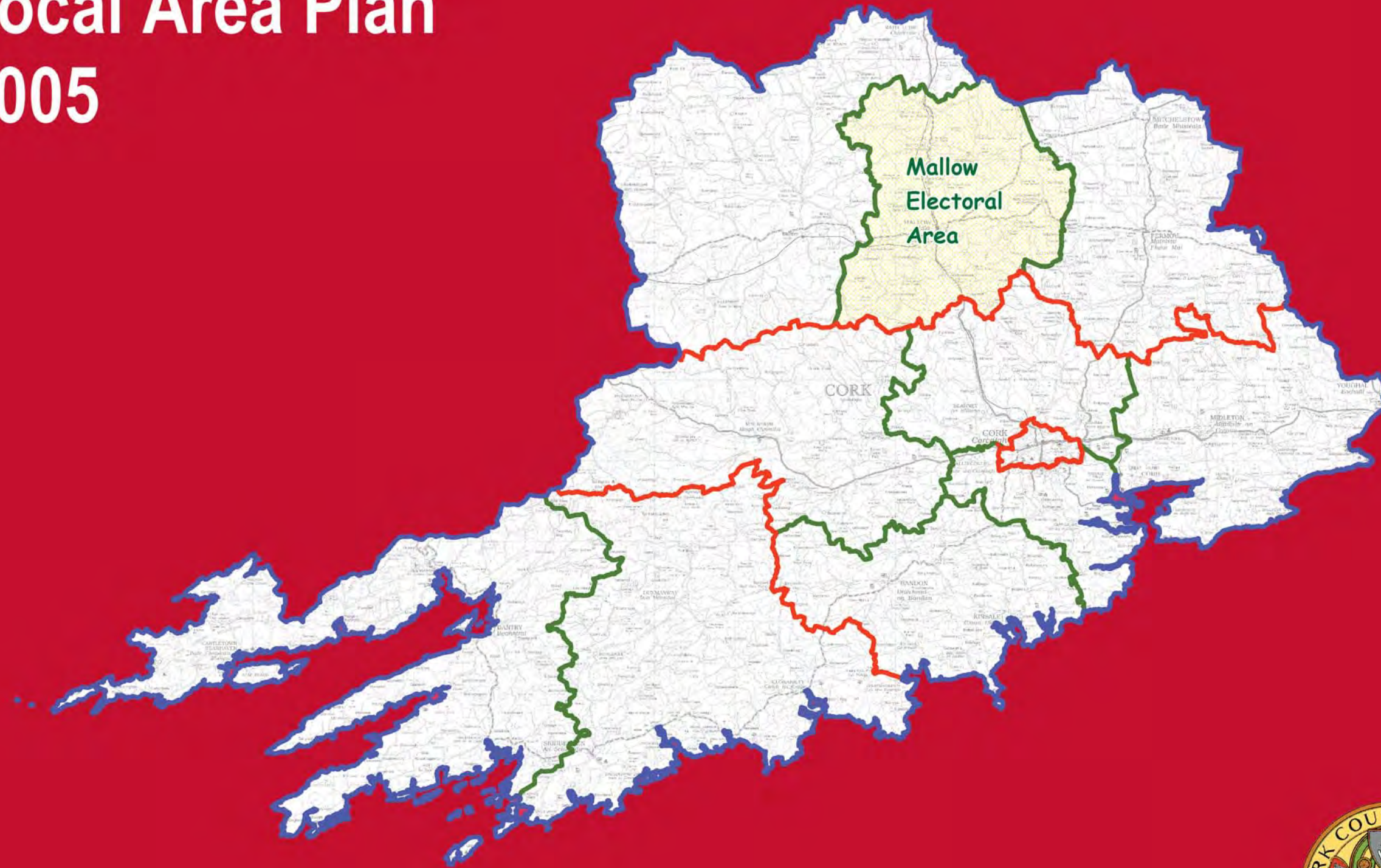


Mallow Electoral Area Local Area Plan 2005



Cork County Council





Mallow Electoral Area Local Area Plan

SCHEDULE

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

FOREWORD

Note From The Mayor

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

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

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

Cllr. Michael Creed
Mayor of the County of Cork

September 2005

Note From The Manager

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

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

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

Maurice Moloney,
Cork County Manager

September 2005

**Mallow Electoral Area
Local Area Plan
September 2005**

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Section 1

Introduction to the Mallow Electoral Area Local Area Plan

Introduction

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

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

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

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

Purpose of the Plan

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

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

1.1.6. In the hierarchy of plans; locally, regionally and nationally, the Electoral Area Local Area Plans complete the suite of plans which will give plan coverage to the entire county based on a framework

designed to co-ordinate future development and planning in a sustainable way.

Local Area Plan Principles

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

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

The Process That Has Been Followed

1.1.8. After a lengthy period of informal consultations during 2004, the process of preparing the Mallow Electoral Area Local Area Plan commenced formally on 10th January 2005 when the notice of the County Council's intention to prepare the plan was advertised and the Public Consultation Draft Plan was published. A total of 185 submissions were received that were relevant to the draft plan. Having considered the Manager's Report under section 20 (3) (C), of the Planning and Development Acts (as amended), in April 2005, the elected Members of the Council resolved to publish the proposed amendment that was published on 6th June 2005.

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

1.1.10. The final phase in preparing the Local Area Plan occurred at a Council Meeting on the 5th and 6th September when the Members of the Council considered the Manager's Report and voted to accept, modify, and omit proposed changes and Adopt the Local Area Plans and the Local Area Plans and Special Local Area Plans Enabling Variation to the Cork County Development Plan 2003 (as varied).

Main Settlements

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

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

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

The Form and Content of the Plan

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

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

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

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

Section 4: Employment and Economic Activity: This section sets out the principles underlining the policies on Employment and Economic Activity in the Cork County Development Plan 2003 (as varied). It also looks at the key economic sectors of agriculture,

industry/enterprise, retail & commerce, tourism, mineral extraction and forestry.

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

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

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

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

Section 2 Overall Strategy

Strategic Planning Context

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

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

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

- The Cork County Development Plan 2003 (as varied)

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

2.1.4. The National Spatial Strategy for Ireland (NSS) is a twenty-year planning framework designed to achieve a better balance of social, economic and physical development, in addition to population growth between regions. In the South West region, the Cork City area was identified as a “Gateway” or an engine of regional, national and international growth. Mallow has been designated as a “Hub” town, with the purpose of supporting the Gateways and energising smaller towns and rural areas within its sphere of influence.

2.1.5. The National Spatial Strategy (NSS) proposes substantial growth at Mallow, reflecting its potential to attract major new industrial development, its large hinterland and its good road and rail connections. Mallow is one of nine strategically located medium sized hubs identified in the NSS. The hub towns will perform important roles within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.

2.1.6. Mallow is well positioned to act as a strong market and service centre for an extensive rural hinterland while interacting with the neighbouring gateways of Cork and Limerick. The improvement of physical and other connections will ensure that Mallow will support and be supported by the gateways of Cork and Limerick and will link to other towns, related villages and wider rural areas within north Cork, an area undergoing structural economic change driven by falling farm based employment.

2.1.7. The NSS endorses the Cork Area Strategic Plan (CASP) 2001 – 2020 (which includes Mallow town and environs) as the basis for guiding development in Cork and the surrounding areas and sees its full implementation as an important contributory step in realising the Government's objective for balanced regional development.

2.1.8. The NSS identifies characteristics of hubs, which include a significant urban population of 20,000-40,000 people set out in an associated rural hinterland. Goodbody Economic Consultants in a study (sponsored by Mallow Chamber of Commerce, Cork County Council and Mallow Town Council) dated June 2003 entitled “A Demographic and Economic Development Strategy for the Mallow Area – 2020” suggests that the Mallow Catchment Area has the potential to grow to a population of over 32,000 by 2020 and to service a wider rural hinterland. The NSS envisages that in the period

to 2020 and beyond designated hubs will need to grow substantially. The size of hubs as they grow will however vary by virtue of the population base in 2002, potential for development and their spatial context. In order for Mallow to reach its full potential as a designated hub, the Local Area Plan recognises that the pace of population growth and the speed of development will have to increase significantly.

2.1.9. The Goodbody Report pointed out that appropriate strategies for Mallow should be prepared to guide development under a variety of headings including Planning, Land Use & Transport, Urban Design Frameworks and Business Plans. The Report suggested that an assessment be carried out of the adequacy of the physical and social infrastructure needed to support the level and the type of development proposed.

2.1.10. The County Council acting jointly with the Town Council have initiated the preparation of a Special Local Area Plan to provide a unified development framework for the town as a whole up to the year 2020 and guide investment decisions in the Mallow area in order to ensure that the benefits of the hub status are fully realised.

The South West Regional Planning Guidelines, May 2004

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

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

2.1.12. The County Development Board strategy identifies key challenges facing County Cork and sets out a detailed programme to address these issues and challenges. The Strategy seeks to improve the potential of all areas of the County - to ensure balanced, sustainable development through investment in infrastructure, job creation, education, and social and cultural activities. The goals identified will be achieved by the following actions:

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

Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005

2.1.13. These guidelines, published by the Department of Environment, Heritage & Local Government in April 2005, differentiate between urban and rural generated housing and the variety of different areas in any county that both types impact upon. The document reinforces the main principles of the National Spatial Strategy in this regard. Reference is made throughout the document to contrasts in development trends between rural depopulation in some areas and strong pressure for development in rural areas close to urban centres. The guidelines state that tailored settlement policies should be included in development plans. Other sections of the guidelines focus on more practical/technical issues in the assessment of planning applications from both engineering & environmental/heritage perspectives.

Cork Rural Design Guide

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

Retail Study March 2004

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

Joint Housing Strategy

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

Cork Recreational Needs Report (1999)

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

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

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

Ready Steady Play – A National Play Policy (National Childrens Office)

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

RAPID

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

Cork Area Strategic Plan (CASP)

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



North and West Cork Strategic Plan (N&WCSP)

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

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

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

Cork County Development Plan 2003 (as varied)

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

- Enhanced quality of life for all- based on high-quality residential, working and recreational environments, and sustainable transportation patterns;
- Sustainable patterns of growth in urban and rural areas that are well balanced throughout the County, together with efficient provision of social and physical infrastructure;

- Sustainable and balanced economic investment, together with wise management of the County's environmental and cultural assets;
- Responsible guardianship of the County, so that it can be handed on to future generations in a healthy state.

Local Area Plans

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

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

- A fully integrated set of Local Area Plans, covering the entire County, should be prepared in order to bring forward the policies of the Cork County Development Plan 2003 (as varied) at a local level and at the appropriate level of detail;
- Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;
- Local Area Plans should be based largely on established area boundaries. Where important social, environmental and economic links exist that cross these boundaries, mechanisms for joint working should be developed;
- Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;
- Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigtwohill and Middleton areas. These will address the planning issues faced in the Blarney – Middleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns "hub" status arising from the National Spatial Strategy.

Strategic Environmental Assessment (SEA)

2.1.27. The Planning and Development Acts require planning authorities to include in their plans information on 'the likely significant effects on the environment of implementing the plan'. This requirement was in anticipation of the implementation of the EU Strategic Environmental Assessment Directive (2001/42/EC) that applies to all plans or programmes for which the first formal preparatory action is taken on or after 21st of July 2004. The

preparation of the local area plans and special local area plans had commenced before the 21st of July, 2004 and therefore the Directive and subsequent 'Guidelines for Regional Authorities and Planning Authorities' (2004) issued by The Department of the Environment, Heritage & Local Government do not apply.

Settlement Strategy

Strategic Principles

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

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

Settlement Network

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

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

2.1.31. One of the most important functions of all settlements, small or large, is that they encourage efficiency in the provision of services

to those living in the hinterland of the settlement. A single journey to a settlement, usually, gives access to more than one service or facility. Also, businesses that locate close together often benefit from stronger customer bases and larger employment markets.

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

The settlement network is made up of five main components:

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

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

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

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

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

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

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

2.1.37. Where a large part of the rural area is not already served by a key village or rural service centre, it may be considered appropriate

to designate a less well developed settlement to this category so that, over the life time of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.

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

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

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

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

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

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

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

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

Land Use and Zoning

Development Boundaries

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

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

DB 1-1	<p>Development Boundaries</p> <p>For any settlement, it is an objective to locate new development within the development boundary that defines the extent to which the settlement is expected to grow during the lifetime of the plan.</p>
DB 1-2	<p>Housing Strategy Provisions Within Development Boundaries</p> <p>Part V of the Planning and Development Act 2000 (as amended) applies to land zoned in the plan for residential or mixed uses (including residential). All land within a development boundary, that is not subject to a specific zoning objective (including land that is subject to a general zoning objective), is deemed to be zoned for residential or mixed uses (including residential) for the purposes of Part V of the Planning and Development Act 2000 (as amended).</p>

DB 1-3	<p>Reserved Land For Social And Affordable Housing</p> <p>(a) For any new settlement, it is a general objective that 20% of all new residential developments, be reserved for social and affordable housing.</p> <p>(b) The Housing Strategy requires that up to one quarter of the reserved lands shall be allocated to social housing and three quarters of the reserved lands shall be allocated to affordable housing. This objective should be read in conjunction with objective HOU 3-1 of the Cork County Development Plan 2003 (as varied).</p>
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Land Uses in Established Areas

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

Land Uses in New Areas

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

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

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

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

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

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

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

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

- Maintenance of distinction in character between the town or city and its hinterland by the prevention of unrestricted sprawl of urban areas into the countryside;
- Prevention of individual settlements merging into one another whether through inappropriate zoning for development or through loose controls on dispersed “one-off” developments;

- To focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of areas;
- Provision of a source of recreation and amenity and to allow for open countryside to be within easy reach of most built-up areas;
- Retention of land in agriculture, forestry or other uses, which would otherwise be susceptible to inappropriate development.

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

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

Housing in Rural Locations

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

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

roadside frontage development, the potential of the area to accommodate some housing is acknowledged.

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

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

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

Green Belts around the Ring and County Towns

2.1.59. The Local Area Plans define green belts around the main towns in the county and replace the former rural housing control zones of the 1996 Cork County Development Plan (as varied). In the Mallow Electoral Area, Mallow town is subject of a new Green Belt in this way.

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

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

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

2.1.62. However, in a further attempt to provide for those aspiring to build individual houses, the capacity of some areas within the Green Belts to accommodate a limited number of individual houses is recognised. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but

close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements.

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

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

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

The Mallow Greenbelt:

2.1.65. The development boundary for Mallow makes provision for a total of approximately 94.7 hectares of land, to be used as open

space. However, the specific policy objectives relating to these lands outline limited potential for individual dwellings at very low density. The smaller settlement of Dromahane is adjoining the Green Belt and offers additional potential for both individual houses and small-scale residential schemes.

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

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

2.1.68. To the north and south, the principle approach road into the town is the National Primary Route, N20, which is also deemed unsuitable for development, as it would have a negative impact on the visual setting of the town.

2.1.69. The north and northwestern sections of the town have experienced extensive ribbon development. The green belt boundary has been extended to encompass these areas in attempt to curtail further development of this type and to direct it into more suitable locations. To the west of the town and north of the river valley, the land rises gradually and contains ridges of local importance.

2.1.70. Two parcels of land have been identified which are contiguous with the existing development boundary of Mallow (one is on the north western side at Annabella and the other on the south eastern side at Ballyellis). While they should remain rural in character it is recognised that they have the capacity to accommodate some individual housing in a rural setting. These two parcels of land (24 Ha) will be subject to Objective GB 1-2 of this Local Area Plan.

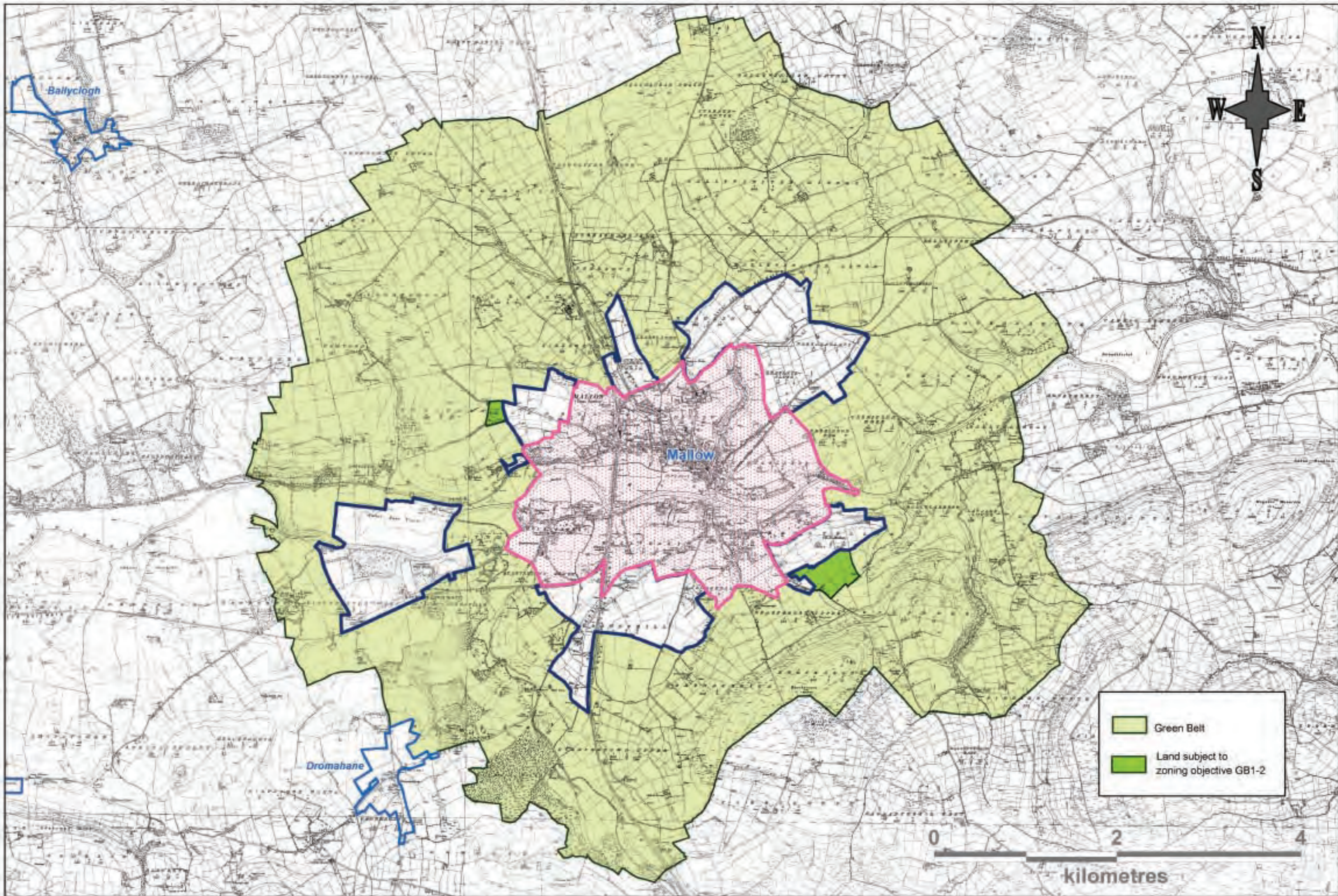
2.1.71. Having regard to Mallow's hub status, as designated in the National Spatial Strategy, it is acknowledged that adequate lands must be reserved in this plan for the future expansion of the town in order to enable Mallow to meet its population and development targets as forecasted. It is considered that the extent of the greenbelt for Mallow will help to facilitate this future growth. The north eastern section of the town could accommodate some of this future urban expansion, given its proximity to the proposed northern relief route, its low-lying topography and its proximity to the current development boundary for Mallow as defined in the Cork County Development Plan, 2003 (as varied).

2.1.72. The Green Belt boundary has been extended to meet the development boundary of Dromahane in an attempt to discourage

further development along the approach roads into this settlement. It also allows for the maintaining of a strategic gap between the two settlements (Mallow and Dromahane). It is considered that this will not have an adverse effect on the development of Dromahane as sufficient lands have been zoned within its development boundary for both individual housing and small scale residential developments.

Green Belt Map

Mallow



Section 3 Local Area Strategy

The Mallow Electoral Area Strategy

Context

3.1.1. The Mallow Electoral Area is a varied and primarily rural area of about 651 sq km and is located to the north of Cork City. The electoral area consists of prime agricultural food-producing lands comprising of dairy and tillage farms. It is renowned for its beautiful scenery and the Blackwater River in particular is ideal for course and game fishing. The Blackwater Valley provides a countryside that is suitable for walking, pony trekking, hunting, shooting and other outdoor pursuits. Horse racing is synonymous with North Cork and the town of Mallow plays host to Cork's very own racetrack. The old racecourse is completely modernised and serves as a major tourist attraction for the area.

3.1.2. The Mallow Electoral Area is bordered to the south by Macroom and Blarney Electoral Areas, to the west by Kanturk Electoral Area, to the North by County Limerick and to the east by Fermoy Electoral Area. For the purpose of this section the electoral area is split into two sections based on the 'Cork Area Strategic Plan' and the 'North and West Cork Strategic Plan'. These sections are (1) CASP – Mallow Electoral Area, (2) NWCSP – Mallow Electoral Area.

CASP – Mallow Electoral Area

3.1.3. This area includes the main town of **Mallow**, which has been designated as a hub town in the National Spatial Strategy. Each of the hub towns have been selected on the criteria that they are well positioned to act as strong market and service centres for an extensive rural hinterland while interacting with their neighbouring gateway(s) which, in the case of Mallow, are Cork and Limerick. The area includes the villages of **Dromahane**, **Ballyclough**, **Giantane**, **Bweeng** and **Burnfort**. This area effectively defines the catchment area of **Mallow** town. However, it is likely that the southern most section of this region is more influenced by the Blarney Electoral Area.

3.1.4. This section of the electoral area includes the scenic Blackwater Valley, which stretches west from Kerry through **Mallow** town and eastwards towards Waterford. The Blackwater Valley is a very important asset (with Blackwater Valley Tourism based in Mallow town). The area is also a base for well established equestrian activities with the Cork Racecourse located on the outskirts of the town. This part of the region also features **Laharn Cross Roads** where the tradition of dancing at the crossroads continues. The area as a whole contains a large number of historical structures, which have the potential to expand the tourist interest in the locale.

3.1.5. The area includes significant employment, which is concentrated in metal and engineering. Examples include the recently opened Kostal, and in food production, the Irish Sugar Company and Dairygold. This source of employment is mainly located in the town of **Mallow**. Quartertown, on the outskirts of **Mallow**, is a location which is targeted for industrial activity and may be subject of an action area plan in the future. The high level of employment in **Mallow** town exerts a strong influence on the employment and travel to work patterns in the electoral area. Outside of **Mallow** other large employers are agriculture based, such as the Dairygold Feed Laboratory located in **Lombardstown**.

3.1.6. The region is well served by transport infrastructure with the rail route Cork to Dublin running through the electoral area along with N20 - Cork to Limerick Road and N73 - Waterford to Killarney Road via **Mallow** and N72 Mitchelstown to **Mallow**.

3.1.7. The remainder of the area includes the small villages of **Lombardstown** and **New Twopothouse**, and the village nucleus of **Old Twopothouse**.

North and West Cork Strategic Plan – Mallow Electoral Area

3.1.8. This region consists of the remainder of the Mallow Electoral Area and includes the towns of **Buttevant** and **Doneraile**. This region borders the CASP Area on two sides, which form two separate areas of influence. To the north of the CASP Area, the region includes the key villages of **Buttevant** and **Doneraile**, which are well served but have not attracted any major new housing development. On the other hand, **Churchtown** is a village, which has recently experienced a large increase in housing. The remaining settlements include the villages **Liscarroll** and **Lisgriffin**.

3.1.9. The second section of the NWCSP area located east of the CASP area includes the villages of **Castletownroche**, **Shanballymore** and **Killavullen**.

3.1.10. The NWCSP region of the electoral area also includes a number of places of interest such as Doneraile Castle and Woods, Liscarroll Castle and a number of attractive villages including **Churchtown**, which is a Georgian village. The region contains a large number of historical structures, which have the potential to expand the tourist interest in the area.

Growth and Development in the Mallow Electoral Area

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

3.1.12. The southern part of the electoral area is located within the CASP study area. The strategy envisaged in CASP promotes a gradual, but steady shift in development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City. This has been reflected in the objectives

of the Cork County Development Plan 2003 (as varied) and the Special Local Areas Plans, which focus major growth in settlements such as Carrigtwohill, Midleton and along the rail corridor between to the north of the City between Kilbarry and Blarney.

3.1.13. The Cork County Development Plan 2003 (as varied) has made provision for the majority of population growth planned for North Cork to be located within the main settlements. In the Mallow Electoral Area the principal location is Mallow. Despite a natural increase in population in both the main settlement of Mallow, and in the villages within the CASP area, the remaining more rural areas have undergone a decline in population over recent years. If this decline were to continue it would have serious implications for the area.

3.1.14. The local area plan for the Mallow Electoral Area makes provision to accommodate an appropriate proportion of this population growth. This growth will be distributed between the small towns, villages and agricultural areas in accordance with the principles of the North & West Cork Strategic Plan, the Cork Area Strategic Plan and the Cork County Development Plan 2003 (as varied), in addition to the proper planning and sustainable development of the area.

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

Population Trends and Forecasts

3.1.16. The census of population for the Mallow Electoral Area in 2002 was 23,471 people in 8,016 households. This represents an increase over the 1996 census population of 22,147 in 6,875 households.

3.1.17. The recommendations of the Cork Area Strategic Plan (CASP), the North & West Cork Strategic Plan and the provisions of the Cork County Development Plan 2003 (as varied) largely determine the growth strategy for the Mallow Electoral Area. According to the strategy in this Local Area Plan, the population of the Mallow Electoral Area could increase by an estimated 3,840 or an equivalent of approximately 2,290 households by 2011. This is set out in the table below.

Mallow Electoral Area	1991 Census	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	22,099	22,147	23,471	27,311	3,840
Households	6,437	6,875	8,016	9,938	1,922

Distribution of Growth

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

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

3.1.20. In terms of the overall estimated growth figure of 2,290 additional households by 2011 (see above Table), approximately 1,510 could be accommodated in the main settlement of Mallow. The remaining 780 or so households within the electoral area would be located in the remaining towns, villages and agricultural areas.

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

Settlement Structure in the Mallow Electoral Area

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

3.1.23. The Mallow Electoral Area experiences a settlement pattern, which is primarily 'rural' in character. It has one main settlement, Mallow and for the purposes of this Electoral Area Local Area Plan the strategic aims and zoning objectives for this main settlement have

been carried forward from the Cork County Development Plan 2003 (as varied). As well as this there are two key villages, a number of villages of varying size and a series of small village nuclei. The smaller settlements are mainly dependent on the larger settlements for services.

3.1.24. The Mallow Electoral Area is currently encountering varying degrees of pressure for development. The settlements within the Cork Area Strategic Plan, because of their close proximity to metropolitan Cork, are under increasingly more pressure for development than those that are outside of the area. The 'Hub' town of Mallow will continue to grow substantially during the lifetime of this plan, and will reflect the projections of the CASP. Growth in the remaining settlements though determined by both the CASP and the NWCSP will also be decided by demand and infrastructural capability. The County Council will endeavour to consolidate growth within the town boundaries.

3.1.25. Of the numerous villages, Buttevant and Doneraile are the larger and best developed. They offer a range of services to the village itself and the surrounding rural area. They enable many day-to-day activities to be carried on in rural communities without the necessity of a longer journey to a more urban location. Subject to any long term physical and infrastructure constraints, focussing an element of future population growth on these settlements would serve to maintain the viability of many services provided in the village that are essential to the rural communities they serve. The villages of Ballyclough, Burnfort, Bweeng, Castletownroche, Churchtown, Dromahane, Glantane, Killavullen, Liscarroll, Lombardstown, New Twopothouse and Shanballymore serve a similar role, albeit on a smaller scale and, subject to any long term physical and infrastructure constraints, may be identified as suitable locations for growth.

3.1.26. The remaining villages of Gortroe, Laharn Cross Roads, Lisgriffin, Mourneabbey (Athnaleenta), and Old Twopothouse, provide at least one service (e.g. a church, school, a public house or a shop) to their rural hinterland but, they do not provide the same breadth of service found in the small towns or larger villages referred to in the preceding paragraphs and are best suited to accommodate small-scale development. Indeed the location of larger scale development in these settlements could serve to undermine the ability of the small towns and larger villages to attract the scale of development appropriate to their service base.

Estimated Growth to 2011 (households)	Main Settlements	Smaller Towns, Villages and Agricultural Areas	TOTAL
Mallow Electoral Area	1,510 (1 town)	412	1,922

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

3.1.28. The settlement network for the Mallow Electoral Area can be summarised as follows: -

Settlement Type	Strategic Aims
<u>MAIN SETTLEMENT</u> Mallow	Mallow – Substantial employment-led growth, with strong emphasis on rail access (for both people and goods); continued promotion as an attractive and important population centre.
<u>KEY VILLAGES</u> Buttevant Doneraile	Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.
<u>VILLAGES</u> Ballyclough Burnfort Bweeng Castletownroche Churchtown Dromahane Glantane Killavullen Liscarroll Lombardstown New Twopothouse Shanballymore	Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

Settlement Type	Strategic Aims
<p><u>VILLAGE NUCLEI</u></p> <p>Gortroe Laharn Cross Roads Lisgriffin Mourneabbey (Athnaleenta) Old Twopothouse (Hazelwood)</p>	<p>Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.</p>

Sufficiency of Zoned Land for Housing

3.1.29. In determining whether enough land has been provided for housing in the smaller towns and villages within the Mallow Electoral Area, an examination should be made of both the projected requirement for new housing and the amount of zoned land suitable for housing development. The requirement for new housing is estimated from the projected increase in households for the area. In the Mallow Electoral Area, this amounts to 412.

3.1.30. In this Local Area Plan, approximately 122 ha. (gross) of zoned residential lands have been identified in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town/ neighbourhood centre development or on sites with “special” zonings. It is considered that sufficient lands have been zoned in the smaller towns and villages to accommodate the needs of the Mallow Electoral Area and that a scarcity is most unlikely to occur during the lifetime of this Local Area Plan. It would be prudent however, to monitor the rate of residential development to ensure that the supply remains sufficient on an ongoing basis.

Section 4 Employment and Economic Activity

Strategic Principles

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

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

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

Agriculture

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

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

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



Industry and Enterprise

4.1.6. Policies in the Local Area Plans will focus on the indigenous strengths of the rural economy and, at the same time, facilitate wider economic development supported by investment in infrastructure and service provision.

4.1.7. Mallow is traditionally an agricultural area and has a number of industries arising from the rich agricultural area, notably the sugar processing plant in Mallow town. However, general employment trends in this sector highlight the need for the economy to diversify. Mallow town is an example of how improvements in infrastructure, coupled with significant promotion and investment, have helped form a thriving business and ring town.

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

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

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

Retail and Commerce

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

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

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

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

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

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

4.1.16. The majority of settlements in the Mallow Electoral Area are situated some distance from Cork City and maintain a reasonable independence in serving their hinterland catchments. In places, these catchment areas extend outside the electoral area, and for some goods and services the residents will travel outside their electoral area.

4.1.17. Within the electoral area, retailing is focussed on the main settlement of Mallow, which offers a wide range of retail services to both local residents and residents from surrounding hinterlands. In the Cork Strategic Retail Study, this town is seen as the focus for

future expansion in comparison floorspace provision and large-scale developments of supermarkets and retail warehouses. It is expected that in the other smaller settlements, the nature and extent of retail provision will vary based on the settlements location in the network of settlements.

Tourism

4.1.18. Tourism is a developing industry in the Mallow Electoral Area. Like most of inland County Cork the area does not have a strong tourism tradition, so a number of strategic initiatives will have to be investigated.



4.1.19. CASP identifies an approach that could include the development of a featured attractor in each of the principal towns, small-scale high quality leisure schemes based on outdoor activities such as golf, angling and equestrian sports, walking and cycling routes and the branding of touring routes linking inland areas with City and coastal resorts. A pilot initiative might be the Blackwater Valley, which has great potential for marketing and further development for fresh water fishing, and possibly cycling and walking. The settlements in the Mallow Electoral Area could be promoted as centres for touring and accommodation.

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

- A key attraction to the area is the Cork Racetrack (Mallow) especially during the racing season but also as a venue for a number of large exhibitions. The other main attractions reflect the rich heritage and culture of the area; Doneraile Court Demesne, Killavullen Caves, Mallow Castle, Dromaneen Castle, Barretts Castle, Ballybeg Abbey, Bridgetown Abbey and Annesgrove Gardens.
- Attractive rural landscape – Although the dramatic landscape characteristics found in West Cork and County Kerry are not

present in the area, the roads through the broad lowland fertile valley landscape present an attractive introduction to the area and, in itself, invites visitors to divert onto other routes. The landscape also provides an insight into the rich history and heritage of the area with remnants of a large number of historic buildings scattered across the landscape;

- Attractive rivers, such as the Awbeg River and the Blackwater River, one of the best unpolluted trout and salmon rivers in Europe. The other draw to the area are the local hills, such as the Nagles and the Ballyhoura Mountains these provide opportunities for walks, cycling and equestrian sports, there are also a number of established walks in the area;
- Attractive towns and villages, for example Mallow town, Georgian Churchtown and the other settlements of the area which are, generally, clearly defined and include many attractive, sometimes historic, buildings. The setting of most settlements has been protected from suburban or sporadic development;
- Ease of access to the area by road, rail or from Cork Airport enhances the attractiveness of the area particularly for short or weekend breaks and generates opportunities for tourism outside the main season;

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

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

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

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

Mineral Extraction

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

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

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

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

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

4.1.29. The extractive industry makes an important contribution to economic development in the Mallow Electoral Area. There are a number of quarries in the electoral area, where Cork County Council must safeguard the resources. The most significant quarry in the Mallow Electoral Area is located at Ballybeg, Buttevant (Glenstone Quarries).

Forestry

4.1.30. The overriding strategy as regards forestry is to increase the productive forest area and the diversity of species, protect the environment, develop an internationally competitive saw milling sector and a range of complementary forest based processing industries, promote research and development and ensure the availability of education and training. The Cork County Development Plan 2003 (as varied) in Chapter 4, Employment & Economic Activity, includes the main overriding principles as regards forestry and these are supported by Strategic Objectives ECO 5-5, ECO 5-6 and ECO 5-7.



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

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

4.1.33. The Draft Guidelines on Forestry Development issued by the Department of the Environment and Local Government (1997) highlighted the need for local authorities to produce an Indicative Forest Strategy to designate areas sensitive to afforestation as well as those areas that are preferred for afforestation. It is also important

that the Indicative Forest Strategy outlines the Council's policies in relation to Forestry Development generally within the county.

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

Section 5 Transport and Infrastructure

Strategic Principles

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

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

Transport

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

5.1.3. Mallow Electoral Area occupies a strategic spatial position at the meeting point of the Cork – Limerick and the Tralee – Waterford/Rosslare road and rail routes. These excellent transport links can act as a catalyst for substantial employment-led growth based on a strong emphasis on rail access for both people and goods. The main implications of this can be seen if we look at rail and road based transport in turn.

Road Network

5.1.4. Another key element of the transport infrastructure are the road corridors running through the Electoral Area. The main elements to the road network are the N20 to Limerick (Shannon, Galway and

the West Ireland), the N72 from Mallow to Killarney, and the N72 and N73 roads connecting Mallow to Fermoy / Mitchelstown and the N8 Cork-Dublin road. This network has had a dramatic effect on development in the area and current bypass proposals are likely to have a strong influence on the nature and scale of future development in the area, most notably the proposed Mallow and Buttevant bypass schemes. When the proposed bypass schemes are completed, the relief to the town centres should allow many town and environmental improvements and also improve primary access to development land. From a land-use planning point of view, it is important to develop a series of appropriate planning objectives for these areas. There is a danger, however, that the bypass could encourage retail and service location at or near the junctions of the bypass route, and undermine the historic town centres.

5.1.5. The previous paragraph outlined some of the major road corridors affecting the area. To ensure that the network of settlements functions successfully, it is also important to ensure the continuing development of the relatively strong local road infrastructure which will support sustainable development throughout the Mallow Electoral Area. One aspect of this will be to provide better road linkages and standards on national and non-national roads within the Electoral Area and also to improve concentric road links between the Mallow Electoral Area and neighbouring settlements within and outside County Cork.

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

Rail Based Transport

5.1.7. The Cork Area Strategic Plan has identified the need for enhancing services along the Cork to Mallow line along with the re-opening of the Cork to Midleton line on the basis that the re-direction of future development to corridors that can be served efficiently by public transport, especially rail, will contribute to a more sustainable future pattern of development in the Cork area as a whole. This Mallow-Cork-Midleton axis is the main thrust of the Cork Suburban Rail Feasibility Study, which examined a series of options for investment in the local rail network, with a preferred option being selected. The preferred option involves an enhanced Cobh-Mallow service, with new stations at Dunkettle, Kilbarry and Blarney and the re-opening of the Midleton line, with new stations at Carrigtwohill and Midleton.

5.1.8. It is an objective of the Cork County Development Plan 2003 (as varied), where there is potential for an existing or un-used railway station (or railway infrastructure) to be re-opened for service, that the station (or infrastructure), its' access and the surrounding lands be safeguarded against encroachment by inappropriate uses which could compromise its future development as a rail facility.

5.1.9. There are two elements to the rail network in Mallow, the commuter service and the intercity service. An hourly suburban rail service operates between Cork and Cobh, with one extra commuter service in the morning. There are plans to redevelop Kent Station, which will provide the opportunity to improve rail operations and introduce regular through-services (trains from Mallow could continue to Cobh or Midleton). The provision of commuter rail services will be substantially upgraded with the reopening of the rail line to Carrigtwohill and Midleton, the introduction of new services from Mallow and Blarney into Cork, and the upgrading of the rolling stock and frequency on the Cobh rail service as the demand increases over time. The new commuter service will use the existing mainline rail between Cork and Mallow.



5.1.10. A number of Intercity services run through the Mallow Electoral Area including (Cork-Mallow-Killarney –Tralee and the Mallow-Dublin lines). An hourly high-speed service to Dublin is proposed, and links to Limerick and Kerry connecting with these hourly services will be enhanced. Intercity rail plays an important role in the sound economic development of not just the Mallow Electoral Area but also Cork City and County by providing high capacity direct public transport links with Dublin and all stations in between, and with Limerick and Kerry through connections made at Mallow and Limerick Junction.

5.1.11. From a land-use planning point of view it will be appropriate to develop a series of objectives that enable the Electoral Area to maximise the opportunities that an improved transport network will provide, whilst at the same time controlling the various threats that may arise. This will involve the identification of key opportunities to attract new businesses, provide for the expansion of existing businesses, identify settlements that may be suitable for residential development and develop new leisure and recreation facilities. Central to these objectives will be the need to enhance the unique environmental qualities of the area.

Public Transport

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

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

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

Water Supplies and Drainage Schemes

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

Water Supply

5.1.16. The main water supply schemes serving Mallow Electoral area are:

- Mount North
- Charleville
- Shanballymore
- River Clyda
- Oliver's Cross
- Box Cross (A new scheme which will supply close to 2 million Gallons per day).

5.1.17. The provision of adequate water supply to serve the anticipated level of growth in the Mallow Electoral Area is essential to the delivery of the development in this plan, and requires a phased improvement of services in line with development. In general, water supply facilities need to be improved throughout the county both to

serve existing communities and to accommodate planned growth. Key needs identified include the following:

- New supply sources are required at Mourneabbey (Athnaleenta).
- Upgrades of existing water treatment facilities (including water distribution network) are required at Doneraile, Castletownroche, Killavullen, Burnfort, Churchtown, Liscarroll, Ballyclogh, Dromahane, Bweeng, Glantane, Lombardstown, New Twopothouse, Shanballymore, Laharn Cross Roads, Old Twopothouse (Hazelwood), Lisgriffin and Gortroe.
- New water treatment facilities are required at Burnfort and Mourneabbey (Athnaleenta).
- Water Storage facilities are required at Doneraile, Castletownroche, Castletownroche, Killavullen, Burnfort, Churchtown, Liscarroll, Ballyclogh, Dromahane, Bweeng, Glantane, Lombardstown, New Twopothouse, Shanballymore, Mourneabbey (Athnaleenta), Laharn Cross Roads, Old Twopothouse (Hazelwood), Lisgriffin and Gortroe.

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

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

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

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

set out a programme of works to meet the identified water services needs.

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

Water Quality

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

Sewerage

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

- Extensions to the sewerage networks are required in all settlements
- New treatment plants are required in Doneraile, Burnfort, Churchtown, Bweeng, Glantane, New Twopothouse, Laharn Cross Roads, Old Twopothouse (Hazelwood), Lisgriffin and Gortroe.
- Upgrades of existing treatment plants are required in Dromahane, Lombardstown and Shanballymore.
- Upgrades of collection network are required in Doneraile, Castletownroche, Castletownroche, Killavullen, Burnfort, Churchtown, Liscarroll, Ballyclogh, Dromahane, Bweeng, Glantane, Lombardstown, New Twopothouse, Mourneabbey (Athnaleenta), Laharn Cross Roads, Old Twopothouse (Hazelwood), Lisgriffin and Gortroe.

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

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

Drainage

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

DR 1-1	<p style="text-align: center;">Drainage and Flooding</p> <p>It is a general objective to implement the recommendations of the Office of Public Works policies, as current in June 2004, in relation to flood plains and areas sensitive to flooding</p>
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Waste Recovery and Recycling

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



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

5.1.30. Bring sites are proposed throughout the County and in the Mallow Electoral Area a civic amenity site is proposed for Mallow. With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency. It is important to ensure they are located where these impacts are minimised as much as possible.

5.1.31. Within the Mallow Electoral Area there are the following waste management facilities: -

	Currently (June 2004)	Proposed
Bring Sites	Buttevant	Dromahane
	Castletownroche	Doneraile
	Killavullen	Ballyclogh
	Mallow x 4	Churchtown
	Shanballymore	Liscarroll
		Bweeng
		New Twopothouse
		Lombardstown
		Burnfort
		Glantane
		Lisgriffin
Civic Amenity Sites	Mallow	
Waste Transfer Station	Mallow	

Energy and Communications

Energy Networks

5.1.32. The energy industry, and utilities generally, have very specific land use planning requirements. In particular, safeguards need to be put in place to ensure that strategic distribution corridors are not compromised by inappropriate siting of other developments.

The renewable energy sector requires more specific treatment as it raises a number of planning issues, particularly in relation to the deployment of wind energy projects. In all cases however, it is necessary to ensure that energy projects do not in themselves constitute negative impacts, particularly in areas of environmental or landscape sensitivity.

Renewable Energy

5.1.33. The issue of wind energy is important for Cork County and a number of preliminary studies have been carried out to assess the overall wind resource in the County and the degree of sensitivity of Cork's different landscapes to the deployment of wind farms.

5.1.34. The identification of strategic search areas in the Cork County Development Plan 2003 (as varied) gives a strategic representation of generally preferred areas for wind farms. Strategic Search Areas are areas, which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. These areas are located in the northwest, north, mid-Cork and small parts of east Cork (An area on the southern part of the Mallow electoral area has been designated as a 'Strategic Search Area').

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

Telecommunications

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

Section 6 Housing and Community Facilities

Strategic Principles

6.1.1. The policies for Housing and Community facilities set out in Chapter 6 are based on the following important planning principles:

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

Housing Overall Approach

6.1.2. Outside the small towns and villages, the Cork County Development Plan 2003 (as varied) establishes three main policy areas that affect the development of the countryside: The Metropolitan Green Belt, the Rural Housing Control Zone and the coastal areas. Although in each case there are certain exceptions, the effect of both will be to apply relatively restrictive controls on the circumstances in which planning permission will be granted for new housing in the agricultural areas.



6.1.3. These policies do not apply to the Mallow Electoral Area. In the Electoral Area there is no specific planning objection in principle to individual rural houses included in the Cork County Development Plan 2003 (as varied), subject to normal proper planning considerations in each case. However, it is an objective of the Cork County Development Plan 2003 (as varied) to recognise the serious long-term effects that urban generated housing development can have on rural areas, in terms the viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.

6.1.4. In the context of the Mallow Electoral Area it is recommended that densities less than 20 dwellings (net) per hectare should be discouraged; however in certain exceptional cases, limited areas of lower density may be considered. This would apply where there are special environmental or ecological considerations, where there is a need to make a transition between higher density development and the open countryside, or on serviced land in villages as an alternative to the provision of one off rural housing. In this plan, a small number of such locations have been identified to accommodate very low-density land use designation.

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

Density Table: Main Settlements

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

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

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

Density Table: Key Villages, Villages & Village Nuclei

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

Community Facilities

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

6.1.9. Secondary schools in the electoral area are located in the larger settlements of Mallow, Buttevant and Doneraile.



Health Care Facilities

6.1.10. Apart from the public and private hospitals, which are located in the City and City suburbs, health care in the Electoral Area and in metropolitan Cork in general, consists of GP's surgeries and local community health care facilities such as nursing homes and small-scale medical centres.

Recreation

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

Open Space

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

Childcare

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

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

6.1.15. The absence of an adequate transport service and affordable childcare services in many areas make it especially difficult for women to avail of training and education or to enter the labour force and retain employment. In addition, it is considered that measures to promote greater access and availability of social, recreational and cultural facilities and services should be incorporated into a strategy for future development.

6.1.16. The provision of improved public services and infrastructure and the creation of improved employment opportunities will greatly assist in reducing many aspects of social exclusion and deprivation.

6.1.17. The problems of poverty and social exclusion exist in urban and in rural areas. Economic dependency, isolation, unequal opportunity and participation are compounded by the problems of distance from services and amenities, particularly in our rural areas

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

6.1.19. In terms of education at primary and secondary school levels there is a need to ensure that, in a timely manner, sites and buildings to cater for the proposed increase in population. The third level educational sector is strongly encouraged to prepare specific outreach programmes to these centres with a view to establishing avenues for ongoing education and training. These institutions also need to increase their participation in the regional economy through links to industry, increased levels of Research and Development and spin off companies, provision of incubator units, and greater levels of outreach to selected key towns throughout the region.

Section 7 Environment and Heritage

Strategic Principles

7.1.1. Policies on the Natural and Built environment as well as a whole range of heritage matters are dealt with in Chapter 7. The following planning principles are important considerations:

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

Natural Environment

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

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

7.1.4. Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphologic features, wild plant and animal species or a diversity of these natural attributes. The current list of pNHA's (dated September 2002) is given in Volume 2 of the Cork County Development Plan 2003 (as varied) and shown on the Heritage and Scenic Amenity Maps in Volume 4.

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

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

7.1.7. In the Mallow electoral area, there are twelve pNHAs, namely the Ballyhoura Mountains (pNHA –2036), Awbeg Valley (pNHA-1561, pNHA-0074, pNHA-0075), the Blackwater Valley (pNHA-1794, pNHA-1080, pNHA-1793), Ballintlea Wood (pNHA-2086), the Kilcoman Bog (pNHA-0092), Ballinvonear Pond (pNHA-0012), Eagle Lough (pNHA-1049) and Ballinaltig Beg Pond (pNHA-1829).

7.1.8. There are two Candidate Special Areas of Conservation in the electoral area namely the Awbeg River (cSAC-2131) and the Blackwater River (cSAC-2170).

7.1.9. There is one Candidate SPA in the electoral area, namely the Kilcoman Bog (cSPA-095).

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

7.1.11. In the Mallow electoral area the list includes Ballybeg Quarry, Ballyclogh Quarry and stream, Castlepook Cave, and Liscarroll Road Section.

Scenic Amenity, Views and Prospects

7.1.12. Scenic areas and scenic routes are identified in the Cork County Development Plan 2003 (as varied). These are based on designations established by previous development plans and, in general, they make up those areas of natural beauty and the

important views and prospects that people in Cork (and visitors to the County) value most highly. Objectives ENV 3-2, ENV 3-3, ENV 3-4, ENV 3-5 and ENV 3-6 in the Cork County Development Plan 2003 (as varied), refer to scenic amenity, routes and views and prospects.

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

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

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

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

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

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

7.1.19. Those proposing development adjacent to or within sight of designated Scenic Routes are advised to consult the Cork County Landscape Character Assessment and the Cork Rural Design Guide before completing their design and submitting any planning application.

7.1.20. The Cork County Development Plan 2003 (as varied) has designated a number of scenic routes and special landscape areas in the electoral area. In all there are four scenic routes that are either fully or partially within the Mallow Electoral Area, namely; A12 (Road at Nagle Mountains and Ross River Valley), A13 (Road between Knuttery and Daly's Cross Roads), A14 (Kilfinnan – Shanballymore Road) and A15 (Road between Mallow and Roskeen Bridge). The

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

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

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

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

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

7.1.25. The electoral area also has a number of scenic landscape areas; the most important being the Blackwater valley which stretches from Banteer to Waterford and the Philip, Johnson and Gurteen Woodlands, south of Ballyhooley.

Built Environment

7.1.26. In the Mallow electoral area, the Cork County Development Plan 2003 (as varied) has identified 8 Architectural Conservation Areas (ACA's); one in Buttevant, three in Castletownroche (Main street, Castlewidenham and Chapel Road), two in Churchtown (Churchtown and Burton Park) and two in Doneraile (Convent View and Doneraile Court).

7.1.27. These areas are special areas that require protection from inappropriate development and may be subject to special planning controls in order to preserve and enhance the area. Additional ACAs may be adopted through the variation process. Specific objectives ENV 5-5, 5-6 and 5-7 refer to ACAs in the Cork County Development

Plan 2003 (as varied). The ACAs are mapped in Volume 4 of the Cork County Development Plan 2003 (as varied).



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

7.1.29. The Cork County Development Plan 2003 (as varied) established the initial Record of Protected Structures in County Cork, which includes a list of over 1,000 structures. In the Mallow Electoral Area there are approximately 133 structures included on the list.

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

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

Cultural Heritage

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

7.1.33. The National Heritage Plan (2002) prepared by the Department of Arts, Heritage, Gaeltacht and the Islands states that

the preparation of Local (County) Heritage Plans is a priority. The Heritage plan will be a cross agency County Strategy for the identification, protection, conservation, management, enhancement and interpretation of heritage.

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

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

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

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

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

Archaeological Heritage

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

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

7.1.40. Cork County Council has its own archaeological expertise to advise on any matters relating to archaeological heritage. The Council

will also have regard to recommendations of the Cork Historic Monuments Advisory Committee.

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

Landscape Assessment

Landscape Assessment in County Cork

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

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

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

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

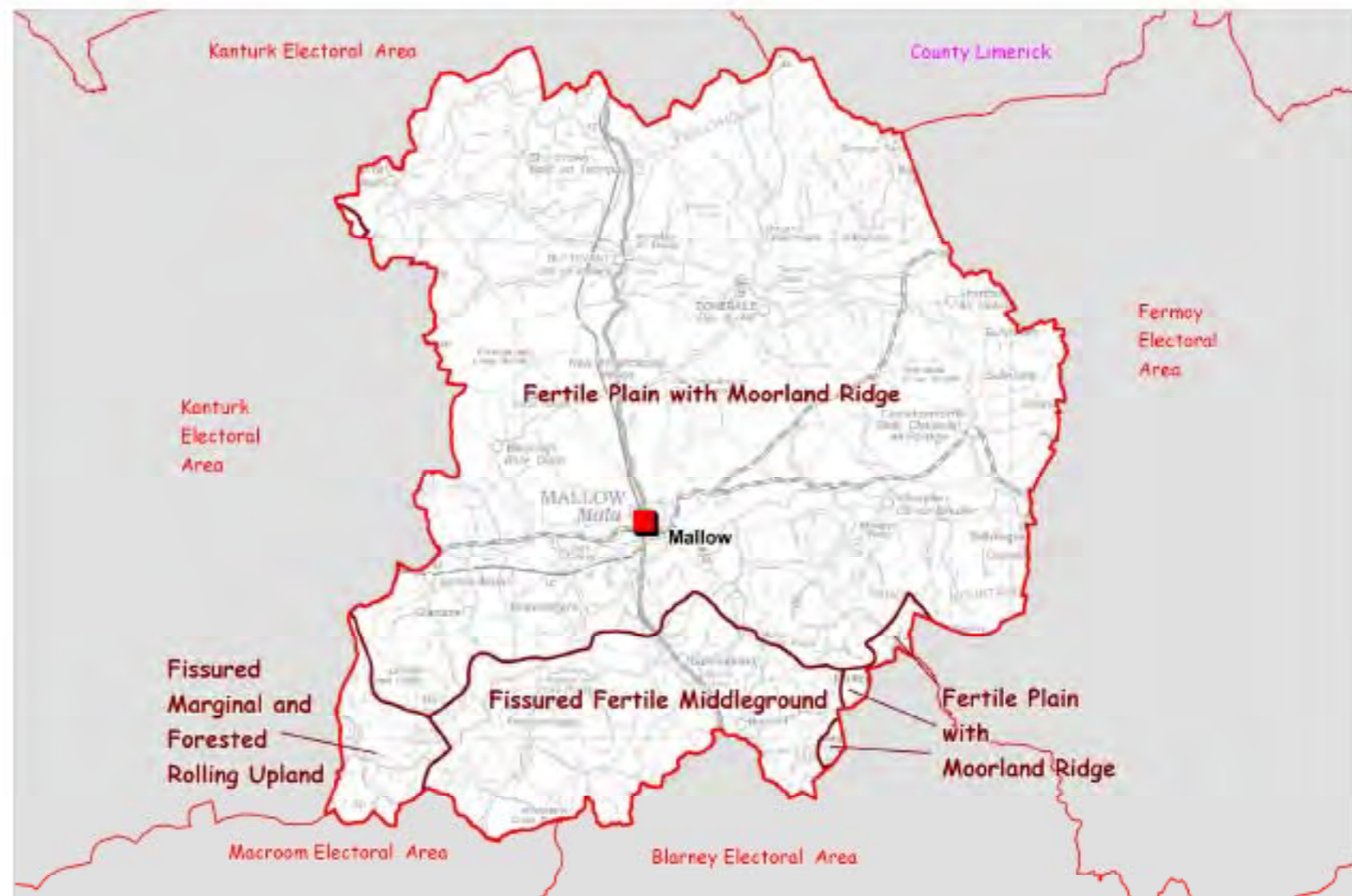
It is an objective in assessing proposals for development to have regard to the relevant landscape character descriptions and values.

Landscape of Mallow Electoral Area

7.1.45. The landscape of the Mallow Electoral Area is dominated by the Fertile Plain area, which forms part of the “Golden Vale”, but also includes other landscape types such as the Fissured Marginal and Forested Rolling Upland areas and Fissured Fertile Middleground. These landscape types and the associated values accompanying these areas are summarised below.

Fertile Plain

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



Values associated with the Fertile Plain

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

Fissured Marginal and Forested Rolling Upland

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

**Values associated with the Fissured Marginal and Forested Rolling Upland**

7.1.49. This Landscape is valued locally as a place to live and for its remote upland quality, even though the character of these upland areas has changed dramatically in recent years due to intensive commercial forestry, which forms an important part of the local

economy. The Rockchapel area has a particularly strong sense of identity, and is noted within Cork County for its strong sense of community and musical tradition, as well as the vernacular quality of its built environment and attractive village setting.

Fissured Fertile Middleground

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

**Values associated with the Fissured Fertile Middleground**

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

Section 8 Settlements and Other Locations

Main Settlement

Mallow Environs

Key Villages

Buttevant

Doneraile

Villages

Ballyclogh

Burnfort

Bweeng

Castletownroche

Churchtown

Dromahane

Glantane

Killavullen

Liscarroll

Lombardstown

New Twopothouse

Shanballymore

Village Nuclei

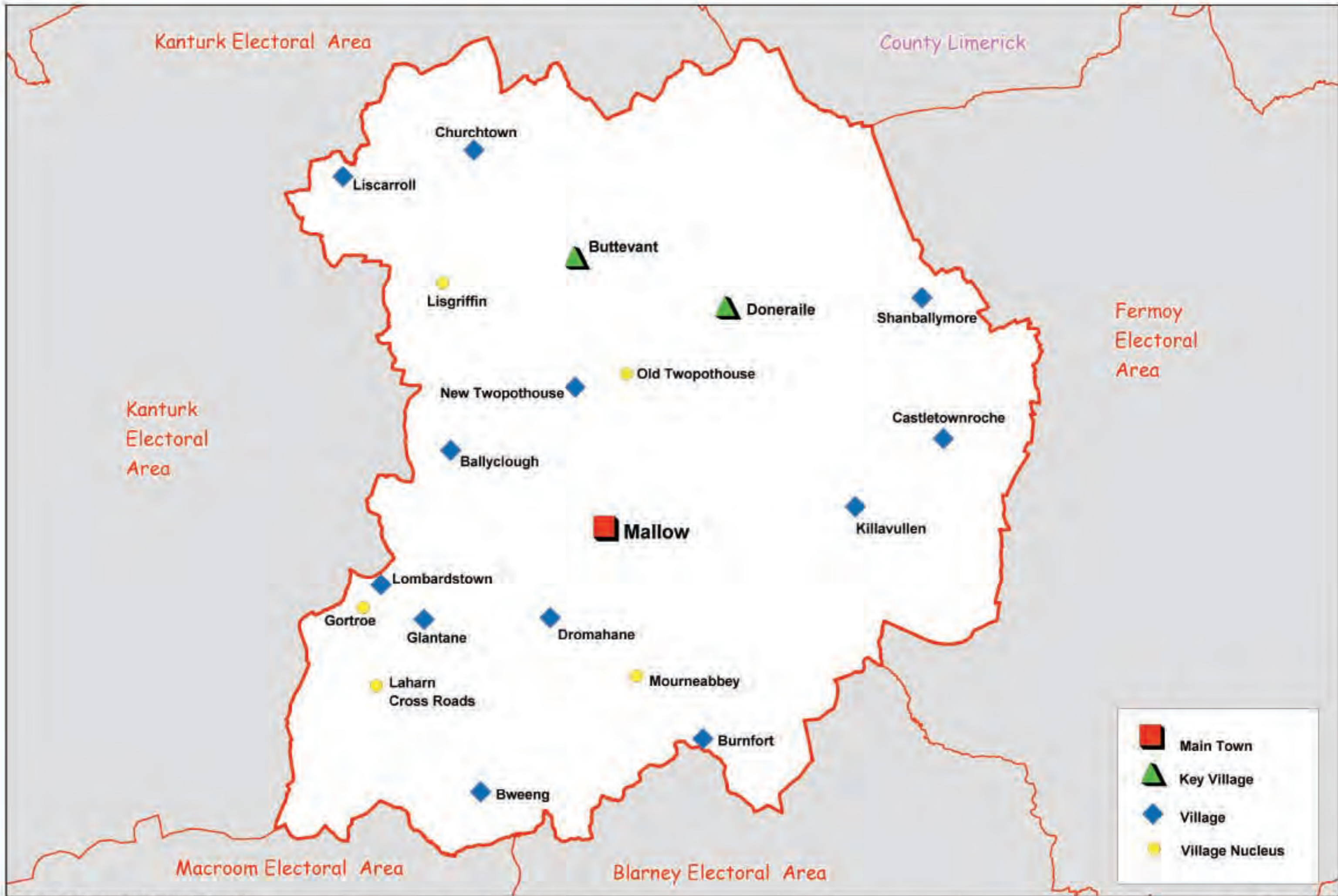
Gortroe

Laharn Cross Roads

Lisgriffin

Mourneabbey (Athnaleenta)

Old Twopothouse (Hazelwood)



	Main Town
	Key Village
	Village
	Village Nucleus

MAIN SETTLEMENT

Mallow Environs

1 Mallow Environs

Located 35km north of Cork City on the Cork-Limerick road Mallow is a ring town and important growth/development centre.

The overall strategy aims to promote substantial employment-led growth, with a strong emphasis on rail access (for both people and goods) and continued development as an attractive and important population centre.

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

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

1.1 Mallow in Context

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

1.1.2. In this Local Area Plan Mallow is identified as the Main Settlement within the Mallow Electoral Area while retaining its status as a ring town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in chapter 2, volume 1 of the Plan. The strategic aims for Mallow are to promote substantial employment led growth, with a strong emphasis on rail access (for both people and goods); and its continued promotion as an important, attractive population centre.

Population Growth

1.1.3. The 1996 census recorded a population of 7,768 persons equivalent to 2,568 households, for the town of Mallow (including the Town Council's area). By the year 2000, it is estimated that this had grown to around 8,580 persons, equivalent to 2,970 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town will accommodate a growth of 1,560 households approximately by 2011.

1.1.4. This would bring the 2011 population of Mallow to around 11,510 in 4,530 households.

1.1.5. In addition, Mallow is designated as a 'Hub' town in the National Spatial Strategy because of its capacity to act as a centre for regional growth within the Cork – Limerick corridor. To recognise this possibility, an allowance has also been made in the zoning provisions

for 120 extra households in Mallow during the plan period of the Cork County Development Plan 2003 (as varied).

1.2 Key Planning Considerations

1.2.1. Although some of the area administered by the Town Council is already developed, there remains significant capacity for new growth within their area.

1.2.2. The town has a prosperous economy and good national and regional access by road and rail and it lies on the Galway – Limerick – Cork growth corridor identified in the National Spatial Strategy.

1.2.3. The Blackwater and Spa Rivers represent a major constraint to future growth to both the east and west of the town. Low lying land here is itself subject to flooding and forms an important flood storage area providing natural protection to the town and other downstream areas. To the east and west of the town, the river valley forms part of a candidate Special Area of Conservation.

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

1.2.5. The existing drinking water supply does not have the capacity to serve all of the areas where development is proposed, and the north west of the town requires its supply to be pressure boosted. The proposed Mallow Regional Water Supply Scheme, when implemented, will address these issues.

1.2.6. There is no spare capacity in either the waste water treatment plant or the existing combined sewer network in parts of the town. There are proposals to have the waste water treatment plant upgraded. The development of the land designated for development in the Cork County Development Plan 2003 (as varied) will be dependent on the improvements to the sewer network.

1.2.7. The separation of foul and storm water is required in parts of the town. Flood Relief Schemes are required for Blackwater and Spa Rivers.

1.2.8. A proposed line for the Northern Relief Road linking the N20 to the N72 has been established.

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

Problems & Opportunities

1.2.10. In recent years, residential development has been at relatively low densities. There has been a tendency for land zoned for development on the periphery of the town, within the County area, to come forward for development while some sites closer to the town centre have remained undeveloped.

1.2.11. Traffic circulation in the town centre remains a problem but this should be alleviated by the proposed northern relief road.

1.2.12. The Quarters town area, which is separated from the main part of the town by the river to the north and the National Cork-Limerick road and Cork-Dublin rail line to the east is made up a mixture of land uses, predominantly mixed industrial and residential. The portion of Quarters town that lies outside the town council boundary (further cut off by the Tralee rail line) has long been zoned mainly for industrial uses although development of this kind has not yet occurred. However, the area is subject to various servicing difficulties that need to be resolved before any significant development can take place there and an additional complication is the proximity of an industrial establishment within the existing industrial area that is subject to the 'Seveso' major accident hazard requirements.

1.2.13. The Special Local Area Plan currently being prepared jointly by the County Council and Town Council (see Section 2 paragraph 2.1.10 of this plan) will include proposals for the area, including the area currently zoned industry I-01, setting out the most appropriate uses on the different parcels of land, having regard to servicing needs, any health and safety requirements, the need for safe and convenient pedestrian access to the town centre (serving any community or residential uses) and the need to maintain appropriate amounts of land within Mallow to serve the various industrial sectors.

1.3 Overall Zoning Approach: Mallow Environs

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

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

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

1.4 Specific Zoning Objectives: Mallow Environs

Residential Areas

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

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	4.3
R-02	Medium density residential development.	26.7
R-03	Medium density residential development.	8.3
R-04	Medium density residential development subject to satisfactory access, servicing and landscape provision. Building development will be limited to the lower (southern) portion of the site with open space provision in the northern portion. Nursing home to be provided.	19.2
R-05	Medium density residential development, subject to satisfactory access, servicing and landscape provision. Crèche to be provided.	21.9
R-06	Medium density residential development, subject to satisfactory access, servicing and landscape provision. Nursing home to be provided.	16.8
R-07	Medium density residential development.	0.5

Objective No.	Specific Objective	Approx Area (Ha)
R-08	Medium density residential development.	12.6
R-09	Medium density residential development with the protection of Carhookeal House and its setting.	2.4

Industry and Enterprise

1.4.4. Mallow's established industrial area is located to the west and south west of the town, adjacent to the new by-pass. It is the intention to facilitate the industrial sector by providing sites to cater for small units, and incubator units for start-up and expanding enterprises.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industrial and/or warehousing and distribution development.	19.9
I-02	Office based industry subject to provision of satisfactory access.	12.6
I-03	Industrial estate development.	5.4

Commercial Areas

1.4.6. The established town centre, located within the area administered by the Town Council, is the primary location for retail and commercial activity. A modest area was designated for commercial development, as an extension to an existing area, to the south of the town and this has been reflected in the Cork County Development Plan 2003 (as varied).

1.4.7. The specific commercial zoning objectives for Mallow Environs are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Commercial development.	3.6

Open Space, Sports, Recreation and Amenity

1.4.8. By and large, it is expected that most of the town's recreational and leisure needs can be met inside the Town Council boundaries.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme with detailed provision for retaining existing trees, hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	16.4
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should not compromise in depth development at a later date and should include provision for retaining existing trees, hedgerows, on site features and field patterns.	60.6

Objective No.	Specific Objective	Approx Area (Ha)
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied). Any development on these lands should not compromise in depth development at a later date and should include provision for retaining existing trees, hedgerows, on site features and field patterns.	17.7
O-04	This site makes a significant contribution to the setting of the Hospital at Kilvealaton East. Part of the site is within a proposed Special Area of Conservation and there is a general presumption against the development of this part of the site.	16.2
O-05	Sports and playing pitch provision.	9.3
O-06	Sports and playing pitch provision.	6.3

Utilities and Infrastructure

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Northern Relief Road.	-

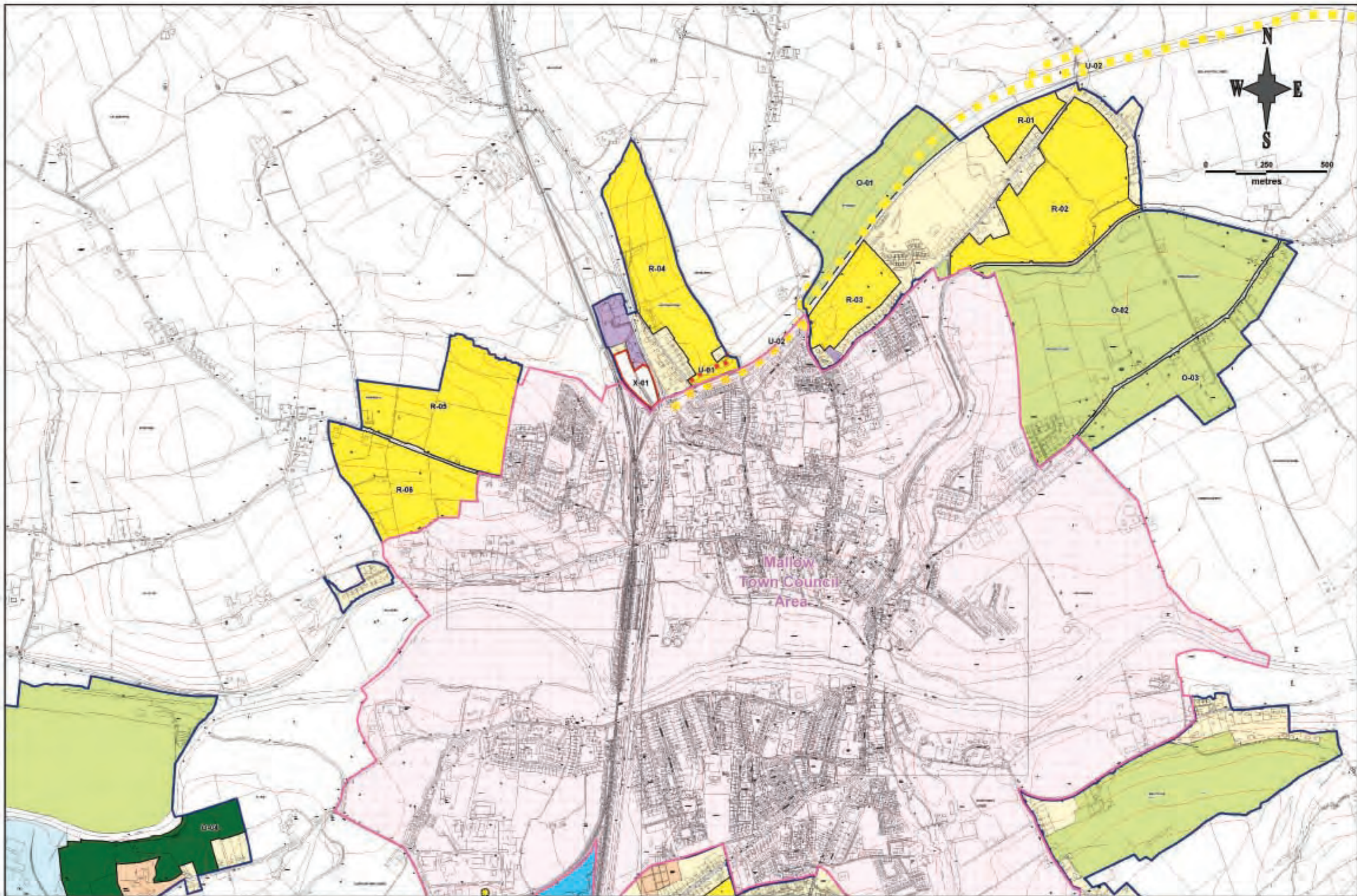
Special Zoning Objectives

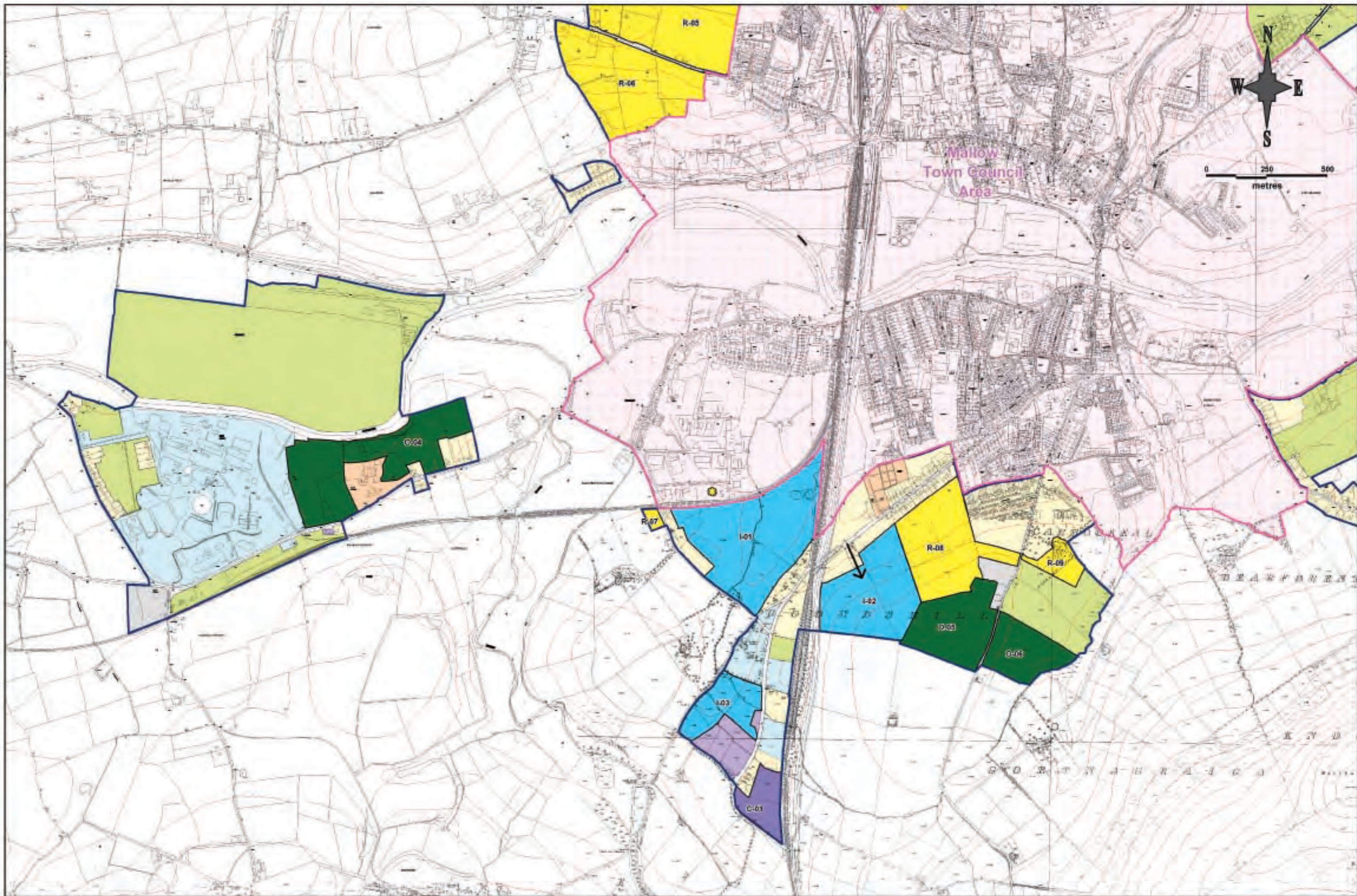
1.4.12. It was considered appropriate to apply a special zoning objective to this landmark site. This will enable greater flexibility in the

facilitation of this area together with nearby land within the Town Council's jurisdiction.

1.4.13. The special development objectives for Mallow Environs are set out in the following table.

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Opportunity commercial development site with option for civic, hotel, and car parking uses. It is recognised that the redevelopment of this site may be linked to the development of neighbouring land within the Town Council Area.	2.1




















Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

KEY VILLAGES

Buttevant

Doneraile

2 Buttevant

2.1 BUTTEVANT IN CONTEXT

Role In Settlement Strategy

2.1.1. Buttevant is located on the main Cork-Limerick road (N20), 11km north of Mallow and 7km west of Doneraile. The village is located in an area, which is generally referred to as the 'Goldenvale', which comprises an extensive area of predominately flat or undulating topography along the Blackwater valley. The overall strategy of this plan aims to develop Buttevant as a key village, which acts as a service provider for both itself and it's surrounding hinterland.

Population

2.1.2. The 2002 Census recorded a decline in the population of Buttevant, the 1996 census recorded a population of 1,070 persons and by 2002 this had fallen to 987 persons a decline of 83 persons or 7.8%.

2.2 KEY PLANNING CONSIDERATIONS

Geography

2.2.1. Buttevant stands on the banks of the River Awbeg. It has a gently undulating topography that is ideal for both dairy and tillage farming. The river provides a natural border to both the north and east.

Employment and Economic Activity

2.2.2. Buttevant is both a service and employment provider and has the potential of becoming a dominant employer in North Cork. It has the special advantage of lying in the centre of a large area in which the food industry is dominant. The two major employers are the Co-op superstore and grain depot and the Centra supermarket. An industrial estate has been developed off Station road on the north western side of the town.

2.2.3. The town has a strong employment function within the service sector and has a number of commercial facilities, which include a bank, a post office, a credit union, a pharmacy, a butcher, a bakery, a restaurant, a café, a number of public houses, a petrol station, a number of car showrooms, a laundrette, a number of convenience shops, a number of comparison shops as well as many others. These facilities serve both the town and its hinterland.

2.2.4. Buttevant's tourism potential could be developed in conjunction with that of Doneraile. The town has a unique history - the first ever steeplechase took place in Buttevant in 1752 from the steeple of Buttevant protestant church to that of Doneraile, 7km away. The old crafts of harness making, shoe making and stone cutting are

synonymous with Buttevant. There is a genuine opportunity to set up a local museum, which could display artefacts, associated with both the old craft industries and the religious orders which settled in the area. The town, which has a planned layout and fine townscape, contains many important buildings and landmarks worthy of preservation such as the Franciscan Friary and the Ballybeg Abbey to the south (both feature in the Blackwater Valley Drive Brochure). Their attraction could be greatly enhanced by constructing a riverside walk along the west bank of the Awbeg, past Buttevant Castle and the attractive adjoining church, to Castle Bridge.

Transport and Infrastructure

2.2.5. Buttevant enjoys good road based transport connections. The location on the N20 national road provides easy access to the large towns of Charleville and Mallow and cities of Cork and Limerick. Currently the railway station in Buttevant is not in use but future investment may provide an opportunity to reopen the station. The re-opening of the station, which would provide easier passenger and goods movement, could prove fundamental to the economy of the town. There are also proposals to construct a bypass that will run to the east of the town. The preferred route of this bypass has been selected and construction will commence during the lifetime of this plan.

2.2.6. Buttevant has access to a good water supply. The town is supplied with water from the Buttevant/Doneraile Water Supply Scheme and the supply is adequate enough to meet the development needs of the village during the lifetime of this plan. The source of this scheme is a spring located at Clogher, Shanballymore and is estimated to be capable of supplying 650,000 gallons/day. This is supplemented by two smaller sources at Heatherside and Skahanagh, Doneraile. It incorporates four reservoirs, one of which is redundant (Shanballymore). A scheme to improve the water supply is currently under review by the Department of the Environment. Treatment is provided in the form of fluorination and chlorination.

2.2.7. The Buttevant Sewerage Scheme is very close to capacity and can currently serve a 1,220 person equivalent. A new system should be in place by 2006 and this should cater for a 3150 person equivalent. Two separate septic tanks plus a wastewater treatment plant currently service the town. All wastewater currently generated in the Lisscarroll road area gravitates to an old septic tank at the rear of the GAA grounds. A number of houses along the Main Street discharge foul sewage to an old septic tank located to the rear of the Dun Mhuire nursing home. The wastewater treatment plant deals with the majority of the town's sewage. The main sewer system gravitates to the main pumping station at Buttevant Bridge from where all sewage is pumped to the treatment plant. Discharge is to three different points on the Awbeg River.

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

Housing and Community Facilities

2.2.9. Since the 1996 Cork County Development Plan, there has been relatively little residential development in Buttevant. Of the four parcels of land that were zoned for residential developments only two were fully developed (0.5 hectares) leaving 6.3 hectares still remaining undeveloped. The development that has occurred over recent years has been primarily infill. Any future residential development needs to be of a varied mix of house size and type. The redevelopment of further derelict and infill sites within the centre is welcomed and will be encouraged.

2.2.10. Buttevant has a number of community facilities. These include a primary school, a secondary school, a Garda station, two churches, a community hall, a nursing home, a GAA pitch and clubhouse, and a soccer club (including a very popular floodlit all-weather pitch). Buttevant is also a local service centre and should be promoted as such. The added benefits of having services such as a primary school, a secondary school, a church and a convenience shop should allow for a modest amount of future growth. With this in mind, an appropriate amount of suitable land must be zoned for residential development. The community facilities in Buttevant are good but could be better for a town of its size. A children's playground is being provided adjacent to the community centre, but a town park is also needed.

Environment and Heritage

2.2.11. Buttevant is a settlement of architectural beauty that is enhanced by its historical monuments and antiques, with a particularly attractive main street. There are twenty-eight structures within the town that are entered in the Record of Protected Structures, such as the Franciscan Friary, the Court and Market House, Buttevant Castle, the 'Mick Burke' Bar, the 'Super Grub' shop front, Gate Piers, and the AIB bank. The remaining buildings on the list can be seen in Volume 3 pp 2-76 of the Cork County Development Plan 2003 (as varied). Dereliction is a problem especially on the backlands at the western side of Main Street. This will have to be addressed during the lifetime of this plan as it depreciates greatly from the character of the town.

2.2.12. The Cork County Development Plan 2003 (as varied) identified one area of architectural conservation namely Buttevant Conservation Area and it is an objective of this plan to conserve and enhance the special character of this area.

2.2.13. The nature conservation area SAC-2131, the Awbeg River, runs adjacent to the settlement. The overall policies for nature conservation in County Cork are set out in chapter 7 (Environment and Heritage) of volume 1 of the Cork County Development Plan 2003 (as varied).

Problems and Opportunities

2.2.14. In recent years, there has been little residential development in Buttevant. Of the four sites, which were zoned, for residential

development in the 1996 County Development Plan two are still undeveloped.

2.2.15. Re-opening of the railway station could only have a positive effect on the town's economy especially in relation to goods and passenger movement.

2.2.16. Buttevant has strong links to both agricultural development and food production there could be the opportunity to attract further investment by zoning land for the development of small incubator units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

2.2.17. Dereliction is a major problem that needs to be addressed. Further environmental improvements have to be undertaken such as tree planting, improvements to the streetscape and refurbishment of shop fronts so that the unique historic character of the town is enhanced and protected.

2.3 OVERALL ZONING APPROACH

Development Boundary

2.3.1. A new development boundary has been included for Buttevant and it has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

2.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Some potential exists also for infill sites within the development boundary, particularly along the Main Street and in the backlands. A parcel of land has been zoned for open space; this has been carried over from the 1996 County Development Plan. The two areas zoned as industry in the 1996 County Development Plan have maintained that zoning in this Plan while the area previously zoned Agriculture with option for industry has been given a special zoning in this plan.

Outside Boundary

2.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

2.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

2.4.1. Despite the non take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land has been zoned for future residential requirements, within the development boundary.

2.4.2. The specific residential zoning objectives for Buttevant are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	5.3
R-02	Medium density residential development, including individual sites.	4.2
R-03	High density infill residential development.	0.11
R-04	Medium density residential development with provision for frontage development to maintain the streetscape.	5.4
R-05	Medium density residential development to include a mix of house types and sizes.	2.8
R-06	Medium density frontage/infill residential development with a provision for an access for the possible future development of the land to the rear.	1.2

Industrial Areas

2.4.3. Two parcels of land were previously zoned in Buttevant (under the 1996 County Development Plan) for industrial development. The specific industrial zoning objectives for Buttevant are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industry, enterprise or commercial (non-retail) uses.	4.1
I-02	Light Industry.	10.5

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active open space with a provision for public recreation.	0.2

Special Zoning Objectives

2.4.5. The special zoning objective for Buttevant is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Agriculture option for Light Industry. To also include an access road leading to the existing treatment plant and to allow for the necessary extension of the existing treatment plant. Include, also, the route option for the proposed bypass. Any development must recognise the sensitive location of the site in terms of the existing Special Area of Conservation (SAC).	10.5

Utilities and Infrastructure

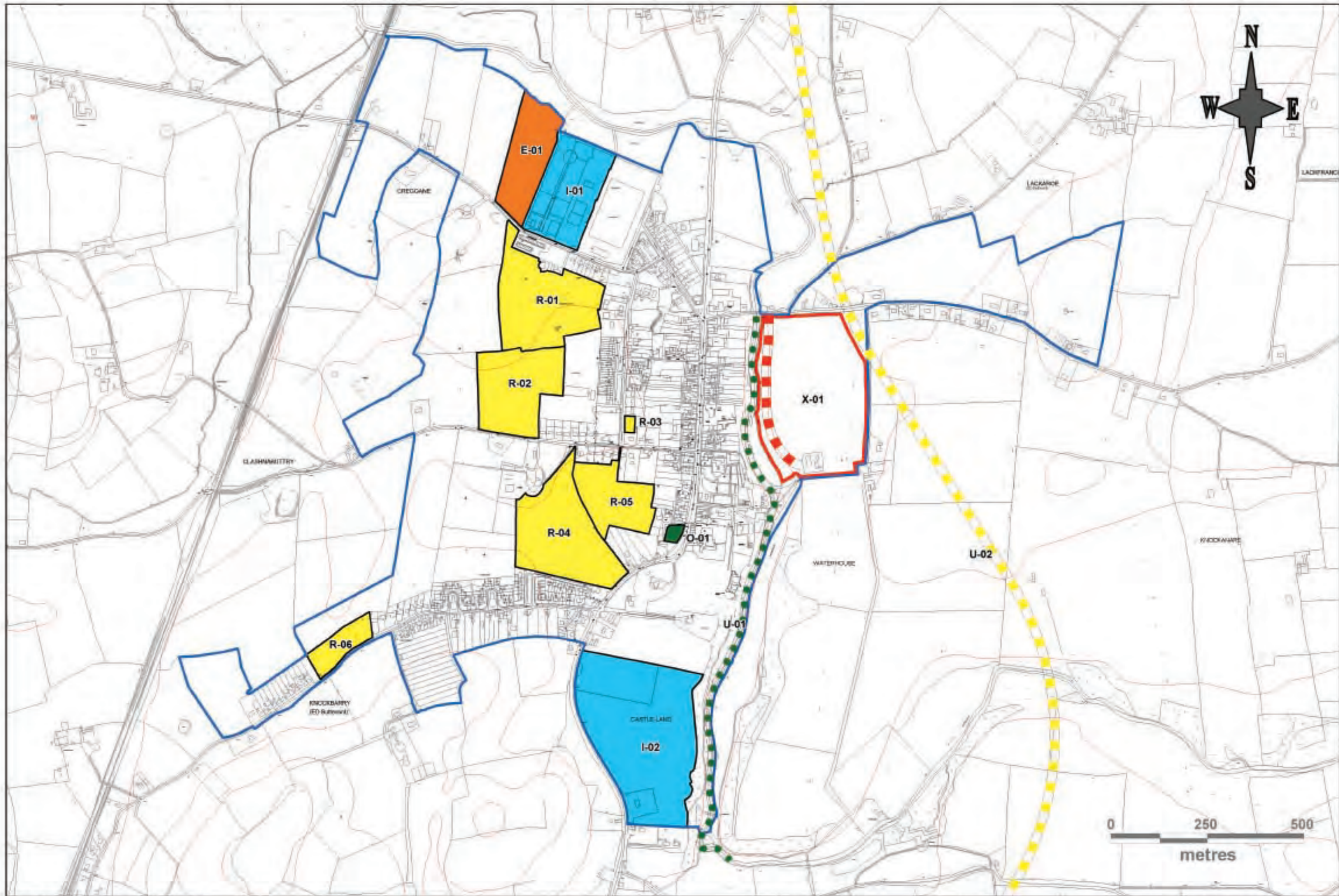
2.4.6. The specific utilities and infrastructure objectives for Buttevant are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Develop and maintain pedestrian link.	-
U-02	Proposed bypass route.	-

Educational, Institutional and Civic

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

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
E-01	Provision for a vocational school and related uses	3.1



3 Doneraile

3.1 DONERAILE IN CONTEXT

Role In Settlement Strategy

3.1.1. Doneraile is situated in the Blackwater valley some thirty miles north of Cork City, seven miles northeast of Mallow and four miles east of Buttevant. The settlement is located in an area, which is generally referred to as the 'Goldenvale' that comprises an extensive area of predominately flat or undulating topography along the Blackwater valley. The overall strategy of this plan aims to develop Doneraile as a key village, which acts as a service provider for both itself and its surrounding hinterland.

Population

3.1.2. The 2002 Census recorded an increase in the population of Doneraile, the 1996 census recorded a population of 761 persons and by 2002 this had risen to 800 persons an increase of 29 persons or 5.1%.

3.2 KEY PLANNING CONSIDERATIONS

Geography

3.2.1. Doneraile stands on the northern slope of a hill rising from the River Awbeg, which flows through the settlement cutting it into two sections.

Employment and Economic Activity

3.2.2. Doneraile can be seen as more of a service provider rather than an employment provider. It does however, have a strong employment function within the service sector. Doneraile has a number of commercial facilities, which include a bank, a post office, a butcher, a bakery, a café, a number of public houses, a petrol station, hairdressers, a number of convenience shops, a number of comparison shops and a funeral home. Collectively, all of these activities serve as both an employment and a service provider for both the town and the immediate hinterland.

3.2.3. Doneraile is a possible focus for tourism development in North Cork, primarily because of the position of the Doneraile Court at the centre of the town, the restoration work that has been carried out to Doneraile Court by the Irish Georgian society, and the conservation of the attached demesne as an attractive Forest Park.

3.2.4. Tourism development in Doneraile depends on reopening Doneraile Court (the house), so that it and the Forest Park can combine to form a major tourist attraction, and development of tourism accommodation within the town/forest park area. The Forest Park itself already attracts a large number of visitors especially in the summer

months (a total of 4,276 people visited the park during the period July – October 2003); however, there is no hotel or large guesthouse, which would encourage visitors to stay overnight in the village. Self-catering is the type of accommodation most likely to work initially in an area where tourism demand is currently limited.

3.2.5. In 1994 the Irish Georgian Society handed the house back to the Office of Public Works, who now run it together with the Forest Park. The house is an important visitor attraction in its own right, but needs some refurbishment before it can be opened to the public. The group of attractions could be reinforced by using some of the outbuildings for culture purposes such as a literary heritage centre, which would reflect the literary history of Doneraile.

3.2.6. Self-catering accommodation could be provided within the Doneraile Court/Forest Park complex, either through reconstruction of derelict outbuildings, or new building on the walled enclosure immediately north of the river. These would be high amenity locations for holiday homes, while at the same time being in the centre of the town.

3.2.7. Provision of holiday housing in either location would obviously need careful consideration and sensitive design, to avoid damage to the overall character of Doneraile Court, or to specific heritage items. The walled enclosure contains the remains of seventeenth century garden terraces.

3.2.8. Once Doneraile Court is drawing visitors into the area, and some development of the tourist accommodation base had occurred, tourism related facilities such as restaurants and craft shops would become more likely.

Transport and Infrastructure

3.2.9. Doneraile enjoys good road based transport connections however the quality and alignment of the road network needs to be improved. The town is located on the R581 regional road, which provides easy access to the N20 national route via New Twopothouse. Buttevant can be accessed by means of the R522 regional road and access to Cork and Limerick cities is relatively easy via the N20 national route.

3.2.10. Doneraile has access to an adequate water supply. The town is supplied with water from the Buttevant/Doneraile Water Supply Scheme and the supply is adequate enough to meet the development needs of the village during the lifetime of this plan. The source of this scheme is a spring located at Clogher, Shanballymore and is estimated to be capable of supplying 650,000 gallons/day. This is supplemented by two smaller sources at Heatherside and Skahanagh, Doneraile. It incorporates four reservoirs, one of which is redundant (Shanballymore). A scheme to improve the water supply is currently with the Department of the Environment.

3.2.11. The Doneraile sewerage treatment works are located in the village itself, adjacent to the Forest Park, on the banks of the Awbeg River. The existing wastewater treatment plant is in extremely poor

condition. It is proposed to construct a new wastewater treatment plant on the existing site incorporating phosphorus removal, sludge thickening and storage facilities and partial sludge stabilisation. The existing discharge point is located just downstream of the treatment works, but its proposed to move this further downstream to avoid a local swimming area.

3.2.12. There are two pumping stations at present on the current network. The first is located on the Mallow road where the sewage falls by gravity to a pumping station at a low point before being pumped to the main collection system to the rear of the Main street. The second is located across the River Awbeg to the north of the treatment plant and sewage is pumped from here directly to the treatment plant.

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

Housing and Community Facilities

3.2.14. Since the 1996 County Development Plan, there has been relatively little residential development in Doneraile. Of the five parcels of land that were zoned for residential development only two were fully developed. A varied mix of housing sizes and types should be developed within the town. The redevelopment of derelict and infill sites within the centre is welcomed and will be encouraged and it is an objective of this plan to promote the retention of all stonewalls on the approach roads into and within the village itself.

3.2.15. Doneraile has a number of community facilities, which allow it to operate as a local service centre for its immediate rural hinterland. These include two primary schools, a secondary school, a Garda station, two churches, and a GAA pitch and clubhouse. The added benefits of having services such as a primary school, a secondary school, a church and a convenience shop should allow for modest future growth. With this in mind, an appropriate amount of suitable land must be zoned for residential development. The community facilities in Doneraile are not adequate for a settlement of its size and more must be provided for, such as, a community centre/hall and a children's playground.

Environment and Heritage

3.2.16. Doneraile is very attractive, with a particularly attractive 'Main Street', which has a good range of Georgian buildings. This streetscape should be preserved and well maintained. There are six structures within the town that are entered in the Record of Protected Structures, namely, St. Mary's Church of Ireland Church at Horse Close, Quirke's shop, St. Mary's Catholic Church, Creagh House all on Main street, Doneraile Court Country House at Demesne and the Canon Sheehan House. At present there is some dereliction (which needs to be addressed) and this detracts from the character of the townscape.

3.2.17. The Cork County Development Plan 2003 (as varied) identified two areas of architectural conservation namely Convent View

and Doneraile Court Conservation Areas and it is an objective of this plan to conserve and enhance the special character of these two areas.

3.2.18. Doneraile is surrounded by a number of deciduous woodlands namely; Dreenagh Wood, Drumdeer Convent Wood, Monadhanna Wood and Roughfield Wood.

3.2.19. Two nature conservation areas namely NHA-0075, the Awbeg Valley (Doneraile) and SAC-2131, the Awbeg River, are in close proximity to the town. The overall policies for nature conservation in County Cork are set out in chapter 7 (Environment and Heritage) of volume 1 of the Cork County Development Plan 2003 (as varied).



Problems and Opportunities

3.2.20. In recent years, there has been little residential development in Doneraile. Of the five sites, which were zoned, for residential development in the 1996 County Development Plan three are still undeveloped.

3.2.21. Doneraile has strong links to both agricultural development and food production and there could be the opportunity to attract further investment to the village by zoning land for the development of small incubator units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

3.2.22. North Cork has a very unique literary attraction and Doneraile, due to its own strong literary links, is an appropriate location for a type of literary interpretive centre. The feasibility of this concept and its eligibility for funding, as a type of interpretative centre will be investigated.

3.2.23. Dereliction within the town is a problem that needs to be addressed. Further environmental improvements have to be undertaken such as tree planting, improvements to the streetscape,

shop fronts need to be refurbished and the unique Georgian character of the town needs to be enhanced and protected.

3.3 OVERALL ZONING APPROACH

Development Boundary

3.3.1. A new development boundary has been included for Doneraile and has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

3.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Some potential exists also for infill sites and the refurbishment of derelict sites within the development boundary, particularly along the Main Street. A new large open space zoning has been applied to the area surrounding Doneraile Court and demesne.

Outside Boundary

3.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

3.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

3.4.1. Despite the non take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land has been zoned for future residential requirements, within the development boundary of the village.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development with the provision for the maintaining of the existing stonewall along the northern boundary.	4.2
R-02	Medium density residential development.	0.8

Objective No.	Specific Objective	Approx Area (Ha)
R-03	Medium density residential development to include a mix of house types and sizes with the provision for a pedestrian link to main street.	16.2
R-04	Medium density residential development with a provision for an amenity area incorporating the adjoining river	0.9

Industrial Areas

3.4.3. The specific industrial zoning objective for Doneraile is set out in the following table:

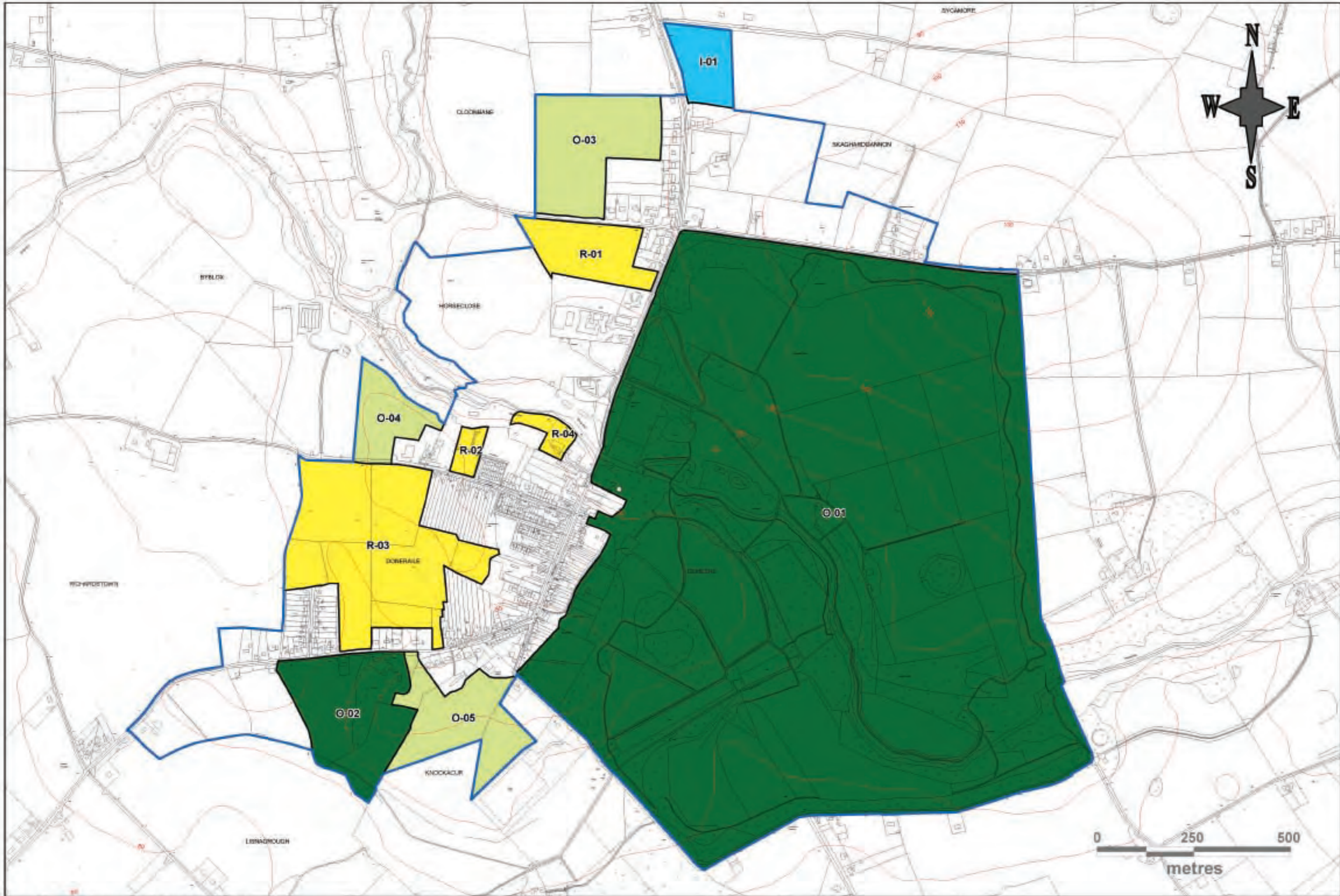
Objective No.	Specific Objective	Approx Area (Ha)
I-01	Light Industry – suitable for small to medium sized units.	2.8

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Doneraile Court and Demesne (Forest Park). Potential for some tourist accommodation, which should be limited to the sensitive conversion of derelict outbuildings or new building in the walled enclosure immediately north of the river. Any development will need careful consideration and sensitive design, to avoid damage to the overall character of Doneraile Court, or to specific heritage items.	165.3








Objective No.	Specific Objective	Approx Area (Ha)
O-02	Passive open space. Protection of these woodlands and the preservation of this scenic setting of the Doneraile with a presumption against development.	8.5
O-03	Lands are to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining existing trees, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with high quality informal layout of sites and based generally on a single entrance from the public road	8.0
O-04	Lands are to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining existing trees, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with high quality informal layout of sites and based generally on a single entrance from the public road	3.3
O-05	Lands are to remain predominately open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining existing trees and on-site features. Any future development is dependant upon the provision of an adequate access and must have regard to the surrounding woodland and scenic setting of Doneraile.	6.3












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGES

Ballyclough

Burnfort

Bweeng

Castletownroche

Churchtown

Dromahane

Glantane

Killavullen

Liscarroll

Lombardstown

New Twopothouse

Shanballymore

4 Ballyclough

4.1 BALLYCLOUGH IN CONTEXT

Role In Settlement Strategy

4.1.1. Ballyclough is a village located about 5 miles north of Mallow and is situated in the triangle of Buttevant, Kanturk and Mallow. The village has some historic significance and there is an old castle, which was built by the Desmond family in 1591 and occupied by the Purden family in 1680. The village has an association with a now inactive limestone quarry, hence its Gaelic name Baile na gCloch. For its size it has an adequate range of facilities and a reasonable well established urban character.

Population

4.1.2. The 2002 Census recorded a decline in the population of Ballyclough, the 1996 census recorded a population of 223 persons and by 2002 this had fallen to 208 persons a decline of 15 persons or 6.7%.

4.2 KEY PLANNING CONSIDERATIONS

Geography

4.2.1. Ballyclough is quite an attractive village in a primarily rural setting. The village is adjacent to a well-preserved castle and stone estate walls and mature tree belts, which should be preserved as they, to a large extent, determine the character of the village. The land, which surrounds the village, is predominately flat or gently undulating. This topography provides a fertile landscape that is ideally suited to intensive farming with both dairying and tillage providing seasonal variation.

Employment and Economic Activity

4.2.2. Ballyclough is located well for agriculturally based economic activity and the village can be seen as a service provider rather than an employment provider. Agricultural activity attracts commercial business to the village from the surrounding hinterland and therefore is fundamental to the economic development of the village. The village has a number of commercial facilities, which include a post office, a number of public houses, a convenience shop, a funeral home and a number of warehouses. Collectively, these activities operate as a service provider for both the village itself and the immediate hinterland.

Transport and Infrastructure

4.2.3. Ballyclough enjoys adequate road based transport connections however, the quality and alignment of the county road network needs

to be improved. The village has easy access to the N20 national route via the county road to New Twopothouse, which in turn provides relatively easy access to the towns of Buttevant and Mallow and the cities of Cork and Limerick. The village is also well served by the Rural Transport Initiative.

4.2.4. For most of the year Ballyclough has access to an adequate water supply, however, in the summer months supply can be a difficulty (although it is not insurmountable). The village is supplied with water from the Mounthnorth Water Supply Scheme and the supply could accommodate very limited growth (circa 50 houses). The source of this scheme is a spring that is pumped from a sump to the reservoir at Mounthnorth townland. The source has to be augmented by Ballyclough spring in spells of dry weather and there is a chlorine plant in operation at Ballyclough pump house when this source is being used. There are also problems with hardness in the water.

4.2.5. The Ballyclough sewerage treatment scheme is provided by an extended aeration facility and can cater for an 800 person equivalent. The effluent discharge is to the nearby Finnow stream, which in turn discharges to the Blackwater River. There is one pumping station on the line at the townland of Scart, a mile from the village serving approximately 10 houses and pumping back to the main gravity system in the village. The current treatment plant is nowhere near capacity and can adequately cope with a certain amount of modest growth.

4.2.6. There is no surface water sewer available in the village and storm water currently enters the foul sewer. It is proposed to use the existing septic tank for storm water retention in times of heavy rainfall.

4.2.7. It should be noted that the biological quality and phosphorus levels of this section of the River Ballyclough/Finnow Stream are an issue in the receiving waters for this settlement.

Housing and Community Facilities

4.2.8. Since the 1996 County Development Plan, there has been relatively little residential development in Ballyclough. Of the three parcels of land that were zoned for residential development none were developed leaving 4.15 hectares still remaining undeveloped. The development that has occurred has tended to mostly be infill. Any future residential development should be of low to medium density and be of varying sizes and design. In the case of lands zoned for residential use to the south of the former Church of Ireland Church and burial ground a buffer should be provided between this area and any proposed future development.

4.2.9. The village of Ballyclough does not have a wealth of community facilities but does have a number of fundamental facilities that are essential to serve the village and its surrounding hinterland. These include a church, a national school, and a community centre.

4.2.10. Ballyclough is a local service centre and should be promoted as such. The added benefits of having services such as the above

community facilities and commercial facilities should allow for some modest growth.

Environment and Heritage

4.2.11. The village of Ballyclough is very pleasant; in a particularly attractive setting highlighted by the well-preserved estate stonewall which surrounds the Ballyclough Castle. There are five structures within or close to the village that are entered in the Record of Protected Structures, namely, Ballyclough Ornamental Tower, Ballyclough Castle, St. John the Baptist Catholic Church, Ballyclough House and the former Church of Ireland Church.

Problems and Opportunities

4.2.12. In recent years, the village has experienced a drop in population. There has been very little demand for residential development and for a village of its size Ballyclough should have more community facilities, for example a children's playground is required as is some form of town park.

4.2.13. As the settlement has strong links to agricultural activities there could be the opportunity to attract further investment to the village with the development of small incubator units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

4.3 OVERALL ZONING APPROACH

Development Boundary

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

Inside Boundary

4.3.2. The three areas that were zoned for residential development in the 1996 County Development Plan have been maintained and two new areas have been zoned. Some potential exists also for the development of infill sites. The area around Ballyclough Castle is zoned for open space. This is a historic structure, which enhances the character of the village and therefore should be preserved.

Outside Boundary

4.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

4.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

4.4.1. Despite the non take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land has been zoned for future residential requirements. This land is within the development boundary of the village, close to the village centre.

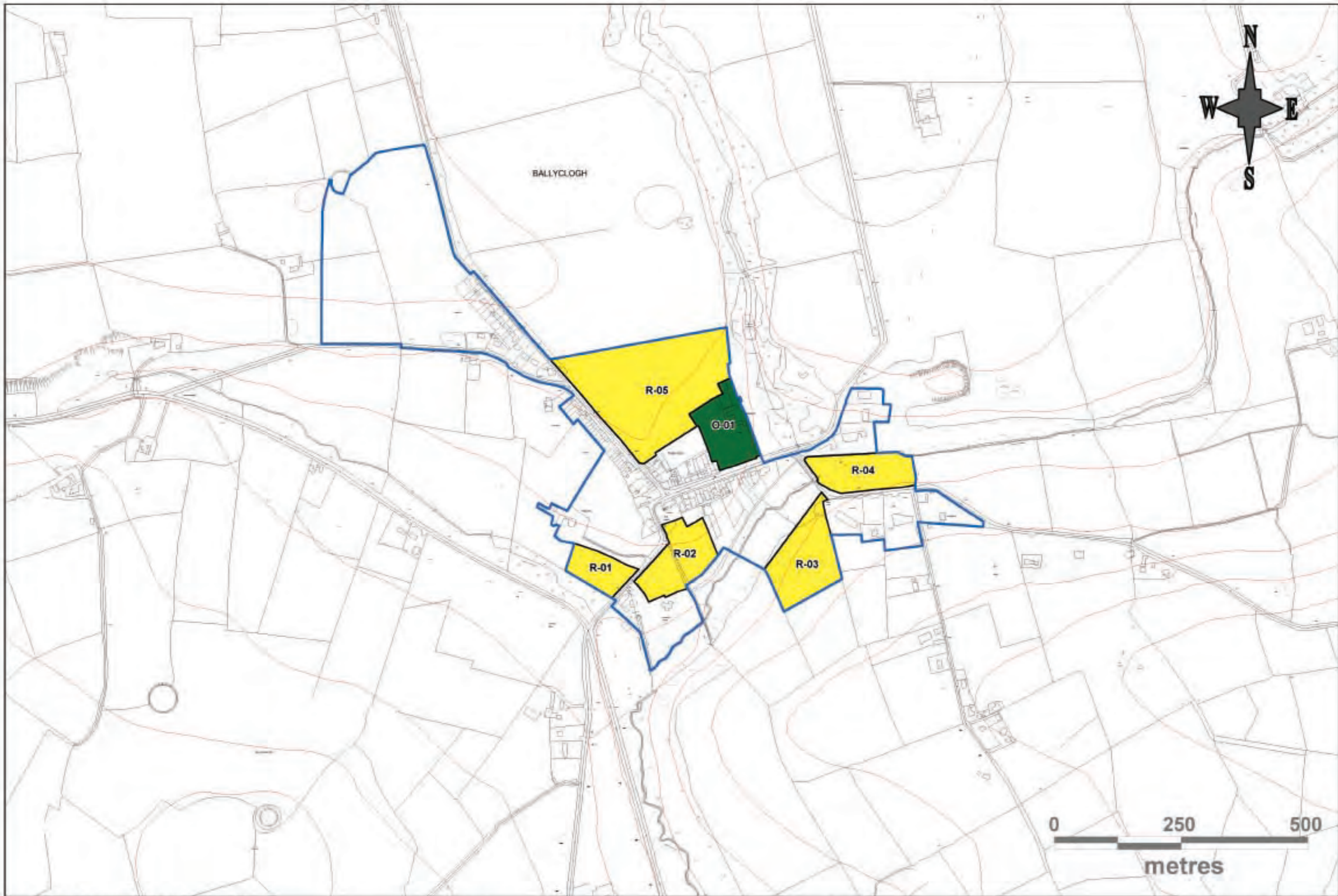
4.4.2. The specific residential zoning objectives for Ballyclough are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development with a mix of house types and sizes.	0.8
R-02	Low density residential development with a mix of house types and sizes.	1.5
R-03	Low density residential development with a mix of house types and sizes.	1.8
R-04	Low density residential development with a provision for a car park.	1.4
R-05	Low density residential development with a provision for an amenity walk incorporated into the overall housing scheme and through the adjacent woodland	5.2

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space. Preserve the setting of Ballyclough Castle and to maintain and protect the surrounding old estate stonewall.	1.3



5 Burnfort

5.1 BURNFORT IN CONTEXT

5.1.1. The village of Burnfort is located on the southern periphery of the Mallow Electoral Area, on the R619 regional road and is about a 15-minute drive from Cork City. Infrastructure deficiencies, combined with a limited range of services, will restrict the extent of development which this settlement is capable of accommodating during the lifetime of this Plan. In the overall strategy of this Plan, Burnfort is designated as a village.

5.1.2. Its location just off the N20 national route and its close proximity to Cork City have increasingly placed intense pressure on the settlement for further development.

5.2 KEY PLANNING CONSIDERATIONS

5.2.1. The general topography of the area is that of an elevated hilly landscape, fissured by fairly gentle slopes. The land is reasonably fertile, comprising small to medium sized fields that are primarily used for dairy farming and some arable production. The predominantly agricultural nature of the area dominates the employment sector.

5.2.2. Very little residential development has taken place in the village over the last few years. In contrast, the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. Because of the village's close proximity to Cork City, future residential development will reflect the new national density guidelines and will be within the newly drawn development boundary. The Council will also encourage the development of some serviced sites within the development boundary in an attempt to off-set the proliferation of ribbon development on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

5.2.3. At present there is no sewerage treatment scheme serving the village. However funding has been made available to construct a new treatment plant and this should be developed by 2006. Currently water supply to the village is from a bored well, which is close to capacity and will need upgrading in order to meet any future development demand.

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

5.2.5. Subject to infrastructural improvements any future development should occur close to the village core in the vicinity of the church, national school and public house.

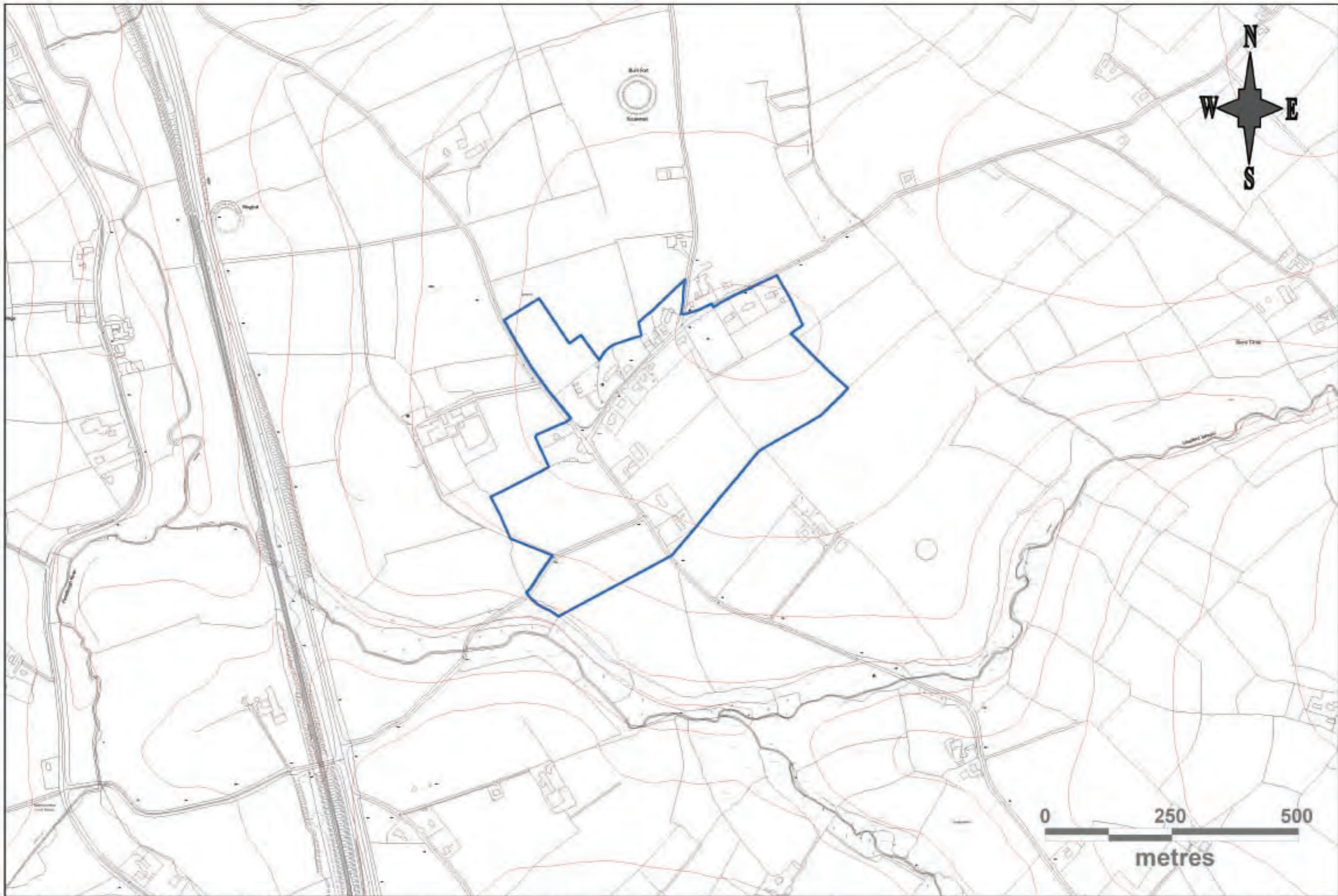
5.3 OVERALL ZONING OBJECTIVES

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

5.3.2. The Council will encourage the renovation of derelict sites within the village centre, with infill/in-depth development. It is imperative that any such development is sympathetic to the rural character of the village in design and scale. Furthermore, the provision of serviced site schemes will be encouraged in order to counter balance the demand for one-off dwellings in the surrounding countryside. It is envisaged that higher density development will be concentrated in the core, with lower density/serviced sites closer to the fringes of the development boundary. A provision of land adjacent to the school should be set aside for future expansion and as well as this the village park adjacent to the presbytery should remain as such.

5.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objective is to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

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



6 Bweeng

6.1 BWEENG IN CONTEXT

6.1.1. The village of Bweeng is located on the southern end of the Mallow Electoral Area. It is situated on the R619 regional road and is about a 20-minute drive from Cork City. Infrastructure deficiencies within the village will restrict the extent of development, which this settlement is capable of accommodating during the lifetime of this plan. In the overall strategy of this plan, Bweeng is designated as a village.

6.1.2. Bweeng village, in recent years, has had considerable improvement in appearance. This is primarily due to the work of local volunteers. With the aid of voluntary work and local fundraising the community began the refurbishment of an old stone bridge and adjoining wall and the erection of a 'Peace Park' beside the church and the graveyard. Building on this voluntary work Cork County Council administered a DoEHLG fund of IRL£20,000 (€25,000) to assist in the Bweeng Village Renewal Programme 2000–2002. This funding has enabled Bweeng community to enhance the overall appearance of their village through a number of initiatives, for example, a 100 metres of stonewall was built, 130 metres of footpath was laid, public lighting was installed and landscaping and environmental improvements were undertaken in selected areas throughout the village. The Council recently resurfaced the main through road and this has also added to the appearance of the village. The village has a number of services, which include a church, a national school, a community centre, a post office, a convenience shop and a number of public houses.

6.2 KEY PLANNING CONSIDERATIONS

6.2.1. The general topography of the area is that of an elevated hilly landscape, fissured by fairly gentle slopes. The land is reasonably fertile, comprising small to medium sized fields that are primarily used for dairy farming and some arable production. The predominantly agricultural nature of the area dominates the employment sector.

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

6.2.3. The R-619 regional road into Bweeng has received a large amount of financial investment over the last three years. A total of €3 million has already been spent on improving the road alignment on this approach road, namely at Casey's bridge and Beennamweel West townland. More improvements are due and should occur during the lifetime of this plan.

6.2.4. At present there is no sewerage treatment scheme serving the village. Funding has, however, been made available to construct a new treatment plant and this should be developed during this plan period. Currently water supply to the village is from a bored well located at Beenalaght. This supply is at capacity and will need upgrading in order to meet any future development demand. All future development is subject to the provision of a sewerage treatment plant and the upgrading of the water supply.

6.2.5. Subject to infrastructural improvements any future development should occur on the western and central part of the village. Views to the eastern side of the village towards the Catholic Church should be protected and remain free from future development.

6.3 OVERALL ZONING OBJECTIVES

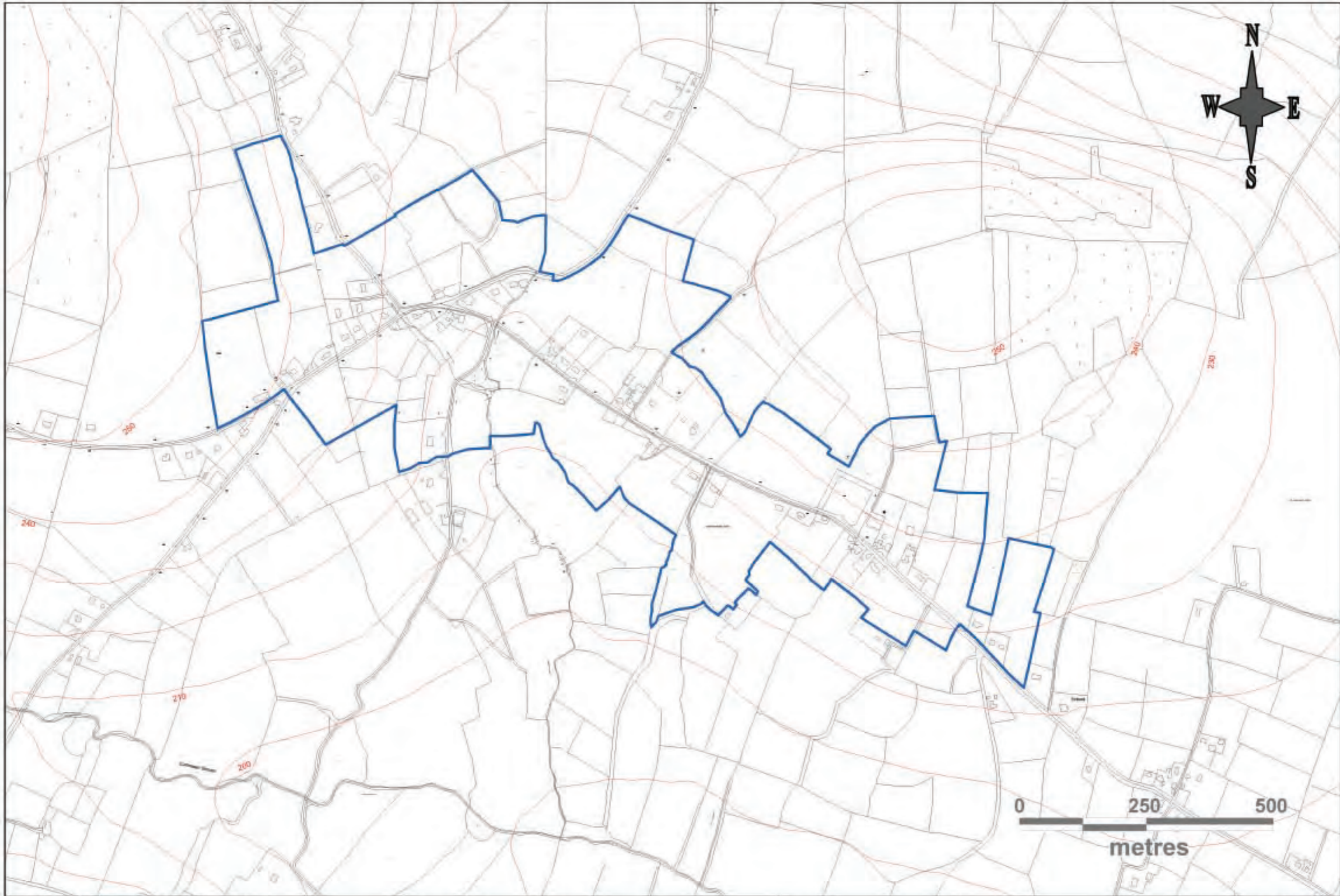
6.3.1. For the purpose of this plan a development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. Any large scale or new development will be subject to water supply improvements.

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

6.3.3. It is proposed that the area to the north of the existing graveyard should be reserved for the provision of a new cemetery.

6.3.4. Outside the development boundary, the land forms part of the open countryside. Here the objective is to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

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



7 Castletownroche

7.1 CASTLETOWNROCHE IN CONTEXT

Role In Settlement Strategy

7.1.1. Castletownroche is an attractive village, which is pleasantly situated on the slope of a steep hill. The village is located on the N72 national route and is 29km northeast of Cork City. The village lies half way between Mallow and Fermoy and is located in an area, which is generally referred to as the 'Goldenvale' that comprises an extensive area of predominately flat or undulating topography along the Blackwater Valley. The overall strategy of this plan aims to develop Castletownroche as a village, which acts as a service provider for both itself and its surrounding hinterland.

Population

7.1.2. The 2002 census recorded a slight population increase in Castletownroche, the 1996 census recorded a population of 421 persons and by 2002 this has increased to 423 persons an increase of 2 persons or 0.5%.

7.2 KEY PLANNING CONSIDERATIONS

Geography

7.2.1. Castletownroche is a picturesque village in a primarily rural setting. The village is situated beside the River Awbeg, which is a tributary of the River Blackwater. The village drops from a steep slope on the south-western part down to the river valley on the north-eastern part. The land surrounding the village is set on a plateau of predominately flat or gently undulating. This topography provides a fertile landscape that is ideally suited to intensive farming with both dairying and tillage providing seasonal variation.



Employment and Economic Activity

7.2.2. Agricultural related business is the key economic activity of Castletownroche. Agricultural activity attracts commercial business to the village from the surrounding hinterland and therefore is fundamental to its economic development. The village has a number of other commercial facilities, which include a post office, a chemist, a petrol station, agricultural supplies shop and yard, a take-away restaurant, a number of public houses, a number of convenience shops, a butcher's and a car repairs garage. All of these activities serve as both an employment and a service provider for both the village itself and the immediate hinterland.

Transport and Infrastructure

7.2.3. Castletownroche enjoys good road based transport connections. The village itself is situated on the N72 national route and has easy access to the 'hub' town of Mallow and the ring town of Fermoy. Access to Cork City is easy via the N20 national route or the N8 national route. Castletownroche suffers from heavy through traffic, and the construction of a bypass is proposed in the longer term.

7.2.4. The village is supplied with water from the Castletownroche Water Supply Scheme which is nowhere near capacity and could accommodate some future growth. The scheme has two spring sources located on either side of the Awbeg River, each with its own pump house. Chemical treatment in the form of chlorination is the only treatment provided.

7.2.5. Sewage treatment in Castletownroche is carried out by means of an extended aeration plant. The capacity of the scheme is a 1000 person equivalent. There are no pumping stations as all sewage gravitates to the treatment plant. The plant discharges to the Awbeg River a short distance south of the treatment site. Surface water drainage is not a major problem in the village.

Housing and Community Facilities

7.2.6. The 1996 Cork County Development Plan zoned nine individual sites for residential development in Castletownroche. Of these nine parcels of land eight were zoned for 'terraced type infill housing' (totalling 0.31 hectares). All of these eight sites were developed leaving the one remaining parcel (1.26 hectares) undeveloped. Despite this there has been relatively little new residential development in the village. Any future residential development should be of medium density and be of varying sizes and design. In order to protect the scenic and rural character of the village future residential development should be located within the area to the south or to the west of the village. The redevelopment of derelict and infill sites within the village centre is welcomed and should be encouraged, an excellent opportunity for this type of redevelopment is the old creamery site located on the southern side of the village.

7.2.7. Castletownroche has a great community spirit and a good range of community facilities that include a church, a national school, a Garda station, a community centre and a GAA pitch and clubhouse. The village does, however need further strengthening and other community facilities such as a playground would greatly improve the attractiveness of the village. The above community facilities along with the other commercial facilities should allow for a certain amount of growth within the village. Therefore, an appropriate amount of suitable land must be zoned for residential development and further community facilities.

Environment and Heritage

7.2.8. The village of Castletownroche is very charming, with a particularly attractive main street, which has been greatly enhanced in appearance due to the repaving of footpaths and the renovations to shop fronts. The Bridge Mill located on the southern part of the village has been redeveloped and renovated as part of a joint venture between Cork County Council and Fás and there has been a much needed improvement to its appearance since the 1996 County Development Plan.

7.2.9. There are five structures within the village that are entered in the Record of Protected Structures, namely, Church of Ireland Church at Sleemana, Castlewidenham Tower House, Castlewidenham Country House, Kilcummer House and the Flour Mill at Ballyadeen. Care must be taken to protect the views from important feature buildings such as the Church of Ireland Church and the Tower house at Castlewidenham. At present there is some dereliction in the village (which needs to be addressed), however the local community have taken it upon themselves to improve the appearance of each derelict frontage and this has had a positive (temporary) effect on the character of the townscape.

7.2.10. The Cork County Development Plan 2003 (as varied) identified three areas of architectural conservation namely Chapel Road, Main Street and Castlewidenham Conservation Areas and it is an objective of this plan to conserve and enhance the special character of these three areas.

7.2.11. Two nature conservation areas namely NHA-1561, the Awbeg Valley (Castletownroche) and SAC-2131, the Awbeg River, run adjacent to the village. The overall policies for nature conservation in County Cork are set out in Chapter 7 (Environment and Heritage) of Volume 1 of the Cork County Development Plan 2003 (as varied).

Problems and Opportunities

7.2.12. In recent years, the village has experienced a slight increase in population and demand for new housing has not been limited, however, some moderate development in the appropriate location would benefit the village.

7.2.13. A village the size of Castletownroche would benefit from having some more community facilities such as a children’s playground and the land close to and around the old flourmill, an area that is already very scenic and picturesque, is ideally suited for a town park.

7.2.14. Castletownroche has strong links to agricultural activities there could be the opportunity to attract further investment to the village with the development of small industrial units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

7.3 OVERALL ZONING APPROACH

Development Boundary

7.3.1. A new development boundary has been included for Castletownroche. This boundary has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

7.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Furthermore, some potential exists for infill sites within the development boundary. An area zoned as open space in the 1996 County Development Plan, has maintained that zoning in this plan.

Outside Boundary

7.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

7.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

7.4.1. An adequate amount of serviceable land will be zoned for future residential requirements. This land will be zoned within the development boundary of the village and will be located close to the village centre.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	3.9
R-02	Medium density/infill residential development with a mix of house types and sizes.	1.3
R-03	Medium density residential development with a mix of house types and sizes.	4.7
R-04	High density terraced type infill residential development.	0.01
R-05	High density terraced type infill residential development.	0.02
R-06	High density infill residential development	0.07
R-07	Low density residential development with provision for sheltered housing subject to satisfactory access, servicing and adequate screening to protect the setting of Castlewidenham Tower and Country House.	5.2

Open Space, Sports, Recreation and Amenity

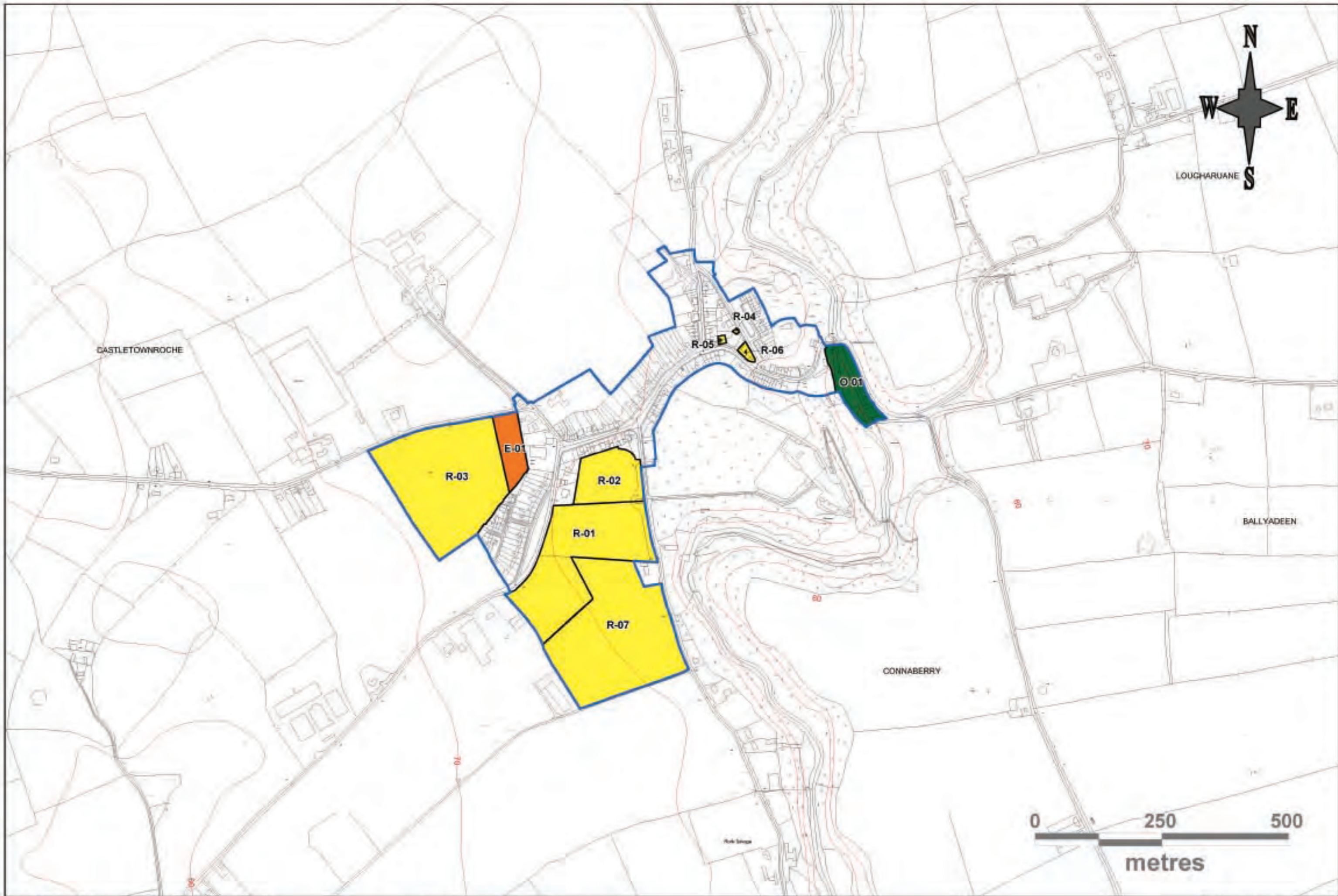
7.4.3. The specific open space, sports, recreation and amenity zoning objective for Castletownroche is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of the old Bridge Mill in particular.	0.8

Educational, Institutional and Civic

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	New Cemetery	0.65



8 Churchtown

8.1 CHURCHTOWN IN CONTEXT

Role In Settlement Strategy

8.1.1. Churchtown is a Georgian village on the northwestern side of the Mallow Electoral Area. The village is located 4 km west of the N20, half way between Cork and Limerick. It is located in an area, which is generally referred to as the 'Goldenvale'. It is rural in character and comprises an extensive area of predominately flat or undulating topography along the Blackwater valley. The overall strategy of this plan aims to develop Churchtown as a village, which acts as a service provider for both itself and its surrounding hinterland.

Population

8.1.2. Churchtown prior to 2002 had experienced a constant decline in population, however by 2002 this had changed. The 2002 Census recorded an increase in the population of Churchtown, the 1996 census recorded a population of 650 persons and by 2002 this had risen to 686 persons an increase of 36 persons or 5.5%. Equally surprising was the increase in households from 200 in 1996 to 233 in 2002 an increase by 16.5%.

8.2 KEY PLANNING CONSIDERATIONS

Geography

8.2.1. Churchtown Village is located 8km south of the Cork-Limerick border on the southwest edge of the Ballyhoura area. Churchtown is formed around four main access roads, meeting at two connecting junctions, and is a service centre for the surrounding hinterland. The surrounding land has a gently undulating topography that is ideal for both dairy and tillage farming.

Employment and Economic Activity

8.2.2. Churchtown is currently limited in public services and facilities. The facilities that the village has include a post office, a hostel, a nursing home, a convenience shop, a restaurant and a number of public houses. The main businesses in the village are heavily related to agriculture and tourism.

8.2.3. However, Churchtown is currently undergoing major village renewal under the guidance of the local Churchtown Development Association, the Churchtown Village Renewal Trust and a number of statutory and non-statutory bodies. The key objective for the people of Churchtown is to create a sustainable development model that will

advance the socio-economic life of the village and improve the quality of life for its community.

8.2.4. The village is situated in an area of outstanding natural beauty. Its close proximity to the Blackwater allow for a wide range of activities, which include salmon and trout fishing and canoeing. The surrounding landscape is ideal for orienteering and walking and has many places of historical and literary interest. The village is also located in close proximity to several golf clubs.

8.2.5. The development of tourism-related infrastructure is already underway with the completion of a 20+ bedroom hostel facility, which includes a camping area and leisure centre. However, in order to ensure the feasibility of Churchtown as a significant tourist destination and capitalise on its proximity to the scenic 'Ballyhoura Way', retail, commercial and entertainment/leisure facilities must be improved.

Transport and Infrastructure

8.2.6. Churchtown enjoys adequate road based transport connections and has relatively easy access to both Cork and Limerick via the N20 national route. The village's close proximity to the R522 regional road allows for easy access to both Buttevant and Dromcolliher and the large towns of Charleville and Mallow are equally close, allowing easy access to rail transport.

8.2.7. Currently, the village does not have a sufficient sewerage treatment scheme, and the treatment that does exist is limited due to the fact that the village is served by a small stream, which can dry out in the summer months. Similarly there is a problem with water supply although Churchtown is supplied with water from the Charleville Water Supply Scheme the supply is insufficient in the summer months. Plans are in place and money is available to address both of these deficiencies and work should commence during the lifetime of this plan. But until these deficiencies are addressed future development will be curtailed.

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

Housing and Community Facilities

8.2.9. The village of Churchtown was not included in the 1996 County Development Plan. However it is considered that this settlement now warrants a development boundary due to the significant amount of residential growth in recent years. Furthermore, it is imperative that any future residential development consists of a varied mix of house size and type and any such development is dependent upon the upgrading of the services in the area.

8.2.10. The village of Churchtown has a number of community facilities. These include a primary school, a church, a community hall, and a GAA pitch and clubhouse. These community facilities along with the other services allow the village act as a local service centre and it should be promoted as such.

Environment and Heritage

8.2.11. Churchtown is a Georgian village with great potential. The village was rebuilt between 1835 and 1849 and much of what was created at that time remains intact. There are two structures within the town that are entered in the Record of Protected Structures, namely Burton Park Country House and Lodge and the Roman Catholic Church.

8.2.12. The Cork County Development Plan 2003 (as varied) identified two areas of architectural conservation namely Churchtown Conservation Area and Burton Park Conservation Area. It is an objective of this plan to conserve and enhance the special character of these two areas.



Problems and Opportunities

8.2.13. The area's dependency on agriculture is an issue of great concern. However, it can also be considered an opportunity for the promotion of small-scale agricultural enterprises e.g. organic/sustainable farming produce.

8.2.14. Tourism offers huge potential as a mechanism to diversify the economic base of the area. Given its proximity to the scenic

Blackwater Valley and the Ballyhoura Way, Churchtown has adequate natural resources to market itself as a viable tourist destination.

8.3 OVERALL ZONING APPROACH

Development Boundary

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

Inside Boundary

8.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. A parcel of land has also been zoned for Town Centre use in order to diversify and strengthen the economic base of the village. Further land has also been zoned for open space and amenity purposes.

Outside Boundary

8.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

8.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

8.4.1. An adequate amount of serviceable land will be zoned for future residential requirements. This land will be zoned within the development boundary of the village and will be located close to the village centre.

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes with the provision for a pedestrian link to main street.	3.2

Objective No.	Specific Objective	Approx Area (Ha)
R-02	Low density residential development to include a mix of house types and sizes with the provision for a pedestrian link to main street.	7.3
R-03	Low density residential development subject to satisfactory access, servicing and adequate landscaping.	4.3

Town Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Mixed retail, commercial, service, civic and residential uses to facilitate town centre expansion.	0.7

Open Space, Sports, Recreation and Amenity

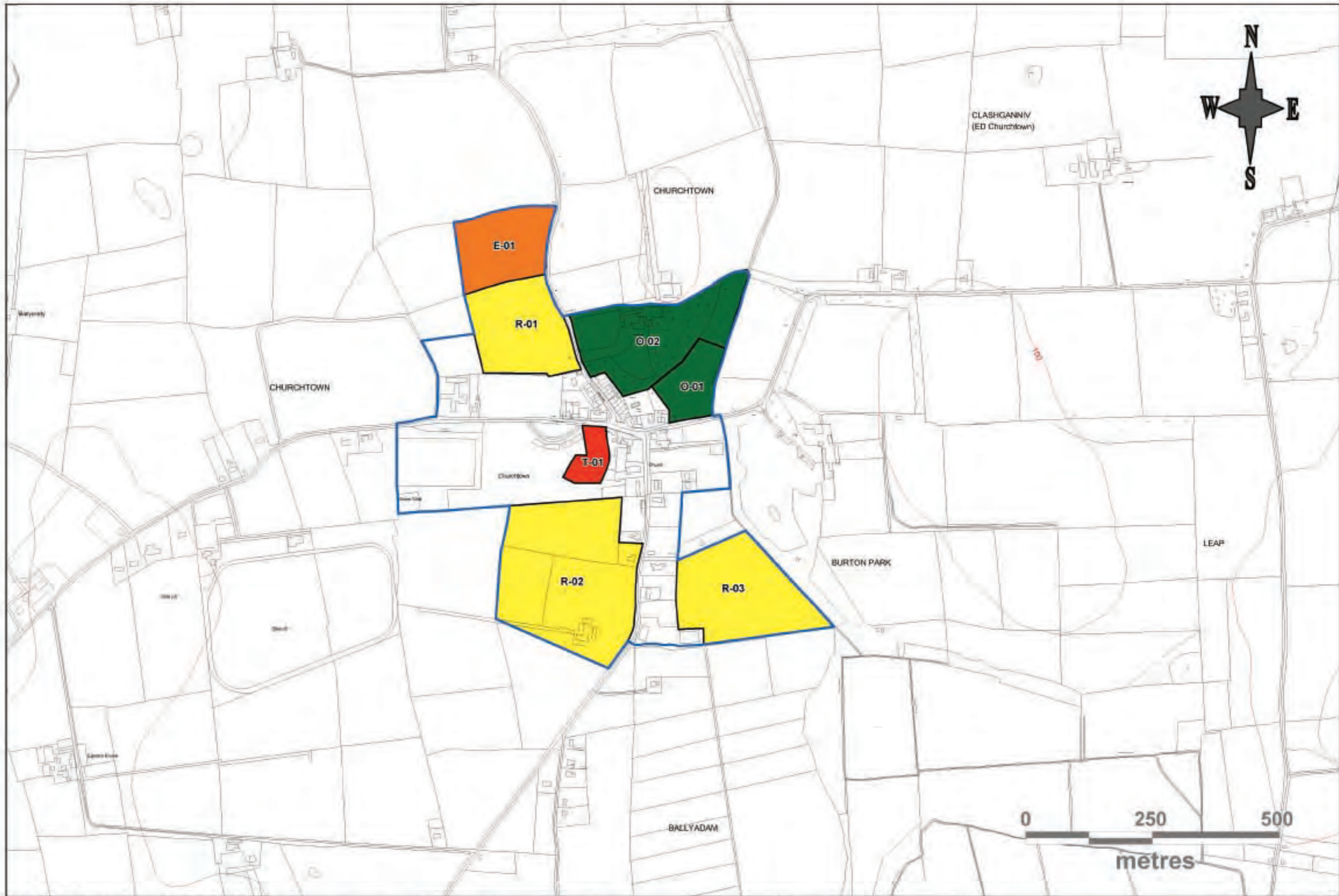
8.4.4. The specific open space, sports, recreation and amenity zoning objectives for Churchtown are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Open Space (with provision for village park).	1.4
O-02	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of Churchtown House in particular.	4.3

Educational, Institutional and Civic

8.4.5. The specific community zoning objective for Churchtown is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Nursing Home with provision for sheltered housing.	2.5



9 Dromahane

9.1 DROMAHANE IN CONTEXT

Role In Settlement Strategy

9.1.1. Dromahane is a village located 5km southwest of Mallow town. The village has developed around a crossroads and is located in an area, which is generally referred to as the 'Goldenvale'. It is rural in character and comprises of an extensive area of predominately flat or undulating topography along the Blackwater Valley. The overall strategy of this plan aims to develop Dromahane as a village, which because of its basic facilities and its close proximity to Mallow make it a suitable location for further development.

Population

9.1.2. The 2002 Census recorded a slight increase in the population of Dromahane, the 1996 census recorded a population of 540 persons and by 2002 this rose to 548 persons an increase of 8 persons or 1.5%.

9.2 KEY PLANNING CONSIDERATIONS

Employment and Economic Activity

9.2.1. Dromahane acts as a service provider for its immediate hinterland. The village has a number of commercial facilities, which include a number of convenience shops, a haulage company, an aviation (helicopter) transport company, and a number of public houses.

Transport and Infrastructure

9.2.2. Dromahane enjoys good road based transport connections and is situated on the R619 regional road. The village is located west of the N20 national road, which provides easy access to the large town of Mallow and the cities of Cork and Limerick. Killarney and Tralee are also easily accessible via the N72 national route, which is just north of the village.

9.2.3. Dromahane's infrastructure is close to capacity and can only cater for a very limited amount of growth in its present state. The village is supplied with water from three different sources, a bored well in the village itself, a bored well in Kilcolman and a natural spring also located at Kilcolman. Treatment is provided in the form of chlorination. Any additional development in the village will require increased pumping capacity and a new reservoir may be required in the long term.

9.2.4. Dromahane Sewerage Scheme is an extended aeration package plant, which was recently upgraded from an existing septic tank in poor condition. Although the scheme was upgraded, when the current grants of planning permission are constructed the plant will be operating at capacity and any additional development will require expansion of the treatment works. Currently, the final discharge of effluent is to the Clyda River. The village has a problem with surface water drainage, which further adds to the foul sewer problems.

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

Housing and Community Facilities

9.2.6. Dromahane in recent years has experienced a high proportion of residential development. Of the six parcels of land that were zoned for residential development only one has been fully developed (0.78 hectares). This figure is, however deceiving because there are a number of other sites, which are under construction, have a current planning permission or have a current application. The majority of these schemes consist of either semi-detached or detached dwellings.

9.2.7. Any future residential development needs to be of a varied mix of house size and type and is dependent upon the upgrading of the services in the area. The Council will endeavour to consolidate the village by directing 'one-off' housing pressures into suitable site within the development boundary.

9.2.8. Given the village's close proximity to Mallow, the Council is of the opinion that further land should be zoned for residential development but this should not be at the expense of other services such as community facilities. Furthermore, sheltered housing for the elderly should also be given consideration.

9.2.9. The village of Dromahane has a number of community facilities. These include a primary school, a church, a community centre, tennis courts and a nursing home. These community facilities along with the other services allow the village act as a local service centre and it should be promoted as such.

Environment and Heritage

9.2.10. There is one building in close proximity to the village of Dromahane, which is in the Record of Protected Structures, namely Newberry Manor, now Nazereth House.

9.2.11. Dromahane at present is not within a nature conservation area (cSAC, pNHA and SPA) and was not identified as an area of architectural conservation under the Cork County Development Plan 2003 (as varied).

Problems and Opportunities

9.2.12. Dromahane has experienced some rapid residential growth in recent years but the related community and commercial facilities have yet to be provided.

9.2.13. Both water and sewerage services are at capacity and any future development is dependent on these been upgraded.

9.2.14. As the village has strong links to both agricultural development and food production there could be the opportunity to attract further investment to the village with the development of small incubator units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

9.2.15. Ribbon development along all approach roads into the village is a problem and any such future development will be discouraged.

9.3 OVERALL ZONING APPROACH

Development Boundary

9.3.1. A new development boundary has been established for Dromahane and generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

9.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Some potential exists also for infill sites within the development boundary, particularly along the Main Street. An area behind the school has been set aside as an area of special zoning this includes open space, which would incorporate playing pitches and other community facilities and some residential development. An area close to the village centre, zoned as commercial in the 1996 County Development Plan, has now been zoned for town centre uses in this plan.

Outside Boundary

9.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

9.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	2.0
R-02	Medium density residential development to include a mix of house types and sizes, which will incorporate a provision for open space.	4.0
R-03	Low density residential development to include a mix of house types and sizes.	2.6
R-04	Low density residential development to include a mix of house types and sizes.	1.2
R-05	Medium density residential development to include a mix of house types and sizes.	2.0
R-06	Low density residential development to include a mix of house types and sizes.	3.2
R-07	Medium density residential development to include a mix of house types and sizes.	2.7
R-08	Medium density residential development to include a mix of house types and sizes.	2.5

Town Centre / Neighbourhood Centre

9.4.3. This plan recognises the need for some village centre expansion on a previously zoned commercial site (1996 Cork County Development Plan).

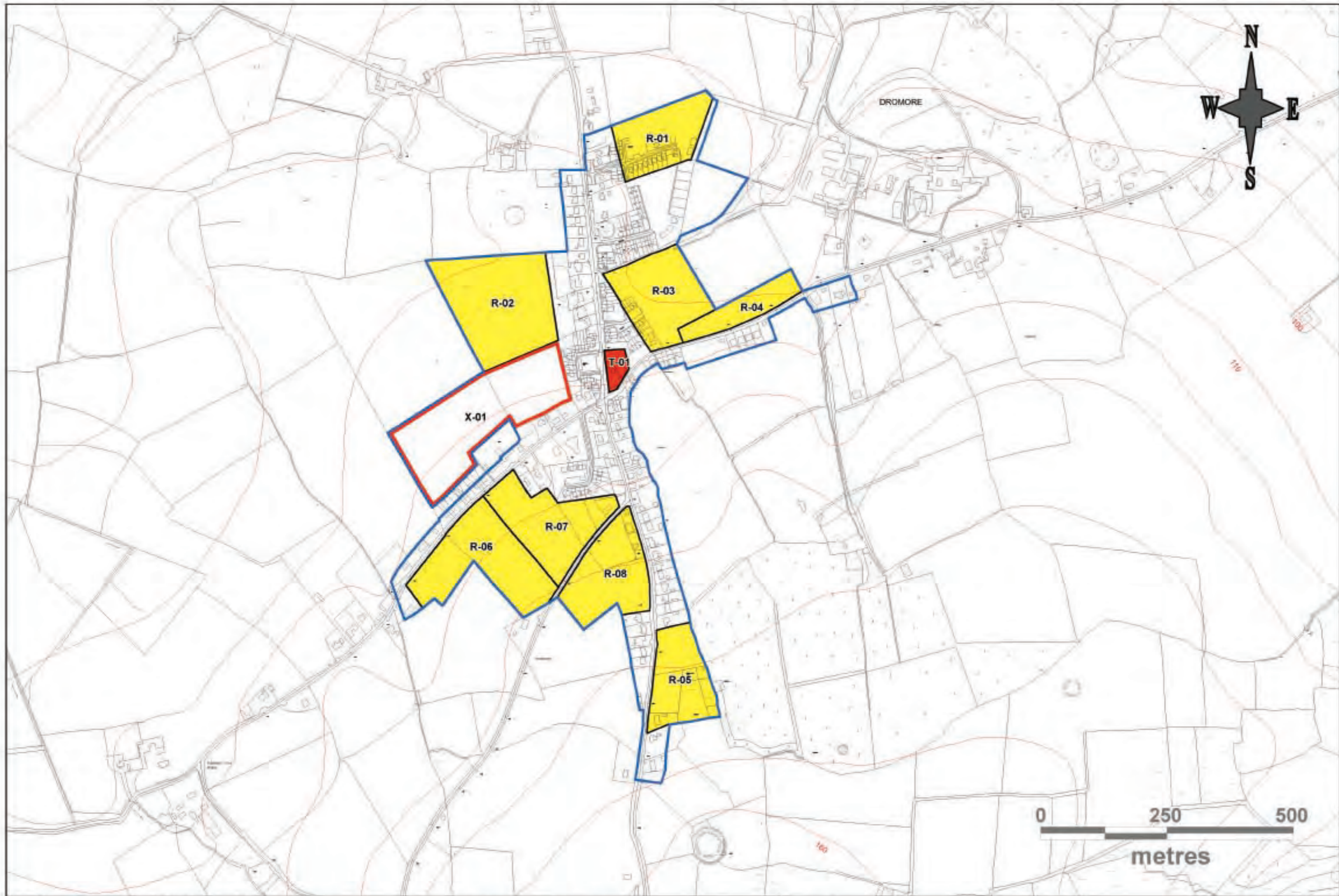
9.4.4. The specific town centre / neighbourhood centre zoning objective for Dromahane is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Town Centre uses.	0.3

Special Zoning Objectives

9.4.5. The special development objective for Dromahane is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	The overall proposal for this site is to provide an adequate area for open space which would incorporate playing pitches and other community facilities while allowing provision for medium density housing to the most easterly section of the site. Any proposal for this site should be in the form of an agreed comprehensive design incorporating both open space, recreational and sporting facilities, with the residential element of the site not exceeding 2.5 hectares in total.	4.4



10 Glantane

10.1 GLANTANE IN CONTEXT

10.1.1. The village of Glantane, is located on the western side of the Mallow Electoral Area, and is in close proximity to the N72 national route, which allows for easy access to the hub town of Mallow. Infrastructure deficiencies combined with a limited range of services will restrict the extent of development, which this settlement is capable of accommodating during the lifetime of this plan. In the overall strategy of this plan, Glantane is designated as a village.

10.2 KEY PLANNING CONSIDERATIONS

10.2.1. The general topography of the area is a low lying landscape, which comprises an extensive area of predominately flat or gently undulating land. The widespread area that surrounds Glantane is generally referred to as the 'Goldenvale'. The physical conditions of the area create a fertile landscape well suited to intensive farming, which primarily involves intensive dairying with tillage providing seasonal variation.

10.2.2. Glantane has a number of facilities including a Garda Station, a church, a national school, a town park, a number of public houses, GAA club and a pitch and putt club. These facilities serve both Glantane and the neighbouring Lombardstown thereby highlighting the links between the two settlements.

10.2.3. Apart from some infill development and the recent construction of a small estate (Crystal Springs) little residential development has taken place in the village over the last few years. In contrast, the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of ribbon development on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

10.2.4. At present there is no sewerage treatment scheme serving the village, and the treatment that does exist is limited due to the fact that the village is served only by a small narrow stream, which can dry out in the summer months. The water supply is equally as poor and until both services are upgraded future demand for development cannot be met.

10.3 OVERALL ZONING OBJECTIVES

Development Boundary

10.3.1. Glantane is a linear settlement and is somewhat spread-out, therefore any future development should be directed so as to revitalise and rejuvenate the core. Any large scale or new development will be subject to infrastructural improvements.

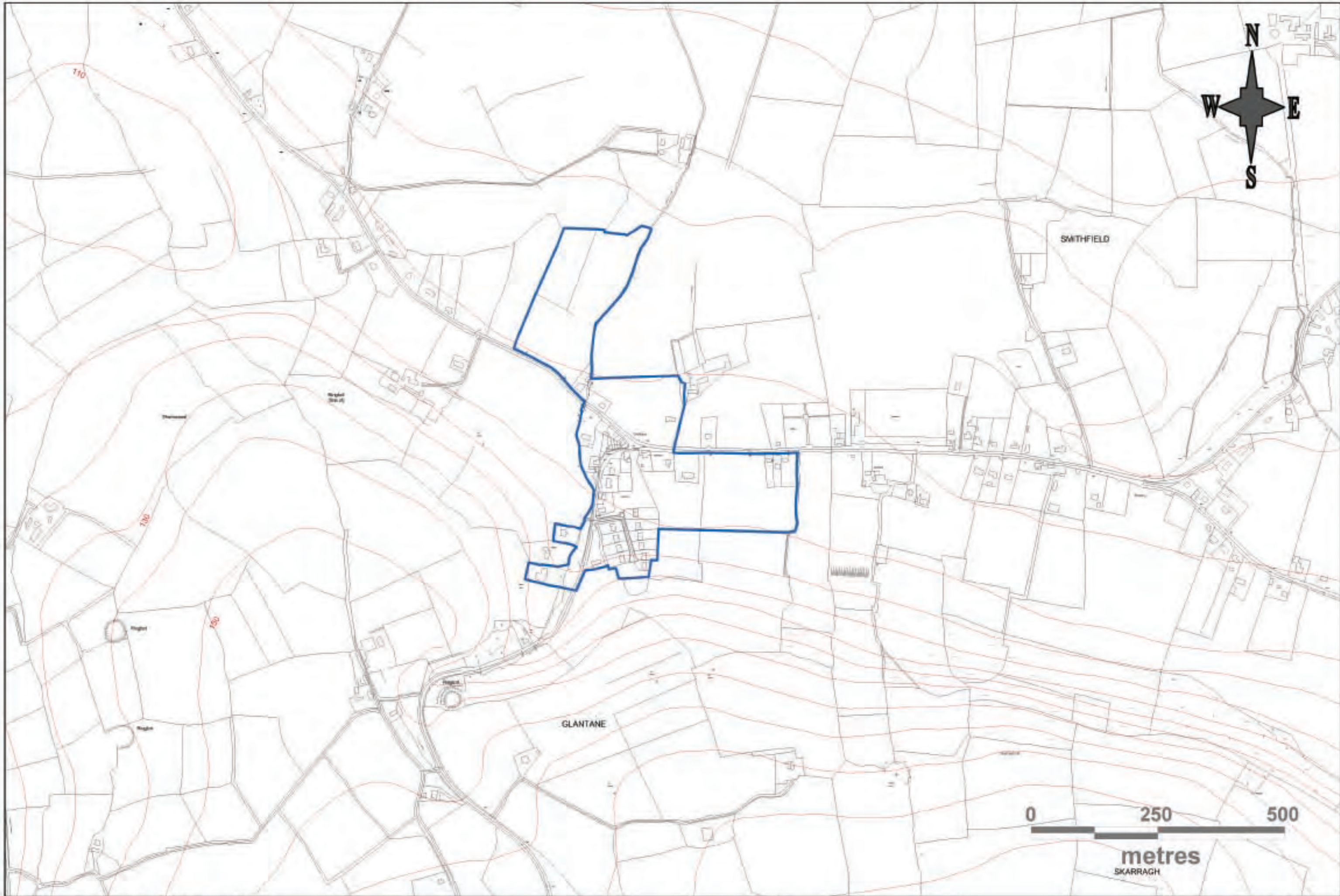
Inside Boundary

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

Outside Boundary

10.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objective is to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

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



11 Killavullen

11.1 KILLAVULLEN IN CONTEXT

Role In Settlement Strategy

11.1.1. Killavullen is a village on the southeastern side of the Mallow electoral area, 44km from Cork City. It is 12 km from Mallow and 20 km from Fermoy. The village is located in an area, which is generally referred to as the 'Goldenvale'. It is rural in character and comprises an extensive area of predominately flat or undulating topography along the Blackwater valley. The overall strategy of this plan aims to develop Killavullen as a village, which acts as a service provider for both itself and its surrounding hinterland.

Population

11.1.2. The 2002 census recorded a population decrease of -8.6% with the population being 245 persons in 1996 and 224 in 2002.

11.2 KEY PLANNING CONSIDERATIONS

Geography

11.2.1. Killavullen stands on the banks of the Blackwater River. The surrounding land has a gently undulating topography that is ideal for both dairy and tillage farming. The village itself is low lying and is liable to flooding. The river acts as a natural boundary to the north and to the east.



Employment and Economic Activity

11.2.2. Killavullen acts as a service provider for its immediate hinterland. The village has a number of commercial facilities, which include a health centre, a motor repairs garage, a takeaway restaurant, a number of public houses, shops, and a number of guesthouses.

11.2.3. The locality has an abundance of tourist amenities. The Blackwater is synonymous with salmon and trout fishing and the Awbeg River is excellent for trout fishing. The Blackwater is also an attraction for canoeists. There is the opportunity for orienteering and walking in the forestry on the Nagles and forest walks in Dromdeer, site of one of the fastest growing stands of trees in Europe. The area also has many places of historical and literary interest.

11.2.4. Killavullen Caves, on the south bank of the River Blackwater provides a potential tourism asset. These extraordinary caves are accessed from the grounds of the 18th century Ballymacmoy House, ancestral home of the Hennessy family of Cognac fame. The remains of Irish Elk, brown bear, wolf and some Palaeolithic human remains have all been excavated from the caves. The village also features an attractive stone bridge, which should be retained. The Council also proposes the retention of the village's trees and wooded areas.

Transport and Infrastructure

11.2.5. Killavullen enjoys good road based transport connections. The town is located south of the N72 national road, which provides easy access to the large towns of Mallow and Fermoy and cities of Cork and Limerick via the N20.

11.2.6. Killavullen's infrastructure is close to capacity and can only cater for a very limited amount of growth in its present state. The town is supplied with water from the Killavullen Water Supply Scheme. The source of this scheme is a bored well at Ballymacmoy and is located at the Nano Nagle Place in Killavullen village. Treatment is provided in the form of chlorination.

11.2.7. Killavullen Sewerage Scheme is a collection system, which gravitates to the treatment site behind the community centre on the banks of the Ross River. At present the treatment scheme is very close to capacity and could not meet the needs of any future development. There are, however, plans to upgrade the treatment plant so it could meet the needs of an 800 person equivalent. Any future development in Killavullen is dependent upon both the water and sewerage services being upgraded.

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

Housing and Community Facilities

11.2.9. Since the 1996 County Development Plan, there has been relatively little residential development in Killavullen. Of the seven parcels of land that were zoned for residential development only three were fully developed (0.16 hectares) leaving 6.6 hectares still remaining undeveloped. The development that has occurred in recent years has been primarily infill. Any future residential development needs to be of a varied mix of house size and type and is dependent upon the upgrading of the services in the area.

11.2.10. The village of Killavullen has a number of community facilities. These include a primary school, a church, a community hall and a GAA pitch and clubhouse. These community facilities along with the other services allow the village to act as a local service centre and it should be promoted as such.

Environment and Heritage

11.2.11. Killavullen is a pleasant attractive rural village. There are four structures that are entered in the Record of Protected Structures, namely Monanimy Castle, Ballymacmoy House, St. Nicholas Roman Catholic Church and Killavullen Bridge. There are a number of derelict buildings/sites, in particular on Ross Street, which provide for infill/renewal development within the village.

11.2.12. The nature conservation area SAC-2170, the Blackwater River, runs adjacent to the town. The overall policies for nature conservation in County Cork are set out in Chapter 7 (Environment and Heritage) of Volume 1 of the Cork County Development Plan 2003 (as varied).

Problems and Opportunities

11.2.13. In recent years, there has been little residential development in the village of Killavullen. Of the seven sites, which were zoned, for residential development in the 1996 County Development Plan, four remain undeveloped.

11.2.14. Both water and sewerage services are at capacity and any future development is dependent on these being upgraded.

11.2.15. As the village has strong links to both agricultural development and food production there could be the opportunity to attract further investment to the village with the development of small incubator units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

11.2.16. Dereliction is a major problem that needs to be addressed and the proper and appropriate refurbishment could enhance the rural character of the village.

11.2.17. Ribbon development along the Mallow Road has been a problem in the past and will be discouraged.

11.3 OVERALL ZONING APPROACH

Development Boundary

11.3.1. A new development boundary has been included for Killavullen and generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

11.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Furthermore, some potential exists for infill sites within the development boundary. A parcel of land has been zoned as open space so as to protect the setting of both the village itself and the lands surrounding Ballymacmoy House.

Outside Boundary

11.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

11.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

11.4.1. Despite the non take-up of residentially zoned land since the 1996 County Development Plan an adequate amount of serviceable land will be zoned for future residential requirements. This land has been zoned within the development boundary of the village, relatively close to the village centre.

11.4.2. The specific residential zoning objectives for Killavullen are set out in the following table:

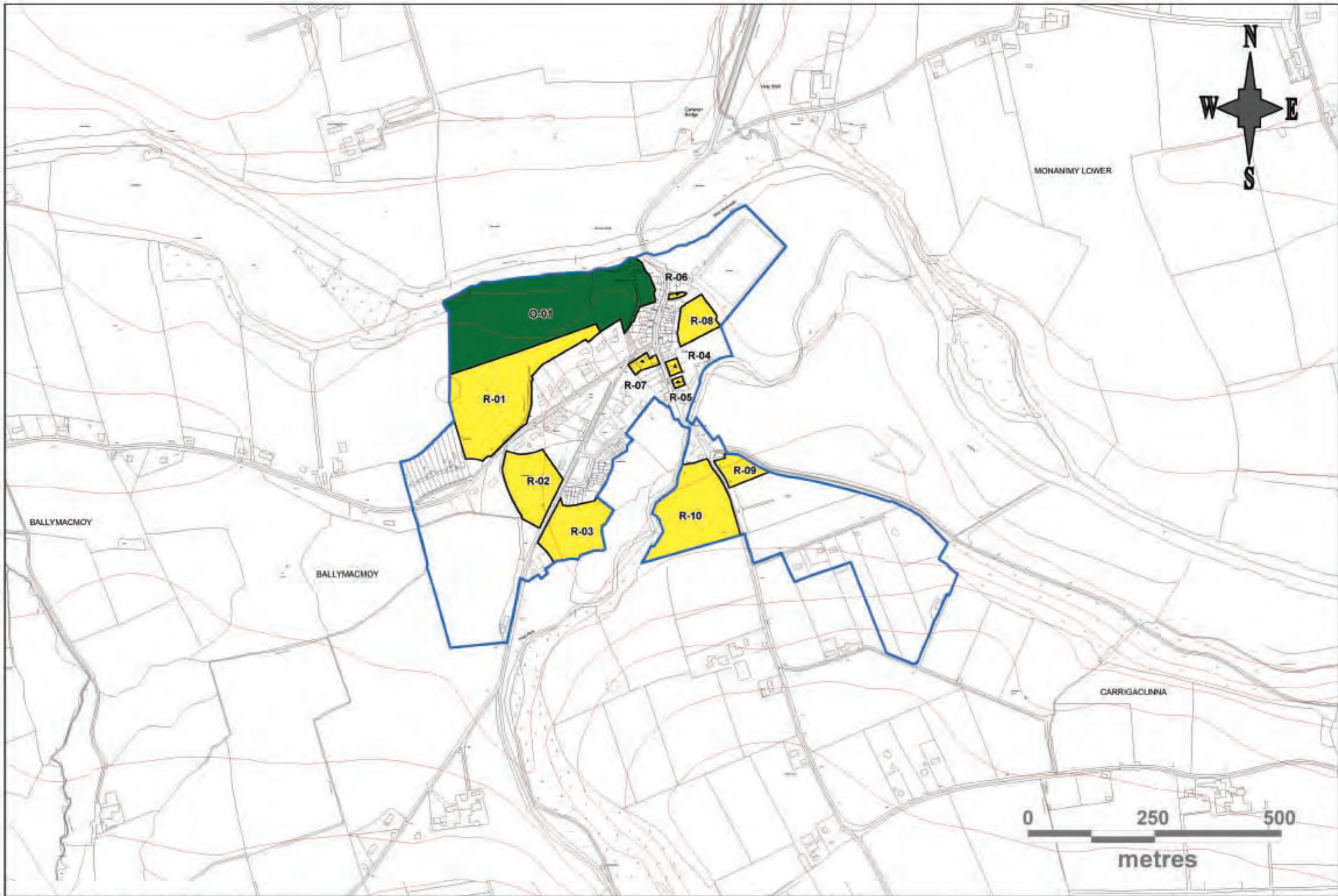
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development.	3.0
R-02	Medium density residential development to include a mix of house types and sizes.	1.2

Objective No.	Specific Objective	Approx Area (Ha)
R-03	Medium density residential development to include a mix of house types and sizes.	1.2
R-04	High density infill residential development.	0.07
R-05	High density infill residential development.	0.04
R-06	High density infill residential development.	0.03
R-07	High density infill residential development.	0.1
R-08	High density infill residential development.	0.5
R-09	Low density residential development to include a mix of house types and sizes.	0.4
R-10	Low density residential development to include a mix of house types and sizes.	2.2

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of Ballymacmoy House in particular.	5.2



12 Liscarroll

12.1 LISCARROLL IN CONTEXT

Role In Settlement Strategy

12.1.1. Liscarroll is a small settlement on the northwestern periphery of the Mallow Electoral Area, 9km from Buttevant. The town is located in an area, which is generally referred to as the 'Goldenvale' that comprises of an extensive area of predominately flat or undulating topography along the Blackwater Valley. The overall strategy of this plan aims to develop Liscarroll as a village, which acts as a service provider for both itself and its surrounding hinterland.

Population

12.1.2. The 2002 Census recorded a decline in the population of Liscarroll, the 1996 census recorded a population of 279 persons and by 2002 this had decreased to 256 persons a decrease of 23 persons or 8.2%.

12.2 KEY PLANNING CONSIDERATIONS

Geography

12.2.1. Liscarroll is a picturesque village in a primarily rural setting. The village rises steeply to the north. The land surrounding the village is generally undulating and consists of rock outcrops, which limit the development potential of the area. This surrounding topography provides a fertile landscape that is ideally suited to intensive farming with both dairying and tillage providing seasonal variation.

Employment and Economic Activity

12.2.2. Agricultural related business is the key economic activity of Liscarroll. Agricultural activity attracts commercial business to the village from the surrounding hinterland and therefore is fundamental to its economic development. The village has a number of other commercial facilities, which include a post office, a petrol station, a small industrial estate, a car sales garage, a number of public houses, a number of convenience shops, and a comparison shop. All of these activities serve as both an employment and a service provider for both the village itself and the immediate hinterland.

Transport and Infrastructure

12.2.3. Liscarroll enjoys good road based transport connections. The village is located on the R522 regional road, which provides easy access to the N20 national route which in turn provides relatively easy access to the larger towns of Charleville, Buttevant and Mallow and the cities of Cork and Limerick.

12.2.4. Liscarroll has access to an adequate water supply from the Allow Regional Water Supply Scheme and this supply is adequate enough to meet the development needs of the village during the lifetime of this plan.

12.2.5. The Liscarroll Sewerage Scheme is currently being upgraded. In its present state, however, the treatment plant is at capacity. The collection system of the public sewerage scheme gravitates to the site of the original septic tank behind Liscarroll Castle. It is totally inadequate, as a large area of the village is left unserved and the existing septic tank is overloaded. The final discharge is to a stream that flows to the Awbeg River.

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

Housing and Community Facilities

12.2.7. Since the 1996 County Development Plan, there has been relatively little residential development in Liscarroll. Of the two parcels of land that were zoned for residential development only one was fully developed (0.22 hectares) leaving 1.75 hectares still remaining undeveloped. The development that has occurred over recent years has been primarily infill. Any future residential development needs to be of a varied mix of house size and type.

12.2.8. The village has a number of community facilities. These include a primary school, a church, a Garda station, a community centre, a crèche, a GAA pitch and clubhouse, a handball court and a town park. The village is, however, a local service centre and should be promoted as such. The added benefits of having services such as the above should allow for a modest amount of future growth. With this in mind, an appropriate amount of suitable land must be zoned for residential development.

Environment and Heritage

12.2.9. Liscarroll is a very attractive rural village whose streetscape of 'Main Street' should be preserved and well maintained. There are two structures within the village that are entered in the Record of Protected Structures, namely, Liscarroll Castle and St. Joseph's Catholic Church.

12.2.10. The 1996 County Development Plan recognised Liscarroll Castle as a magnificent and well-preserved resource. The local community, in conjunction with the various state and other agencies, intend to improve the facilities and re-roof part of the structure, and develop it as a tourist attraction and a source of employment. The way in which the large area within the curtain walls is used is likely to be critical to the success of the venture.

12.2.11. It is important to prevent any development in close proximity to the castle that would interfere with its potential as a recreational facility. To that end the Council has zoned an area surrounding the

castle and incorporating the earthworks associated with Liscarroll fort as an active open space with a specific objective attached. No development that would have a negative impact upon the castle and its setting will be permitted.

12.2.12. The area in front of the castle will require landscaping and fitting out as a small parking area. The lack of tourist sign posting for the castle, both within the village and along the N20 at Buttevant will be rectified.



Problems and Opportunities

12.2.13. In recent years, there has been little residential development in the town of Liscarroll. Of the two sites, which were zoned, for residential development in the 1996 County Development Plan one is still undeveloped.

12.2.14. Liscarroll has strong links to both agricultural development and food production there could be the opportunity to attract further investment to the village with the development of small incubator units. These units will allow for the development of small businesses that are linked directly or indirectly to agricultural activity.

12.2.15. There is a great potential in Liscarroll for tourist activity. The Donkey Sanctuary is widely known and has attracted visitors to the area since the 1980's. In addition to this the opportunity exists to open up the castle and its grounds as a tourist attraction, which will create employment and should have a positive 'spin-off' effect for the village.

12.3 OVERALL ZONING APPROACH

Development Boundary

12.3.1. A new development boundary has been included for Lisscarroll and generally has been set to include all the areas that are the subject of specific zoning objectives.

Inside Boundary

12.3.2. New areas have been zoned for residential development so that, at all times, a genuine choice of location for housing development will exist. Some potential also exists for infill sites and the refurbishment of derelict sites within the development boundary. Three parcels of land are zoned for passive open space with the primary aim of protecting the rural character and setting of the village and in particular Lisscarroll Castle. A new active open space zoning has been designated adjoining the current GAA grounds, this zoning will allow for public recreation uses.

Outside Boundary

12.3.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of settlements generally for the use as agriculture, open space and recreational uses.

12.4 SPECIFIC ZONING OBJECTIVES

Residential Areas

12.4.1. Despite the relatively low take-up of residentially zoned land since the 1996 County Development Plan it is necessary to ensure an adequate amount of serviceable land is zoned for future residential requirements. This land has been zoned within the development boundary, located close to the town centre.

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

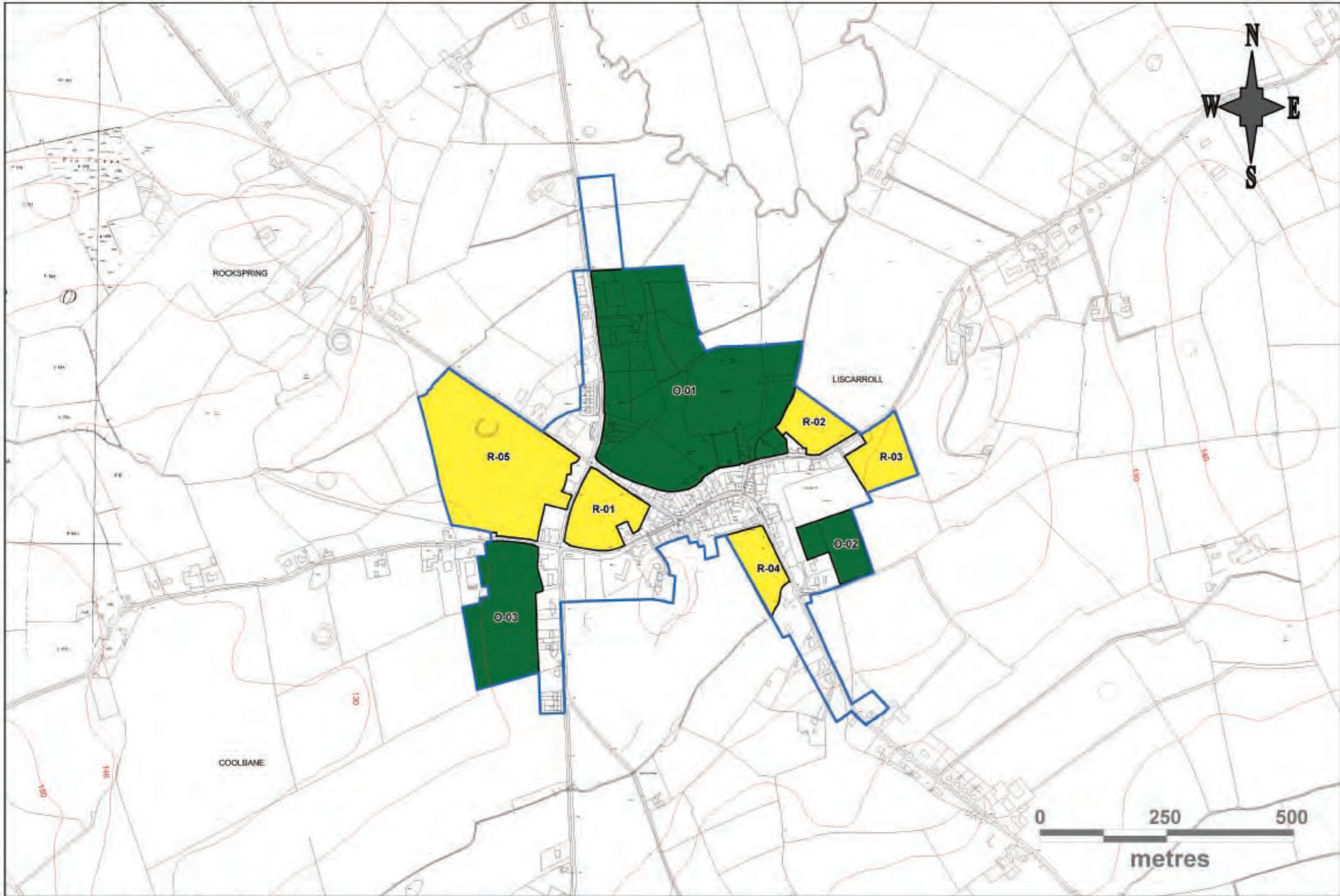
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with a mix of house types and sizes.	1.7

Objective No.	Specific Objective	Approx Area (Ha)
R-02	Low density residential development with a mix of house types and sizes. Any development should not impede on the setting of Lisscarroll Castle.	1.1
R-03	Low density residential development with a mix of house types and sizes.	1.3
R-04	Low density frontage residential development.	1.0
R-05	Low density residential development with a mix of house types and sizes.	6.4

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of Lisscarroll Castle in particular.	12.2
O-02	Active open space for public recreation and amenity.	1.2
O-03	Lands to remain predominantly open in character. Any development on these lands should not interfere with the landscape setting of the town.	3.4



13 Lombardstown

13.1 LOMBARDSTOWN IN CONTEXT

13.1.1. The village of Lombardstown is located on the western periphery of the Mallow Electoral Area, in close proximity to the N72 national route, which allows for easy access to the hub town of Mallow. The Cork to Killarney rail line runs adjacent to the village. Infrastructure deficiencies, combined with a limited range of services, will restrict the extent of development which this settlement is capable of accommodating, during the lifetime of this plan. In the overall strategy of this plan, Lombardstown is designated as a small rural village.

13.2 KEY PLANNING CONSIDERATIONS

13.2.1. The general topography of the area is a low lying landscape, which comprises an extensive area of predominately flat or gently undulating land. The surrounding area is generally referred to as the 'Goldenvale'. The physical conditions of the area create a fertile landscape well suited to intensive farming which primarily involves intensive dairying with tillage providing seasonal variation.

13.2.2. Aside from agricultural related activity the main employer in Lombardstown is the Dairygold Feed Laboratory. Other services include a post office, a convenience shop, a Co-Op superstore and a petrol station. These facilities serve both Lombardstown and Glantane thereby highlighting the inter-reliant relationship between the two settlements.

13.2.3. At present residential demand in the village is limited, however, a small housing estate and a number of single dwellings have been developed over the last few years. In contrast, the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of ribbon development on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

13.2.4. Currently, both water supply and sewerage treatment are close to capacity. The current septic tank can only service a small amount of land on the northside of the village. Until both services are upgraded future development will be limited.

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

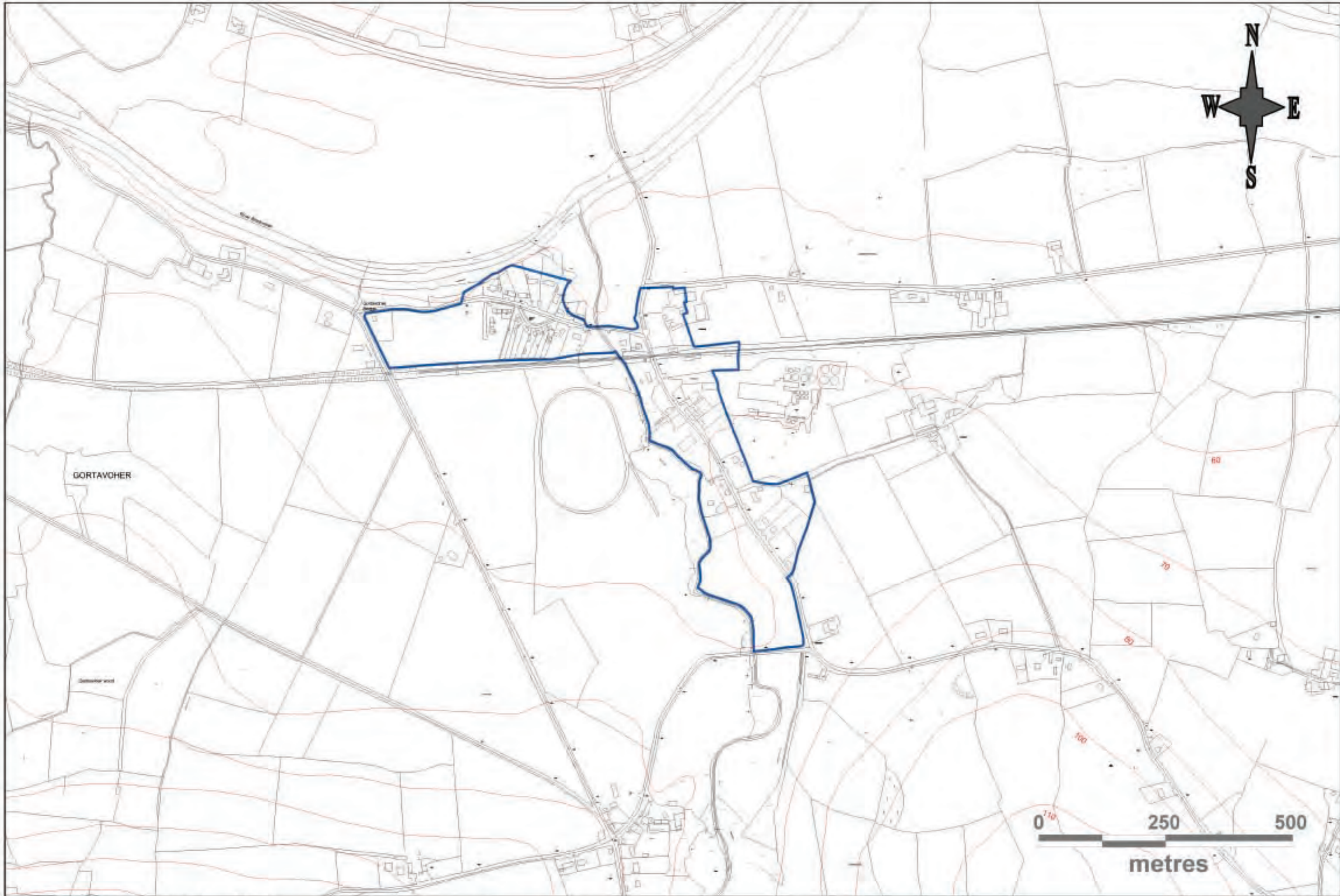
13.3 OVERALL ZONING OBJECTIVES

13.3.1. Lombardstown is a small settlement that is somewhat dispersed, however, for the purpose of this plan a development boundary has been tightly drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. Any larger scale or new development will be subject to infrastructural improvements.

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

Outside the development boundary, the land forms part of the open countryside. Here the objective is to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

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



GORTAVOHER



14 New Twopothouse

14.1 NEW TWOPOTHOUSE IN CONTEXT

14.1.1. The village of New Twopothouse, is located on the N20 national route from Cork to Limerick. Infrastructure deficiencies combined with a limited range of services will restrict the extent of development, which this settlement is capable of accommodating during the lifetime of this plan. In the overall strategy of this plan, New Twopothouse is designated as a village.

14.2 KEY PLANNING CONSIDERATIONS

14.2.1. The general topography of the area is a low lying landscape, which comprises an extensive area of predominately flat or gently undulating land. The wide area that contains New Twopothouse is generally referred to as the 'Goldenvale'. The physical conditions of the area create a fertile landscape well suited to intensive farming which primarily involves intensive dairying with tillage providing seasonal variation.

14.2.2. The two parcels of land that were zoned under the 1996 County Development Plan have been fully developed. Generally, the development that has occurred is of medium to large-scale house types on privately serviced sites. There is demand for large single houses in the village and the Council will encourage this type of development within the development boundary in an attempt to off-set the proliferation of ribbon development on the approach roads into the village. The County Council will also promote the renovation of derelict buildings such as 'Maudi Macs'.

14.2.3. The issue of road safety is important throughout the county, but even more so in New Twopothouse. The village is cut into two by the N20, a road that is particularly busy and renowned for road accidents. Since the school, post office and shop are on the eastern side of the N20, residential development should be encouraged here. These facilities serve both New Twopothouse and Old Twopothouse thereby highlighting the inter-reliant relationship between the two settlements. The western side of the N20 would be more suitable for commercial or light industrial type uses especially since development of this type has already occurred there.

14.2.4. Currently, the village does not have a sufficient sewerage treatment scheme, and the treatment that does exist is limited due to the fact that the village is served only by a small stream, which can dry out in the summer months. Both water supply and surface water drainage are also a problem in the village and until all of these deficiencies are addressed any future development cannot occur.

14.2.5. It should be noted that the biological quality of this section of the Ballyclogh Stream is an issue in the receiving waters for this settlement.

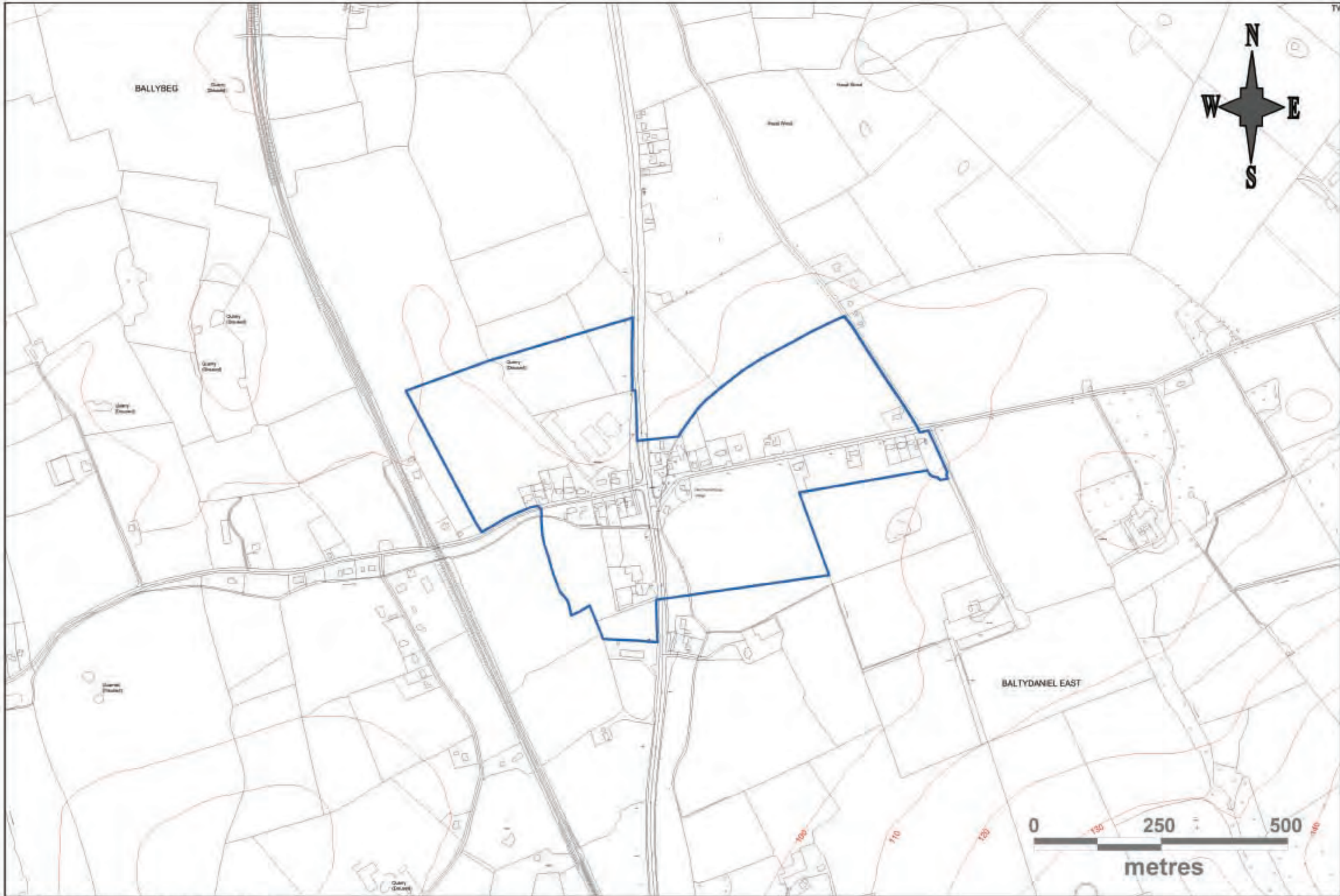
14.3 OVERALL ZONING OBJECTIVES

14.3.1. New Twopothouse is a linear settlement that is split in two by the N20, however, for the purpose of this plan a development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. Any larger scale or new development will be subject to infrastructural improvements.

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

14.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objective is to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

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



15 Shanballymore

15.1 SHANBALLYMORE IN CONTEXT

15.1.1. The village of Shanballymore is located on the eastern periphery of the Mallow Electoral Area. The village is situated just off the N73 national route, which provides easy access to the large towns of Mallow and Mitchelstown. The village has a number of services, including a church, a national school, community centre, a GAA Club, a post office, a convenience shop and a public house. In the overall strategy of this plan, Shanballymore is designated as a village.

15.2 KEY PLANNING CONSIDERATIONS

15.2.1. The general topography of the area is a low lying landscape, which comprises an extensive area of predominately flat or gently undulating land. The widespread area that surrounds Shanballymore is generally referred to as the 'Goldenvale'. The physical conditions of the area create a fertile landscape well suited to intensive farming which primarily involves intensive dairying with tillage providing seasonal variation.

15.2.2. Aside from some infill development and a new modest sized housing estate, little other residential development has taken place in the village over the last few years. In contrast, the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of ribbon development on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

15.2.3. The village enjoys adequate road based transport connections however the quality and alignment of the road network needs to be improved. A new treatment plant has been constructed (2003-2004) on the western side of the village, which is nowhere near capacity and can cater for future development. The water supply distribution network, however, requires upgrading to allow for further development and although surface water is an issue for the village it is not insurmountable. Any future development should be close to the village core and westwards towards the new treatment plant.

15.2.4. There are three structures within the village that are entered in the Record of Protected Structures, namely the Roman Catholic Church, the handball court and the Shanballymore national school.

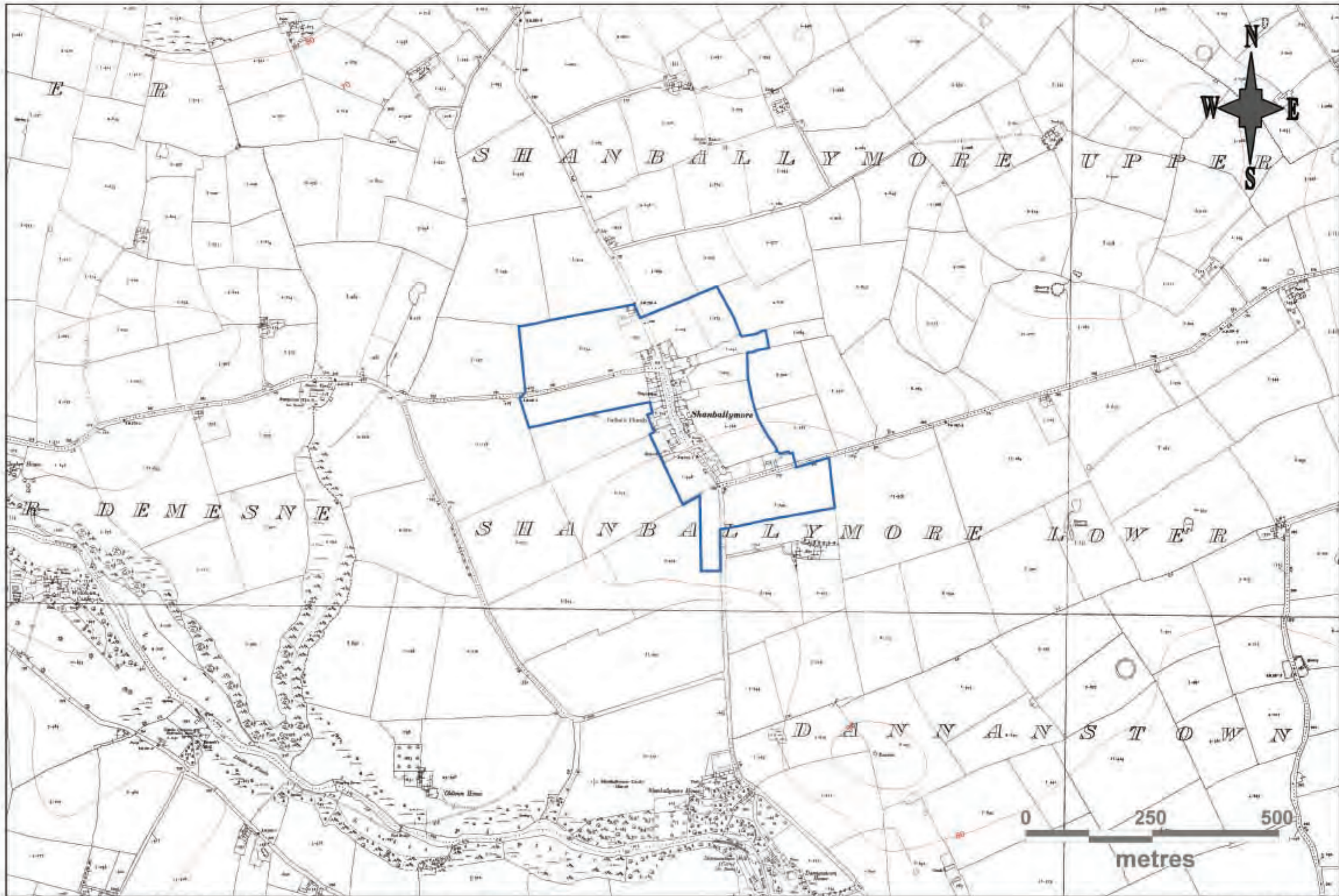
15.3 OVERALL ZONING OBJECTIVES

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

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

15.3.3. Outside the development boundary, the land forms part of the open countryside. Here the objective is to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.







Objective No.	<u>General Zoning Objective</u>
GEN-01	Within the development boundary of Shanballymore, it is an objective to encourage development to be compatible with existing development, and (in particular to be consistent with the vernacular architecture and scale of the village). All new development is subject to satisfactory sanitary services.












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

VILLAGE NUCLEI

Gortroe

Laharn Cross Roads

Lisgriffin

Mourneabbey (Athnaleenta)

Old Twopothouse (Hazelwood)

16 GORTROE

- 16.1.1. In the overall strategy of this Plan, Gortroe is described as a village nucleus, which has developed around a crossroads. The landscape is predominately flat and gently undulating.
- 16.1.2. There are no real facilities at this cross roads except for a public house. The remainder of the settlement comprises a small number of single dwellings, which are located on all the approach roads into the settlement. This settlement is situated 1km from Lombardstown and a level of interdependence exists between the two.
- 16.1.3. Gortroe is served by adequate road connections and is very close to the N72 national route. The settlement is not served by public infrastructure such, as water and sewerage and it is unlikely that such services will be available during the plan period.
- 16.1.4. It should be noted that the biological quality and phosphorus levels of this section of the River Awbeg are an issue in the receiving waters for this settlement.
- 16.1.5. There may be some scope for a very modest amount of growth in the close vicinity of the crossroads and any such development should not detract from the rural character of the area.

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

17 LAHARN CROSS ROADS

- 17.1.1. In the overall strategy of this plan, Laharn Cross Roads is described as a small nucleus, which has developed around a crossroads. The landscape to the north of Laharn Cross Roads is predominately flat and gently undulating while the lands to the south are low rising ridges.
- 17.1.2. There are no real facilities at this cross roads except for an outdoor dance stage, which is a local attraction in the summer period. The remainder of the settlement comprises of a small number of single dwellings.
- 17.1.3. Laharn does not benefit from good road connections. The roads leading to the settlement are of a substandard quality and alignment. The settlement is not served by public infrastructure such as water and sewerage and it is unlikely that such services will be available during the plan period.
- 17.1.4. There may be some scope for a very modest amount of growth (3-4 houses) in close vicinity to the crossroads and any such development should not detract from the rural character of the area.

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

18 LISGRIFFIN

- 18.1.1. In the overall strategy of this plan, Lisgriffin is described as a village nucleus, which has developed around and between two crossroads, namely, Lisgriffin Cross roads and Templemary Cross roads. The development of single dwellings along the approach roads has resulted in an undesirable linear settlement pattern. The topography of the area is low lying, comprising an extensive area of predominately flat or gently undulating land. The physical conditions of the area create a fertile landscape well suited to intensive farming which primarily involves intensive dairying with tillage providing seasonal variation.
- 18.1.2. The settlement has a limited number of facilities, namely a church and a national school. Apart from agricultural-related activity the main employer is a wrought iron works. The remainder of the settlement comprises single dwellings, which are mostly situated on the approach roads.
- 18.1.3. Lisgriffin benefits from good road connections, given its location on the regional route, R580, which allows for easy access to the N20 national route. Although the settlement has an adequate water supply from the Mount North, it is not served by a public sewer and it is unlikely that it is to be served by such during the plan period.
- 18.1.4. The settlement has two structures that are entered in the Record of Protected Structures, namely, Lisgriffin Castle (in ruins) and St. Mary's Catholic Church.
- 18.1.5. Lisgriffin has some scope for a very modest amount of future growth, however consideration would have to be given to the upgrading of the junction before such development could occur. Any development should be located in close vicinity to the two crossroads and should not detract from the rural character of the area. In addition, further proliferation of one-off dwellings along the approach roads is undesirable and will be discouraged by the Council.

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

19 MOURNEABBEY (ATHNALEENTA)

19.1.1. Mourneabbey is an extensive predominately agricultural area, which focuses mainly on the small nucleus of Athnaleenta. The River Clyda forms the landscape of the area, which comprises an elevated hilly landscape, fissured by fairly gentle slopes. Mourneabbey is predominately rural in character and should remain so.

19.1.2. The area has a few facilities, namely a church, a national school and a public house at Athnaleenta and a community centre and a GAA club in close proximity to the Abbey. The settlement pattern primarily consists of single one-off dwellings. The parish of Mourneabbey has a particularly interesting cultural heritage and the restoration of the Mourneabbey Monastic Complex by Cork County Council is proof of this.

19.1.3. Its location on the N20 national route and its close proximity to Cork City have increasingly placed intense pressure on the settlement for further development, however this should be resisted. The plan's overall policy for Mourneabbey is to preserve and protect the area's rural and agricultural character. It is recognised that individual housing needs, of both people engaged in agricultural in the area and the individual needs of the people who live or grew up in the area may arise from time to time. Such exceptional needs should be accommodated.

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

19.1.5. There may be some scope for a very modest amount of growth in the close vicinity of the crossroads at Athnaleenta and any such development should not detract from the rural character of the area.

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

20 OLD TWOPOTHOUSE (HAZELWOOD)

20.1.1. In the overall strategy of this plan, Old Twopothouse is described as a village nucleus, which has developed around a crossroads. The topography of the area is low lying, comprising an extensive area of predominately flat or gently undulating land. The physical conditions of the area create a fertile landscape well suited to intensive farming that primarily involves intensive dairying with tillage providing seasonal variation.

20.1.2. The settlement has limited number of facilities, namely a church, a public house, a handball alley and a tennis court. These facilities serve both Old Twopothouse and New Twopothouse thereby highlighting the inter-reliant relationship between the two settlements. The remainder of Old Twopothouse comprises single dwellings, which are mostly situated on the approach roads.

20.1.3. Old Twopothouse benefits from good road connections, given its location on the regional route, R581, which allows for easy access to the N20 national route.

20.1.4. The settlement has one structure that is entered in the Record of Protected Structures, namely, Hazelwood House, Lodge and Gates.

20.1.5. The settlement is not served by public infrastructure such as water and sewerage and it is unlikely that such services will be available during the plan period.







20.1.6. Old Twopothouse may have some scope for a very modest amount of future growth. Such development should be located in close vicinity to the crossroads and should not detract from the rural character of the area. Further proliferation of one-off dwellings along the approach roads is undesirable and will be discouraged by the Council.

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










Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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-  Primarily Commercial
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-  Primarily Utilities / Infrastructure
-  Primarily Open Space / Sports / Recreation / Amenity

New Areas

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

OTHER SYMBOLS

-  Development Boundary
-  Specific Objective (refer to text)
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-  Access Road / Distributor Route (Proposed road lines are indicative only)
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