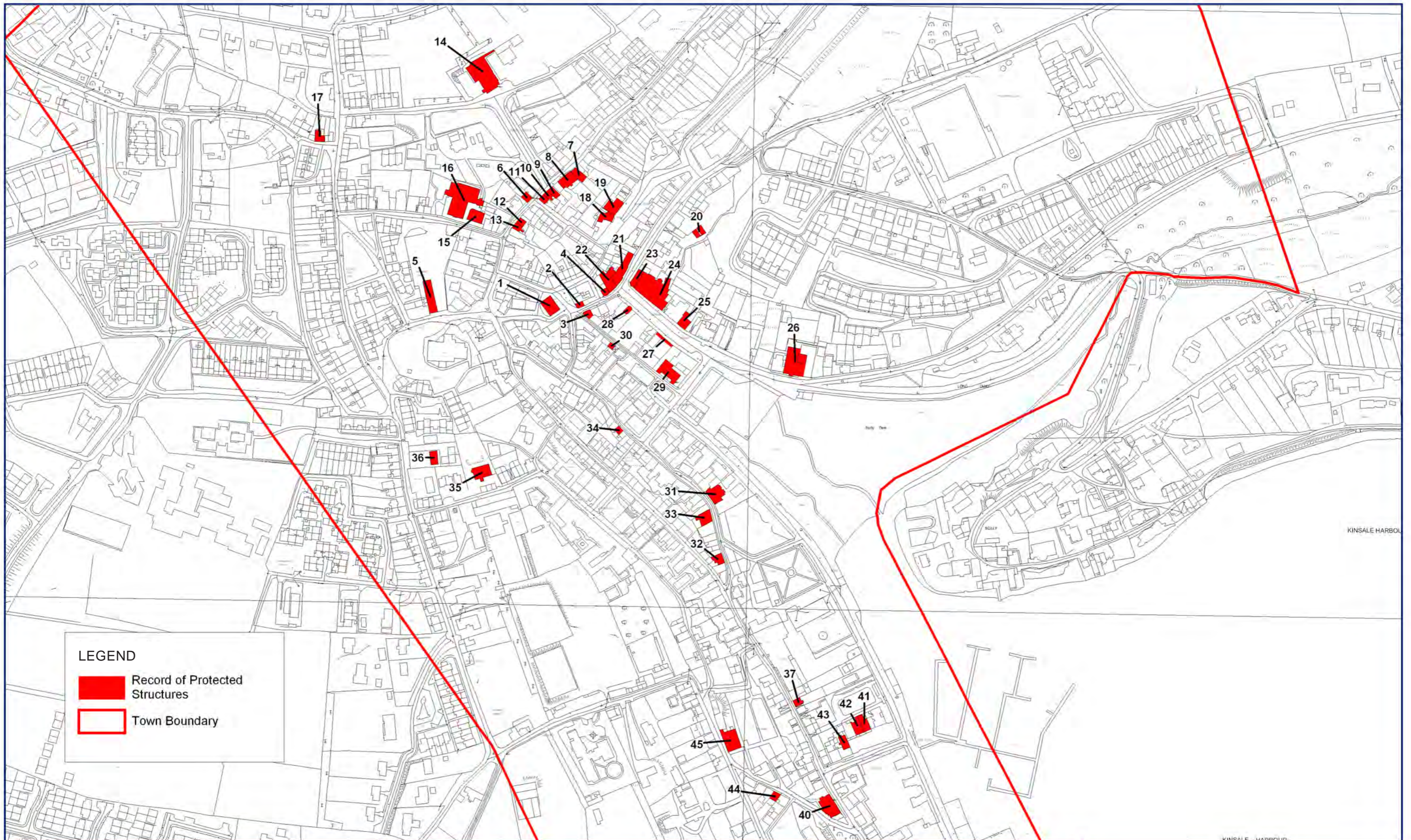
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1st Issued: 19/06/09


Job No: 143871

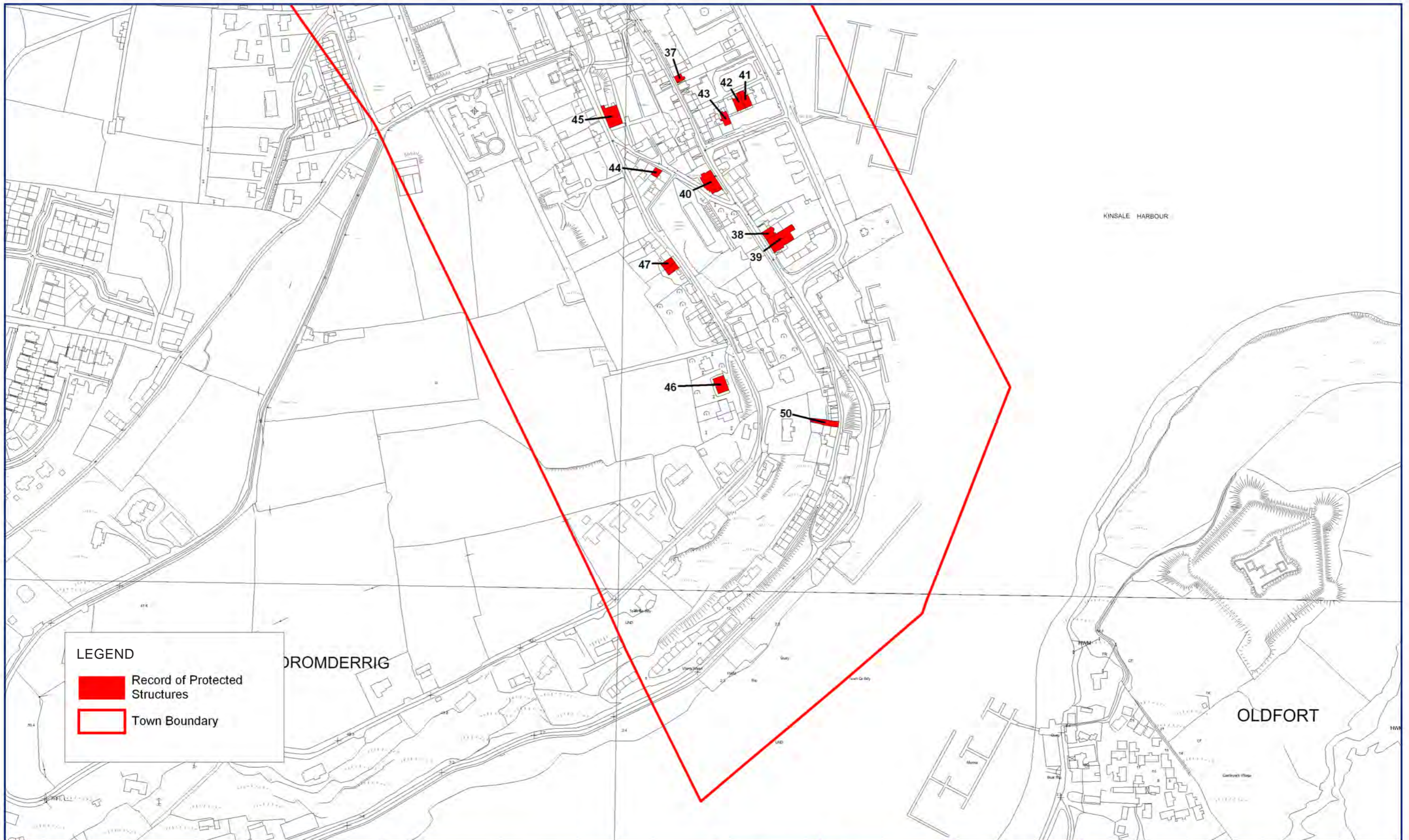
Drg No: 6A



LEGEND

- Record of Protected Structures
- Town Boundary

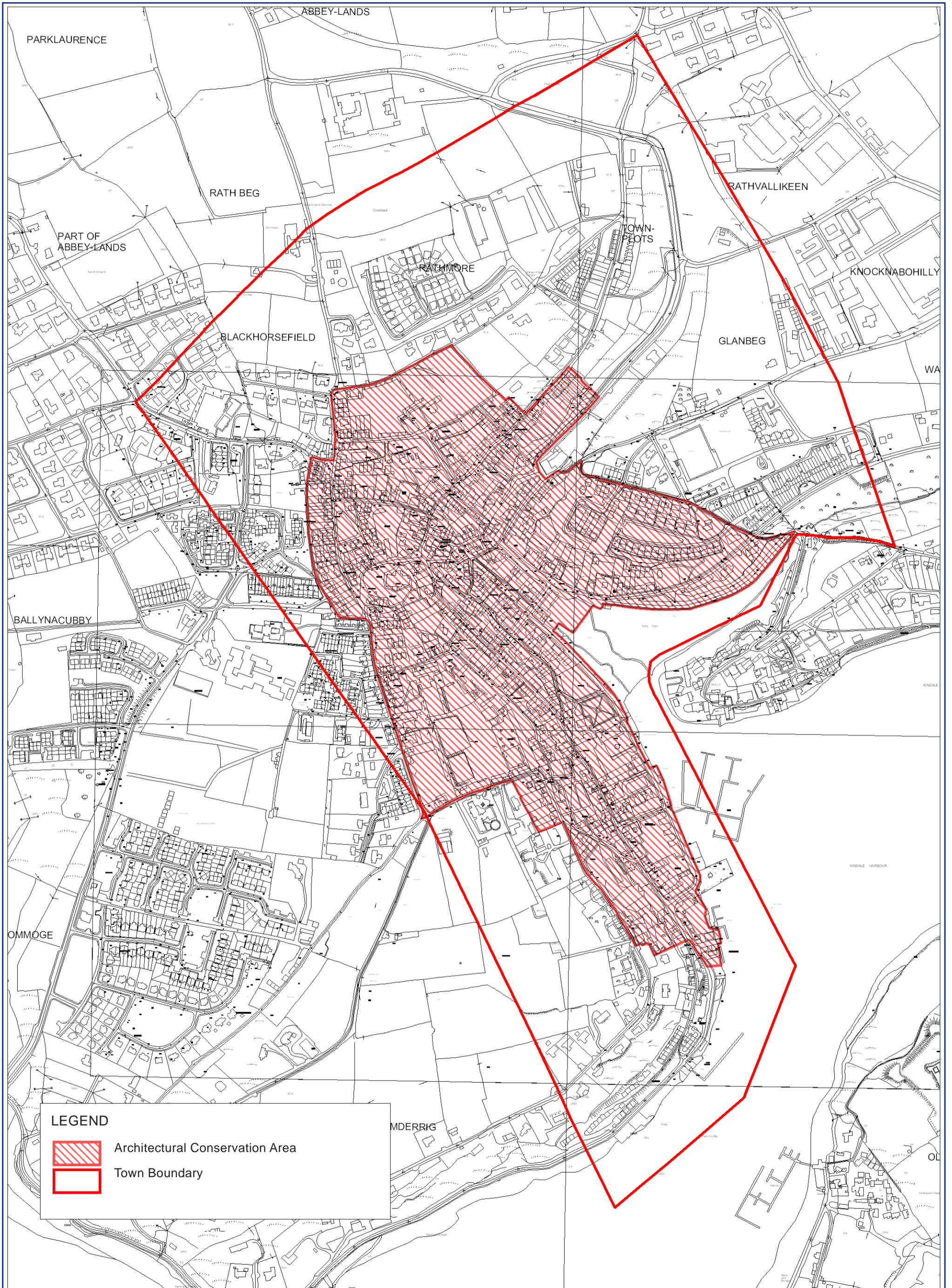
Drawing Title Record of Protected Structures - Centre of Town	Client Kinsale Town Council	8 Windsor Place Dublin 2 Ireland		Scale: 1:3,500	Drg No: 6B
	Job Title Kinsale Development Plan 2009 - 2015	T 01 669 0820 F 01 669 0827 www.colinbuchanan.com		Designed by: PC Drawn by: PC Ckd/Appd: TM 1st Issued: 19/06/09 Job No: 143871	




LEGEND


- Record of Protected Structures
- Town Boundary

Drawing Title <p style="text-align: center;">Record of Protected Structures - South of Town</p>	Client <p style="text-align: center;">Kinsale Town Council</p>	8 Windsor Place Dublin 2 Ireland T 01 669 0820 F 01 669 0827 www.colinbuchanan.com		Scale: 1:3,500	Drg No: <p style="text-align: right;">6C</p>
	Job Title <p style="text-align: center;">Kinsale Development Plan 2009 - 2015</p>			Designed by: PC Drawn by: PC Ckd/Appd: TM 1st Issued: 19/06/09 Job No: 143871	



LEGEND

 Architectural Conservation Area

 Town Boundary

Drawing Title Kinsale Architectural Conservation Area	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. 7
	Job Title Kinsale Development Plan 2009 - 2015			Designed by: GB	
				Drawn by: EOS	
				Ckd/Appd: AC	
				1st Issued: 19/06/09	
				Job No: 143871	