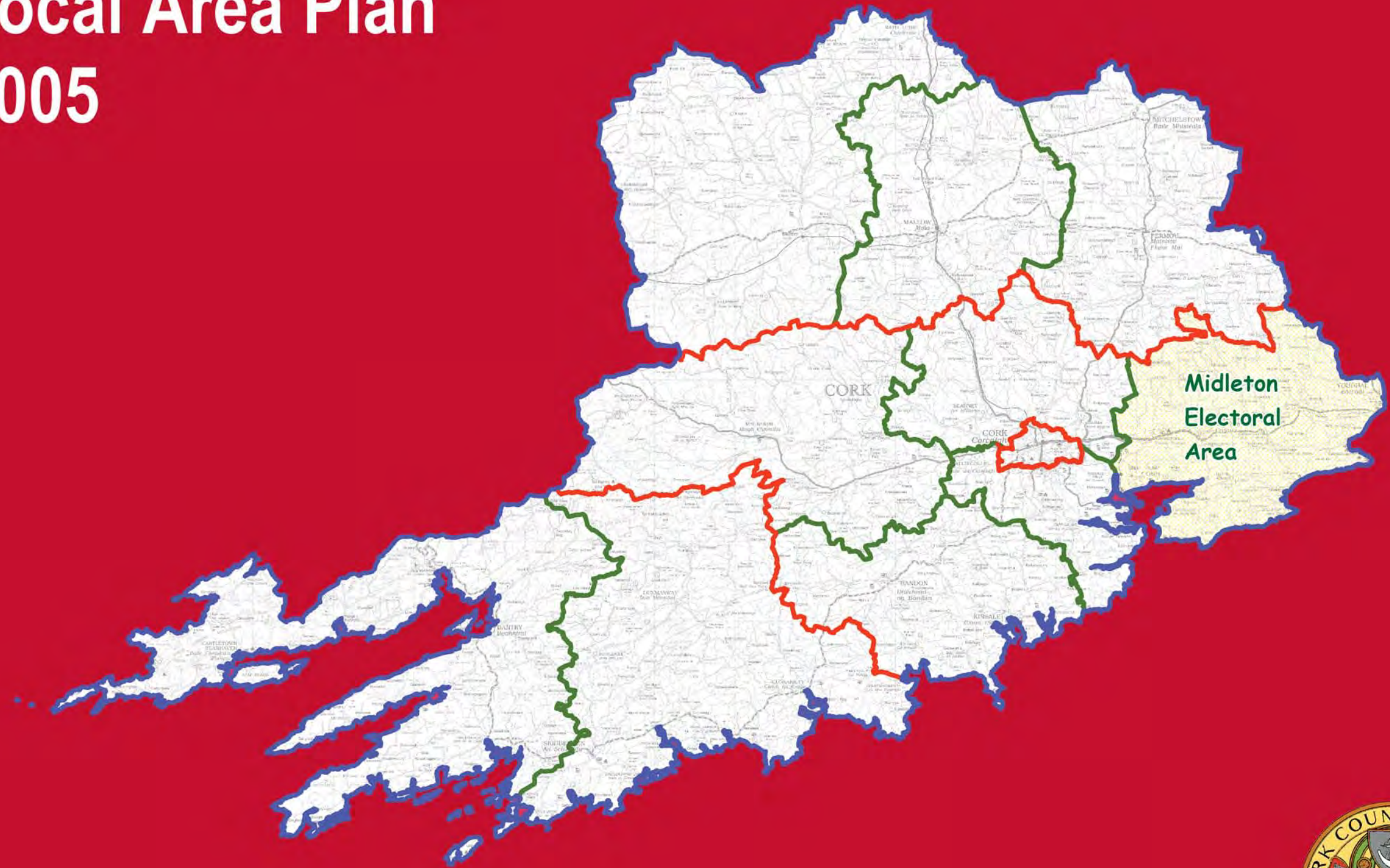


Midleton Electoral Area Local Area Plan 2005



Cork County Council





Midleton Electoral Area Local Area Plan

SCHEDULE

<u>Issue</u>	<u>Date</u>	<u>Containing</u>
No. 1	September 2005	Midleton 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

Midleton Electoral Area Local Area Plan September 2005

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Section 1 Introduction to the Midleton Electoral Area Local Area Plan

1.1 Introduction

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

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

1.2 Purpose of the Plan

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

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

1.2.2. In the hierarchy of plans locally, regionally and nationally, the Electoral Area Local Area Plans will 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

The local area plans were founded on four main principles to ensure that the ten plans covering all the electoral areas in the county were done in a balanced and sustainable manner;

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

1.3 The Process That Has Been Followed

1.3.1. After a lengthy period of informal consultations during 2004, the process of preparing the Midleton 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 187 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.

1.3.2. A total of 236 submissions or observations were received in response to the public consultation carried out regarding the proposed amendment and these submissions were addressed in the Manager's report under section 20 (3) (F) of the Planning and Development Acts (as amended), published in August 2005.

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

1.4 Main Settlements

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

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

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

1.5 The Form and Content of the Plan

1.5.1. This plan consists of a single document that includes both a written statement and relevant illustrative material including maps and plans. Following this introductory section, there are a number of sections that follow. 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 Midleton 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

2.1 Strategic Planning Context

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

2.1.2. There is a long list of plans and publications which inform the content of the LAPs and some of these include;

- The National Development Plan 2000 – 2006
- The National Spatial Strategy 2002 – 2020
- The 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 2005)
- Cork Rural Design Guide (Cork County Council 2003)
- Retail Strategy March 2004 – Variation to the Cork County Development Plan 2003.
- Joint Housing Strategy – Cork Planning Authorities, November 2001.
- Cork Recreational Needs Report (1999)
- The Recreation, Amenity and Cultural Policy for South Cork Hinterland Division (July 2002)
- Ready Steady Play – A National Play Policy (National Children's Office)

- Revitalising Areas by Planning, Investment and Development (RAPID) – DoEHLG 2002
- Ceantair Laga Ard Riachtanais (CLÁR) - DoEHLG 2000
- The Cork Area Strategic Plan 2001 – 2020
- The North and West Cork Strategic Plan 2002 – 2020
- The Cork County Development Plan 2003 (as varied)

The National Development Plan 2000 - 2006

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

The National Spatial Strategy 2002 – 2020

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

2.1.5. The NSS endorses CASP 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.

2.1.6. The NSS proposes that towns such as Carrigaline, Cobh, Midleton and Youghal be promoted as self-sustaining towns which will benefit from proximity to Cork city and build up their employment and service functions through the implementation of CASP, in particular through enhancing their road, rail and bus links to Cork city.

The Regional Planning Guidelines, May 2004

2.1.7. The 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.

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

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

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

Sustainable Rural Housing – Guidelines for Planning Authorities, April 2005

2.1.10. 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

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

Retail Strategy March 2004

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

Joint Housing Strategy

2.1.13. 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)

2.1.14. 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)

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

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

2.1.16. 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

2.1.17. 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.

CLÁR

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

Cork Area Strategic Plan

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

**North and West Cork Strategic Plan**

2.1.20. The North and West Cork Strategic Plan 2002 to 2020 (N&WCSP) focuses on areas of County Cork outside of the Cork Area Strategic Plan (CASP) 2001 – 2020 study area. The document recognises that the greatest threat to the area lies in the continuous decline of population, with the population profile combining to militate against achieving a more sustainable population pattern. The Plan envisages that in reversing population loss and rural decline, the in-migration of young adults is critical to the areas' future wellbeing.

Highlighting the challenge in combating the spatial shift towards towns and cities, the plan calls for actions which:

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

2.1.21. 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)

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

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

2.1.24. The Cork County Development Plan 2003 (as varied), set out in Chapter 10 of the Plan, the approach to development at the local level, by establishing these key requirements;

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

Strategic Environmental Assessment (SEA)

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

2.2 Settlement Strategy

Strategic Principles

2.2.1. The settlement policy of this Plan (see Chapter 3 of Volume 1 of the CDP) 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

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

2.2.3. 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.

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

2.2.5. 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.

2.2.6. The settlement network is made up of five main components:

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

2.2.7. 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.

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

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

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

2.2.11. 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 those provided by the key villages.

2.2.12. **Village Nuclei** are settlements where a limited range of services is provided supplying a very local need.

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

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

- Permanently resident population
- Primary school and / or 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 station
- 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 facilities

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

- Church or other community facility
- Convenience shop / pub / petrol filling station / post office
- Mains water / group scheme
- Permanently resident population
- Primary school

- Public transport (Metropolitan area)
- Employment opportunities
- Sports facility

2.2.16. Settlements designated as **Village Nuclei** will 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

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

2.2.18. Other Locations may be identified in the LAPs, 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 do not normally have the type or range of services that village nuclei, villages and key villages have.

2.3 Land Use and Zoning

Development Boundaries

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

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

DB 1-1	<p><i>Development Boundaries</i></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><i>Housing Strategy Provisions within Development Boundaries</i></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><i>Reserved Land for Social and Affordable Housing</i></p> <p>a. For any 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 one quarter of the reserved lands shall be allocated to social housing and three quarters of the reserved lands shall be allocated to affordable housing. This objective should be read in conjunction with objective HOU 3-1 of the Cork County Development Plan 2003 (as varied).</p>

Land Uses in established areas

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

Land Uses in New Areas

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

reflecting the character of many of the existing areas within our settlements.

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

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

Zoning on Other Lands

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

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

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

Background

2.4.1. The 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.

2.4.2. The CDP outlines the planning principles of a Green Belt as including some or all of the following: -

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

2.4.3. In order to achieve the principles, the 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 recent Guidelines on Sustainable Rural Housing, issued by the Department 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 County Development Plan 2003 (as varied) addresses this issue of varying degrees of pressure for development by using different policies for areas under pressure (such as the Rural Housing Control Zone and the Metropolitan Cork Green Belt) and areas suffering depopulation.

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

Housing in Rural Locations

2.4.5. The demand for the building of individual houses in rural locations continues at a high level and whilst it is recognised that this type of development is an important part of the overall provision of

new housing there are concerns that, in the longer term, unless steps are taken to encourage a greater proportion of this development to take place near established settlements, particularly the main towns, then serious difficulties will arise in providing the services to such a dispersed population.

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

2.4.7. Even in the areas which are experiencing the 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 CDP, where the Plan clearly recognises the importance to rural people of family ties and ties to a local area such as a parish, town land or the catchment of a rural school. These relaxations of settlement policy afford local people with genuine connections to the area, the opportunity to live and/or work in the area in which they were brought up. Promoting exceptions such as this in areas of planning controls allows local people to have access to suitable sites that otherwise might be much less affordable if they had to compete with potential buyers from outside the area.

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

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

Green Belts around the Ring and County Towns

2.4.10. The Local Area Plans define green belts around the main towns in the County and replace the former rural housing control zones of the 1996 County Development Plan (as varied). In the Midleton Electoral Area, outside the Metropolitan Green Belt of Cork, established by the Cork County Development Plan 2003 (as varied), only the town of Youghal is the subject of a new Green Belt in this way.

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

- The visual setting of the town;
- The main approach routes;

- The need to maintain strategic gaps with other settlements;
- Areas of designated landscape importance; and
- Areas of known nature conservation value.

2.4.12. Within this area, the land is generally reserved for agriculture, open space or recreation uses and exceptions to this will only be allowed in the case of an individual who can demonstrate a strong family tie to a specific location.

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

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

2.4.15. So that the proposed 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.</p>
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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.
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The Youghal Green Belt

2.4.16. Most of the built-up area of Youghal is administered by Youghal Town Council, which is a separate planning authority and prepares its own development plan for its functional area. Substantial parts of the area administered by the Town Council remain undeveloped and therefore, most of the planned growth for the town will be accommodated within the Town Council area. The development boundary established for the town includes substantial areas of predominantly open land uses that are not, generally, intended for development but nevertheless form part of the structure of the town.

2.4.17. Youghal's complex topography, natural and built heritage, coastal and landscape setting are important characteristics of the town. Youghal has experienced significant growth and development pressure in recent years. Having regard to the coastal location of Youghal, the urban area of the town has expanded to the north, south and west of the town centre.

2.4.18. The steeply sloping hillsides and prominent ridges to the west of the town, in the vicinity of and to the north, south and west of the new Youghal By-pass, contribute significantly to the town's setting and provide an attractive rural backdrop to the town. It is considered that these steeply sloping lands and prominent ridges, which form an important part of the principal approach roads and setting for the town are inappropriate locations for new development.

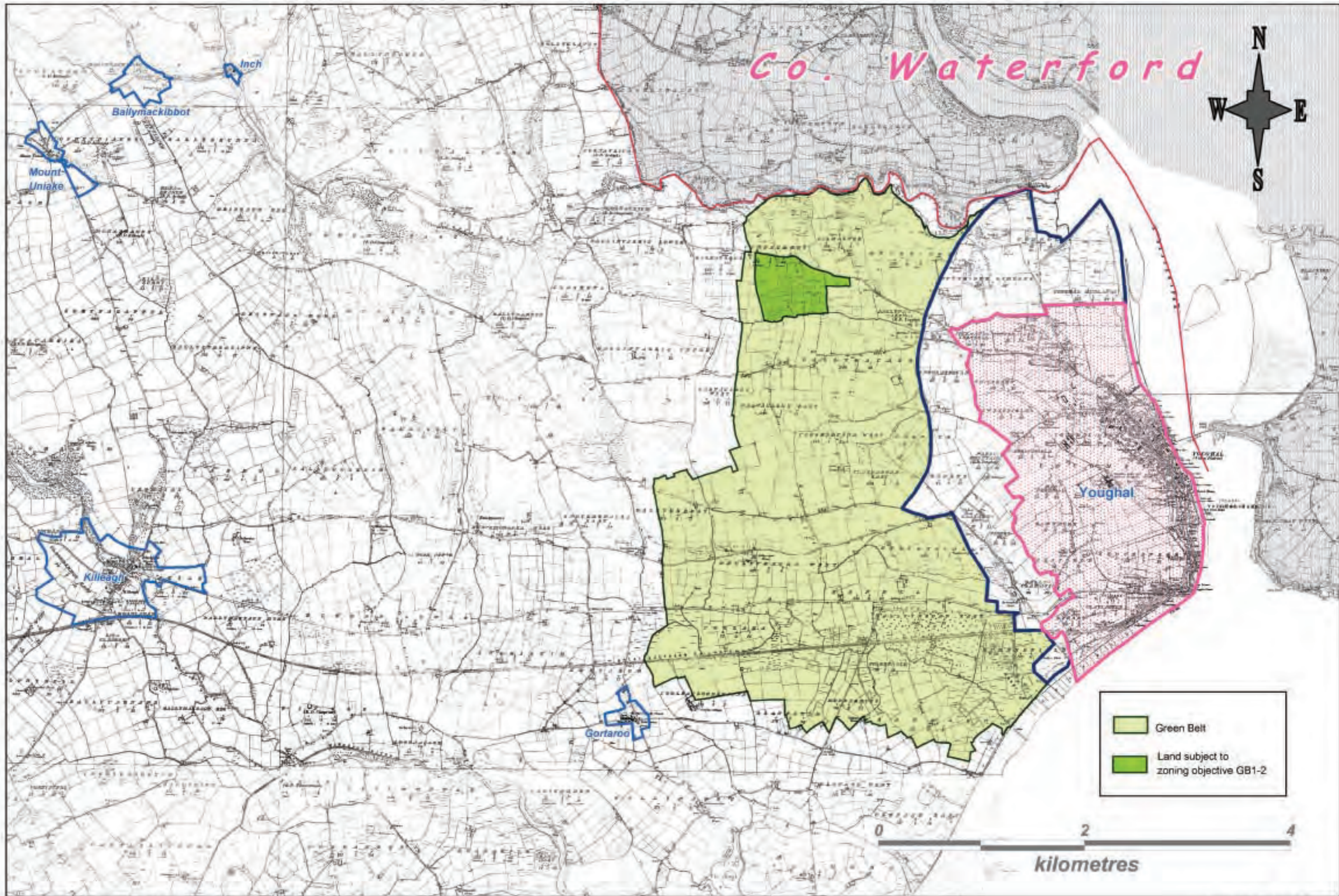
2.4.19. There are a number of important approach roads to the west of the town, including the N25 and the road between Youghal and Ballyvergan, which is situated on a hillside to the north of the bypass, and is designated as part of the County's network of scenic routes as

the A47. These important approach roads and lands in the vicinity are not generally suitable for development.

2.4.20. To the south and east of the newly constructed bypass and to the south of the designated scenic route the A47, there is a prominent hillside which forms an important part of the approach to the town from the west and contributes significantly to the town's setting.

2.4.21. To the north and east of the town there is a proposed Natural Heritage Area, which forms part of the Blackwater River and Estuary. The Blackwater River is also part of a candidate Special Area of Conservation. Similarly, to the south of the town of Youghal there is a proposed Natural Heritage Area at Ballyvergan Marsh, which extends from the coastline towards Gortaroo. It is essential that both the Blackwater Valley and Ballyvergan Marsh, which are important aspects of Youghal's natural heritage, be protected.

2.4.22. To the west of the town's bypass and to the west of the prominent hillsides and ridges there is an area of land that is less prominent in the general setting of the town. Whilst this area should remain generally open, rural in character and will not cause linear roadside frontage development, its capacity to accommodate some individual housing in a rural setting is recognised. This area of land (39 ha) will be subject to Objective GB 1-2 of this Local Area Plan.



Section 3 Local Area Strategy

3.1 The Midleton Electoral Area Strategy

Context

3.1.1. The Midleton Electoral Area comprises a diverse and mainly rural area of about 630 sq km including about 94 km of coastline (including **Capel Island** and **Ballycotton Island**) and the eastern shore of Cork Harbour including the islands of **Haulbowline**, **Spike** and **Great Island**. It is located to the east of Cork City and includes the satellite towns of **Carrigtwohill**, **Cobh** and **Midleton**, the ring town of **Youghal** and the strategic industrial location of **Whitegate and Aghada**. The Cork County Development Plan 2003 (as varied) has designated a number of scenic routes and special landscape areas in the Electoral Area.

3.1.2. The major focus of future development within the Electoral Area will be the Main Towns. The towns of Midleton and Carrigtwohill are particularly important strategically because of their location on the rail corridor and these settlements are both the subject of Special Local Area Plans which have been prepared in tandem with these Local Area Plans. The Special Local Area Plans will set out the development framework for the towns up to 2020.

3.2 Growth and Development in the Midleton Electoral Area

3.2.1. The overall strategy for the Midleton Electoral Area is largely determined by the Cork County Development Plan 2003 (as varied) (CDP) and the medium term recommendations of the Cork Area Strategic Plan (CASP).

3.2.2. 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 Area Plans, which focus major growth in settlements such as Carrigtwohill and Midleton and along the rail corridor to the north of the City between Kilbarry and Blarney.

3.2.3. The Midleton Electoral Area accounts for a substantial amount of the growth envisaged for the area to the east of the City. The Cork County Development Plan 2003 (as varied) has made provision for the majority of this population growth, to be located

within the main settlements of Carrigtwohill, Cobh, Midleton, Whitegate-Aghada and Youghal. Outside of the main settlements, the Local Area Plan for the Midleton Electoral Area makes provision for the growth envisaged for the smaller settlements and agricultural areas.

3.3 Population Trends and Forecasts

3.3.1. In recent years the population of the Midleton Electoral Area has increased dramatically. The census of population for the area in 2002 (including Midleton, Cobh and Youghal Town Councils) was 46,322 people in 15,519 households. This represents a significant increase over the 1996 census, which recorded a population of 41,108 in 12,355 households.

3.3.2. This Plan is concerned with the proportion of the 20-year (2000-2020) growth forecast by CASP that might occur between the 2002 census and 2011. If development is to proceed in line with the recommendations of CASP, then this growth figure is equivalent to an additional 6,020 households in the Electoral Area as a whole by 2011. An estimate of the possible population of the Midleton Electoral Area in 2011 is obtained by adding these figures to the 2002 census results. This is set out in the Table below.

Midleton Electoral Area	1991 Census	1996 Census	2002 Census	2011 Forecast	Growth 2002 to 2011 (Estimated)
Population	39,907	41,108	46,322	58,155	11,833
Households	11,244	12,355	15,519	21,539	6,020

3.4 Distribution of Growth

3.4.1. The Local Area Plan for the Midleton Electoral Area is mainly concerned with the growth envisaged for the smaller settlements and agricultural areas. This Local Area Plan seeks to distribute this remaining growth, based on the principles of the Cork Area Strategic Plan and the Cork County Development Plan 2003 (as varied).

3.4.2. The planning principles of most relevance to the Midleton Electoral Area include:

- Concentrate development towards the north and east rail corridor, with continued consolidation of the settlements to the south and west of Cork City;
- Access to key public services including public transport;

- Protection of the Metropolitan Green Belt.

3.4.3. Of the overall estimated growth figure of 6,020 additional households between 2002 and 2011, approximately 870 could be accommodated in the smaller settlements and agricultural areas.

Estimated Growth 2002 to 2011 (households)	Main Settlements	Smaller Settlements and agricultural areas	TOTAL
Midleton Electoral Area	5,150 (5 towns)	870	6,020

3.5 Settlement Structure in the Midleton Electoral Area

3.5.1. In the Midleton Electoral Area, the settlement structure is characterised by a number of large towns, including the Main Settlements of Cobh, Midleton, Youghal and Carrigtwohill, and a Strategic Industrial Area at Whitegate/Aghada.

3.5.2. For the purposes of this Electoral Area Local Area Plan, the strategic aims and zoning objectives for Cobh Environs, Youghal Environs and Whitegate/ Aghada have been carried forward from the Cork County Development Plan 2003 (as varied).

3.5.3. In the case of the main settlements of Midleton and Carrigtwohill, the Special Local Area Plans will supersede the content of the Cork County Development Plan 2003 (as varied).

3.5.4. This Local Area Plan establishes a settlement network for the Midleton Electoral Area, for the settlements other than those outlined above. These settlements are referred to as "Key Villages", "Villages" and "Village Nuclei". **Key Villages** generally serve large rural hinterlands and have a good range of services and facilities, including employment opportunities and access to public transport. Over the life of this Local Area Plan, these key villages will act as the primary focus for investment in housing, transport, employment, education, shopping, health facilities and community services.

3.5.5. **Villages** generally do not have the range of services and employment opportunities found in key villages, however they will often provide a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport. Over the life of this Local Area Plan, these villages will form an important component of the settlement network, including accommodating significant amounts of growth and providing important services and facilities to larger rural hinterlands.

3.5.6. Village Nuclei generally have one or more existing community or other local facilities. These nuclei will form an important component of the settlement network, by providing a basic level of services and by accommodating a certain amount of growth over the life of the Local Area Plan.

3.5.7. There are **Other Locations** within the Midleton Electoral Area, which may not form a significant part of the settlement network, however these locations can often function as important areas for tourism, heritage, recreation and other uses. These “Other Locations” are outlined in Section 8.

3.5.8. The following table outlines the settlement network for the Midleton Electoral Area, and summarises the strategic aims for each type of settlement:

Settlement Type	Strategic Aims
<p>MAIN TOWNS</p> <p><i>Carrigtwohill</i></p> <p><i>Cobh Environs</i></p> <p><i>Midleton Environs</i></p> <p><i>Whitegate-Aghada</i></p> <p><i>Youghal Environs</i></p>	<p>Satellite Towns</p> <p>Carrigtwohill – The Special Local Area Plan sets out the development framework for this settlement.</p> <p>Cobh Environs – Important residential development opportunities based on accessibility by rail; promotion of its distinctive character and scenic green belt / harbour setting.</p> <p>Midleton Environs – The Special Local Area Plan sets out the development framework for this settlement.</p> <p>Strategic Industrial Areas</p> <p>Whitegate-Aghada – Consolidation of its industrial and harbour-related roles within its sensitive scenic coastal setting. Limited expansion of residential uses.</p> <p>Ring Towns and County Towns</p> <p>Youghal Environs – Continued development of the town and its hinterland as an employment and service location; promotion of its coastal setting and its special recreational, heritage and marine tourism functions.</p>
<p>KEY VILLAGES</p> <p><i>Cloyne</i></p> <p><i>Castlemartyr</i></p> <p><i>Killeagh</i></p>	<p>Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.</p>

Settlement Type	Strategic Aims
<p>VILLAGES</p> <p><i>Ballincurrag</i></p> <p><i>Ballycotton</i></p> <p><i>Ballymacoda</i></p> <p><i>Churchtown South</i></p> <p><i>Dungourney</i></p> <p><i>Garryvoe/Shanagarry</i></p> <p><i>Ladysbridge</i></p> <p><i>Mogeely</i></p> <p><i>Saleen</i></p>	<p>Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.</p>
<p>VILLAGE NUCLEI</p> <p><i>Ballinrostig</i></p> <p><i>Ballintotis</i></p> <p><i>Ballymore / Walterstown</i></p> <p><i>Clonmult</i></p> <p><i>Gortaroo (Gortroe)</i></p> <p><i>Leamlara</i></p> <p><i>Lisgould</i></p> <p><i>Mount Uniacke / Inch /Ballymackibbot</i></p>	<p>Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other development, in tandem with the provision of services.</p>
<p>OTHER LOCATIONS</p> <p><i>Barnabrow/Ballymalloe</i></p> <p><i>Belvelly</i></p> <p><i>Carrigaloe</i></p> <p><i>Carriganass</i></p> <p><i>Fota Island</i></p> <p><i>Garryvoe Upper</i></p> <p><i>Gyleen</i></p> <p><i>Haulbowline</i></p> <p><i>Knockadoon</i></p> <p><i>Marino Point</i></p> <p><i>Redbarn</i></p> <p><i>Roches Point</i></p> <p><i>Trabolgan</i></p>	<p>Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.</p>

3.5.9. Outside the main settlements and villages, the Cork County Development Plan 2003 (as varied), establishes a number of policy areas, including the Metropolitan Green Belt, the Rural Housing Control Zone, Coastal Areas and Green Belts around the main settlements. Although in each case there are certain exceptions, the effect of these policies will be to apply relatively restrictive controls on the circumstances in which planning permission will be granted for new housing in the agricultural areas. Whilst it may be appropriate to make some allowance for the quantity of housing likely to be built in agricultural areas, the controls that exist within the Metropolitan Green Belt, the Rural Housing Control Zone and other control areas, will need to be reflected in any allowance made.

3.6 Housing Land Supply

3.6.1. When assessing the sufficiency of zoned lands, the Cork County Development Plan 2003 (as varied), ensured that enough land was zoned to cater for the projected growth, not only for the County as a whole, but also within the Metropolitan Cork Area. If Metropolitan Cork is to continue as the engine driving the future economic growth of the region as a whole, it is important that at no stage should a shortage of housing land be permitted to restrain the regions’ natural economic growth rate.

3.6.2. However, this does not mean that it will be appropriate to relax the CASP strategy of consolidating (or restraining growth in) the existing settlements to the south and west of the city. Rather, the pressure to increase the supply of land suitable for housing should be met by encouraging this development into the rail corridor between Blarney and Midleton.

3.6.3. A number of Special Local Area Plans have been adopted to create the opportunity to direct this somewhat higher than anticipated level of housing growth towards appropriate locations along the rail corridor from Blarney to Midleton offering the opportunity for future residents to benefit from the transport choice that will be available there.

3.6.4. In determining whether enough land has been provided for housing in the smaller settlements within the Midleton 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. The expected growth in households in the smaller towns, villages and agricultural areas, between 2002 and 2011, in the Midleton Electoral Area amounts to 870 households.

3.6.5. In this Local Area Plan, approximately 240 ha (gross) of zoned residential lands have been identified in the smaller towns and villages. The housing capacity of this land will depend on various factors including density, topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur within brownfield sites, sites zoned for town/ neighbourhood centre development or on sites with “special” zonings.

3.6.6. It is considered that sufficient lands have been zoned in the smaller towns and villages to accommodate the needs of the Midleton 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

4.1 Strategic Principles

4.1.1. The policies on Employment and Economic Activity are presented in Chapter 4 of Volume 1 of the CDP 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 strong;

4.1.2. In the Midleton Electoral Area, the employment base is very strong, as it has a good mix of manufacturing and service based industries;

4.1.3. Outside of the main towns and strategic industrial areas there are employment and economic activities of varying scale occurring in the smaller settlements and rural areas of the Electoral Area, such as agriculture, quarries, service industries and other industrial and commercial uses.

4.2 Agriculture

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

4.2.2. The numbers of farms and people in agricultural employment are declining; the age structure of farmers is unbalanced; many farms

are non-viable and direct payments account for an increasing proportion of farm incomes. A strategy to address these issues should encourage the development of alliances and partnerships between agricultural producers and food processors taking due account of market needs and a comprehensive programme for the development of the food industry which addresses needs in relation to capital investment, research, technology and innovation, marketing development and promotion, and human resources.

4.2.3. Agriculture will continue as a major land use and it will be necessary to secure agriculture where it has the capacity to remain strong and viable. Agriculture must be supported and encouraged to develop so it continues to play an important role as a 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.

4.2.4. In the Midleton Electoral Area, the existence of the metropolitan green belt and the rural housing control zone supports the future of agriculture by helping to retain land in agricultural use and protect it from inappropriate development. Securing the green belt lands in agricultural use provides certainty for the farming community which encourages investment and diversification in the agricultural industry.

4.3 Industry and Enterprise

4.3.1. The Midleton Electoral Area forms part of the single employment and property market that is the Metropolitan Cork area. Within the Metropolitan area, the harbour area accommodates nationally significant employment clusters, particularly the chemical and pharmaceutical industries at Ringaskiddy, Little Island and Whitegate in particular.

4.3.2. The Cork County Development Plan 2003 (as varied), supports the expansion and development of the chemical and pharmaceutical sectors in the future.



4.3.3. Two large-scale industries at Marino Point and Haulbowline Island, have ceased operations in recent years. The two redundant sites may provide redevelopment opportunities in the future.

4.3.4. Policies in the LAPs 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.

4.3.5. 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 Foreign Direct Investment manufacturing plants at large single user sites.
- Developing clusters of key industries in specific locations, where knowledge and innovation plays a critical role in attracting and retaining employment.
- Encouraging in those locations, the provision of key social and economic services (schools, health centres, banks, shops etc.) that will provide essential support to new industry and its employees. The development of an integrated childcare service is an example of this form of provision.
- Encouraging public transport to focus on those locations so that new industry will have access to broad labour markets. Public transport is a major contributor to improving economic development potential and social cohesion by providing greater choice of access and improving accessibility of services.
- Ensuring that such locations have a plentiful supply of land for good quality new housing including a broad range of house types and tenures; and

- Ensuring that the attractive qualities of the surrounding countryside are protected so that the rural setting of the area can act as a key incentive to attract new development.

4.4 Retail and Commerce

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

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

4.4.3. 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.

4.4.4. 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.

4.4.5. 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.).

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

4.4.7. The Cork Retail Centres Hierarchy defined in the Retail Strategy, lists the location of centres from regional to local. In the

Midleton Electoral Area, Midleton is a District Centre, Youghal and Cobh are Town Centres and Carrigtwohill is designated as a Neighbourhood Centre.

4.5 Tourism

4.5.1. Tourism is a significant industry in the Midleton Electoral Area. The main towns of the area, particularly Cobh, Midleton and Youghal, contain specific attractions and are generally attractive to tourists in themselves. There are also specific locations, outside the towns, that attract significant visitor numbers including the coast, Fota Island, Redbarn and Trabolgan Holiday Centre.

4.5.2. Fota Island is an important location for sports, leisure and recreation serving the Metropolitan Cork area as a whole. The Golf Club hosts major international tournaments and the wildlife park is a significant visitor attraction. The recent re-opening of Fota House following a long restoration has also added an important cultural attraction.

4.5.3. In addition to specific attractions, the area has a number of strategic qualities that influence the success of its tourist industry:

- Proximity and ease of access to Cork Airport – enhances the attractiveness of the area particularly for short or weekend breaks and generates opportunities for tourism outside the main season;
- Location on a principal route from Kerry and West Cork to Rosslare – makes the area attractive as a stopover location;
- Attractive rural landscape – Although the dramatic landscape characteristics found in West Cork and County Kerry are not present in the area, the route of the N25 through the broad lowland fertile valley landscape, where individual housing has not occurred to the extent where it dominates the countryside, presents an attractive introduction to the area and, in itself, invites visitors to divert onto other routes;
- Attractive towns and villages – The settlements of the area are, generally, clearly defined and include many attractive, sometimes historic, buildings. The setting of most settlements has been protected from suburban or sporadic development;
- Attractive coastline with beaches and opportunities for walks – although the coastal area may not be as dramatic as other areas, it remains an important attraction in the Electoral Area. The attraction of some areas has been diminished by sporadic development in recent years. There is the potential to develop a coastal footpath that would be a significant attraction in itself. The railway line between Youghal and Midleton could also act as a tourist attraction; and



- The Cork Harbour area - includes a compact mix of urban attractions, coastal views and walks, marine and rural leisure and recreation facilities, many of which are accessible by good quality public transport.

4.5.4. The development of the areas tourist industry, particularly because of its potential to attract visitors outside the main season, is an important element of any strategy. From a land-use planning point of view, it is important to develop a series of appropriate planning objectives, complementing those of the Cork County Development Plan 2003 (as varied), that will ensure the conservation and enhancement of the areas characteristics that are important to the development of tourism. These may include general objectives for the conservation and enhancement of the character of the area or specific objectives intended to foster the development of a particular project or locality. Where possible, holiday accommodation should be within the settlements of the area where visitors can enjoy access to shops, services and public transport.

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

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

4.5.7. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism

development facilities (including sports and recreation activities) will contribute to a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area.

4.6 Mineral Extraction

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

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

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

4.6.3. In April of 2004, the Department of the Environment, Heritage and Local Government published Guidelines for Planning Authorities on Quarries and Ancillary Activities. These Guidelines are intended to assist planning authorities in dealing with the varying environmental and land use issues associated with the operation of quarries. They are also intended to help with the implementation of section 261 of the Planning and Development Act, 2000, which commenced on the 28th April 2004 and provides for a new registration system for quarries.

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

4.6.5. The extractive industry makes an important contribution to economic development in the Midleton Electoral Area. There are a number of important quarries in the Electoral Area, where Cork County Council must safeguard the resources. The main quarries in the area are located at Carrigtwohill, Midleton and Rostellan.

4.7 Forestry

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

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

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

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

4.7.5. Assistance to encourage local forestry schemes through government initiatives 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. New schemes can be planted with grant aid from the Department of Marine and Natural Resources.

Section 5 Transport and Infrastructure

5.1 Strategic Principles

5.1.1. A whole range of policies on Transport and Infrastructure are presented in Chapter 5 of Volume 1 of the CDP, based on the following planning principles:

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

5.2 Transport

5.2.1. The Midleton Electoral Area, together with the Blarney Electoral Area will be the focus of the proposed rail development between Mallow and Midleton. The development of rail based public transport will provide access for all sectors of the community to the broad range of services; economic, social and cultural, available in the larger settlements in the Metropolitan area. Improved public transport is also the only means by which increasing road traffic congestion can be avoided.

5.2.2. The Cork County Development Plan 2003 (as varied) promotes the use of public transport and in objective INF 1-7 in particular, it recognises the economic development potential of locations, which are currently served by rail infrastructure, and it supports the improvement of rail services and facilities. The Plan also

promotes jobs led investment that could be facilitated by the availability of rail services for commuter and goods traffic. In addition, where there is potential for an existing or disused railway station (or railway infrastructure) to be reopened for service, it is an objective to safeguard the station (or infrastructure), its access and the surrounding lands, against encroachment by inappropriate uses which could compromise its future development as a rail facility.

5.2.3. The central lowland area is that part of the Electoral Area through which the railway and the euro-route (N25) to Rosslare pass. Outside this area the rest of the Electoral Area is served mainly by a network of regional and county roads, the routes of which are dictated by the nature of the topography. The roads are often twisting and narrow and as a result parts of the area such as the northern hills and the coastal area lack settlements of any scale and have a relatively low level of services.

5.2.4. The proximity of all parts of the Electoral Area to the railway corridor, its location east of Cork city, the attractiveness of the settlements and the coast, and the longer term potential to re-open the Midleton to Youghal railway route all combine to make the Electoral Area a popular location for new development.

5.2.5. A rail based park and ride site will be developed at Midleton. The location, configuration and operation of the site will be verified by more detailed study.

5.2.6. Many of the settlements in east Cork benefit from road based public transport and the local area plans endorse the objective in the Cork County Development Plan 2003 (as varied), to :

- support the provision of a more regular and efficient express bus service throughout the county and encourage public-private partnership in the provision of more widespread non-urban bus services,
- and to support initiatives which provide greater accessibility by bus between rural towns/villages with their more remote hinterlands.

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

Rail

5.2.8. Rail infrastructure in County Cork is currently used mainly for intercity services between Cork and Dublin and to Killarney via Mallow, while suburban rail services, at present are confined to the Cork to Cobh line. The Cork Area Strategic Plan (CASP) has identified the need to intensify existing and reuse disused rail lines for suburban rail services, between Blarney and Midleton.

5.2.9. A number of Special Local Area Plans have been adopted to help facilitate the introduction of suburban rail services to the rail corridor from Blarney to Midleton. There are major benefits associated with the introduction of these rail services for the Midleton Electoral Area, including offering the opportunity for future residents to benefit from the transport choice and by helping to ease congestion along major roads.



5.2.10. It is important that the Local Area Plan, where possible, helps to facilitate the re-introduction of rail services to Carrigtwohill and Midleton. This can be assisted by reserving land on either side of the railway route to facilitate the possible future upgrading of the route to double track standard. This applies to all land within 5 metres of the perimeter fence on either side of the railway. Within this area the following categories of development will be resisted:

- New buildings not required for the operation of the railway;
- New vehicular and pedestrian accesses where these accesses are the sole or primary access to development;
- New bridge crossings constructed will be required to provide sufficient clearance to permit double track operation.

5.2.11. Open land uses, such as open space, surface car parking and agriculture will normally be permitted subject to proper planning and sustainable development.

5.2.12. It remains a long term objective, to re-introduce rail services, east of Midleton to Mogeely, Killeagh and Youghal. It is also important that lands within proximity of the existing disused rail line between Midleton and Youghal are also safeguarded from inappropriate development, which could compromise this objective.

Road Network

5.2.13. While the road network in the Midleton Electoral Area is generally of good quality, the majority of settlements within the Electoral Area would benefit from road improvements such as traffic calming, the provision of appropriate signage and in many cases road widening.

5.2.14. The current programme of road construction and traffic improvements will help to alleviate traffic congestion in and around the main settlements in the area. Any further large-scale development and car based commuting in the area would contribute to increased congestion.

5.2.15. The National Roads Authority has a number of new road proposals in the Midleton Electoral area. These proposals include:

- The realignment and rebuilding of the Midleton to Castlemartyr section of the N25 national primary route. No route has been chosen for these works to date, but it is expected to be completed between 2010 and 2015;
- It is expected that the Castlemartyr Bypass will be completed between 2005 and 2010;
- The realignment and rebuilding of the Castlemartyr to Killeagh section of the N25 national primary route. No route has been chosen for these works to date, but it is expected to be completed between 2010 and 2015;
- It is expected that the Killeagh Bypass will be completed between 2005 and 2010;
- The realignment and rebuilding of the Killeagh to Youghal section of the N25 national primary route. No route has been chosen for these works to date, but it is expected to be completed between 2010 and 2015;

5.2.16. The Non-National Roads Programme for 2002 –2005, implemented by Cork County Council, will be substantially complete in the current year because of the accelerated rates of funding. In 2004 Cork County Council received €24.95 million for the NNR programme (€17.81 million for Restoration Improvement and €7.14 million for Restoration Maintenance i.e. surface dressing). In the 2004 Estimates, Cork County Council has allocated €17.43 million from its own resources for the maintenance and improvement of non-national roads.

Ports and Airports

5.2.17. The Midleton Electoral Area includes a large amount of coastline and the eastern shore of Cork Harbour. The Deep Water Berth and Ringaskiddy Ferry Port contribute greatly to the economic

success, particularly the commercial, industrial and tourism well being, of the south west region.

5.2.18. The Port of Cork Strategic Development Plan is supported by CASP which says that partnership of the City Council, County Council and the Port of Cork is essential to the accomplishment of the strategies. CASP supports the relocation of the port activities to the lower harbour to allow the redevelopment of the docklands.

5.2.19. The closure of IFI at Marino Point and Irish Ispat at Haulbowline provides the harbour area with two opportunity sites which may provide for the relocation of port activities or other suitable uses. Both these sites are located within the boundaries of the Midleton Electoral Area.

5.2.20. Cork International Airport is an important strategic asset to the county and its importance is recognised through the specific objectives in Chapter 8 of the Cork County Development Plan, 2003 (as varied). The airport and the associated developments in logistics, the Airport Business Park and hotel are all key elements in the development of the county and the South West region.

Pedestrians and Cyclists

5.2.21. Footpaths, cycle lanes and parking facilities should be built into the planning and design of new or upgraded road infrastructure proposals and public realm/environmental projects. This can, over time, help reduce the need to travel by car, reduce congestion and pollution, and contribute to healthy lifestyles. The provision of facilities for pedestrians and cyclists and, where appropriate, commuter plans should be included in planning conditions in respect of larger scale developments. In appropriate cases the need or potential for pedestrian and/or cycle routes has been highlighted in specific zonings in the Local Area Plan.

5.2.22. Waymarked paths and cycle routes are an important resource for attracting tourists and providing recreation for local residents. They can also open up potential for farm diversification into small-scale tourist services.

5.3 Water Supplies and Drainage Schemes

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

5.3.2. Sanitary services, sewers in particular, in many smaller settlements are not adequate at present to serve the existing communities or to accommodate growth. In order to deal with this

problem Cork County Council together with the Department of Environment, Heritage and Local Government has prepared a programme of works to be undertaken to improve the situation.

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

5.3.4. 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 European Union Urban Waste Water Treatment and Drinking Water Directives.

5.3.5. The Midleton Electoral Area is included in a strategic study, "The Cork Water Strategy Study", which will identify the strategic needs in South Cork for the next twenty years.

5.3.6. Cork County Council's "Assessment of Water Services Needs 2004" states that infrastructure improvements are required in Carrigtwohill consisting of the upgrading of the sewage treatment and storm drainage systems and provision of new watermains and a reservoir to cater for the planned CASP growth.

5.3.7. Cork County Council's "Assessment of Water Services Needs 2004" has identified the need for a trunk main extension to the water supply network in Midleton and the need for an upgrade of the Broomfield water treatment plant.

5.3.8. The Tibbotstown water treatment plant serving Cobh is planned for upgrading to meet CASP projections.

5.3.9. In Youghal, Cork County Council's "Assessment of Water Services Needs 2004" plans new watermains for the town and a new sewerage scheme to meet projected demand.

5.3.10. A new large diameter water main connecting Carrigtwohill to the City and Harbour Water Supply was approved to commence in 2004. However, there have been some delays to this project and it is now expected to commence in the summer of 2006 and be completed during 2007. Construction of a new reservoir and distribution network will be necessary to service future development.

5.3.11. The wastewater treatment plant in Carrigtwohill is overloaded and consultants are finalising the Preliminary Report for the sewerage scheme. It is hoped to have funding approval from the Department of the Environment, Heritage and Local Government by

the end of 2006. It is anticipated that construction in about 2008/9 may be possible. In the meantime, the Council will be undertaking small-scale improvements to temporarily increase the capacity.

5.3.12. In Midleton, drinking water is supplied from three water supply schemes that are interlinked. In the medium to longer term it will be necessary to provide a new large diameter trunk water main, linking to the City and Harbour Towns water supply scheme at Carrigtwohill.

5.3.13. A new sewage treatment plant was recently provided at Garryduff, immediately south of the N25 Dual Carriageway on the southwestern edge of Midleton town. The design capacity of the plant is a population equivalent of 10,000. It is estimated that 8,000 persons are served and the balance is commercial and industrial load. Even though the design capacity is 10,000, the results achieved to date are excellent which indicates that the plant may have a significantly greater capacity, perhaps up to 30%. In the medium to long term, a major extension to the waste water treatment plant will also be required.

5.3.14. The Youghal sewerage scheme will start in 2006, and Shanagarry/ Garryvoe/Ballycotton sewerage scheme has been approved to complete planning. Carrigtwohill's sewerage treatment and storm drain scheme has been approved under the Serviced Land Initiative (SLI).

5.3.15. Countywide projects to improve water and drainage services are proposed which will benefit the Midleton Electoral Area, including;

- Replacement of lead pipes
- Replacement of defective watermains
- Source Protection Programme
- Sludge Management Scheme
- Cork Area Drainage Study
- Cork Area Drainage Schemes

Water Quality

5.3.16. 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 1977 (Water Quality Standards for Phosphorous) Regulations 1998. The main principle of these regulations is the requirement that water quality be maintained or improved. The report has identified a number of rivers where water quality, and in particular, phosphorus levels are a cause of concern.

The implications of this report will be highlighted in the relevant settlements.

Drainage

5.3.17. The Cork County Development Plan 2003 (as varied) includes strategic 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 LAPs would implement the objectives contained in the document. The following is therefore an objective of this Local Area Plan;

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

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

use/ recycling, disposal with energy recovery and disposal of residual waste.

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

5.4.3. Bring sites are proposed throughout the county and in the Midleton Electoral Area civic amenity sites are proposed for Midleton and Cobh. 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.

5.5 Energy and Communications

Energy Networks

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

Renewable Energy

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

5.5.3. The identification of Strategic Search Areas in the CDP 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.

5.5.4. Strategic Search Areas are located in the northwest, north, mid-Cork and small parts of east Cork.

Telecommunications

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

services in the rural areas; the National Spatial Strategy recognises the importance of broadband connectivity for social and economic interaction and benefit to the community at large.

Section 6 Housing and Community Facilities

6.1 Strategic Principles

6.1.1. The policies for Housing and Community facilities set out in Chapter 6 of Volume 1 of the CDP are based on the following important planning principles:

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

6.2 Housing - Overall Approach

6.2.1. Outside the towns and villages, the Cork County Development Plan 2003 (as varied), establishes two main policy areas making up Metropolitan Cork: the Metropolitan Green Belt and the Rural Housing Control Zone. 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.

6.2.2. It is an objective of the County Development Plan to recognise the serious long-term effects that urban generated housing development can have on rural areas, in terms of the viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.

6.3 Residential Densities Within Main Towns

6.3.1. The County Development Plan sets out the densities for residential development for the 31 main towns in County Cork. For the 31 main towns densities less than 20 dwellings (net) per hectare (8 per acre) should be discouraged; however in certain exceptional

cases, limited areas of lower density may be considered. This lower density, would apply, for example, where there are special environmental or ecological considerations, where there is a need to make a transition between higher density development and the open countryside, or in locations where services are inadequate to support greater densities. A number of locations have been identified to accommodate very low-density residential development (less than 5 dwellings per hectare).

6.3.2. The table below indicates the housing densities set out in strategic objective HOU 2-1 in Chapter 6 of 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 sewer.
Very Low	< 5 per ha	Exceptional cases

6.4 Residential Densities in Smaller Settlements

6.4.1. 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.

6.4.2. 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 and Village Nuclei

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

6.5 Community Facilities

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

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

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

Education

6.5.4. Primary schools are located in most, if not all, of the settlements. Some of the schools are poorly 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 a priority 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. This Local Area Plan zones land for the extension of primary school buildings and facilities where the need has been identified.

Secondary schools in the Electoral Area are located in the main towns of Midleton, Cobh and Youghal.

6.5.5. 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 are provided.

6.5.6. The third level educational sector should be encouraged to provide outreach programmes to locations outside the larger settlements in order to establish access to education and training.

Health Care Facilities

6.5.7. 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.

Childcare

6.5.8. 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.

6.5.9. The crucial issue for the provision of healthcare and childcare is ensuring access to appropriate levels of services.

Recreation

6.5.10. 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 organisation, which has facilities like playing pitches and halls in almost every settlement. Other sports like soccer, rugby, hockey, tennis and golf are also provided for.

6.5.11. Walking is becoming an increasingly popular recreational activity, particularly regarding the demand for designated amenity walks. A number of amenity walks are proposed in or near settlements in the Plan across the Electoral Area and these proposals are shown on the settlement maps.

Open Space

6.5.12. 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 needs to be preserved.

Section 7 Environment and Heritage

7.1 Strategic Principles

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

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

7.2 The Natural Environment

7.2.1. European and National Legislation now protects 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.

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

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

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

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

7.2.6. In the Midleton Electoral Area, important pNHAs include, Cuskinny Marsh, Carrigshane Hill, Carrigacrump Caves, Leamlara Wood, Capel Island and Knockadoon Head and the Blackwater River and Estuary. There are two Candidate Special Areas of Conservation in the electoral area; Ballymacoda and Great Island channel. Cork Harbour is a Special Protection Area as is Ballymacoda Bay.

7.2.7. Cork County is also rich in areas of geological interest and the Department of the 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 CDP and a list of important geological features within the county has been drawn up with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

7.2.8. In the Midleton Electoral Area the list includes; Ballycroneen Bay, Ballynamona Garryvoe, Baneshane Quarry, Broomfield Cave, Carrigacrump Cave, Carrigtwohill and Cloyne Karst and Caves, Corkbeg Island, Dower Spring, Knockadoon Head, Subulter Quarry and Youghal Bay Beach.

7.3 Scenic Amenity, Views and Prospects

7.3.1. Scenic areas and scenic routes are identified in the CDP. 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. Strategic objectives ENV 3-2, ENV 3-3, ENV 3-4, ENV 3-5 and ENV 3-6 in the CDP, refer to scenic amenity, routes and views and prospects.

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

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

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

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

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

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

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

7.3.9. In the Midleton Electoral Area, there are 11 routes classified as scenic routes; road at Cashnagarrieffe northwest of Carrigtwohill west to Caherlag, roads between Leamlara and Midleton, Ardglass and Monaleen Bridge, Youghal and Tallow, Cloyne and Ballycotton, Inch and Ballycotton via Ballybranagan, Inch and Aghada, Cobh and Belvelly, from Ballynacorra via East Ferry to Whitegate and Roche's point and the road at north east Great Island.

7.3.10. The Electoral Area also has a number of scenic landscape areas; Cork Harbour from Killacloye and Fota to Carrigtwohill and Ballynacorra, the northern and south eastern parts of Great Island, the area between Rathcoursey, Saleen and Farsid, the coast from Aghada through Whitegate, Carlisle Fort and Roche's Point to Power Head, the coastal areas from Ballyandreen Bay to Ballycotton Bay and from Mountcotton to Clonpriest on Youghal Bay.

7.4 Built Environment

7.4.1. In the Midleton Electoral Area, the County Development Plan 2003 (as varied) has included parts of Castlemartyr, Cloyne, Haulbowline Island, Killeagh and Ladysbridge as Architectural Conservation Areas (ACAs). 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. Strategic objectives ENV 5-5, ENV 5-6 and ENV 5-7 refer to ACAs in Chapter 7 of the Cork County Development Plan 2003 (as varied). The ACAs are mapped in Volume 4 of the CDP.

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

7.4.3. The CDP established the initial Record of Protected Structures in County Cork, which includes a draft list of over 1,000 structures. In the Midleton Electoral Area there are approximately 110 structures included on the list.

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

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

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

7.5 Cultural Heritage

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

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

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

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

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

- Foster and celebrate all forms of local culture;
- Promote high quality festivals reflecting local and international culture;
- Promote knowledge of local traditions and pastimes;

- Protect the natural and built heritage of the Area;
- Promote accreditation of traditional skills.

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



7.6 Archaeological Heritage

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

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

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

7.6.4. Strategic objectives ENV 4-1, 4-2, 4-3, 4-4, 4-5 and 4-6 refer to archaeology in the Cork County Development Plan 2003 (as varied).

7.7 Landscape Assessment

Landscape Assessment in County Cork

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

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

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

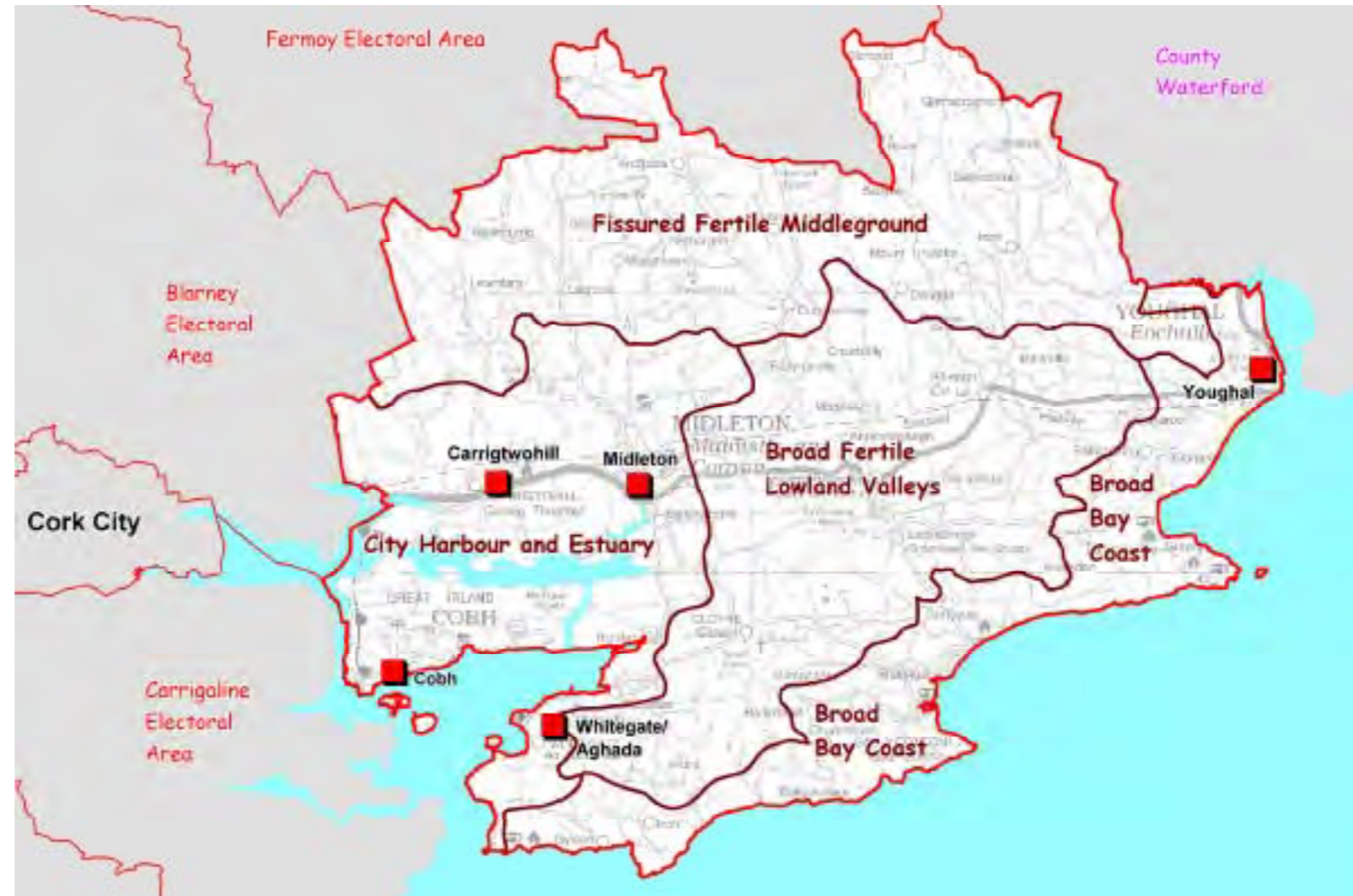
- Aesthetic – areas of particular beauty, scenic areas or scenic routes, views and vistas.
- Ecological – habitats, bio diversity wildlife areas;
- Historic – archaeological, field patterns, sites of historic events, vernacular building or architecture;
- Socio-economic – value to the local economy,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

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

LANDSCAPE OF MIDLETON ELECTORAL AREA

7.7.4. The Midleton Electoral Area is comprised of a variety of different landscape types including a **Broad Fertile Lowland Valley** running between Midleton and Youghal, the eastern part of **Cork City Harbour and Estuary**, an extensive **Broad Bay Coast** and an area

of upland hills described as **Fissured Fertile Middleground**. These landscape types and associated values are summarised below:



Broad Bay Coast

7.7.5. This landscape type stretches along the coast from the mouth of Cork Harbour in the west to the eastern boundary of County Cork at Youghal. The coastline here sweeps in broad bays flanked by low promontories, terminating along the shore with low cliffs, and a combination of rocky shores and long crescent shaped bays, such as Ballycotton Bay and Youghal Bay. Inland, moderately sized fertile fields bounded by low broadleaf hedgerows, are used mostly for dairy pasture but also some tillage. Isolated cottages, two-storey houses and farmsteads are scattered across the landscape. Towns and villages include Youghal, Shanagarry and Ballycotton.



Values associated with the Broad Bay Coast area

7.7.6. The landscape of this coastal location is valued on a countywide basis for its scenic amenity and aesthetic quality, particularly in the bay areas and promontories of Ballycotton Head

and Bay, Knockadoun and Roches Point, and in terms of its tourism and recreation value, particularly regarding its beaches, walks, and marine based amenities. The coastal habitats found in the area are of national importance, while the area is also valued locally as a place to live, as an agricultural area, and in terms of the vernacular quality of the built environment, particularly at Ballycotton.

City Harbour and Estuary

7.7.7. Overall, the landscape of the city and harbour area comprises a mix of rural and intensely urban areas, combined with a large expansive harbour. The City docks area is characterised by tall cranes, warehousing, grain silos and large ships, while the wider harbour area comprises a mix of industrial, residential and recreational uses including marinas. To the south of the city, the western side of the harbour supports major industrial development, while on higher ground telecommunication masts or water storage towers punctuate the skyline. The harbour includes large islands, which, along with much of the harbour shore, comprises landscape of fertile farmland of mixed use and mature broadleaf hedgerows, which slope gently to the sea. The rural areas around much of the greater harbour area are now characterised by a prevalence of infrastructure such as roads, bridges and electricity power lines and some urban sprawl. The narrow harbour mouth is defined by two hilltops with old military fortifications on their summits.



Values associated with the City Harbour and Estuary

7.7.8. Cork City and Harbour is an important component of the regional and national economy, with the harbour, including Little Island, Ringaskiddy and Whitegate, being particularly important for industry and employment. The harbour area also has a wealth of natural and built heritage of national significance, including the impressive combination of the expansive enclosed harbour and imposing buildings and settlements such as Cobh, including Cobh Cathedral and the military and maritime heritage associated with such areas as Haulbowline, Spike Island, Fort Camden and Fort Carlisle. The natural heritage within the harbour, including important habitats and broadleaf woodlands, are important to County Cork, while its wetland areas are valued internationally due to the number and diversity of bird species it supports.

7.7.9. The harbour area is intensively used for recreation purposes, including marine leisure, walks and scenic amenities and attracts large numbers of tourists and visitors, to such areas as Fota. The undeveloped areas within the harbour are not only important locally as agricultural areas, but are also valued by the wider community for their visual amenity and as a counterbalance to urban areas. This importance is reflected by the Metropolitan Green Belt, which safeguard these lands from inappropriate development.

Broad Fertile Lowland Valleys

7.7.10. This landscape type stretches west and east from the environs of Cork City but also includes a smaller area east of Rathcormack. The valleys in these areas are created by the rivers flowing on an east-west axis and are surrounded by low well spaced ridges. These shallow and flat valleys wind as they follow the course of the river, rising to the north and south with gentle slopes where the valley is wide but with steeper faced slopes where the valley narrows. Further upstream to the west the broad flatness narrows and winds between low hills. Landcover comprises highly fertile, regularly shaped fields typically of medium size and with mature broadleaf hedgerows. Agricultural use primarily involves intensive dairying as well as tillage, with farmsteads relatively well screened by the hedgerows. Some of the larger settlements include Bandon, Ballincollig and Blarney to the west of Cork City, Castlemartyr to the east and Rathcormack to the north. Major roads such as the N22 between Macroom and Cork City and the N71 between Inishannon and Bandon tend to follow the rivers, often providing distant views across the landscape.



Values associated with the Broad Fertile Lowland Valleys

7.7.11. This area is renowned within Cork County for the quality of its vernacular built environment and the quantity of significant settlements and buildings of historic and architectural importance including Castlemartyr House and grounds, its estate houses, and the

towns and villages in the area, including in particular, Midleton, Cloyne, Castlemartyr, Killeagh and Ladysbridge. The quality of the fertile agricultural land within the area is also an important resource for the County. Local residents value the area as a place to live, for reasons including scenic amenity, particularly regarding the mix of fertile farmland, broadleaf hedgerows, and the strong quality of the vernacular built environment. Lough Aderry and Ballybutler Lough, are also locally important for recreation and tourism, while attractions such as Midleton Distillery and Ballymaloe House, are both renowned nationally as tourist attractions.

Fissured Fertile Middleground

7.7.12. 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 Ballincurragh.



Values associated with the Fissured Fertile Middleground area

7.7.13. This landscape is valued locally for the quality of its agricultural land including some 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 Mounse Abbey.

7.8 Cork Harbour

Context

7.8.1. Cork Harbour is a distinctive and thriving mixed coastal zone which, as well as being the focus for major industrial development, fulfils important tourism and amenity roles. It also supports a number of important wildlife habitats as well as a significant proportion of the area's residential population.

7.8.2. The Electoral Area Local Area Plans, set out a framework for the future role of the harbour, including its settlements, culture, heritage and environment in relation to the three electoral areas (Carrigaline, Blarney and Midleton) that intersect the Cork Harbour Coastal Zone.

7.8.3. In the 1996 County Development Plan (as varied), the amenity and tourism role of Cork Harbour was set out.

7.8.4. The Cork County Development Plan 2003 (as varied) and the Cork Area Strategic Plan 2001 – 2020 (CASP) recognise the role Cork Harbour plays in the economic, social, cultural and environmental life of the county.

7.8.5. Cork's outstanding harbour and port are among its strongest attributes. CASP highlights "the spectacular harbour area" and states that it is "without comparison, elsewhere in Europe" as an asset that should be protected because it is considered vital to the future success of the area.

7.8.6. Issues for the harbour area include the regeneration of the City docklands, future reorganisation of port facilities, intensification of employment, residential, tourism and recreation uses and the protection of its environment and heritage. The harbour also has a number of important civic and institutional uses, including Spike Island, which is centrally located within Cork Harbour and is expected to play an increasingly significant part in the states prison network.

Port Facilities

7.8.7. The Port of Cork Strategic Development Plan proposing the restructuring of port facilities is supported by the Cork Area Strategic Plan. CASP says that partnership of the City Council, County Council and the Port of Cork is essential to the accomplishment of the strategies. CASP supports the relocation of the port activities to the lower harbour to allow the redevelopment of the docklands. The National Spatial Strategy (NSS) identifies Cork as a gateway based in part on its transportation and communications strengths as it has adequate, reliable, cost effective and efficient access to port facilities.

Employment and Economic Activity

7.8.8. There are a number of prime industrial/enterprise locations around Cork Harbour including one of the largest concentrations of pharmaceutical industries in the world.

7.8.9. The closure of IFI at Marino Point and Irish Ispat at Haulboulne provides the harbour area with two opportunity sites which may allow the relocation of port activities or the development of other suitable uses. Both these sites are located within the boundaries of the Midleton Electoral Area.

7.8.10. The smaller harbour and estuary industries such as the shellfish industry and boat building and repair work should be maintained and protected and controls should be exercised on land uses which could undermine the long-term viability of the harbour area such as extractive industries, housing, holiday homes and other inappropriate uses.

7.8.11. The Deep Water Berth and Ringaskiddy Ferry Port contribute greatly to the economic success, particularly the commercial, industrial and tourism well being of the south west region.

Settlement Pattern

7.8.12. Promote existing settlements as the primary location for new development, particularly for housing and community facilities.

7.8.13. Undeveloped areas around the harbour, must be protected because of the benefits and links that these areas have on the settlements, other developed areas, public areas, amenity walks and scenic / driving routes. Development in areas of significant scenic, recreational, amenity and ecological importance must be stringently controlled. Obtrusive development on the elevated and exposed areas must be prevented and the strategic gaps between settlements must be maintained. New development and obstructions such as high fencing and screen planting should be prohibited in order to protect views in appropriate locations;

Tourism

7.8.14. Promote tourism in the harbour area by maintaining existing facilities and assisting the redevelopment of tourist attractions, by increasing accessibility and promoting alternative forms of transport such as water and rail, by increasing the degree of interaction between attractions and facilities on the Harbour, and protecting the unique character and recreational and ecological value of areas such as Fota;

7.8.15. CASP suggests that the harbours and coast are an under-appreciated resource, and there is considerable scope to further develop their tourist potential. The main tourist destinations and

service focuses for these areas are likely to be Cobh, Kinsale, and Youghal. While Kinsale is an established resort, the potential of Cobh and Youghal has yet to be realised fully. Visitor access to Cork Harbour should be improved, and Cobh, Crosshaven and Monkstown be promoted as premium leisure sailing destinations. Greater emphasis should be given to promoting and developing the harbour as a facility for water-based sport and leisure activity.

Recreation

7.8.16. Develop and concentrate active recreation and tourism development, and access to amenities in certain locations, rather than strive for widespread coverage. Maintain existing walks and prevent "severing" or path closure.

7.8.17. There is a need to manage the demand for marinas and in particular to avoid an over-concentration in Crosshaven. However, additional development to the west of the existing marinas will be limited to protect the visual and scenic amenities of the Owenabue Estuary.

Environment and Heritage

7.8.18. Cork Harbour has a distinctive and spectacular landscape setting. A description and assessment of the importance of the harbour area is included as part of the landscape assessment chapter contained in the local area plans.

7.8.19. The harbour area has a wealth of built and natural heritage, including a number of important habitats and wetland areas, which are of international significance due to the number and diversity of bird species they support.

7.8.20. Water quality standards must be maintained or improved and greater levels of waste water treatment implemented. The proposed Lower Harbour Sewerage Scheme will assist in the treatment of sewage from most of the towns in the harbour area; namely Passage West/Monkstown, Cobh, Carrigaline and Ringaskiddy. In addition, Little Island will be connected to the Cork City wastewater treatment plant.

7.8.21. In association with the Coastal and Marine Resources Centre (CMRC) of UCC, who are based at Haulboulne, Cork County Council's Planning Policy Unit are involved in a coastal management project known as COREPOINT, which involves a study of Cork Harbour, and which receives European Regional Development funding through the INTERREG IIIB Community Initiative. The project should provide much useful information and analysis on the harbour and coastal zone and provide the basis for a coastal zone management policy for Cork Harbour in the future.

Section 8 Settlements and Other Locations

MAIN SETTLEMENTS

Cobh Environs
Whitegate and Aghada
Youghal Environs

KEY VILLAGES

Castlemartyr
Cloyne
Killeagh

VILLAGES

Ballincurrig
Ballycotton
Ballymacoda
Churchtown South
Dungourney
Ladysbridge
Mogeely
Saleen
Shanagarry / Garryvoe

VILLAGE NUCLEI

Ballymore / Walterstown
Ballinrostig
Ballintotis
Clonmult
Gortaroo (Gortroe)
Leamlara
Lisgoold
Mount Uniacke / Inch / Ballymackibbot

OTHER LOCATIONS

Barnabrow / Ballymaloe
Belvelly
Carrigaloe
Carriganass
Fota Island
Garryvoe Upper
Gyleen
Haulbowline
Knockadoon
Marino Point
Redbarn
Roche's Point
Trabolgan



MAIN SETTLEMENTS

Cobh Environs

Whitegate and Aghada

Youghal Environs

1 Cobh Environs

Cobh, a satellite town, is located approximately 10 Km south east of Cork City and commands spectacular views of the western harbour. Cobh developed dramatically during the nineteenth century as a military base, a transatlantic seaport, an industrial dormitory town, and as a tourist resort. Its town centre, with its narrow steep streets and fine ornate waterfront streetscape, remains in an excellent state of preservation.

The overall strategy aims to promote the important residential opportunities based on accessibility by rail and promotion of its distinctive character and green belt / harbour setting.

Most of Cobh 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 Cobh Environs.

1.1 COBH IN CONTEXT

1.1.1. Most of the built-up area of Cobh is administered by Cobh 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, Cobh is identified as a Main Settlement in the Midleton Electoral Area, while retaining its status as a satellite town in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims recognise the town's important residential development opportunities based on accessibility by rail, the promotion of its distinctive character and scenic green belt/harbour setting.

Population Growth

1.1.3. The 1996 census recorded a population of 8,459 persons, equivalent to 2,602 households, in the town of Cobh (including the Town Council's area). By the year 2000, it is estimated that this had grown to a population of 9,730, equivalent to 3,130 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 1,170 households approximately by 2011.

1.1.4. This would bring the 2011 population of the town to around 11,570, equivalent to 4,380 households.

1.1.5. The Cork Area Strategic Plan suggests that towns like Cobh may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 625 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

Key Planning Considerations

1.1.6. Cobh is the largest of a group of towns that developed as 19th century port towns around Cork Harbour. The town centre and waterfront area has an architectural ambience and environmental quality of the highest quality but there are problems of congestion arising in part from both the difficult topography and the historic street layout. The areas most sensitive to new development are those overlooking the harbour itself.

1.1.7. A frequent rail service operates from Cork to Cobh serving a total of five intermediate stations. In addition, there is a long-standing proposal to develop a further station in the Cobh area at Ballynoe, close to new residential areas and the vehicle ferry to Glenbrook.

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

1.1.9. Drinking water is supplied from the waterworks at Tibbotstown and is also supplemented by the Cork Harbour and City Water Supply and Glashaboy Schemes. Pressure problems have been resolved through the construction of a 2000m³ reservoir on Ballard hill. With planned improvements, supplies are considered adequate for proposed future developments.

1.1.10. There is no waste water treatment plant serving the town and existing sewers discharge to the harbour via a number of outfalls. The existing combined network is at full capacity in some locations and does not serve all the existing zoned lands. The provision of a new treatment plant is in the planning stage as part of the Lower Harbour Towns scheme.

1.1.11. Surface water is disposed of to a combined system that causes overflowing during heavy rainfall periods. The proposed sewerage scheme will ensure the separation of the foul and storm water drainage.

1.1.12. Road access to the town requires upgrading. In particular, the R624 has poor alignment and capacity problems. There is a need for continued upgrading of the existing road network within the town and consideration should be given to the possibility of new roads linking east to west and connecting any new developments to appropriate railway stations. In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

Problems & Opportunities

1.1.13. There is only limited capacity for new development within the area administered by the Town Council and most new growth will need to be accommodated in the county area. To the north of the town a valley runs east – west from Cuskinney to Ballynoe. This represents the most appropriate area for new development because it is well hidden from the more prominent areas that overlook the harbour itself.

1.1.14. There has been considerable pressure, because of congestion and the lack of development opportunities, for some retail activities to relocate from the town centre to this area on the northern edge of the town. On a large scale, such edge of town developments could seriously undermine the vitality of the town centre itself. A more balanced approach would be to make some provision at the edge of the town for the relocation of those uses that attract large volumes of commercial vehicles to the town centre or have a reasonable requirement for forms of building that cannot be successfully accommodated in the town centre.

1.1.15. Although substantial areas of new residential development have occurred in Cobh over recent years, uncertainty over the future of important local industry (Haulbowline steel works, Marino Point fertiliser plant and Rushbrooke docks) may have adversely affected the town's potential. Two of these major industrial undertakings have now closed thereby bringing some of the uncertainty, with which they were associated, to an end.

1.2 OVERALL ZONING APPROACH: COBH ENVIRONS

1.2.1. The development boundary for Cobh Environs includes the area where new development is proposed to the north of the towns existing built up area.

1.2.2. Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

1.3 SPECIFIC ZONING OBJECTIVES: COBH ENVIRONS

Residential Areas

1.3.1. Some of the areas that were designated for housing in the 1996 County Development Plan, and its variations, have not yet come forward for development. So far as the large areas of relatively new zoning to the north of the town are concerned, these were only zoned for the first time the 1999 Variation to the 1996 County Development Plan and significant infrastructure works are necessary before

development can commence. Substantial new areas have been added to accommodate the scale of growth envisaged in the Cork Area Strategic Plan.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	High density residential development including the provision of car parking for the proposed new railway station. Only development of high quality design and environmental standards will be permitted on this site that adjoins the cross-river ferry and forms an attractive gateway to the town.	0.9
R-02	Medium density residential development to include a mix of house types and sizes.	6.0
R-03	Medium density residential development to include a mix of house types and sizes.	13.4
R-04	Medium density in-depth residential development.	2.9
R-05	Medium density in-depth residential development.	4.7
R-06	Medium density in-depth residential development.	2.9
R-07	Medium density in-depth residential development.	2.9
R-08	Medium density residential development.	1.2
R-09	Medium density residential development to include a mix of house types and sizes with provision for a nursing home.	11.5
R-10	Medium density residential development to include a mix of house types and sizes.	8.8

Objective No.	Specific Objective	Approx Area (Ha)
R-11	Medium density residential development to include a mix of house types and sizes with provision for a nursing home.	17.8
R-12	Medium density residential development to include a mix of house types and sizes and to include the provision of a sports pitch.	13.7
R-13	Medium density residential development (duplex or apartments).	1.6
R-14	Medium density residential development to include a mix of house types and sizes.	8.5
R-15	Medium density residential development to include a mix of house types and sizes with provision for a nursing home.	8.1
R-16	Medium density residential development to include a mix of house types and sizes, with 20 metre tree planted buffer along the northern site boundary.	4.4

Industry and Enterprise

1.3.4. Industrial and enterprise activity in the town has diminished recently with the closure of both the steel and fertiliser plants. A variety of smaller industrial undertakings have grown up in redundant buildings formerly associated with Rushbrooke docks. This plan has identified a new site to the north of the town where purpose built accommodation for small and medium sized undertakings can be developed.

1.3.5. The specific industry and enterprise objectives for Cobh Environs are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Estate sized development for small to medium light industrial units.	11.4

Commercial Areas

1.3.6. The town centre is considered to be the appropriate location for retail and commercial development in Cobh during the life of this plan. However, provision for a new supermarket has been made on a site, formerly zoned for industry, a short distance to the north of the town in order to relieve some of the traffic congestion and because a suitable site for a modern supermarket was unlikely to become available in the town centre.

1.3.7. In order to make the best use of the site and to provide some potential for commercial development that would not be appropriate in the town centre, the site has been designated for commercial uses with the provision for a retail supermarket as an exception to the pattern of uses normally encouraged in these areas.

1.3.8. The specific commercial zoning objectives for Cobh are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Commercial development including provision for a retail supermarket selling convenience goods (primarily food), associated car parking and delivery vehicle facilities.	5.2

Educational, Institutional and Civic Areas

1.3.9. The specific educational, institutional and civic objective for Cobh Environs is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Extension to cemetery.	1.2

Open Space, Sports, Recreation and Amenity

1.3.10. The principal providers of sports open space in Cobh are the GAA, Soccer, Rugby and Golf Clubs, and the various secondary schools. With the harbour constraining the southern and western edges of the town, it is essential to maintain and expand on the provision of open space for additional sporting and recreational uses close to the main residential areas.

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

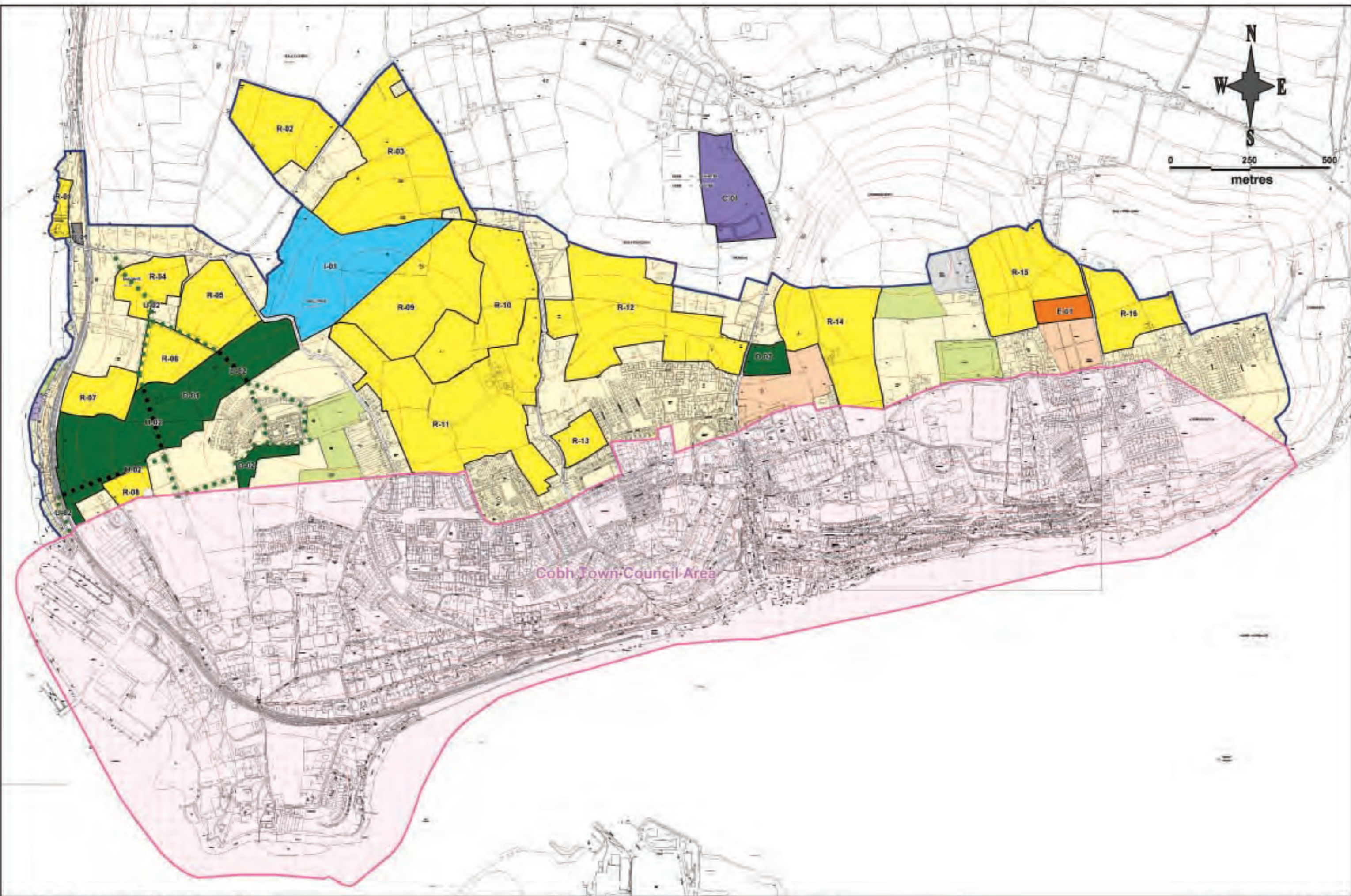
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Open space with public access primarily for informal recreation but provision could also be made for a car park (including ancillary roads) to serve a covered walkway to Rushbrooke Station.	14.4
O-02	Open space.	1.0
O-03	Open space and amenity area.	1.2

Utilities and Infrastructure

1.3.12. The provision for a new railway station at Ballynoe was made in the 1996 County Development Plan. This is considered the most advantageous location for this important development because of its location near the ferry to Glenbrook and on the principal east – west route serving the main area where new residential development is proposed.

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

Objective No.	Specific Objective	Approx Area (Ha)
U-01	New railway station including park and ride facilities.	-
U-02	Provide circular pedestrian walkway through new housing developments and open space and amenity areas.	-



2 Whitegate and Aghada

Set on the southern shore of Cork Harbour to the east of Carlisle Fort, Whitegate - Aghada comprises the three villages of Rostellan, Aghada and Whitegate. They function as service centres and community focal points for the adjacent hinterland. Whitegate is primarily an industrial/enterprise location.

The overall strategy aims to consolidate the Whitegate - Aghada industrial and harbour related roles within their sensitive coastal setting with limited expansion of residential uses.

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

2.1 WHITEGATE AND AGHADA IN CONTEXT

2.1.1. In this Local Area Plan, Whitegate – Aghada is identified as a Main Settlement in the Midleton Electoral Area, while retaining its status as a strategic industrial area in the overall strategy of the Cork County Development Plan 2003 (as varied), as detailed in Chapter 2, Volume 1 of that Plan. The strategic aims for Whitegate - Aghada support the consolidation of their industrial and harbour related roles within their sensitive scenic and coastal setting. The strategic aim provides for only a limited expansion of residential uses.

2.1.2. Whitegate – Aghada is designated in the Cork Area Strategic Plan as a strategic industrial location particularly because of the capacity of the area to accommodate large scale industrial undertakings that require either dedicated port facilities or access to large volumes of sea water. Provision is made for both the expansion of existing undertakings and the development of new industries when opportunities arise.

Key Planning Considerations

2.1.3. Because of their location near the mouth of Cork Harbour, some areas of established or proposed new industrial areas are also designated as scenic landscape. This designation is not intended to undermine the principle of industrial development in these areas, but in determining applications for planning permission, special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping.

2.1.4. The settlements are constrained by the shoreline to the north and west, and to a lesser extent by the steep topography to the south and east. The desirability of protecting the integrity, scale and

character of the traditional streetscape also acts as a constraint on development and change.

2.1.5. Throughout the area as a whole, there are 5 buildings or other structures entered in the Record of Protected Structures.

2.1.6. At present, the Cloyne/Aghada Water Supply Scheme supplies the area but it is proposed to undertake a study to rationalise all the water supply arrangements in the East Cork area.

2.1.7. The sewerage scheme is a combined sewerage scheme that discharges to the harbour without treatment. It will be necessary to provide a wastewater treatment plant.

Problems & Opportunities

2.1.8. Important planning issues for Whitegate - Aghada concern the economic importance of achieving the development of areas set aside for industry whilst protecting and enhancing the amenities enjoyed by the residential community and the area's leisure facilities.

2.2 OVERALL ZONING APPROACH: WHITEGATE AND AGHADA

2.2.1. The development boundary for Whitegate - Aghada includes not only those areas that are either already developed or set aside in this plan for future development for particular uses but also those areas of established open space that form part of the structure of these areas.

2.2.2. Outside the development boundary, the land forms part of the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied). Here, the objectives of the Cork County Development Plan 2003 (as varied) seek to restrict individual urban-generated houses. This restriction is relaxed in principle for local rural housing needs. For further information see objectives SPL 3-5 and 3-6 set out in volume 1, chapter 3 of the Cork County Development Plan 2003 (as varied).

2.3 SPECIFIC ZONING OBJECTIVES: WHITEGATE AND AGHADA

Residential Areas

2.3.1. Whilst it is considered inappropriate to make provision for new housing on a large scale, some new provision has been made for residential development. Although there are 12 sites that are the subject of specific objectives for new residential development their combined area is relatively modest.

2.3.2. The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing.

In Whitegate - Aghada, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

2.3.3. The specific residential zoning objectives for Whitegate - Aghada are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development, individual sites.	5.0
R-02	High density residential development, terraced.	2.4
R-03	Medium density residential development.	1.6
R-04	Medium density residential development.	9.4
R-05	Medium density residential development.	1.3
R-06	Low density residential development, individual sites.	1.9
R-07	Medium density residential development including a detailed landscaping scheme for the site.	1.2
R-08	High density residential development.	0.4
R-09	High density residential development.	0.3
R-10	Medium density residential development.	5.5
R-11	Low density residential development, with provision for protection of existing woodland.	8.6
R-12	Medium density residential development, infill.	10.9

Industry and Enterprise

2.3.4. Two main areas are set aside for industrial development. The first of these comprises a group of three sites adjoining or close to the existing oil refinery. It is envisaged that this area will be reserved to cater for any requirement that the oil refinery may have for the

expansion of its activities. The scenic landscape designation that applies to a large part of the area is unlikely to inhibit this development but will mean that special attention is paid to the siting, design and landscaping of any large scale buildings or structures proposed.

2.3.5. The second of these main areas is located close to the existing electricity generating station but is generally suitable for a wide variety of large scale industrial activity. Specific Objective U-01 reserves a service corridor to the shoreline to facilitate the abstraction of seawater if required.

2.3.6. The specific industry and enterprise zoning objectives for Whitegate - Aghada are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Petro-chemical based industry. A tree planted buffer, minimum 50 metres wide, shall be planted and maintained along the western and southern site boundaries.	51.1
I-02	Development for uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.	2.8
I-03	Development for uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.	4.5
I-04	Provision for the extension of the adjoining established industry area. Special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. Proposals for the development of this site will include proposals for the provision of long term structural landscaping on site O-08.	50.2

Open Space, Sports, Recreation and Amenity

2.3.7. Whitegate - Aghada is a generally dispersed settlement with substantial and prominent areas of open land uses forming part of the settlement. Many of these areas contribute to the landscape setting of the large scale industry that exists within the settlement and also form an attractive backdrop to longer distance views across the lower reaches of Cork Harbour. In this plan these areas have been made the subject of specific objectives so that they can be given an appropriate degree of protection.

2.3.8. An area of established primarily open space has been made the subject of a specific zoning objective that does not preclude small-scale development. This reflects its status in the 1996 County Development Plan. It is important that any development should not compromise the objective for the area as a whole.

2.3.9. The specific open space, sports, recreation and amenity zoning objectives for Whitegate - Aghada are set out in the following table:

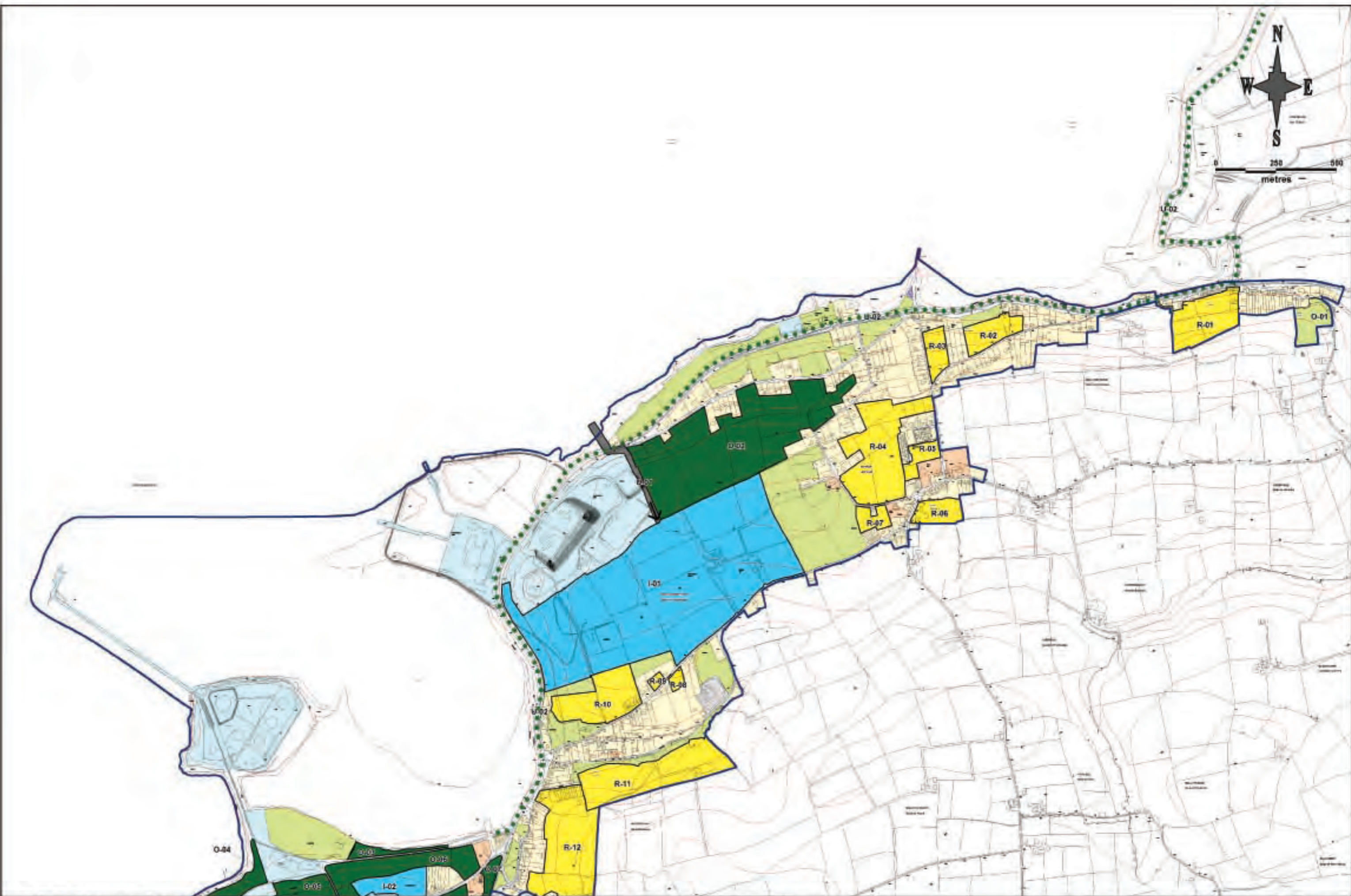
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	2.1
O-02	Passive open space where existing land uses will remain largely unchanged. The area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.	23.6
O-03	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	0.9

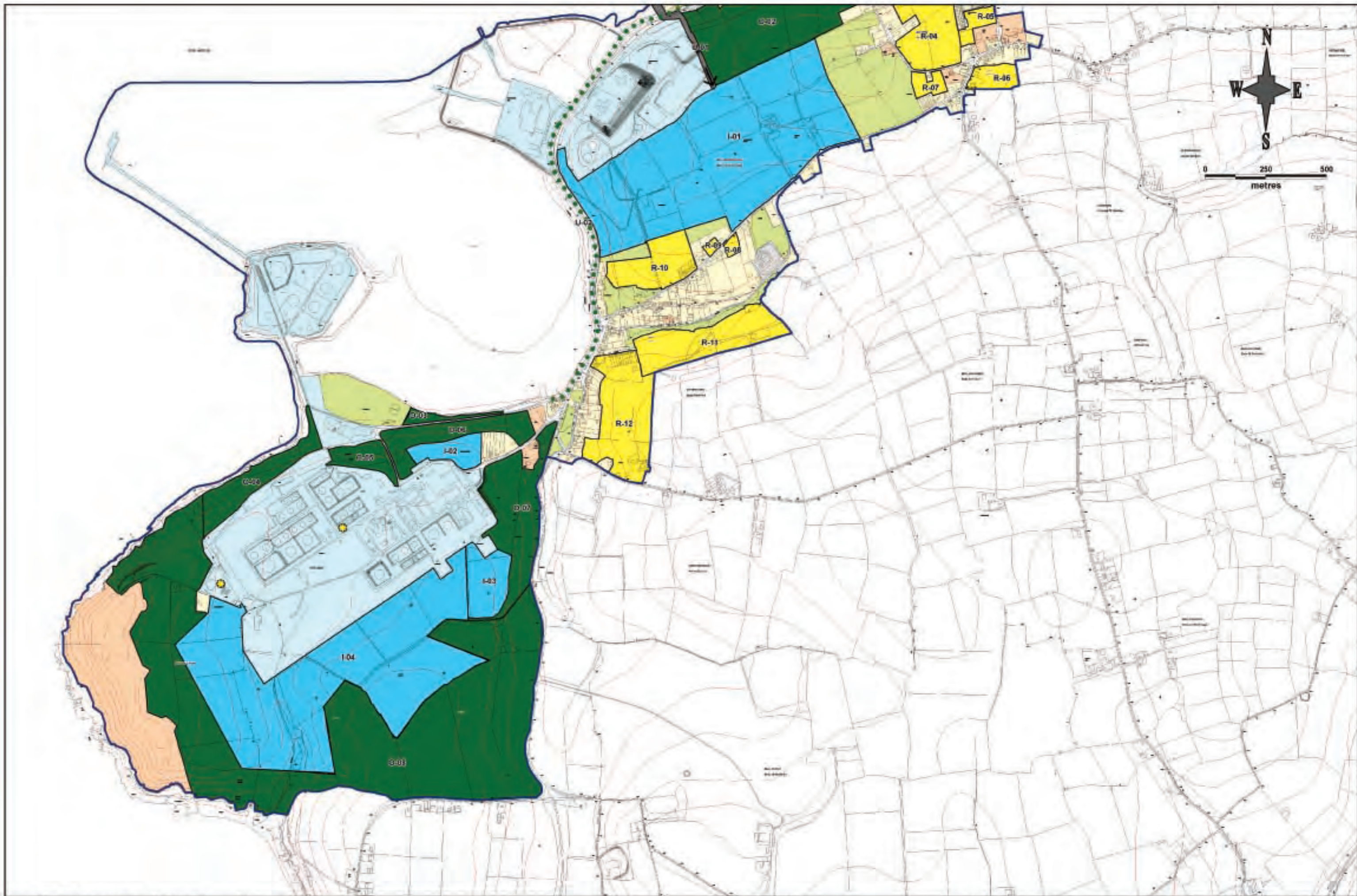
Objective No.	Specific Objective	Approx Area (Ha)
O-04	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	5.5
O-05	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	2.6
O-06	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	5.7
O-07	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	10.7
O-08	Passive open space comprising a mix of agricultural land uses and structural tree planting to provide a mature landscape setting for the adjoining oil refinery. Appropriate landscape proposals for this site will be brought forward as part of proposals for the development of the site I-04.	77.9

Utilities and Infrastructure

2.3.10. The specific utilities and infrastructure objectives for Whitegate - Aghada are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Service corridor.	-
U-02	Pedestrian walk from Rostellan village to Rostellan Wood along the shore of Cork Harbour.	-





3 Youghal Environs

Youghal is located on Cork's eastern border with County Waterford. It is an important ring town and serves a large hinterland in both counties. Youghal is also an important tourist centre which will benefit from the completion of the Youghal by-pass currently under construction.

The overall strategy aims to promote continued development of the town and its hinterland as an employment and service location and its coastal setting with its special recreational, heritage and marine tourism functions.

Most of Youghal is located within the jurisdiction of the Town Council which is 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 Youghal Environs.

3.1 YOUGHAL IN CONTEXT

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

3.1.2. In this Local Area Plan, Youghal is identified as a Main Settlement in the Midleton 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 that Plan. The strategic aims for Youghal are to promote the continued development of the town and its hinterland as an employment and service location; promote its coastal setting and its special recreational, heritage and marine tourism functions.

Population Growth

3.1.3. The 1996 census recorded a population of 5,943 persons, equivalent to 1,885 households, in the town of Youghal. By the year 2000, it is estimated that this had grown to 6,510 persons, equivalent to 2,240 households. According to the forecasts and strategy of the Cork County Development Plan 2003 (as varied), the town will accommodate a growth of 600 households approximately by 2011.

3.1.4. This would bring the 2011 population to around 7,200 in approximately 2,840 households.

Key Planning Considerations

3.1.5. Substantial parts of the area administered by the Town Council remain undeveloped and, therefore, most of the planned growth for the town will be accommodated within their area.

3.1.6. The town of Youghal is particularly attractive enjoying a fine townscape and a beautiful seaside setting. Much of the shoreline to the north and west is designated a candidate Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area. The steep slopes to the east of the town centre and in the northern part of the town's environs contribute significantly to the town's setting.

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

3.1.8. The town continues to suffer adverse effects arising from the conflict between through and local traffic. Over the years, this has had a seriously adverse effect on the environmental quality of the town centre. The bypass, now completed, has had a beneficial effect on the environment of the town.

3.1.9. The present drinking water supply is from River Glendine at Boola, County Waterford. It is treated and pumped to three reservoirs at the top of Cork Hill. This supply is just adequate to meet the needs of the town and expansion programmes are in place for its upgrading.

3.1.10. The sewerage system is combined with the surface water drainage and receives primary treatment before being discharged into the estuary. Although the system is adequate for present capacity there is a need for separation of the effluent and construction of a treatment plant.

3.1.11. Parts of the town centre are liable to tidal flooding. Separation of the foul and storm-water drainage is essential.

Problems and Opportunities

3.1.12. In recent years, Youghal has experienced significant growth and some development pressure, mainly for residential development and tourist accommodation. During the life of this plan it will be important to establish a balance between residential and employment generating development in order to encourage the town to be more self-contained rather than reliant on relatively long distance commuting towards Cork.

3.1.13. For many years the town was served by a railway line linking it with Midleton and Cork but this is now disused. Proposals for the reopening of the section of the line between Cork and Midleton are advancing in consultation with the Department of Public Enterprise, the County and City Councils and Iarnród Éireann. It is a strategic long-term objective of the Council's to re-open the rail line from Midleton to Youghal, however, this may be some time in the future.

This would significantly enhance the potential of the town particularly with regard to tourism development.

3.1.14. Also of importance, both to the town generally and to the tourist industry, is the need to exploit the opportunities to enhance the town centre that arise following the completion of the bypass.

3.2 OVERALL ZONING APPROACH: YOUGHAL ENVIRONS

3.2.1. The development boundary for Youghal Environs includes the area where new development is proposed outside the area of the Town Council's jurisdiction.

3.2.2. The development boundary follows the line of the by pass to the west of the town. As a result, it includes substantial areas of predominantly open land uses that are not, generally, intended for development but nevertheless form part of the structure of the town. These areas have been made the subject of specific objectives.

3.2.3. The Development Plan for the Town Council's Area was adopted by the Town Council in February 2003. To a large extent, it makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town. The land zoned in this plan, has been designated for development because either it will accommodate a form of development that cannot be accommodated within the Town Council's area or reflects land that was designated for development in previous plans but has not yet come forward for development.

3.2.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2003 (as varied) 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).

3.3 SPECIFIC ZONING OBJECTIVES: YOUGHAL ENVIRONS

Residential Areas

3.3.1. In addition to the modest areas zoned for new residential development, provision has also been made in a specific zoning objective, recognising that an area 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, recreation and amenity.

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

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

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development.	7.0
R-02	Medium density residential development.	3.5

Industry and Enterprise

3.3.4. In this plan substantial provision has been made for industry and enterprise development within the town’s environs outside the area administered by the Town Council. This is because the topography of the Town Council’s area does not lend itself so readily to this form of development and so that maximum use can be made of the new bypass in serving these areas.

3.3.5. The specific zoning objectives provide for a variety of industry and enterprise developments.

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Office based industry in a landscaped setting. This development will be carried out in conjunction with the development of the adjoining site as described in specific zoning objective C-01.	5.6
I-02	Industrial estate development.	4.0
I-03	Industrial estate development.	21.2
I-04	Industrial estate development for small and medium industrial units.	22.4

Objective No.	Specific Objective	Approx Area (Ha)
I-05	Industrial development, primarily warehousing and distribution uses, with structural landscaping and tree planting at least 20m deep on all boundaries.	23.8
I-06	Industrial development, primarily warehousing and distribution uses, with structural landscaping and tree planting at least 20m deep on all boundaries.	18.8

Commercial Areas

3.3.7. A specific objective has been included in order to facilitate the development of the former brickworks as a tourist attraction. The objective provides for the development to include a number of ancillary uses and other tourist related non-high street commercial uses. It is intended that this development will be carried out in conjunction with the development of adjoining land for office based industry (see objective I-01).

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

Objective No.	Specific Objective	Approx Area (Ha)
C-01	Development of a tourist attraction based on the historic association of this site, and the structures on it, with the former Youghal Brickworks. This will involve comprehensive proposals for the protection and preservation of the historic structures on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of appropriate interpretive facilities and associated tourist related non-high street commercial uses.	13.8

Open Space, Sports, Recreation and Amenity

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

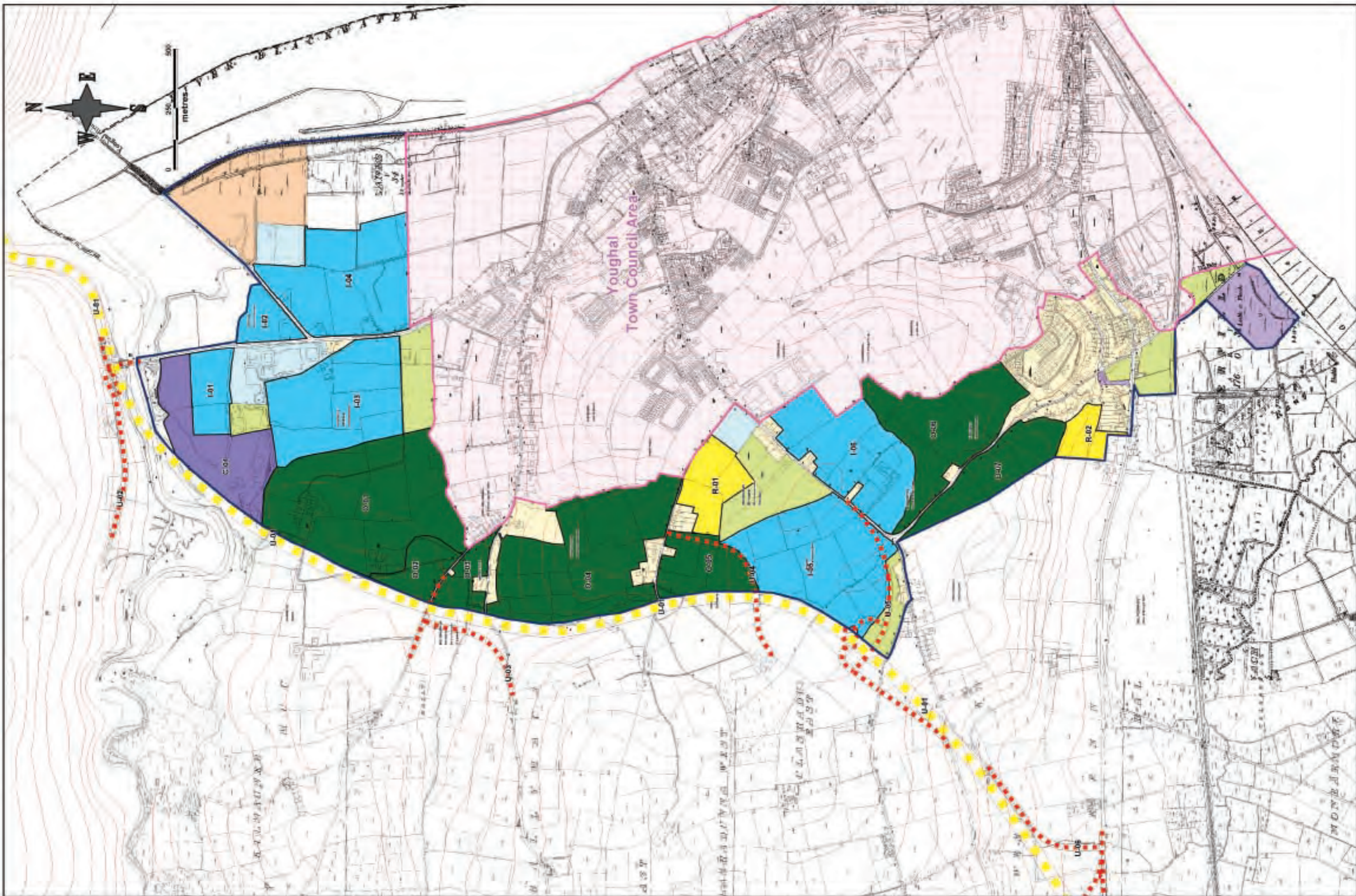
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. There may be some potential for active recreation linked to the possible use of existing historic dwellings as hotels but, generally, built development will be resisted.	33.9
O-02	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. There may be some capacity to accommodate individual dwellings in an appropriate form and setting in order to add to the range of housing choice in the town and provide an alternative to sporadic housing in the countryside. Development should respect the existing framework of mature trees and hedgerows and utilise the existing private road network as the principal means of access.	4.8
O-03	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	4.1
O-04	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	29.5

Objective No.	Specific Objective	Approx Area (Ha)
O-05	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	8.2
O-06	Passive open space. This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	18.8
O-07	Passive open space. This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	10.4

Utilities and Infrastructure

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








Objective No.	Specific Objective	Approx Area (Ha)
U-01	Youghal Bypass.	-
U-02	Access road to bypass route.	-
U-03	Access road to bypass route.	-
U-04	Access road.	-
U-05	Access road to bypass route.	-
U-06	Access road.	-












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

Castlemartyr

Cloyne

Killeagh

4 Castlemartyr

4.1 CASTLEMARTYR IN CONTEXT

4.1.1. Castlemartyr is located approximately 8 kilometres east of Midleton, on the N25 National Primary route and between the villages of Mogeely and Ladysbridge to the north and south respectively.

4.1.2. The population of Castlemartyr has increased significantly in recent years. The 2002 census recorded a population of 577 persons in 213 households. This represents a significant increase over the 1996 census, which recorded a population of 484 in 148 households.

4.1.3. The village is surrounded by a large rural hinterland, the western part of which is within the designated Rural Housing Control Zone. The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of the rural area. This restriction is relaxed in principle for local rural housing needs.

4.1.4. In the overall strategy of this Local Area Plan, Castlemartyr is designated as a **Key Village** in East Cork. The strategic aims for the village are to consolidate existing development in tandem with the provision of services and to encourage high quality residential amenities and facilities.



4.2 PLANNING CONSIDERATIONS

4.2.1. Castlemartyr is an important local service centre, and has a number of key community facilities including a primary school, churches, health centre, convenience stores, public houses and a certain amount of comparison-shopping. The village is served by regular daily bus services, which operate between Youghal and Cork City.

4.2.2. In recent years, the village has experienced a significant amount of residential development, which has been located generally to the east and south east of the village's main street.

4.2.3. The village and surrounding area has a wealth of natural and built heritage. There are five buildings or other structures located within the village, which are entered in the Record of Protected Structures. This includes St. Anne's Church of Ireland and Castlemartyr Castle, which, along with its grounds and part of the village main street, are included as part of an Architectural Conservation Area, where it is an objective to protect and enhance the special character of the area. To the east of the village, Clasharinka Pond and surrounding fields are proposed as a natural heritage area, due to the presence of rare flora.

4.2.4. The present level of through traffic, including large numbers of heavy goods vehicles, is creating a considerable amount of traffic congestion in the village. A proposed bypass to the north of the village, combined with some additional traffic management, should help ease traffic congestion.

4.2.5. There are major constraints with the existing water supply, which serves Ladysbridge and Mogeely, as well as Castlemartyr. The Council's "Assessment of Water Services Needs 2004," proposes that the water distribution network is upgraded, a new reservoir is built and the source is protected. These works will provide capacity to meet the projected demand, improve service to consumers and comply with the Drinking Water Regulations.

4.2.6. Cork County Council's "Assessment of Water Services Needs 2004," proposes that the waste water treatment plant will be expanded, tertiary treatment be provided and nutrient and BOD discharges be reduced to the Kiltha River. Storm water separation will also be provided.

4.2.7. It should be noted that the biological quality and phosphorous levels of this section of the Kiltha River (also known as the Womanagh River) are currently an issue in the receiving waters of this settlement.

4.3 PROBLEMS AND OPPORTUNITIES

4.3.1. Proposals for a major hotel and golf course on the grounds of Castlemartyr Castle should greatly improve the tourist and commercial opportunities of the village. The proposed by-pass combined with the villages' wide main street offers the opportunity for greater pedestrian priority and public space.

4.3.2. It is important that the village retains its compact form, in particular an improved village centre, retaining the unique character of the streetscape and with provision for improved street lighting, public footpaths and street furniture.

4.3.3. The rural setting of Castlemartyr along with its proximity to Midleton and to Cork City makes it an attractive location for development. However opportunities for development are limited to a number of areas. The proposed by-pass will act as a long-term boundary to the north of the village, while it is important that the strategic gap between Castlemartyr and Ladysbridge to the south of the village, remains free from development to protect the individual identity of both these settlements. It is also important that Castlemartyr Castle is protected and that the heritage value of Clasharinka Pond is preserved.

4.4 PLANNING PROPOSALS

4.4.1. Recent development in Castlemartyr has focussed mainly on residential uses. An important component of this Local Area Plan is to promote other forms of development such as commercial, industrial and tourism type uses and to encourage and help facilitate a greater amount of community facilities within the village. The main street will continue as the main focal point of the village, while an area north of the main street has been identified to facilitate the expansion of the neighbourhood centre.

4.4.2. The grounds of Castlemartyr House and Castle, offers the opportunity to develop tourism and recreation uses within Castlemartyr. It is proposed to further develop the amenities and provide greater access to the natural and scenic amenities of the area by developing two new amenity walks.

4.4.3. The development boundary for Castlemartyr allows for the expansion of the existing village centre and for additional residential and industrial development. The proposed bypass to the north of the village should help ease traffic congestion and provide an opportunity for traffic calming and scope for greater public and pedestrian space along the main street.

4.5 SPECIFIC ZONING OBJECTIVES: CASTLEMARTYR

Residential Areas

4.5.1. The specific residential zoning objectives for Castlemartyr are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include nursing home and playing pitch.	7.6
R-02	Medium density residential development.	4.3
R-03	Low-density residential development to include playing pitches and crèche. The southern boundary, which is the most elevated part of the site, should include a broadleaf tree planted buffer, of minimum 10 metre depth.	13.8
R-04	Low-density residential development to include retention of existing hedgerows and to include a 25 metre broadleaf tree planted buffer along its eastern boundary. This site forms an important part of the eastern approach to Castlemartyr and long-term boundary for the village. It is important that any proposals on this site are of a high standard of design and protect the natural heritage value of Clasharinka Pond to the east.	3.4

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Facilitate expansion of neighbourhood centre, subject to satisfactory vehicular and pedestrian access, while also preserving the architectural character of the streetscape, and to include a mix of uses such as general office, retail, office based industry, community facilities, residential development and an element of off-street car parking.	7.7

Industry and Enterprise

4.5.3. The specific industry and enterprise zoning objective for Castlemartyr is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Small to medium sized Industry.	6.2

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing playing pitches. These lands provide an important amenity for the village and form an important part of the long-term strategic gap between Castlemartyr and Ladysbridge.	4.5

Utilities and Infrastructure

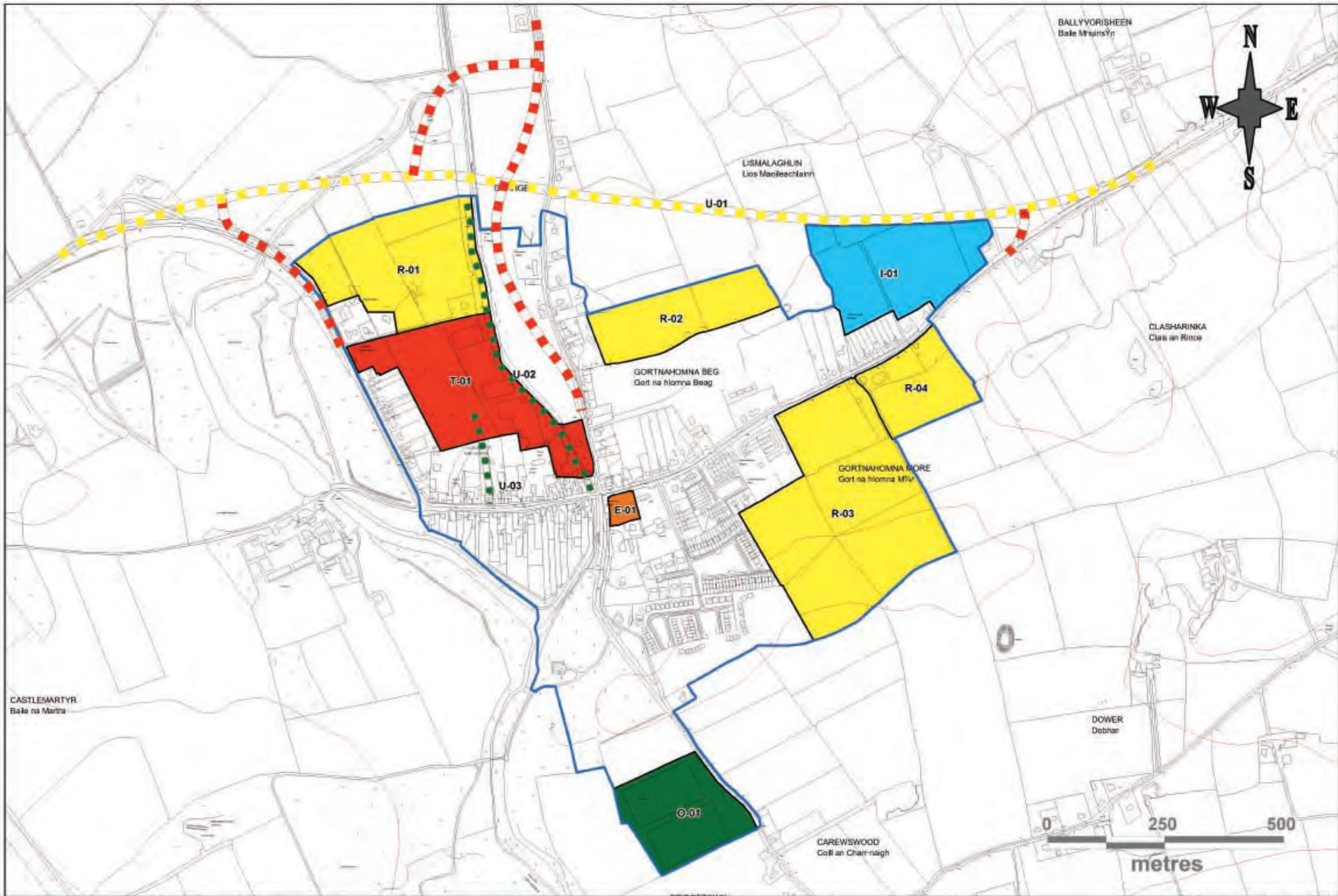
4.5.5. The specific utilities and infrastructure zoning objectives for Castlemartyr are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Proposed bypass.	
U-02	Develop amenity walk along the bank of the Kilttha River.	
U-03	Develop pedestrian access between the proposed new neighbourhood centre and existing main street.	

Educational, Institutional and Civic Areas

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Sheltered housing along with provision for community uses, and active open space for public recreation including the provision of a play area.	0.4



5 Cloyne

5.1 CLOYNE IN CONTEXT

5.1.1. Cloyne is located approximately 7 kilometres south of Midleton, on the R629 regional route, which connects Midleton with Ballycotton.

5.1.2. Cloyne is surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone, where it is an objective primarily to restrict individual urban-generated houses and protect the character of the rural areas. This restriction is relaxed in principle for local rural housing needs.

5.1.3. After a period of decline in the early 1990's, the population of Cloyne has recovered and increased significantly in recent years. The 2002 census recorded a population of 785 persons in 268 households. This represents a significant increase over the 1996 census, which recorded a population of 673 in 221 households.

5.1.4. In the overall strategy of this Local Area Plan, Cloyne is designated as a **Key Village** within Metropolitan Cork. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services, to promote village centre renewal and to encourage high quality residential amenities and facilities.



5.2 PLANNING CONSIDERATIONS

5.2.1. Cloyne has a number of important community facilities including a cathedral, pharmacy, childcare facilities, convenience stores, primary school, community hall, public houses, Garda Station and GAA grounds. Daily public bus services connect Cloyne with Cork City, Midleton, Ballycotton and Whitegate.

5.2.2. Cloyne has a wealth of natural and built heritage. There are six buildings or other structures, which are entered in the Record of Protected Structures, including Cloyne Cathedral, Saint Colman's Roman Catholic Church, a round tower and 18th Century warehouse. There is also an extensive cave system to the east of Cloyne, situated mainly within the grounds of Cloyne House, and which along with part of the village centre, is included as part of an Architectural Conservation Area, where it is an objective to protect and enhance the special character of the area.

5.2.3. In the 1996 Cork County Development Plan (as varied), Cloyne was designated as a "priority village" in order to halt the trend of population decline and to promote village renewal. After a period of relatively little development, Cloyne is now experiencing a significant amount of residential development located mainly to the west of the village centre. The recent town renewal scheme has facilitated a number of redevelopment opportunities, including the redevelopment of an eighteenth century warehouse on Church Street.

5.2.4. In general road access to the village is considered adequate at present, however certain sections are not considered suitable for large volumes of traffic. Access within the village is constrained in a number of locations, most notably in the centre of the village at the junction of Rock Street and Chapel Street.

5.2.5. The water supply is considered adequate to cater for the development envisaged in this plan. The existing sewerage scheme is considered adequate to facilitate development in the short term, however development opportunities to the east of the village are limited due to network constraints.

5.3 PROBLEMS AND OPPORTUNITIES

5.3.1. An important issue facing settlements such as Cloyne is to achieve a balance between residential and other forms of development such as commercial, industrial and retail as well as providing a satisfactory range of community facilities and an enlarged village or neighbourhood centre. There might also be an opportunity to establish tourist related development, based around Cloyne House and the adjacent cave system. However any development proposals, will be required to protect the grounds of the houses and be consistent with the objectives for the Architectural Conservation Area, as set out in the Cork County Development Plan 2003 (as varied).

5.3.2. It is important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding development on the slope to the north, and by avoiding sprawl on important approach roads to the village.

5.3.3. Other issues include the provision for improved public footpaths and off-street car parking with an enhanced streetscape, and the need for improved infrastructure, additional or improved community facilities and the provision of traffic calming measures.

5.3.4. It is proposed to increase the capacity of the waste water treatment plant in the village in Cork County Council's "Assessment of Water Services Needs 2004." The sewage collection network will be extended and storm water separation will take place. The proposed works will provide capacity to meet the projected demand.

5.4 PLANNING PROPOSALS

5.4.1. During the life of this Plan, development will focus mainly on the redevelopment and expansion of the village centre, the low-lying lands close to the village centre to the north and the lands to the east of the settlement.

5.4.2. The development boundary for the village defines the existing extent of the built up area, whilst also allowing some expansion for residential development. An area to extend the village centre has been defined. It is envisaged that this area will accommodate a mix of uses including an element of car parking. The main area for residential expansion will be to the northwest of the village centre, while it is proposed to allow the existing cemetery extend to the north.

5.4.3. The cross roads at the centre of the village is poorly aligned for current and future traffic movements. A new road is under construction, as part of a residential development, immediately to the north of the cross roads which will connect the Midleton road with the Shanagarry road to the east.

5.4.4. The proposed residential zoning on the northern boundary of the village may provide an opportunity to complete a northern relief road around the village by connecting the Midleton road with the Whitegate road to the west.

5.4.5. It is proposed to further develop the amenities and provide greater access to the natural and scenic amenities of the area by developing two new amenity walks.

5.5 SPECIFIC ZONING OBJECTIVES: CLOYNE

Residential Areas

5.5.1. The specific residential zoning objectives for Cloyne are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development, including the construction of a through road from west to east across the site. The exact location of the road to be agreed at planning application stage. Any proposed development on this site should include at least 4.0 hectares of active open space to include playing pitches and amenity walk.	12.4
R-02	Medium density residential development facing onto the proposed open space on the northern portion of the site and to include amenity walk connecting proposed open space with Chapel Street.	0.9
R-03	Medium density residential development.	1.2
R-04	Low-density residential development.	2.8
R-05	Low-density residential development, to include the retention and strengthening of existing hedgerows and mature trees.	1.2
R-06	Low-density residential development.	2.1
R-07	Medium density residential development.	4.8
R-08	Low-density residential development.	1.5
R-09	Low-density residential development, to include the retention and strengthening of existing hedgerows and mature trees and contingent on the provision of a satisfactory single access onto the minor road.	2.6

Objective No.	Specific Objective	Approx Area (Ha)
R-10	Medium density residential development to include a mix of house types and sizes to include a tree planted buffer to the east of the site. The archaeological significance of the area is, however, paramount and any proposal for the site will be dependant on a satisfactory proposal which does not detract from the archaeological, historical and visual importance of the site.	3.8
R-11	Low density residential development.	3.9

Industry and Enterprise

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industry - small to medium sized enterprises to facilitate start-ups or incubator units.	1.0
I-02	Industrial estate development suitable for small to medium sized industrial units to accommodate, in part, existing businesses that are currently located within the settlement but which may be incompatible with neighbouring residential areas. Any development on this site is contingent on the provision of a satisfactory single access onto the road and should include provision for screen tree planting to northern and western boundary of site.	5.3

Town Centre / Neighbourhood Centre

5.5.3. The specific town centre / neighbourhood centre zoning objectives for Cloyne are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Neighbourhood Centre including convenience and comparison-shopping, offices, restaurants and residential uses, and to include an element of off-street car parking and satisfactory pedestrian access to Chapel Street.	1.7
T-02	Town Centre uses.	0.1

Educational, Institutional and Civic

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

Objective No.	Specific Objective	Approx Area (Ha)
E-01	Allow for expansion of the existing cemetery.	0.3

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Maintain existing open space and recreation area.	2.7
O-02	Active open space for informal recreation.	8.8

Utilities and Infrastructure

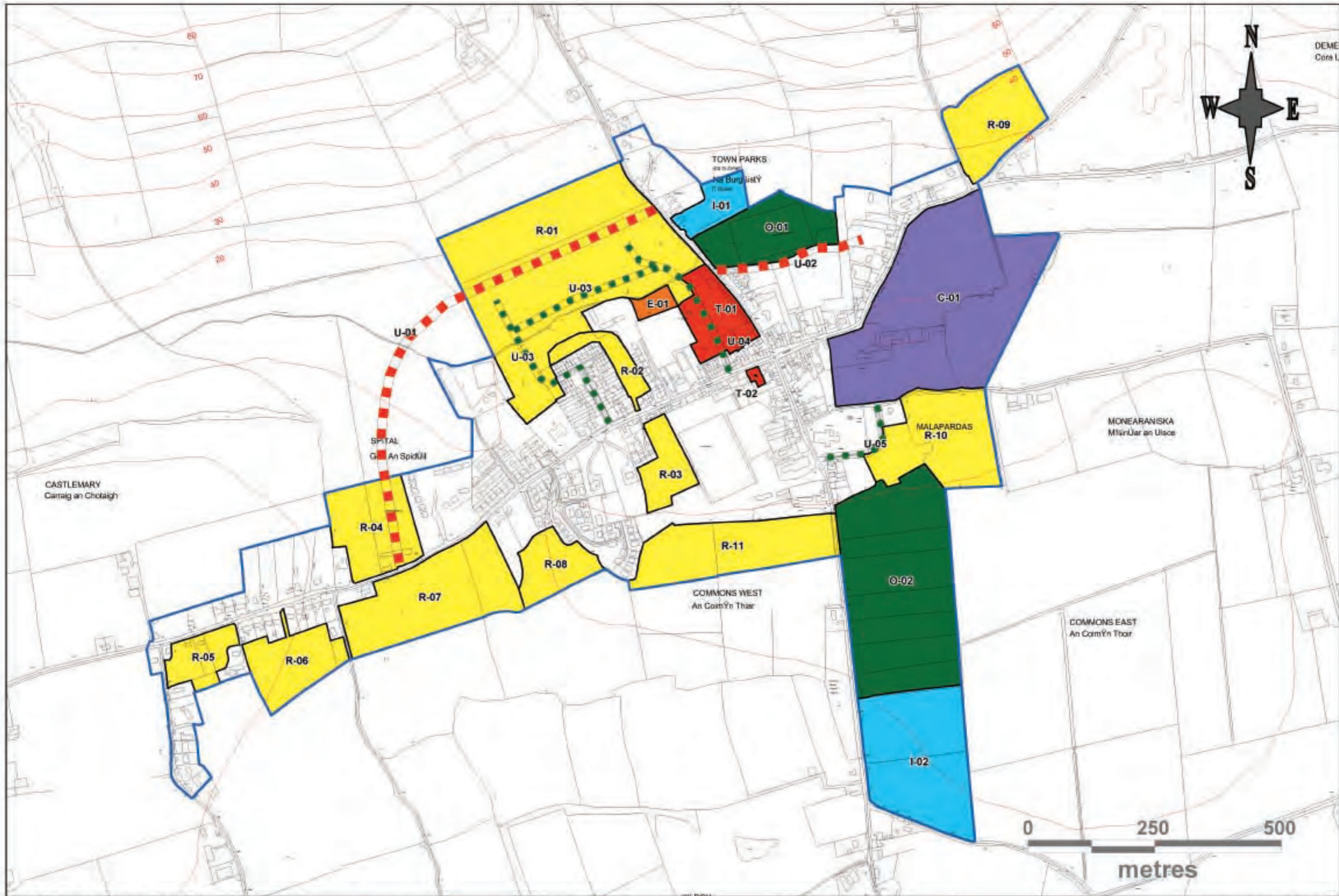
5.5.6. The specific utilities and infrastructure zoning objectives for Cloyne are set out in the following table:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
U-01	Provide Relief Route.	-
U-02	Provide Relief Route.	-
U-03	Develop and maintain amenity walk.	-
U-04	Develop and maintain amenity walk.	-
U-05	Maintain amenity walk.	-

Commercial Areas

5.5.7. The specific commercial zoning objective for Cloyne is set out in the following table:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
C-01	Development of a tourist attraction based on the cave network and historical structures associated with this site. This will involve comprehensive proposals for the protection and preservation of the historic structures and landscaping on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of appropriate interpretive facilities and associated tourist related non-high street commercial uses.	10.8



6 Killeagh

6.1 KILLEAGH IN CONTEXT

6.1.1. Killeagh is located approximately 10 kilometres west of Youghal and 14 kilometres east of Midleton and is situated on the N25 National Primary route and former rail line connecting Youghal and Cork.

6.1.2. The population of Killeagh has increased significantly in recent years. The 2002 census recorded a population of 426 persons in 145 households. This represents an increase over the 1996 census, which recorded a population of 362 in 107 households.

6.1.3. In the overall strategy of this Local Area Plan, Killeagh is designated as a **Key Village** in East Cork. The strategic aims for the village are to promote sympathetic development in tandem with the provision of services, to promote development and regeneration of the village core and to encourage high quality residential amenities and facilities.

6.2 PLANNING CONSIDERATIONS

6.2.1. Killeagh has a number of important community facilities including a primary school, church, convenience stores, post office, pharmacy, Garda station, veterinary clinic and public houses and is served by regular daily bus services, which operate between Waterford, Youghal and Cork City.

6.2.2. The village has some valuable amenity areas including Killeagh GAA grounds and Glenbower Wood, which is situated along part of the Dissour River valley to the north of the village.

6.2.3. In recent years, Killeagh has experienced a significant amount of residential development. The industrial zoning to the east of the village, which was carried forward from the 1996 County Development Plan (as varied), remains undeveloped.

6.2.4. There are five buildings or other structures entered in the Record of Protected Structures, including Killeagh Mills, Saint John & Saint Virgilius Catholic Church, the Church of Ireland and Dromdihy Country House & Stables, which is located to the northeast of the village.

6.2.5. Due to its special character, part of the village centre including part of the main street are included as part of an

Architectural Conservation Area, where it is an objective to protect and enhance the special character of this area.



6.2.6. Major work is required to upgrade the existing water supply, including the provision of a new source, storage and treatment facilities.

6.2.7. The existing sewage treatment plant has been upgraded in recent years, however in the long term additional work will be required to facilitate the development proposals envisaged in this plan.

6.2.8. It should be noted that the phosphorus levels of this section of the River Dissour are currently an issue in the receiving waters of this settlement.

6.3 PROBLEMS AND OPPORTUNITIES

6.3.1. Killeaghs' rural setting, good range of services and accessibility to Midleton and to Youghal makes it an attractive location for development. Improvements to the village centre, including an enhanced streetscape with provision for improved public footpaths and off-street car parking would also be desirable. It is also important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding development on the hillsides and slopes to the north of the village.

6.3.2. The present level of through traffic, including large numbers of heavy goods vehicles, is creating a considerable amount of traffic congestion in the village. The proposed bypass combined with traffic calming and pedestrian safety measures in the village, could help ease this congestion. The re-opening of the rail connection between Youghal and Cork remains a long term objective for the village.

6.4 PLANNING PROPOSALS

6.4.1. During the life of this plan, development will focus mainly on lands close to the village centre. The scale and form of development will be very much dependant on improvements to the villages' infrastructure including the completion of the Killeagh bypass to the south of the village which will bring a degree of alleviation to the congestion currently experienced in the village. However, it is essential that pedestrian safety and traffic calming measures are also provided.

6.4.2. The Council's "Assessment of Water Services Needs 2004," proposes the provision of a new ground water source, a rising main, treatment and additional storage for the village. These works will provide capacity to meet the projected demand, improve service to consumers, comply with the Drinking Water Regulations and provide security of supply. This work will be done as part of a Serviced Land Initiative.

6.4.3. Cork County Council's "Assessment of Water Services Needs 2004," proposes that storm water separation be provided as part of a Serviced Land Initiative. This work will reduce overflows and improve the performance of the waste water treatment plant.

6.4.4. The development boundary for the village defines the existing extent of the built up area, whilst also allowing some expansion for residential development.

6.4.5. It is proposed to redevelop Killeagh Mills, which is a protected structure. It is also proposed to develop the amenities of the village by providing greater access to the natural and scenic amenities of the area through the development of two new amenity walks.

6.5 SPECIFIC ZONING OBJECTIVES: KILLEAGH

Residential Areas

6.5.1. The specific residential zoning objectives for Killeagh are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development (subject to flood study) to include minimum 50 metre wide buffer along the north-western boundary of the site to be reserved for open space / recreation uses.	3.1

Objective No.	Specific Objective	Approx Area (Ha)
R-02	Low-density residential development, individual serviced sites.	1.1
R-03	Low-density residential development.	2.9
R-04	Medium density residential development (subject to flood study), to include minimum 20 metre wide buffer and amenity walk along the north-western boundary of the site.	1.0
R-05	Medium density residential development.	8.5
R-06	Medium density residential development.	0.4
R-07	Medium density residential development, to include nursing home and satisfactory access.	4.8
R-08	Medium density residential development to include serviced sites and a mix of house types and styles; a crèche shall also be provided.	5.5

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	New village / neighbourhood centre subject to satisfactory vehicular and pedestrian access to the village main street and to include provision for village park and car parking. The development of buildings is precluded within 50 metres of the Waste Water Treatment Plant; this area is reserved for car parking and open space.	3.2

Industry and Enterprise

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

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Industry - small to medium sized enterprises to facilitate start-ups or incubator units.	2.4
I-02	Stand alone industry.	5.4

Special Zoning Objective

6.5.4. The specific mixed use and special use zoning objective for Killeagh is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	This protected structure is an important part of Killeagh's built heritage. An opportunity exists to re-use this structure for appropriate uses (such as residential, commercial or a mix of uses), provided its character remains intact and the conservation of the structure is ensured.	0.7

Educational, Institutional and Civic

6.5.5. The specific educational, institutional and civic zoning objectives for Killeagh are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	New cemetery.	2.9
E-02	New primary school.	3.3

Open Space, Sports, Recreation and Amenity

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

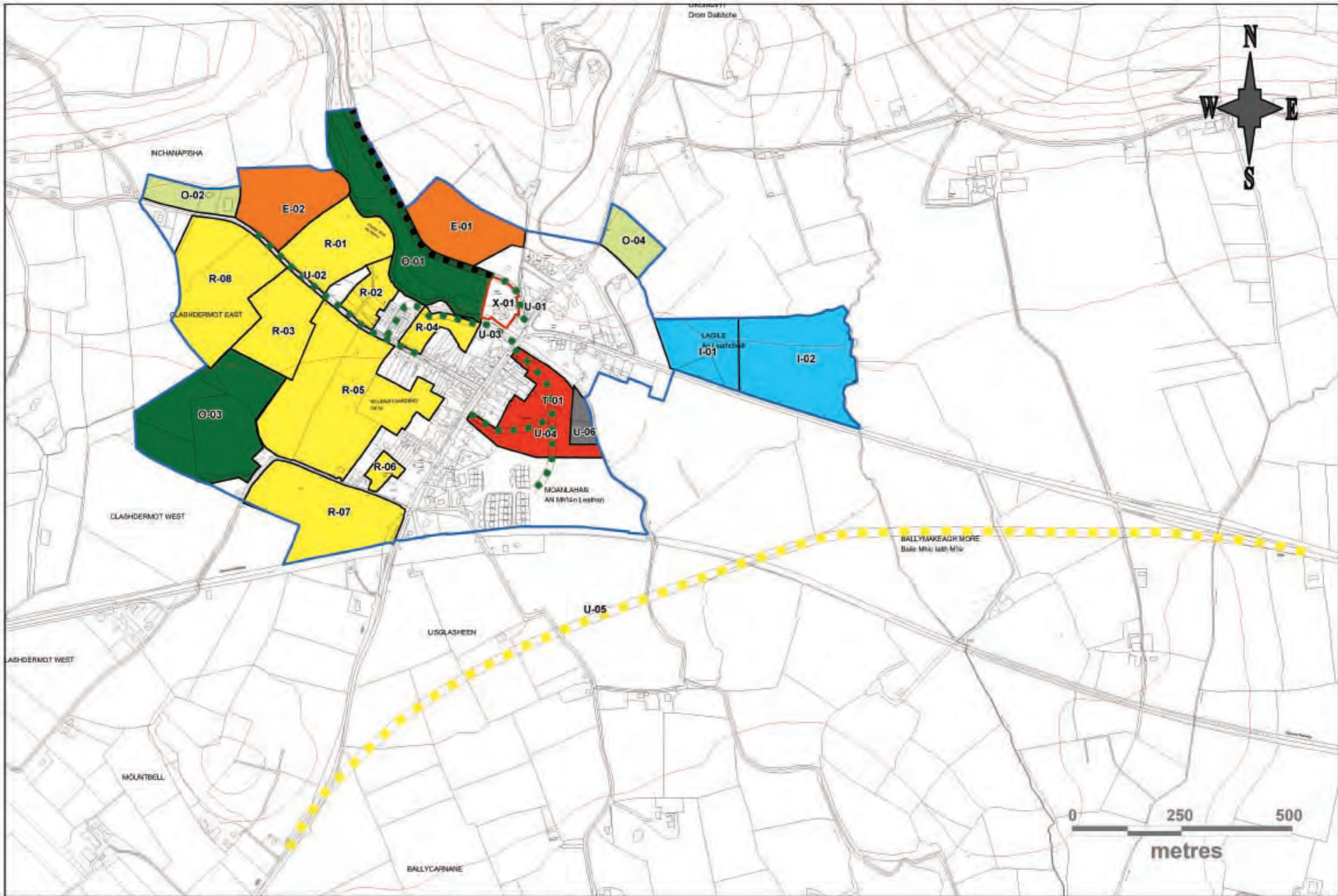
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Protect the special character and amenity value of Glenbower Wood.	5.3
O-02	Lands to remain predominantly open and rural in character, with limited potential for individual dwellings.	1.3
O-03	Maintain existing sports and amenity area.	6.5
O-04	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme for all of the lands with detailed provision for retaining and strengthening of hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	1.3

Utilities and Infrastructure

6.5.7. The specific utilities and infrastructure zoning objectives for Killeagh are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Maintain amenity walk through Glenbower Wood.	-
U-02	Extend public footpaths and lighting to the north of the village centre, in conjunction with the proposed new school.	-
U-03	Develop and maintain pedestrian walk.	-








<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
U-04	Develop and maintain pedestrian walk from existing main street to the proposed new neighbourhood centre.	-
U-05	Proposed by-pass.	-
U-06	Waste water treatment plant.	0.5












Legend for Zoning Maps :

LAND USE CATEGORIES





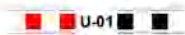


Established Areas

-  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
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-  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)
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-  Access Road / Distributor Route (Proposed road lines are indicative only)
-  Access Point
-  Current Seveso Site

VILLAGES

Ballincurrig

Ballycotton

Ballymacoda

Churchtown South

Dungourney

Ladysbridge

Mogeely

Saleen

Shanagarry / Garryvoe

7 Ballincurrig

7.1 BALLINCURRIG IN CONTEXT

7.1.1. Ballincurrig is situated within the attractive Owenacurra River Valley, approximately two kilometres north of Lisgoold and ten kilometres north of Midleton.

7.1.2. In the overall strategy of this Local Area Plan, Ballincurrig is designated as a **Village** within East Cork. The strategic aims for the village are to consolidate its role as an important local service centre and promote small-scale expansion through residential and other development.

7.1.3. Due to its proximity to Midleton and Cork City, part of the rural hinterland surrounding Ballincurrig, is located within the Rural Housing Control Zone, as defined in the Cork County Development Plan 2003 (as varied). The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.



7.1.4. The village has a number of important services including a primary school, public house, nursing home and Ballincurrig creamery, which is located immediately to the north of the village and serves a larger agricultural hinterland.

7.1.5. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Ballincurrig. However, it was identified, along with a number of other villages in East Cork, as a location where some housing development would be encouraged, in

order to help maintain the services that exist in the settlement. In recent years, the village has experienced a limited amount of development.

7.1.6. The main access to Ballincurrig is from the R626 regional route, part of which runs through a number of narrow and constrained valleys, and is generally not suitable for large volumes of traffic.

7.1.7. The current water supply to Ballincurrig is shared with Lisgoold and is limited in terms of supply. Upgrading of the supply is proposed in the Council's "Assessment of Water Services Needs 2004" to meet the projected demand and to provide security of supply.

7.1.8. A new waste water treatment plant is proposed for the village in Cork County Council's "Assessment of Water Services Needs 2004," which will have capacity for the proposed growth and reduce the Biological Oxygen Demand and nutrient loads to the Owenacurra River.

7.1.9. It should be noted that the biological quality and phosphorus levels of this section of the River Owenacurra are currently an issue in the receiving waters of this settlement.

7.2 PLANNING PROPOSALS

7.2.1. Ballincurrig's rural setting and proximity to Midleton, as well as having a number of important services, makes it an attractive location for development. Some development is proposed, provided the rural character of the area is maintained. It is particularly important that development avoids the lands to the north and protects the mature hedgerows and trees in this area.

7.2.2. The development boundary for Ballincurrig is largely determined by topography, landscape and infrastructure considerations. The main development proposals within the development boundary are focused to the north and southeast of the school.

7.2.3. To allow the village to develop in an orderly manner, it is important to further develop the existing village facilities and infrastructure, including some improvements to public footpaths and lighting. It is particularly important that the proposed improvements to the public sewerage system are provided, and that an adequate water supply to the village is secured prior to further development taking place.

7.3 SPECIFIC ZONING OBJECTIVES: BALLINCURRIG

Residential Areas

7.3.1. The specific residential zoning objectives for Ballincurrig are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low density residential development to include public footpaths and lighting along the public road.	0.8
R-02	Medium density residential development to include convenience shop, crèche and public footpaths and lighting in conjunction with street frontage development on the southwestern boundary of the site.	3.1

Open Space, Sports, Recreation and Amenity

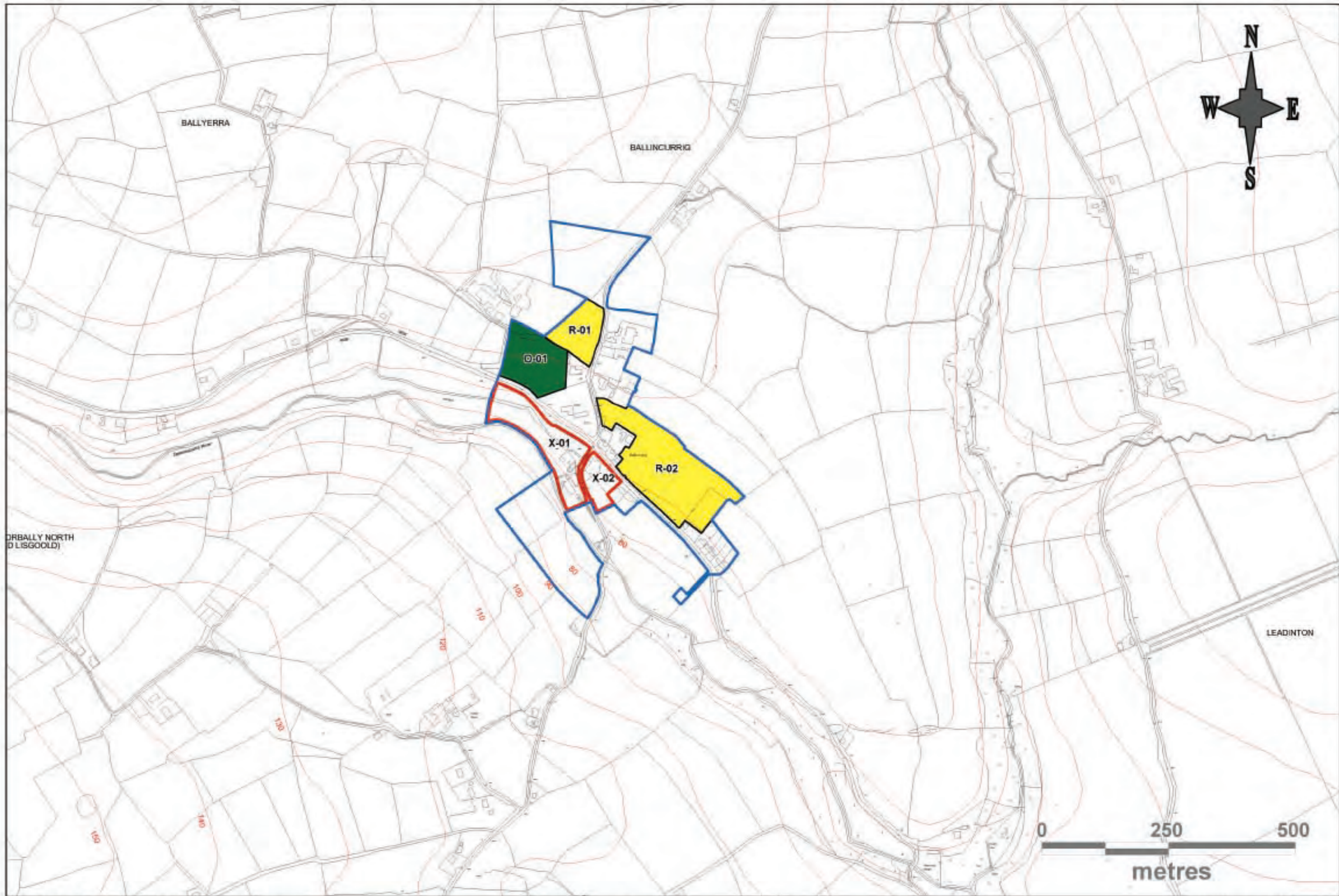
7.3.2. The specific open space, sports, recreation and amenity zoning objective for Ballincurrig is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Open space and amenity area including provision for playing pitches.	1.3

Special Zoning Objectives

7.3.3. The specific mixed use and special use objectives for Ballincurrig are set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
X-01	Opportunity site for the redevelopment of Ballincurrig Woollen Mills for residential or mixed use development. Any proposed development should protect the character of the existing mill buildings, avoid the risk of flooding from the Owenacurra River and protect mature trees in the area.	1.6
X-02	Opportunity site for the redevelopment of old buildings, to a mix of residential / commercial or other uses.	0.5



8 Ballycotton

8.1 BALLYCOTTON IN CONTEXT

8.1.1. Ballycotton is situated approximately seventeen kilometres southeast of Midleton and four kilometres south of Shanagarry village. Ballycotton is an important fishing port and popular holiday resort and plays an important role in the development of tourism in the East Cork area.

8.1.2. In the overall strategy of this Local Area Plan, Ballycotton is designated as a **Village** in East Cork. The strategic aims for Ballycotton are to protect the special character and coastal setting of the village and to promote sympathetic development in tandem with the provision of services.

8.1.3. The village is situated on an elevated headland within an area comprising considerable natural and scenic amenities. Much of the area is designated as part of an extensive area of scenic landscape, while Ballycotton Islands, which are located to the east of the village are proposed as a Natural Heritage Area.

8.1.4. Despite a number of residential developments in recent years, the population of Ballycotton has actually declined over the last inter-censal period. The 2002 census for Ballycotton recorded a population of 425 persons in 144 households. This represents a decrease from the 1996 census, which recorded a population of 477 in 149 households.

8.2 PLANNING CONSIDERATIONS

8.2.1. Ballycotton has a number of important community facilities including a primary school, convenience stores, Garda station, church, community centre, post office and a lifeboat station and marine emergency services, which serve Ballycotton Harbour and a wider coastal area. A daily public bus service operates between Ballycotton, Midleton and Cork City.

8.2.2. The village also has a number of guesthouses, public houses, restaurant and a hotel, which are important for the tourist industry in the area. Amenities in the area include a pitch and putt club, a coastal amenity walk and a number of beaches.

8.2.3. In recent years, Ballycotton has experienced some growth, mainly for residential development often related to the tourist accommodation and second home market. It is important for

Ballycotton that the demands for housing from permanent residents is not overwhelmed by that for tourist accommodation or second homes.

8.2.4. Ballycotton has an important built and natural heritage. There are four buildings or other structures entered in the Record of Protected Structures including Star of the Sea Roman Catholic Church and Saint Colman's Church. Ballycotton Islands, which are located to the east of the village are proposed as Natural Heritage areas, due mainly to the prevalence of seabirds and rare flora.

8.2.5. Road access to and within the village is generally unsuitable for large volumes of traffic and the village regularly suffers from congestion, particularly during peak holiday periods. Car parking is limited within the village, and an over reliance on on-street car parking, combined with narrow streets further exacerbates traffic congestion.



8.2.6. The current water supply to Ballycotton is from the Whitegate Regional Water Supply Scheme, which is limited at the moment due mainly to network deficiencies.

8.2.7. There is no waste water treatment in the village at present, however it is proposed in the Council's "Assessment of Water Services Needs 2004," to develop a joint scheme serving Shanagarry, Garryvoe and Ballycotton which will eliminate inappropriate discharges to designated bathing areas and increase capacity to meet projected demand. The scheme, estimated to cost €3.6 million, has been approved to enter planning by the Department of the Environment, Heritage and Local Government.

8.3 PROBLEMS AND OPPORTUNITIES

8.3.1. The principal concern regarding development in Ballycotton is to ensure a balance between permanent residents and holiday visitors, avoiding an excess of often-vacant holiday homes. Furthermore,

holiday home developments, if inappropriately located, can result in a serious loss of vitality in areas such as Ballycotton during the winter months. Equally the loss of the unique character of the village resulting from insensitive large-scale development could seriously undermine the attractiveness of the village and surrounding area.

8.3.2. It is also important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding development on prominent hillsides and ridges to the south. It is also important that the shoreline, particularly those areas that may be susceptible to coastal erosion are adequately protected from inappropriate development.

8.3.3. Ballycotton is a popular destination for day trips and longer-term tourism. The tourist potential of the village itself would benefit from infrastructural improvements and the development of additional tourist facilities such as car parking and some additional accommodation, while the protection of the village streetscape and provision for improved street lighting, public footpaths and street furniture would also be desirable.

8.3.4. The coast and shoreline of the area offers opportunities for the development of informal recreation facilities. Other important issues for the area include internal traffic management and improved public transport services to the village.

8.4 PLANNING PROPOSALS

8.4.1. Within the area, capacity for new development is limited by the complex topography, sensitive environmental setting and inadequate infrastructure. There are a number of elevated ridges and prominent hilltops to the south and west of the villages' main street, which are particularly sensitive to development, as they not only form part of the landscape setting of Ballycotton, but also the wider coastal area. There are a number of opportunities for infill development throughout the area, provided that the special character of the village is maintained.

8.4.2. Due to its sensitive scenic and coastal setting and significant topographical and accessibility constraints, consolidation of the settlement as a provider of important local services and public amenities, along with some limited tourism development and residential expansion is considered the most appropriate strategy for Ballycotton.

8.4.3. The development boundary for the village consolidates the extent of the built up area, whilst also allowing some expansion for residential development to the south of the main street.

8.4.4. It is proposed to further develop the amenities and provide greater access to the natural and scenic amenities of the area by developing two new amenity walks.



8.5 SPECIFIC ZONING OBJECTIVES: BALLYCOTTON

Residential Areas

8.5.1. The specific residential zoning objectives for Ballycotton are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include crèche.	0.5
R-02	Low-density residential development.	0.4
R-03	Medium density residential development to include the provision of a nursing home and playing pitches. Any proposal on these lands is subject to satisfactory access.	5.4
R-04	Very low density residential development to include a mix of house types and sizes with provision for active open space for public recreation including the provision of a play area.	2.0

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive Open Space. This coastal site is important to the setting of the village. There is a presumption against development on these lands because of the importance of protecting views over the wider coastal area.	1.9
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 the Cork County Development Plan 2003 (as varied).	2.3
O-03	Lands to remain predominantly open and rural in character with limited potential for individual dwellings.	0.6

Utilities and Infrastructure

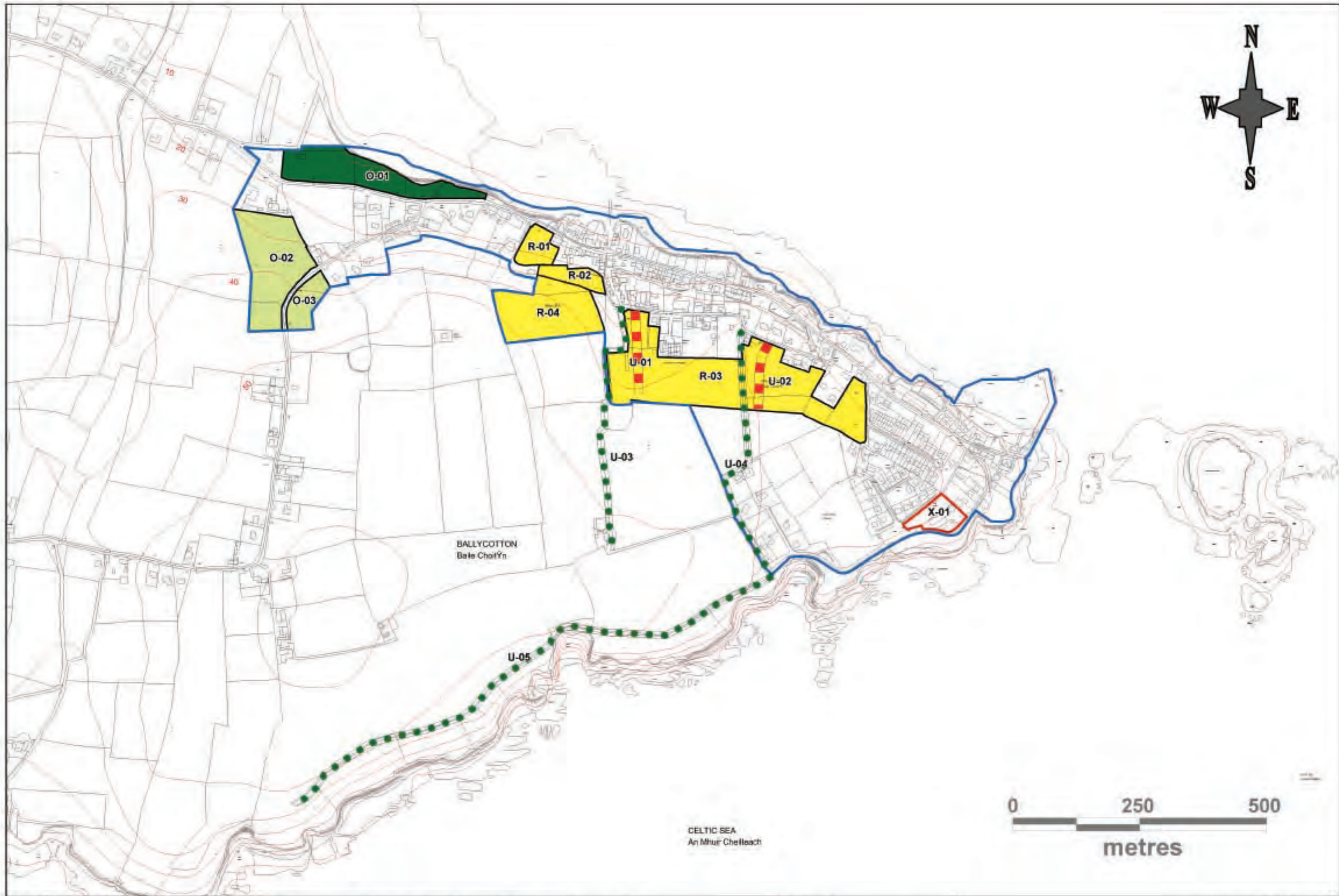
8.5.3. The specific utilities and infrastructure zoning objectives for Ballycotton are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Local access road, line of road on map is indicative.	-
U-02	Local access road, line of road on map is indicative.	-
U-03	Develop and maintain amenity walk.	-
U-04	Develop and maintain amenity walk.	-
U-05	Maintain coastal amenity walk.	-

Special Zoning Objective

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

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Opportunity site for hotel or other commercial type development.	0.5



9 Ballymacoda

9.1 BALLYMACODA IN CONTEXT

9.1.1. Ballymacoda is situated approximately 10 kilometres south-west of Youghal, just off the R633 regional route which connects Ladysbridge to Youghal.

9.1.2. In the overall strategy of this Local Area Plan, Ballymacoda is designated as a **Village** in East Cork. The strategic aims for Ballymacoda are to promote sympathetic development in tandem with the provision of services.

9.2 PLANNING CONSIDERATIONS

9.2.1. Ballymacoda functions as a local service centre, and has a number of important community facilities including convenience stores, a post office, public houses, a Southern Health Board clinic and Ballymacoda Church, which is entered in the Record of Protected Structures. Kilcredan National School, which is located approximately three kilometres west of Ballymacoda, is the nearest primary school serving the village.

9.2.2. The village is located within a broad valley area, with a prominent hillside to the south and an extensive flat wetland area to the north, much of which is proposed as a Special Protection Area for birds and is also proposed as a Natural Heritage area.

9.2.3. The 1996 Cork County Development Plan (as varied) included a substantial area of land for housing development, the majority of which remains undeveloped. Previous County Development Plans with regard to Ballymacoda have focussed on the tourism potential of the village, particularly on its role as an alternative to dispersed holiday home development.

9.2.4. The current water supply is limited at present and requires a new source in addition to improvements to the existing network. The current sewerage system needs to be upgraded if the development envisaged for the village in this plan is to be realised.

9.3 PROBLEMS AND OPPORTUNITIES

9.3.1. Growth in Ballymacoda has been notably less than in many other villages in East Cork over recent years. This can be partly explained by the village's location and complex topography,

deficiencies in infrastructure and the environmental sensitivity of the surrounding area.

9.3.2. However, the combined advantages of the villages' proximity to Youghal and the attractive setting of the area, as well as having a good range of services, makes the village highly attractive for development. In particular there are a number of key potential development sites close to, and with good access to, the village centre.

9.4 PLANNING PROPOSALS

9.4.1. The overall strategy for Ballymacoda aims to promote its potential as an important service centre in East Cork and to encourage additional residential development and community facilities.

9.4.2. During the life of this plan, development will focus mainly on the redevelopment of the village centre, and on the low-lying lands to the north of the village. The scale and form of development will be very much dependant on improvements to the villages' infrastructure. Development to the south of the village is restricted due to the elevated and exposed nature of these lands.

9.4.3. The Council's "Assessment of Water Services Needs 2004", proposes that the distribution network of the water supply scheme be upgraded, a new reservoir constructed and source protection be put in place as part of a Serviced Land Initiative.



9.4.4. It is also proposed in the Council's "Assessment of Water Services Needs 2004", that a new waste water treatment plant be

provided with capacity to meet projected demand and eliminate inappropriate discharges.

9.4.5. The development boundary for the village defines the existing extent of the built up area, whilst also allowing some expansion for residential development and additional community facilities.

9.4.6. Improvements to public footpaths, street lighting and car parking are proposed close to the village centre.

9.5 SPECIFIC ZONING OBJECTIVES: BALLYMACODA

Residential Areas

9.5.1. The specific residential zoning objectives for Ballymacoda are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development with an integral street frontage component to be included in the design of any proposed scheme.	2.2
R-02	Medium density residential development.	2.0
R-03	Low density residential development to include a crèche, an element of street frontage development and playing pitches on the northern portion of the site.	2.8
R-04	Low-density residential development.	0.4

Open Space, Sports, Recreation and Amenity

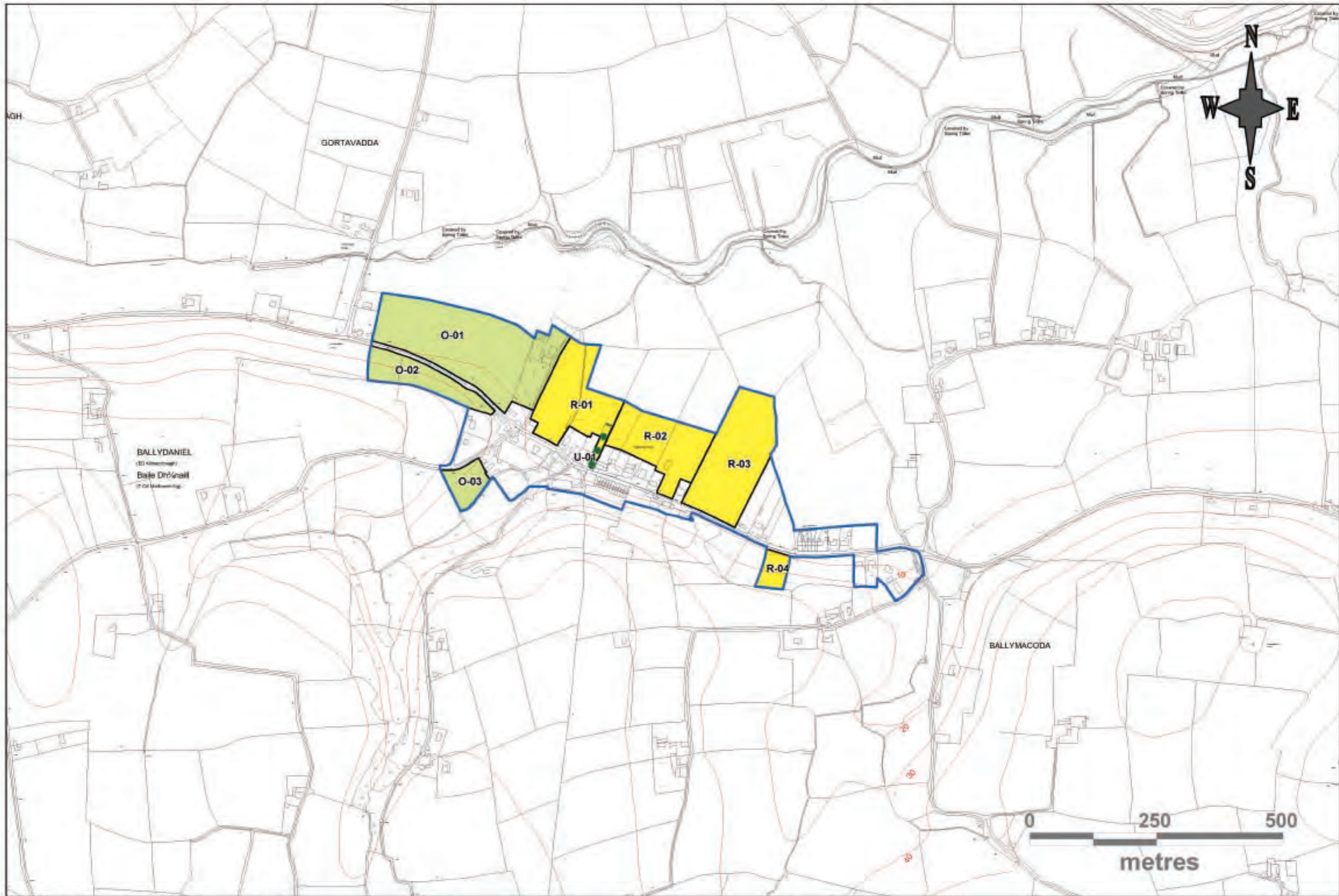
9.5.2. The specific open space, sports, recreation and amenity zoning objectives for Ballymacoda are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive open space: It was agreed that these lands 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.	4.7
O-02	These lands are elevated and form an important part of the western approach to the village. Lands to remain predominantly open and rural in character, with limited potential for individual dwellings.	1.2
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	0.5

Utilities and Infrastructure

9.5.3. The specific utilities and infrastructure zoning objective for Ballymacoda is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Provide pedestrian access from the residential area to the village main street.	



10 Churchtown South

10.1 CHURCHTOWN SOUTH IN CONTEXT

10.1.1. Churchtown South is located approximately 5 kilometres southeast of Cloyne and approximately 6 kilometres west of Ballycotton.

10.1.2. In the overall strategy of this Local Area Plan, Churchtown South is designated as a **Village** in East Cork. The strategic aims for Churchtown South are to protect the rural character of the village and to promote sympathetic development in tandem with the provision of services.

10.1.3. The village is located on a scenic route, A49, as designated in the Cork County Development Plan 2003 (as varied) and surrounded by a large rural hinterland, which forms part of the designated Rural Housing Control Zone, where it is an objective primarily to restrict individual urban-generated houses and protect the character of the rural area. This restriction is relaxed in principle for local rural housing needs.

10.2 PLANNING CONSIDERATIONS

10.2.1. Churchtown South has a number of important community facilities including a primary school, church, community centre, post office and convenience stores, while a nursing home has been proposed to the east of the national school.

10.2.2. A large development boundary was identified in the 1996 Cork County Development Plan (as varied). In recent years, the village has experienced a very limited amount of development, which has been based mainly on a number of individual houses.

10.2.3. Road access to the village is limited at a number of locations and is generally unsuitable for large volumes of traffic. Within the village itself, public lighting and footpaths are limited.

10.2.4. The current water supply to Churchtown is from the Whitegate Regional Water Supply Scheme. Supply is restricted at certain times due mainly to network deficiencies. There is no public sewer in the village at present.

10.3 PROBLEMS AND OPPORTUNITIES

10.3.1. Growth in Churchtown South has been notably less than in many other villages in East Cork over recent years. This has been caused in part, because of location and infrastructure deficiencies. During the life of this Local Area Plan, some small-scale development is encouraged as an alternative to dispersed one-off housing and in order to build the population base of the village and help retain important community facilities.

10.4 PLANNING PROPOSALS

10.4.1. The overall strategy for Churchtown South aims to promote its potential as an important local service centre in East Cork and encourage additional residential and other forms of development.

10.4.2. The development boundary is proposed for the village is based largely upon the previous 1996 Cork County Development Plan (as varied), which defined a large area for development. It is important that the scale and nature of any proposed development, respects the rural character of the area.



10.5 SPECIFIC ZONING OBJECTIVES: CHURCHTOWN SOUTH

Town Centre / Neighbourhood Centre

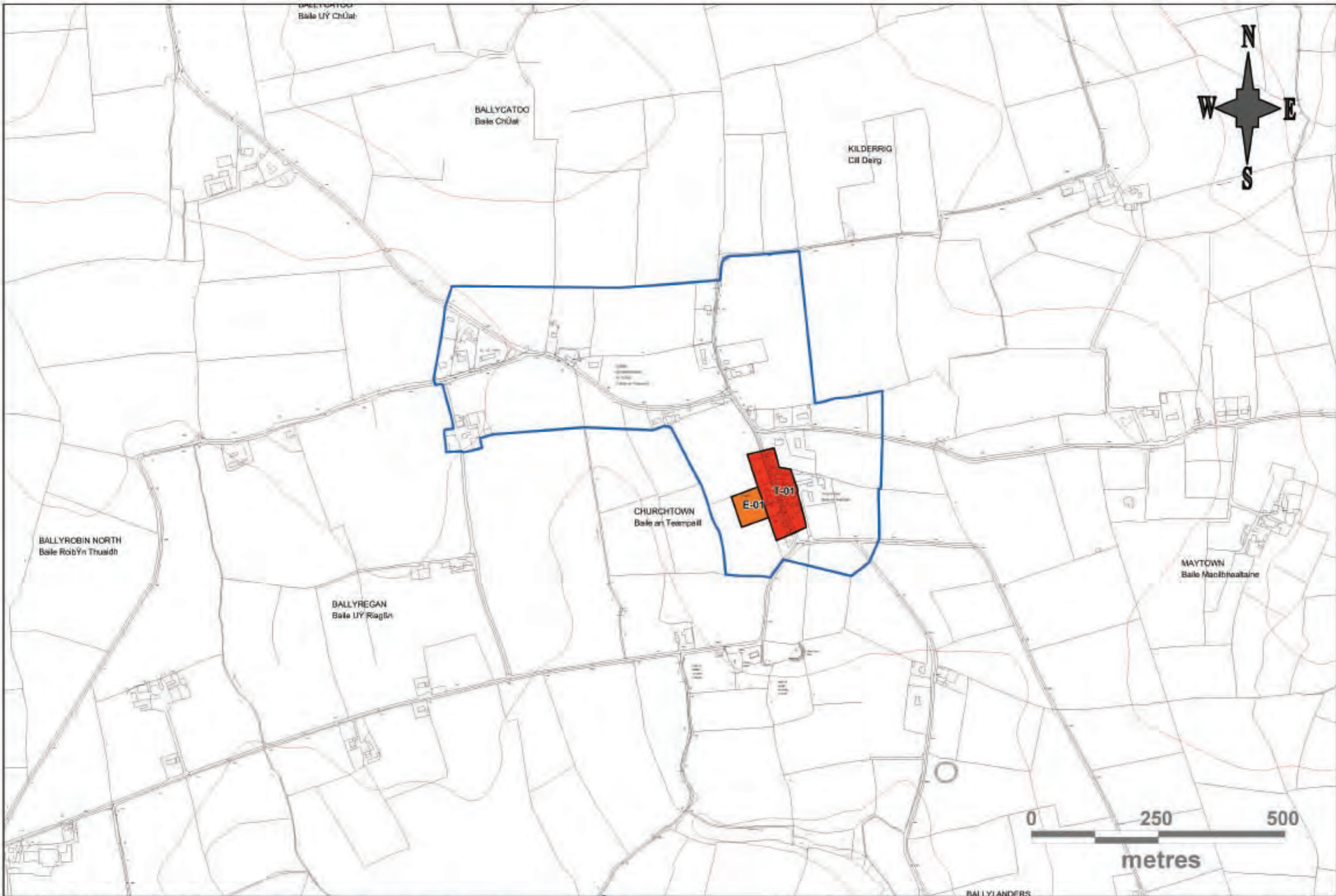
10.5.1. The specific town centre / neighbourhood centre zoning objective for Churchtown South is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Facilitate the strengthening of the existing village centre and encourage a mix of uses such as residential development, community facilities and an element of off-street car parking.	1.1

Educational, Institutional and Civic

10.5.2. The specific educational, institutional and civic zoning objective for Churchtown South is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
E-01	New cemetery.	0.4



11 Dungourney

11.1 DUNGOURNEY IN CONTEXT

11.1.1. Dungourney is located approximately 10 kilometres northeast of Midleton, on the regional route R627 connecting Midleton with Tallow in County Waterford.

11.1.2. In the overall strategy of this Local Area Plan, Dungourney is designated as a **village** within East Cork. The strategic aims for the village are to promote small-scale expansion through low-density residential development in tandem with the provision of services.

11.2 PLANNING CONSIDERATIONS

11.2.1. Dungourney functions as an important local service centre and has a number of key community facilities including a church, primary school, convenience store, GAA grounds, public house and a nursing home, which is located approximately one kilometre north of the village. A weekly public bus service operates between Dungourney village and Cork City.

11.2.2. The village has a very attractive setting and is situated within a fertile rural area containing areas of mature trees and hedgerows, overlooking the Dungourney and Kiltha River valleys. Within the village there are two buildings entered in the Record of Protected Structures, namely Dungourney Roman Catholic Church and Dungourney National School.

11.2.3. In the 1996 County Development Plan (as varied), Dungourney was identified as a village, which could accommodate an element of low-density residential development, however in recent years, the village has experienced very little development.

11.2.4. The water supply is considered adequate to cater for the development envisaged in this plan, however development is constrained by the lack of a suitable public sewer.

11.2.5. It should be noted that the biological quality and phosphorus levels of this section of the River Dungourney are currently an issue in the receiving waters of this settlement.

11.3 PROBLEMS AND OPPORTUNITIES

11.3.1. Dungourney has experienced less growth than many other villages in East Cork over recent years. This can be partly explained by

the village's location and infrastructure deficiencies. However, it is important that some additional development is achieved to support, and where possible enhance, its role as a local service provider.

11.3.2. It is important that the rural character of the village is maintained. This can be achieved in part by avoiding insensitive large-scale development and protecting mature trees and hedgerows.

11.3.3. Other important issues include the need for improved infrastructure, additional or improved community facilities and the provision of traffic calming measures. To allow the village to develop in an orderly manner, it is particularly important that a public sewer, which has sufficient capacity to cater for existing and proposed development within the village is installed.



11.4 PLANNING PROPOSALS

11.4.1. Villages such as Dungourney have an essential role in the long-term sustainability of rural areas and it is important that an appropriate amount of new development is encouraged within the development boundary established in this Local Area Plan for the village.

11.4.2. During the life of this plan, development will focus mainly on lands close to and with easy access to the village centre. The scale and form of development will be very much dependant on improvements to the infrastructure of the village and will be required to respect the character of the existing village.

11.5 SPECIFIC ZONING OBJECTIVES: DUNGOURNEY

Residential Areas

11.5.1. The specific residential zoning objectives for Dungourney are set out in the following table:

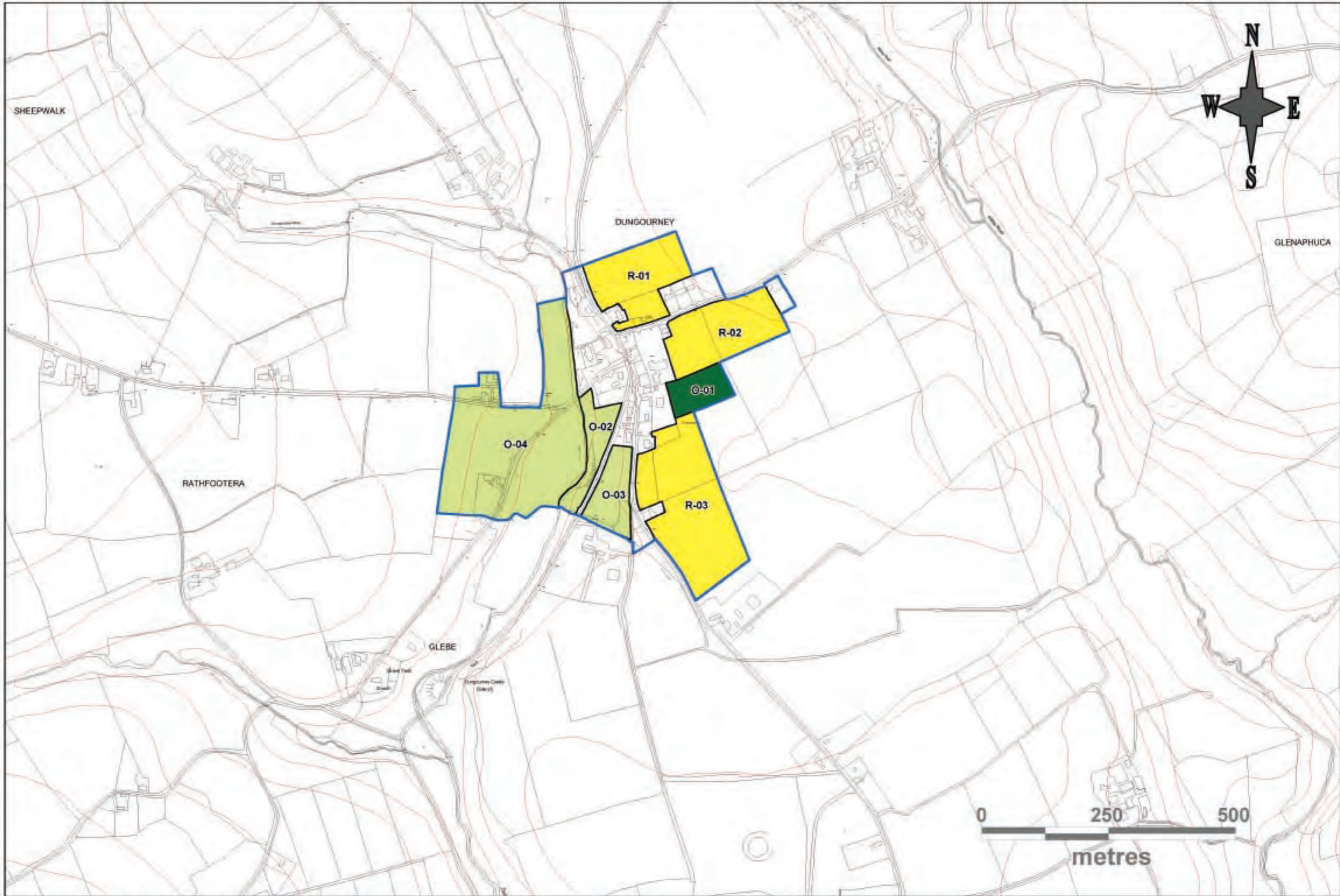
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development.	2.4
R-02	Medium density residential development to include a mix of house types and sizes and a crèche.	2.6
R-03	Low-density residential development to include the retention of mature trees and hedgerows along the eastern boundary.	4.5

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Retain playing pitches.	0.8
O-02	Lands to remain predominantly open and rural in character, with limited potential for individual dwellings.	1.0
O-03	Lands to remain predominantly open and rural in character, protecting existing mature trees, with limited potential for individual dwellings.	1.1

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-04	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme with detailed provision for retaining and strengthening of hedgerows and on-site features. Active public open space should be provided on the portion of land across the road to the northeast and southeast of the site, along the river, as part of any overall development scheme on the land. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	7.3



12 Ladysbridge

12.1 LADYSBRIDGE IN CONTEXT

12.1.1. Ladysbridge is located approximately 1.5 kilometres south of Castlemartyr, on the main route to the coastal resorts of Garryvoe and Shanagarry.

12.1.2. In the overall strategy of this Local Area Plan, Ladysbridge is designated as a **Village** within East Cork. The strategic aims for the village are to consolidate existing residential development and protect the special rural character of the village.

12.2 PLANNING CONSIDERATIONS

12.2.1. Ladysbridge has a number of important community facilities and services including a church, childcare facilities, convenience store, public house, recycling facilities, parish hall and petrol station. A daily public bus service operates between the village and Cork City.

12.2.2. Due to the special character of Ladysbridge, the village centre including the grounds of Saint Joseph's Church and Cemetery are included as part of an Architectural Conservation Area, where it is an objective to protect and enhance the special character of this area.

12.2.3. In recent years, the village has experienced a significant amount of residential development, which has been located mainly to the north and south of the village centre.

12.2.4. Ladysbridge is located on the R632 regional route connecting Shanagarry with Castlemartyr. The village experiences large volumes of traffic, particularly during the summer months due to traffic to the coastal resorts of Garryvoe and Ballycotton.

12.2.5. It should be noted that the biological quality and phosphorus levels of this section of the Womanagh River (also known as the River Kilha) are currently an issue in the receiving waters of this settlement.

12.3 PROBLEMS AND OPPORTUNITIES

12.3.1. Ladysbridges' rural setting and proximity to Midleton and to Cork City make it an attractive location for development. However the loss of the rural character of the village resulting from insensitive large-scale development could undermine the attractiveness of the area. It is also important that the landscape setting and rural character of the village is adequately protected, by avoiding development on the

floodplain of the Womanagh River and the slopes to the southwest and southeast of the village and protecting the strategic gap between the village and Castlemartyr.

12.3.2. There are major constraints with the existing water supply, which serves Castlemartyr and Mogeely, as well as Ladysbridge. To cater for the development envisaged in this plan major investment is required in the near future. The village is currently served by a septic tank. There are plans to upgrade this and install a treatment plant.



12.4 PLANNING PROPOSALS

12.4.1. Consolidation of the village as a provider of important local services, along with some limited residential expansion is considered the most appropriate strategy for Ladysbridge.

12.4.2. The Council's "Assessment of Water Services Needs 2004," proposes improvements to the Ladysbridge water supply as part of the Mogeely/ Castlemartyr/ Ladysbridge scheme by the construction of a reservoir, source protection and a major upgrade of the distribution network. These works will provide capacity to meet the projected demand, improve service to consumers and comply with the Drinking Water Regulations.

12.4.3. Cork County Council's "Assessment of Water Services Needs 2004," proposes that a new waste water treatment plant be constructed to replace the existing septic tank and provide capacity to meet the projected demand.

12.4.4. The development boundary for the village defines the existing extent of the built up area, whilst also allowing some expansion for residential development to the east and south of the village centre, including some improvements to public footpaths and street lighting.

12.5 SPECIFIC ZONING OBJECTIVES: LADYSBRIDGE

Residential Areas

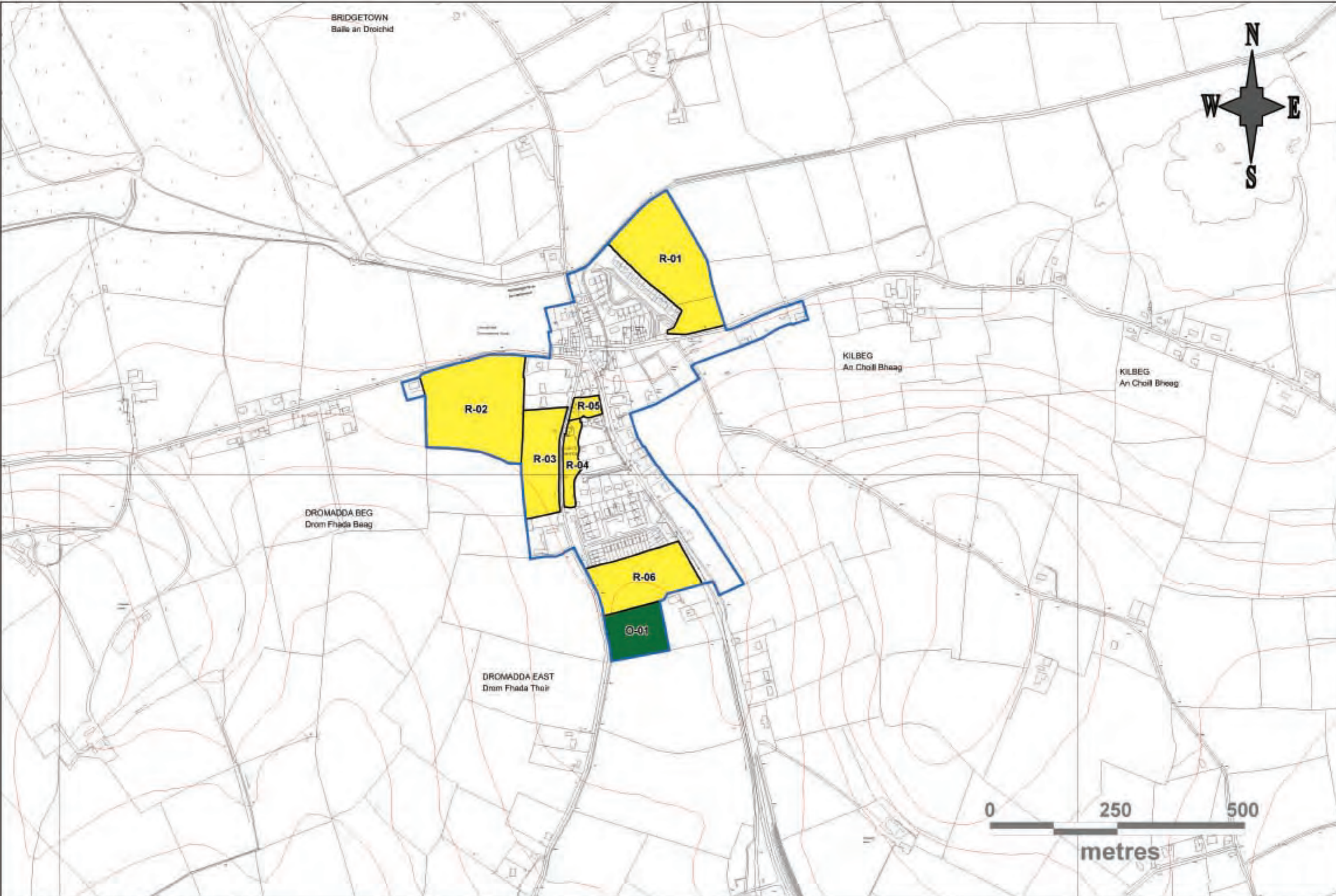
12.5.1. The specific residential zoning objectives for Ladysbridge are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development (subject to flood study) to include minimum 25 meter wide broad leaf tree planted buffer on the northern part of the site adjacent to the Womanagh River.	3.1
R-02	Medium density residential development.	3.5
R-03	Medium density residential development to include the provision of a nursing home and playing pitches. Any proposal on these lands is subject to satisfactory access.	1.5
R-04	Medium density residential development - terraced housing, to include public footpaths and lighting.	0.5
R-05	Low-density residential development.	0.23
R-06	Low density residential development.	1.9

Open Space, Sports, Recreation and Amenity

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

Objective No.	Specific Objective	Approx Area (Ha)
O-01	New open space and recreation area.	1.1



13 Mogeely

13.1 MOGEELY IN CONTEXT

13.1.1. Mogeely is located approximately 2 kilometres north of Castlemartyr, on the former rail line between Youghal and Cork City.

13.1.2. In the overall strategy of this Local Area Plan, Mogeely is designated as a **Village** within East Cork. The strategic aims for the village are to promote residential development in tandem with the provision of services.

13.1.3. The village is located at the eastern edge of the Rural Housing Control Zone. The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

13.2 PLANNING CONSIDERATIONS

13.2.1. Mogeely has a number of important community facilities and services including a church, post office and public houses. Dairygold have a large co-op and stores located in the village. A daily public bus service operates between the village and Cork City.

13.2.2. The Catholic Church of the Scared Heart of Jesus, which is located within the village of Mogeely, is entered in the Record of Protected Structures.

13.2.3. A significant amount of land was zoned in the 1996 Cork County Development Plan (as varied), most of which remains undeveloped. The main residential area, which is located to the north of the village, has experienced some additional residential development in recent years.

13.2.4. There are major constraints with the existing water supply, which serves Castlemartyr and Ladysbridge as well as serving Mogeely. To cater for the development envisaged in this plan, major investment is required in the near future. Mogeely has a wastewater treatment plant, which is considered adequate to serve the area within the development boundary. The proposed Castlemartyr bypass will run to the south of the village.

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

13.3 PROBLEMS AND OPPORTUNITIES

13.3.1. Mogeely has traditionally had a strong industrial base and has been an important source of employment in East Cork. It is important that the industrial viability of the settlement is maintained during the life of this Local Area Plan. However, given the restructuring of agricultural and dairy based industry in recent years, it is important that villages such as Mogeely, broaden their industrial and employment base and achieve a more balanced mix of land uses over the life of this plan.

13.3.2. The reopening of the rail line remains a long-term objective for the Mogeely area. Even though this is probably outside the timeframe of this Local Area Plan, it is important that this long term objective is not compromised by inappropriate development or land use proposals.

13.3.3. Other important issues include the need for improved infrastructure, including a new or upgraded water supply, additional or improved community facilities and the provision of traffic calming measures.



13.4 PLANNING PROPOSALS

13.4.1. During the life of this Plan, development will focus mainly on the development of lands close to the village centre, and on the low-lying lands to the north of the rail line. The scale and form of development will be very much dependant on improvements to the villages' infrastructure.

13.4.2. The Council's "Assessment of Water Services Needs 2004," proposes improvements to the Mogeely water supply as part of the

Mogeely/ Castlemartyr/ Ladysbridge scheme by the construction of a reservoir, source protection and a major upgrade of the distribution network. These works will provide capacity to meet the projected demand, improve service to consumers and comply with the Drinking Water Regulations.

13.4.3. The development boundary for the village allows for a balance between residential and industrial uses as well as retaining and strengthening of public amenities.

13.5 SPECIFIC ZONING OBJECTIVES: MOGEELY

Residential Areas

13.5.1. The specific residential zoning objectives for Mogeely are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development.	1.7
R-02	Medium density residential development.	2.8
R-03	Medium density residential development, to include public footpaths and lighting, and an element of street frontage development along the northern boundary of this site.	1.8
R-04	Low-density residential development, to include public footpaths and lighting, and an element of street frontage development along the northern boundary of this site.	3.2
R-05	Medium density residential development to include serviced sites and a mix of house types and styles to include the provision of a play area.	5.5
R-06	Medium density residential development to include serviced sites and a mix of house types and styles to include the provision of a crèche.	5.4

Industry and Enterprise

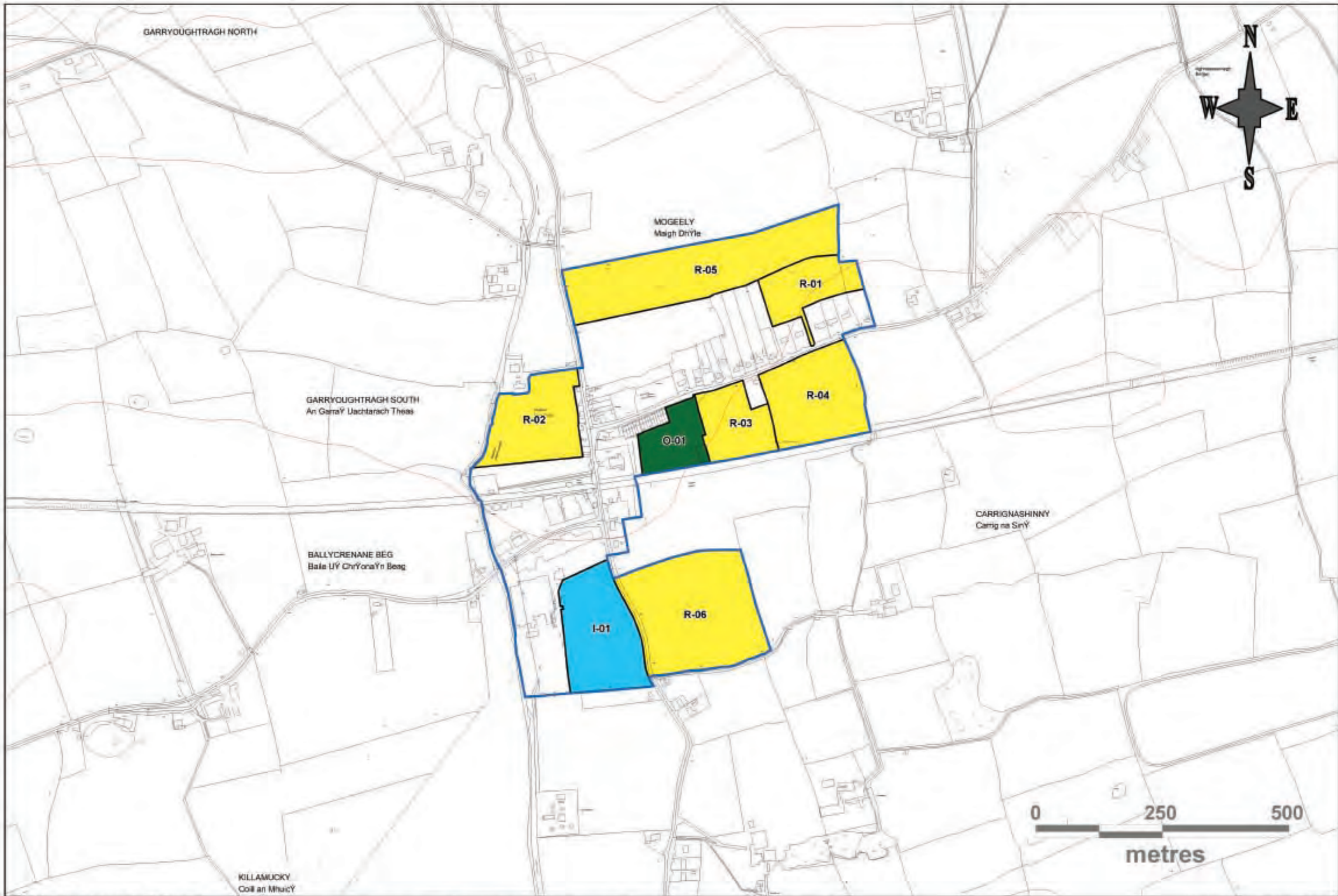
13.5.2. The specific industry and enterprise zoning objective for Mogeely is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
I-01	New industry to cater for small to medium sized industrial units, and incubator units for start-up and expanding enterprises	3.3

Open Space, Sports, Recreation and Amenity

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

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-01	Maintain and improve active open space and amenity area.	1.4



14 Saleen

14.1 SALEEN IN CONTEXT

14.1.1. Saleen is located approximately 6 kilometres south of Midleton and approximately 8 kilometres northeast of Whitegate.

14.1.2. In the overall strategy of this Local Area Plan, Saleen is designated as a **village** within Metropolitan Cork. The strategic aims for the village are to encourage the consolidation of the settlement and to promote sympathetic development in tandem with the provision of infrastructure and services.

14.1.3. The village is located at the southern edge of Cork Harbour, in an area comprising considerable natural and scenic amenities. Poul nabibe Inlet, which is located to the west of the village, is designated as part of an extensive nature conservation area.

14.1.4. The village is located at the edge of the Metropolitan Green Belt where it is an objective to preserve the largely undeveloped nature of the lands that lie within it and to reserve lands generally for agriculture, open space or recreation uses. The land immediately south and east of the existing village is designated as part of the Rural Housing Control Zone. The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

14.2 PLANNING CONSIDERATIONS

14.2.1. The village of Saleen is served by a church, public house and Scartlea primary school, which is located approximately half a kilometre north of the village. Daily public bus services operate between Whitegate, Midleton and Cork City.

14.2.2. There are three buildings or other structures entered in the Record of Protected Structures in the Saleen area, including the Church of the Mother of God, which is centrally located in the village, while Castle Mary and Jamesbrook Hall which are located to the east and west of the village respectively, form an important part of the landscape setting of the village.

14.2.3. A number of important natural heritage sites are located close to Saleen. Poul nabibe inlet, which is located to the west of the village, along with Rostellan Lough and Aghada Shore forms part of a larger proposed Natural Heritage Area, which is of significance for its waterfowl.

14.2.4. In the 1996 County Development Plan (as varied), Saleen was identified (as a rural housing cluster) to meet non-local demand for rural housing close to Midleton. In recent years, the village has experienced a significant amount of residential development, which has been located close to the village centre and north of Saleen, adjacent to Scartlea School. A large site was also zoned for stand-alone industry, which remains undeveloped.

14.2.5. The village is located on the R630, approximately mid way between Midleton and Whitegate. Road access to the village is considered adequate at present, however the lack of a safe pedestrian access between Scartlea School and Saleen is an important issue.

14.2.6. The current water supply to Saleen is from the Whitegate Regional Water Supply Scheme, which is limited at the moment due mainly to network deficiencies. There are also major difficulties associated with wastewater treatment for the village and no public sewer exists at present.



14.3 PROBLEMS AND OPPORTUNITIES

14.3.1. Saleen village has a limited range of services. Scartlea School, which is an important community facility, is disconnected from the village with no adequate pedestrian access between the two. The village itself would benefit from a more compact form (as opposed to the bi-polar form of development currently being experienced) and from some regeneration in a number of important locations.

14.3.2. The attractive setting of Saleen along with its proximity to Midleton and to Cork City has made it a popular location for new development in recent years. The loss of the village's unique character resulting from insensitive large-scale development could seriously undermine the attractiveness of the area. It is important that further development maintains the integrity of the surrounding metropolitan

greenbelt and the rural character of the area. It is also important that the nature conservation areas surrounding the village are adequately protected. This can be achieved in part, by avoiding development within the vicinity of the Poul nabibe inlet.

14.3.3. Other important issues include the need for improved infrastructure, additional or improved community facilities and the provision of traffic calming measures. To allow the village to develop in an orderly manner, it is particularly important that a public sewer, which has sufficient capacity to cater for existing and proposed development within the entire village, is provided.

14.4 PLANNING PROPOSALS

14.4.1. During the life of this plan, development will focus mainly on the development and expansion of the village centre, the low-lying lands to the south of the village and land to the north of the settlement towards the school. The scale and form of development will be very much dependant on improvements to the villages' infrastructure, while it is also important that any proposed development respects the unique character of the village.

14.4.2. Cork County Council's "Assessment of Water Services Needs 2004," proposes that a new waste water treatment plant be constructed to replace the existing septic tank and that the collection system be upgraded. The proposed works will provide capacity to meet the projected demand and eliminate inappropriate discharges.

14.4.3. The development boundary for the village defines the existing extent of the built up area, whilst also allowing some expansion for a mix of residential and other uses. The industrial zoning to the south of the village remains an objective in this Local Area Plan.

14.4.4. It is proposed to further develop the amenities and provide greater access to the natural and scenic amenities of the area by developing two new amenity walks.

14.5 SPECIFIC ZONING OBJECTIVES: SALEEN

Residential Areas

14.5.1. The specific residential zoning objectives for Saleen are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development.	2.6

Objective No.	Specific Objective	Approx Area (Ha)
R-02	Medium density residential development to include crèche.	4.4
R-03	Medium density residential development to include serviced sites and a mix of house types and styles, to include the provision of a safe pedestrian route between the centre of the village and the school to the north.	6.0

Town Centre / Neighbourhood Centre

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

Objective No.	Specific Objective	Approx Area (Ha)
T-01	Allow for expansion of existing village centre through mixed use development, including village park and amenity walk.	2.5

Industry and Enterprise

14.5.3. The specific industry and enterprise zoning objective for Saleen is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
I-01	Large stand-alone industry.	83.0

Open Space, Sports, Recreation and Amenity

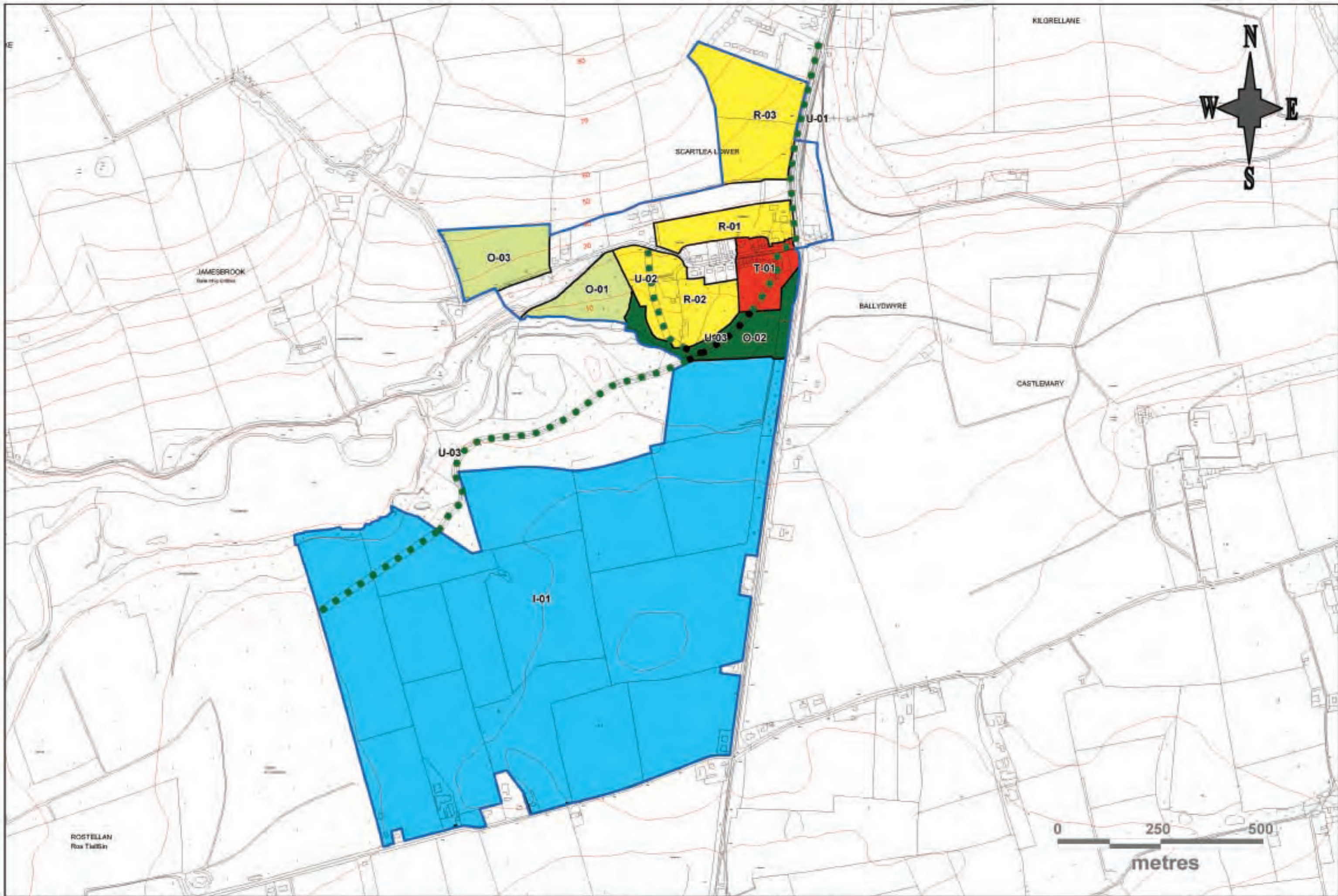
14.5.4. The specific open space, sports, recreation and amenity zoning objectives for Saleen are set out in the following table:

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 landscaping scheme with detailed provision for retaining and strengthening of hedgerows and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	2.3
O-02	Active Open Space, to include amenity walk and retention of important trees.	3.1
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme with detailed provision for retaining and strengthening of hedgerows and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	3.5

Utilities and Infrastructure

14.5.5. The specific utilities and infrastructure zoning objectives for Saleen are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Provide safe pedestrian access between Scartlea primary school and Saleen village.	-
U-02	Develop and maintain amenity walk.	-
U-03	Develop and maintain amenity walk.	-



15 Shanagarry / Garryvoe

15.1 SHANAGARRY / GARRYVOE IN CONTEXT

15.1.1. Shanagarry and the coastal resort of Garryvoe are situated approximately 14 kilometres southeast of Midleton, on the R632 regional route connecting Shanagarry and Castlemartyr.

15.1.2. In the overall strategy of this Local Area Plan, Shanagarry / Garryvoe is designated as a **Village** and important holiday resort within East Cork. The strategic aims for Shanagarry / Garryvoe are to promote the tourist potential of the area in tandem with a balanced provision of services and permanent residential development, and to protect the special environmental and coastal setting of the area.

15.1.3. The 2002 census for Shanagarry recorded a population of 291 persons in 96 households. This represents a significant increase over the 1996 census, which recorded a population of 230 in 69 households.



15.2 PLANNING CONSIDERATIONS

15.2.1. Shanagarry / Garryvoe has a number of important community facilities including a primary school, childcare facilities, church, shops, public houses and GAA grounds. Garryvoe beach is an important attraction for day trips, while the area also has a number of services associated with the tourist industry including a hotel, caravan park, guesthouse accommodation and craft shops. A daily public bus service operates between Garryvoe / Shanagarry and Cork City.

15.2.2. A significant amount of land was zoned for residential development in the 1996 Cork County Development Plan (as varied). In recent years Shanagarry has experienced a modest amount of development, which has been located mainly on the outskirts of the settlement, while Garryvoe has some zoned lands which remain undeveloped.

15.2.3. The village is situated within an area comprising considerable natural and built heritage, and scenic amenities. There are four buildings or other structures in the Shanagarry / Garryvoe area entered in the Record of Protected Structures. This includes Saint Colman's Catholic Church, Shanagarry House and Castle, and Garryvoe Pocket Castle which is located to the north of Garryvoe Strand.

15.2.4. Much of the coastal area south of Shanagarry is designated as scenic landscape, while a significant amount of the shoreline area around Garryvoe is designated as a Special Protection Area for Birds and a proposed Natural Heritage Area. This coastal area comprises a wetland, part of which remains tidal, accommodates a number of species of birds and is also a site of geological interest.

15.2.5. Pedestrian safety is a major issue in Shanagarry / Garryvoe, particularly regarding access to Garryvoe beach. Road access to the area is considered adequate at present, but is not suitable for large volumes of traffic and traffic congestion is often an issue, particularly during peak holiday periods.

15.3 PROBLEMS AND OPPORTUNITIES

15.3.1. The further development of the tourist potential of the area remains an important objective for the Shanagarry / Garryvoe area. However, it is also important that a balance between permanent residents and holiday visitors is also achieved so as to avoid an excess of often-vacant holiday homes, which can result in a serious loss of vitality in areas such as Shanagarry / Garryvoe during the winter months.

15.3.2. The water supply to the area is from Whitegate Regional Water Supply Scheme and is limited due to network difficulties. Wastewater treatment is a crucial issue in the Garryvoe – Shanagarry area including water quality in the beach area. There is no public sewer in the village at present, however there are proposals to provide a combined sewerage scheme serving Shanagarry, Garryvoe and Ballycotton.

15.3.3. It is also important that the natural heritage and amenities of the area are adequately protected. This can be achieved in part, by avoiding development close to the foreshore, and within the vicinity of the nature conservation areas.



15.4 PLANNING PROPOSALS

15.4.1. During the life of this Plan, development will focus mainly on lands close to the village centre of Shanagarry, and on the low-lying lands close to Garryvoe Strand. The scale and form of development will be very much dependant on improvements to the villages' infrastructure.

15.4.2. Cork County Council's "Assessment of Water Services Needs 2004," proposes that a new sewerage scheme be provided as part of the Shanagarry/Garryvoe/Ballycotton scheme which will provide capacity to meet the projected demand and eliminate inappropriate discharges to designated bathing areas. This scheme has been approved by the Department of the Environment Heritage and Local Government to complete planning.

15.4.3. The development boundary for the village defines the existing extent of the built up area, whilst also allowing some expansion for residential development.

15.5 SPECIFIC ZONING OBJECTIVES: SHANAGARRY / GARRYVOE

Residential Areas

15.5.1. The specific residential zoning objectives for Shanagarry / Garryvoe are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development.	3.9
R-02	Medium density residential development.	6.6
R-03	Low-density residential development.	3.7
R-04	Low density residential development.	2.5
R-05	Low density residential development with site design to allow for possible road realignment in the future.	7.6
R-06	Low density residential, mixed use and holiday home development.	7.4

Special Zoning Objectives

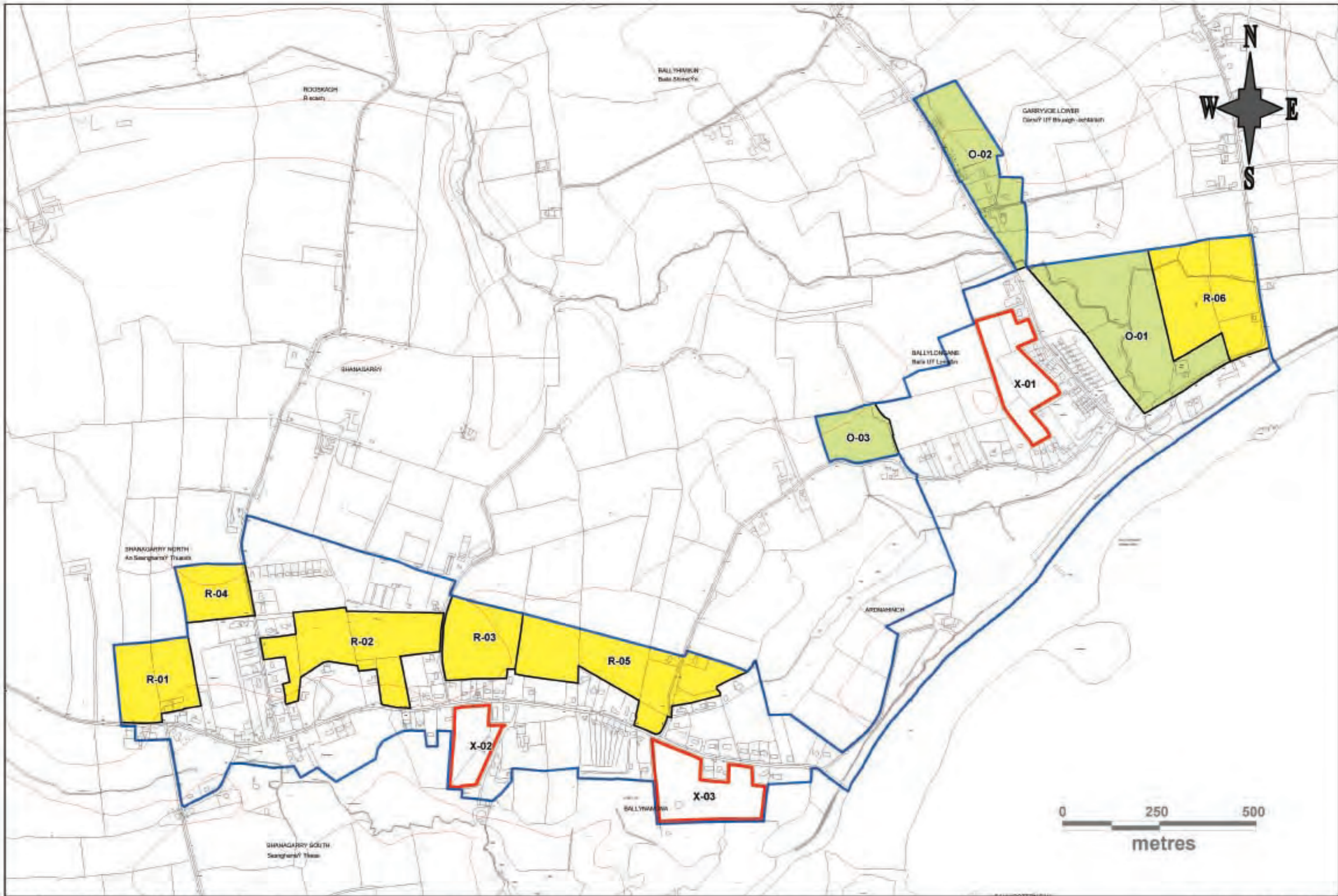
15.5.2. The specific mixed use and special use zoning objectives for Shanagarry / Garryvoe are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Holiday home development.	4.1
X-02	Holiday home development.	2.3
X-03	Holiday home development.	4.3

Open Space, Sports, Recreation and Amenity

15.5.3. The specific open space, sports, recreation and amenity zoning objectives for Shanagarry / Garryvoe are set out in the following table:








Objective No.	Specific Objective	Approx Area (Ha)
O-01	Passive Open Space: Protection of the drainage role of these lands (and the wildlife habitats supported by the marsh) and preservation of the scenic amenities with a presumption against development.	9.4
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme with detailed provision for retaining and strengthening of hedgerows and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	5.4
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme with detailed provision for retaining and strengthening of hedgerows and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	2.3












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

VILLAGE NUCLEI

Ballymore / Walterstown

Ballinrostig

Ballintotis

Clonmult

Gortaroo (Gortroe)

Leamlara

Lisgoold

Mount Uniacke / Inch / Ballymackibbot

16 Ballymore / Walterstown

16.1 BALLYMORE / WALTERSTOWN IN CONTEXT

16.1.1. Ballymore / Walterstown is located approximately 5 kilometres northeast of Cobh and is situated within the Metropolitan Green Belt, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

16.1.2. Ballymore / Walterstown has a number of community facilities including a primary school, public house and the Sacred Heart Roman Catholic Church, which is entered in the Record of Protected Structures.

16.1.3. During the preparation of the 1996 County Development Plan (as varied), Ballymore / Walterstown was considered as an area to meet non-local demand for rural housing close to Cobh, however due to difficulties in water supply and issues surrounding the proliferation of septic tanks, the area was subsequently identified as an area for further study.

16.1.4. The current water supply is from a group water scheme, which is limited in terms of supply, while no public sewer is available at present, and treatment is mainly reliant on individual septic tanks. Road access to the area is also unsuitable for large volumes of traffic.



16.1.5. Major infrastructure constraints, combined with the areas sensitive environmental setting, limits development within Ballymore / Walterstown.

16.2 PLANNING PROPOSALS

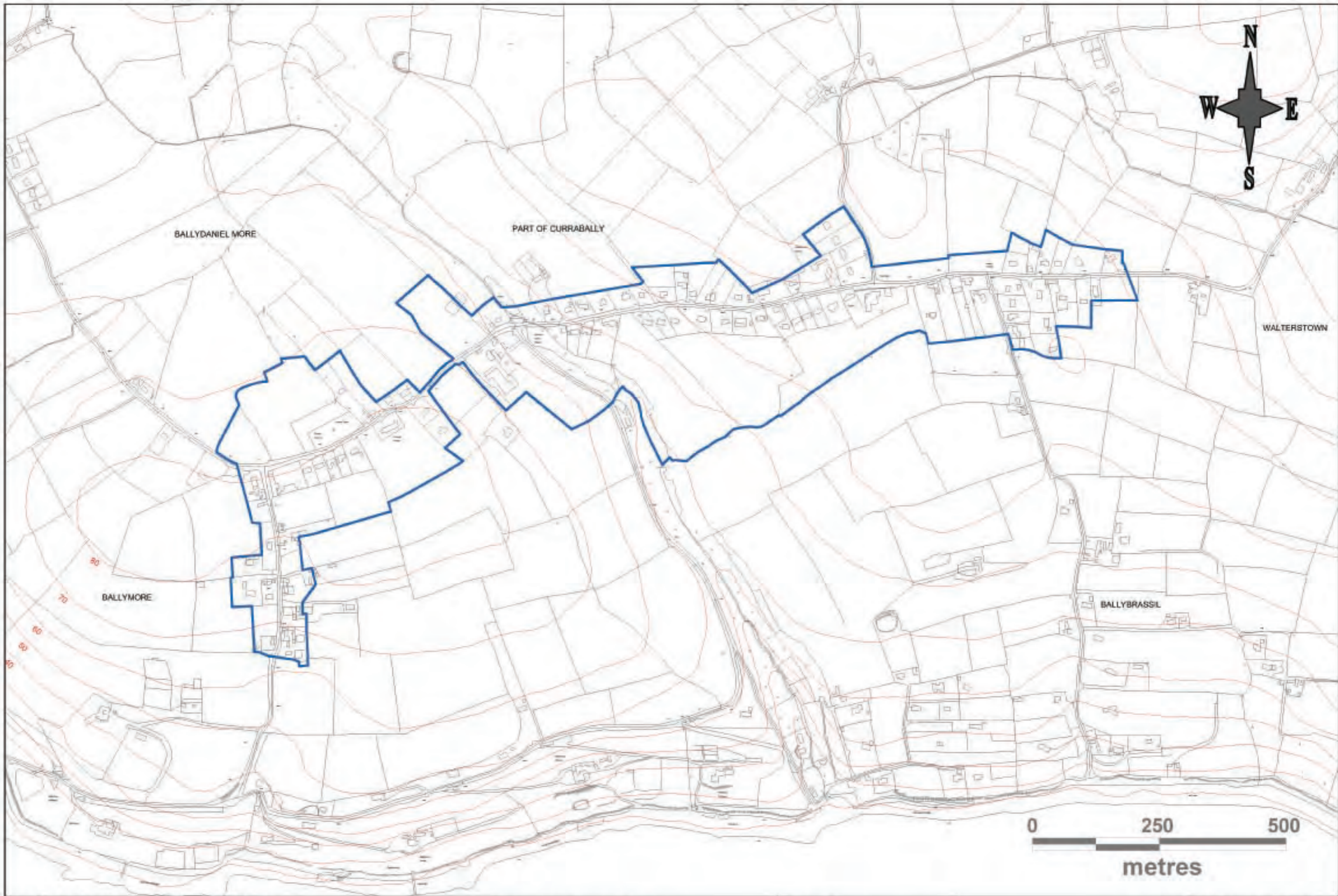
16.2.1. A development boundary has been established for the village. This boundary defines the existing extent of the built up area, whilst also allowing some expansion for residential development and additional community facilities.

16.3 SPECIFIC ZONING OBJECTIVE: BALLYMORE / WALTERSTOWN

General Objective

16.3.1. The general objective for Ballymore / Walterstown is set out in the following table:

Objective No.	General Objective
GEN-01	In general, residential development at very low density and subject to agreed landscaping schemes is envisaged within the development boundary for Ballymore/Walterstown. A design brief for individual dwellings should be part of any scheme, along with a high quality informal layout of sites, safe pedestrian access and served by a single entrance from the public road where very low density housing may be proposed. Within the development boundary there should also be ample provision of open space for recreation, in particular, the provision of open space close to the school. No development may take place within the development boundary until such time as sewage disposal, satisfactory water supply and surface water disposal are agreed with the Council's Infrastructure, Sanitary and Environment Departments. Also, given the existing pattern of housing development in the area commanding sea views, the prospect of there being capacity for any significant housing development on the lands on the seaward side of the village is extremely limited and that is more suitable for amenity use to service the village. Housing development as outlined above can be more readily accommodated on the lands to the north of the village.



17 Ballinrostig

17.1 BALLINROSTIG IN CONTEXT

17.1.1. Ballinrostig is located approximately twelve kilometres south of Midleton and four kilometres east of Whitegate.

17.1.2. In the overall strategy of this Local Area Plan, Ballinrostig is designated as a **Village Nucleus** within East Cork. The strategic aims for Ballinrostig are to encourage small-scale expansion through low density individual or multiple housing and other development.

17.1.3. Due to its proximity to Midleton and Cork City, the rural hinterland surrounding Ballinrostig, is particularly susceptible to development pressure. To offset this pressure a Rural Housing Control Zone is established in the Cork County Development Plan 2003 (as varied). The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

17.1.4. Services in Ballinrostig include a public house and Saint Mary's Roman Catholic Church, which is entered in the Record of Protected Structures.

17.1.5. The current water supply to the village is from the Whitegate Regional Water Supply Scheme, which is limited in capacity due mainly to network difficulties. There is no public sewer available at present.



17.2 PLANNING PROPOSALS

17.2.1. Ballinrostig has remained relatively undeveloped in recent years. Even though the village does not have a wide range of services or infrastructure there is scope for a limited amount of development. The rural character of the village should not be compromised by large-scale development.

17.2.2. Given the location of Ballinrostig within the Rural Housing Control Zone some small-scale development is encouraged as an alternative to dispersed one-off housing and to build the population base of the village nucleus.

17.2.3. The development boundary for Ballinrostig concentrates mainly on reinforcing the church as the focal point for development. This boundary allows for some expansion for low-density residential development and also encourages an amount of street frontage development close to the village centre.

17.3 SPECIFIC ZONING OBJECTIVES: BALLINROSTIG

Residential Area

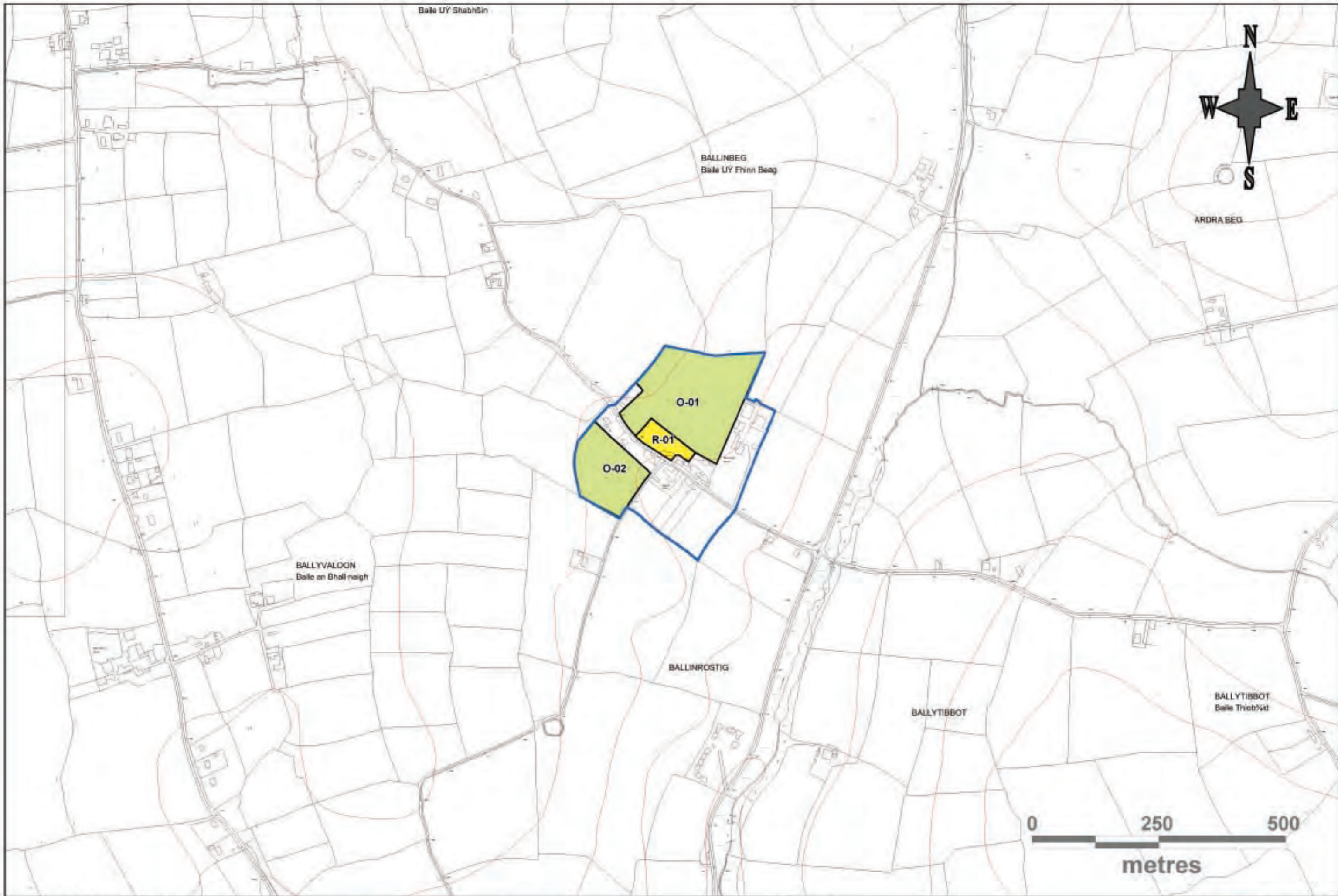
17.3.1. The specific residential zoning objective for Ballinrostig is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development - terraced housing.	0.5

Open Space, Sports, Recreation and Amenity

17.3.2. The specific open space, sports, recreation and amenity zoning objectives for Ballinrostig 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 landscaping scheme for all of the lands with detailed provision for retaining and strengthening of hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	3.7
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	1.6



18 Ballintotis

18.1 BALLINTOTIS IN CONTEXT

18.1.1. Ballintotis is situated adjacent to the N25 national primary route, approximately 6 kilometres east of Midleton, and just 3 kilometres west of Castlemartyr.

18.1.2. In the overall strategy of this plan Ballintotis is designated as a **Village Nucleus** within East Cork. The strategic aims for Ballintotis are to encourage the consolidation of the village nucleus and to preserve its unique character, heritage and environmental setting.

18.1.3. Ballintotis has a wealth of natural and built heritage, including Ballybutler Lake and Lough Aderry, which are both proposed as Natural Heritage Areas. Saint Colman's Catholic Church, which is situated on the shore of Lough Aderry, is entered in the Record of Protected Structures.

18.1.4. Due to its proximity to Midleton and Cork City, the rural hinterland surrounding Ballintotis, is particularly susceptible to development pressure. To offset this pressure a Rural Housing Control Zone is established in the Cork County Development Plan 2003 (as varied). The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

18.1.5. Ballintotis is currently served by a private group water supply scheme. However it is proposed to connect to the Whitegate Regional Water Supply Scheme in the near future. There is no public sewer available at present and waste water treatment is mainly dependant upon individual septic tanks.

18.2 PLANNING PROPOSALS

18.2.1. The natural heritage and amenities in the Ballintotis area provide opportunities for recreation. However, it is important that any proposed development does not compromise the special character of the area. A number of pedestrian walks are proposed to facilitate greater access to the areas natural amenities.

18.2.2. The existing car park, which currently facilitates visitors to Lough Aderry, is situated adjacent to the N25 national primary route and raises a number of issues, particularly regarding public safety. It is desirable that an alternative location be identified, possibly to the south of the Lough, which could accommodate a safer public recreation area.



18.2.3. Due to its sensitive environmental setting and limited infrastructure, consolidation of the village nucleus of Ballintotis, along with some small-scale development is considered the most appropriate strategy. The development boundary for Ballintotis concentrates mainly on reinforcing the church as the focal point for development.

18.3 SPECIFIC ZONING OBJECTIVES: BALLINTOTIS

Open Space, Sports, Recreation and Amenity

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

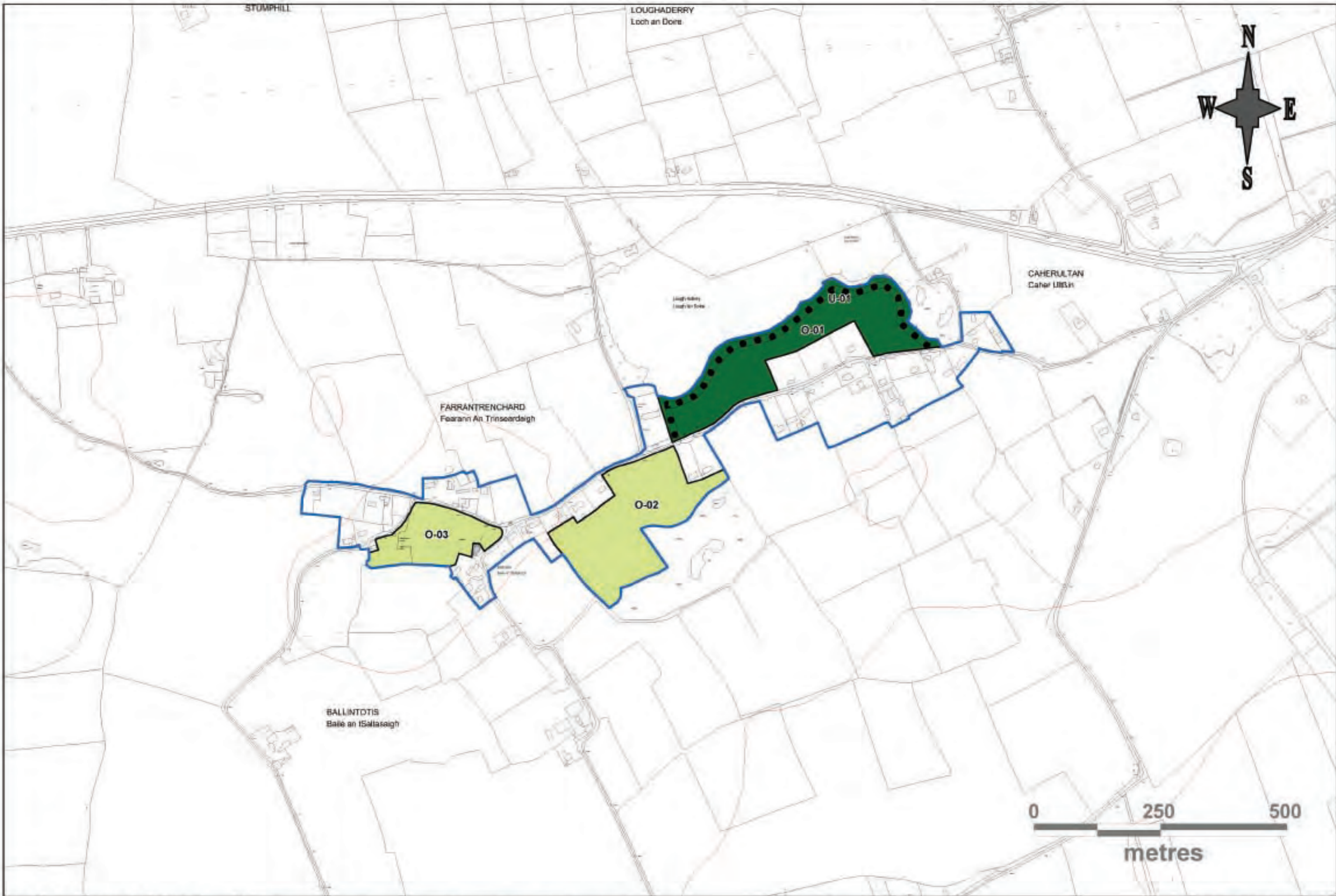
Objective No.	Specific Objective	Approx Area (Ha)
O-01	Active open space for informal public recreation including the provision of an amenity walk along the bank of Lough Aderry.	5.3

Objective No.	Specific Objective	Approx Area (Ha)
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	4.7
O-03	Lands to remain predominantly open in character to include provision to protect the collection of heritage buildings and their setting. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	2.1

Utilities and Infrastructure

18.3.2. The specific utilities and infrastructure zoning objective for Ballintotis is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
U-01	Develop and maintain amenity walk along the southern shore of Lough Aderry.	



19 Clonmult

19.1 CLONMULT IN CONTEXT

19.1.1. Clonmult is located approximately 12 kilometres northeast of Midleton and approximately 3 kilometres north of Dungourney, just off the R627 regional route connecting Midleton with Tallow in County Waterford.

19.1.2. In the overall strategy of this Local Area Plan, Clonmult is designated as a **Village Nucleus** within East Cork. The strategic aims for the village nucleus are to encourage small-scale expansion, through low density individual or multiple housing and other development, and to preserve the rural character of the area.

19.1.3. Clonmult is located within an attractive rural area, comprising open agricultural land with mature trees and hedgerows. Community facilities in Clonmult are limited to a church. There is no public sewer or water supply available in the village at present.

19.2 PLANNING PROPOSALS

19.2.1. During the life of this Local Area Plan, some small-scale development is encouraged as an alternative to dispersed one off housing and in order to build the population base of the village. It is important that the scale and nature of any proposed development respects the rural character of the area. This can be achieved in part by protecting the mature trees and hedgerows in the area.



19.2.2. The purpose of the development boundary identified in this Local Area Plan is to define the extent of development for the village nucleus over the lifetime of the Plan.

19.3 SPECIFIC ZONING OBJECTIVES: CLONMULT

Residential Area

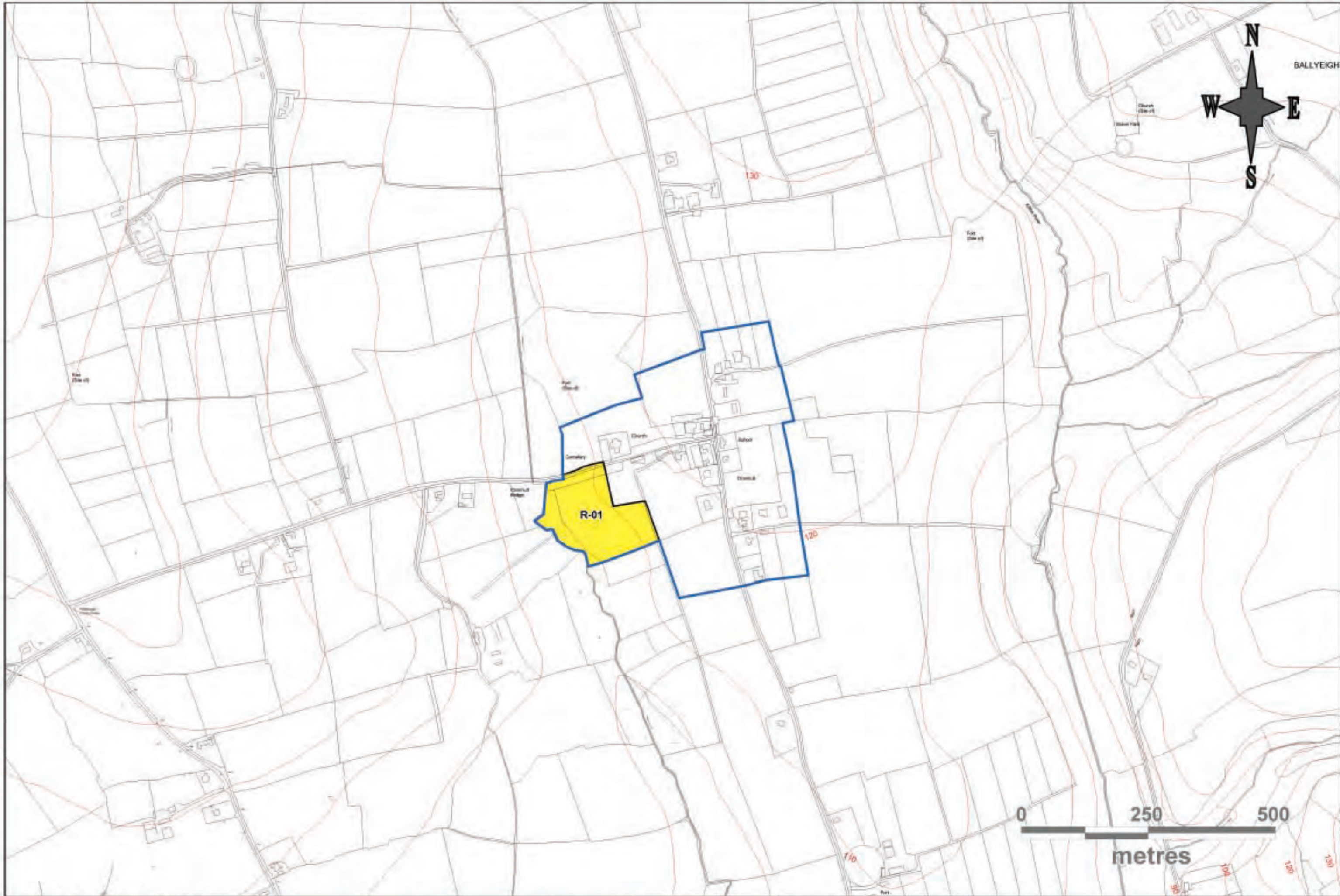
19.3.1. The specific residential zoning objective for Clonmult is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density residential development, to include the retention and strengthening of existing mature trees and hedgerows close to the river.	2.8

General Objective

19.3.2. The general objective for Clonmult is set out in the following table:

Objective No.	General Objective
GEN-01	In general, residential development at low density and subject to agreed landscaping schemes is envisaged within the development boundary for Clonmult. A design brief for individual dwellings should be part of any scheme, along with a high quality informal layout of sites, safe pedestrian access and served by a single entrance from the public road where multiple low density housing may be proposed.



20 Gortaroo (Gortroe)

20.1 GORTAROO IN CONTEXT

20.1.1. Gortaroo is located approximately 7 kilometres west of Youghal, just one kilometre south of the N25 national primary route.

20.1.2. In the overall strategy of this Local Area Plan, Gortaroo is designated as a **Village Nucleus** within East Cork. The strategic aims for the village nucleus are to encourage small-scale expansion, through low-density individual or multiple housing and other development.

20.1.3. Gortaroo has a number of important community facilities including a post office, convenience shops, primary school, childcare facilities and church. A daily public bus service connecting to Youghal and Cork City operates daily from Gortaroo Cross.

20.1.4. In the 1996 County Development Plan (as varied), Gortaroo was identified as a settlement to meet non-local demand for rural housing close to Youghal. In recent years, the village has experienced very little development and much of the land, which was zoned for residential development in the 1996 Plan remains available for development.

20.1.5. The village is situated within an area with considerable natural and built heritage. Ballyvergan Marsh, which is located to the north east of the village, is a proposed Natural Heritage Area and is of particular importance as it is the largest freshwater coastal marsh in County Cork with important plant and bird numbers. Inchiquin Castle, which is located approximately two kilometres to the west of Gortaroo, is entered in the Record of Protected Structures.



20.1.6. The water supply is from a group water supply scheme and is limited. There is no public sewer in the village at present.

20.2 PLANNING PROPOSALS

20.2.1. Growth in Gortaroo has been notably less than in many other villages in East Cork over recent years. This may have been caused in part, by infrastructure deficiencies and the environmental sensitivity of the surrounding area. However, it is important that the village achieves some additional development to support, and where possible enhance its' role as a local service provider.

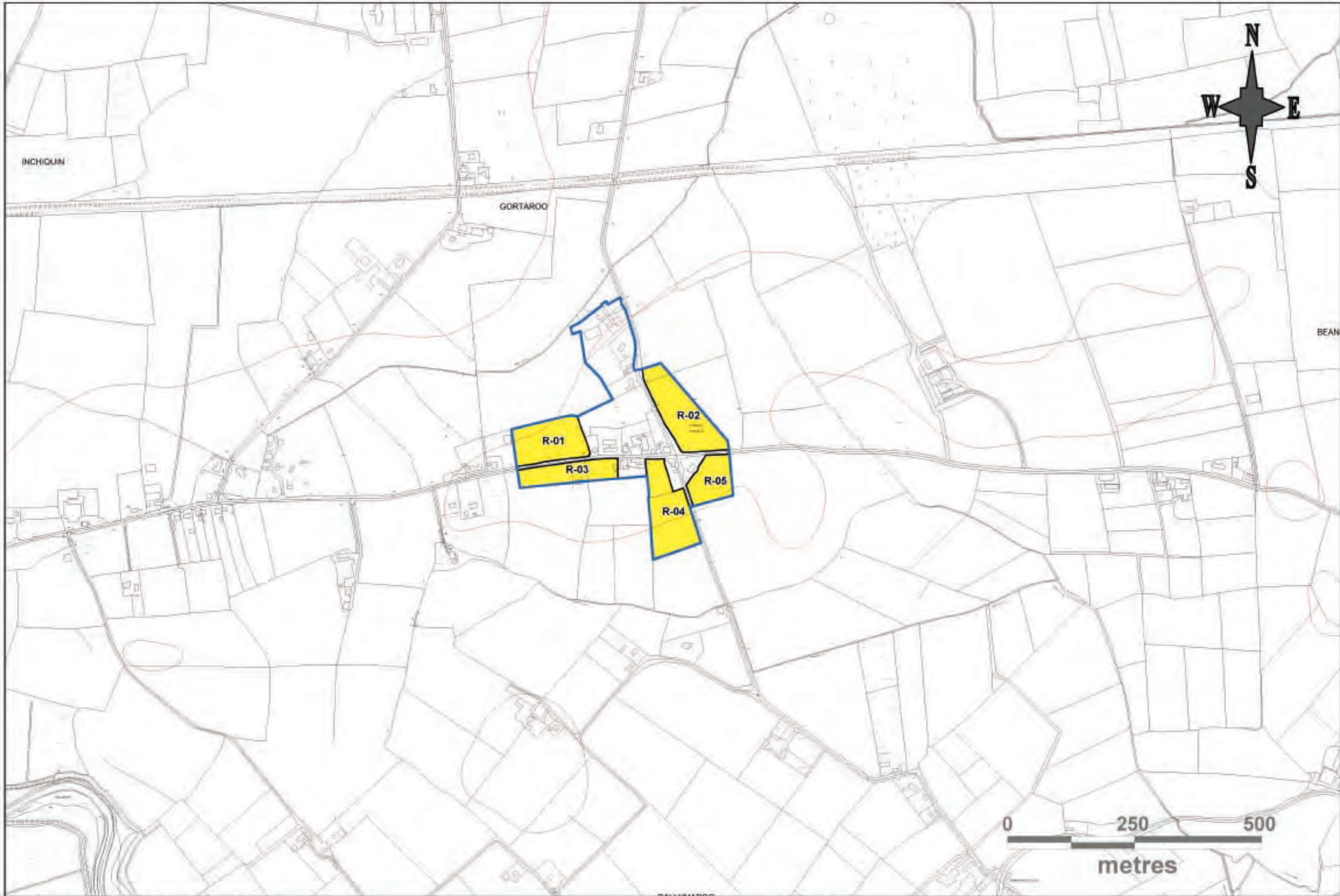
20.2.2. The development boundary for Gortaroo defines the extent of development for Gortaroo over the lifetime of the plan. It is proposed to further develop public amenities and provide greater access to the natural and scenic amenities, including the possibility of establishing interpretative / observation posts overlooking Ballyvergan Marsh and other heritage areas.

20.3 SPECIFIC ZONING OBJECTIVES: GORTAROO

Residential Areas

20.3.1. The specific residential zoning objectives for Gortaroo are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Low-density development – serviced sites.	1.1
R-02	Low-density development – serviced sites.	1.3
R-03	Low-density development – serviced sites.	0.8
R-04	Low-density development – serviced sites.	1.3
R-05	Low-density development – serviced sites.	0.7



21 Leamlara

21.1 LEAMLARA IN CONTEXT

21.1.1. Leamlara is located approximately 8 kilometres north of Carrigtwohill, within the narrow valley of the Leamlara River.

21.1.2. In the overall strategy of this Local Area Plan, Leamlara is designated as a **Village Nucleus** within Metropolitan Cork. The strategic aims for the village nucleus are to consolidate existing development and encourage small-scale expansion in conjunction with the provision of additional community facilities.

21.1.3. The village is surrounded by a large rural hinterland, which forms part of the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied), the purpose of which is, primarily, to restrict individual urban-generated houses and protect the character of rural areas. This restriction is relaxed in principle for local rural housing needs.

21.1.4. Leamlara has a number of community facilities including a primary school, church and community centre.

21.1.5. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Leamlara. However, it was identified, along with a number of other villages in East Cork, as a location where some housing development would be encouraged, in order to help maintain the basic services that exist in such settlements.



21.1.6. A residential area is currently being developed between the church and primary school, while a nursing home has recently been built to the south of the village.

21.1.7. The principal road access to the village from the south runs through a number of narrow and constrained valleys, and is generally not suitable for large volumes of traffic. There is no public water supply or sewer currently available in Leamlara and recent development has been serviced privately.

21.2 PLANNING PROPOSALS

21.2.1. Leamlaras' rural setting and proximity to Carrigtwohill and to Cork City makes it an attractive location for development. Some additional development is proposed provided the rural setting of the village is adequately protected.

21.2.2. The Council's "Assessment of Water Services Needs 2004," proposes improvements to the Leamlara water supply as part of the Lisgoold/Leamlara/Ballincurragh scheme by upgrading the scheme to provide capacity to meet the projected demand and to provide security of supply.

21.2.3. The development boundary for Leamlara defines the existing extent of the built up area, whilst also allowing some expansion for residential development to the east and north of the village centre.

21.3 SPECIFIC ZONING OBJECTIVES: LEAMLARA

Residential Areas

21.3.1. The specific residential zoning objective for Leamlara is set out in the following table:

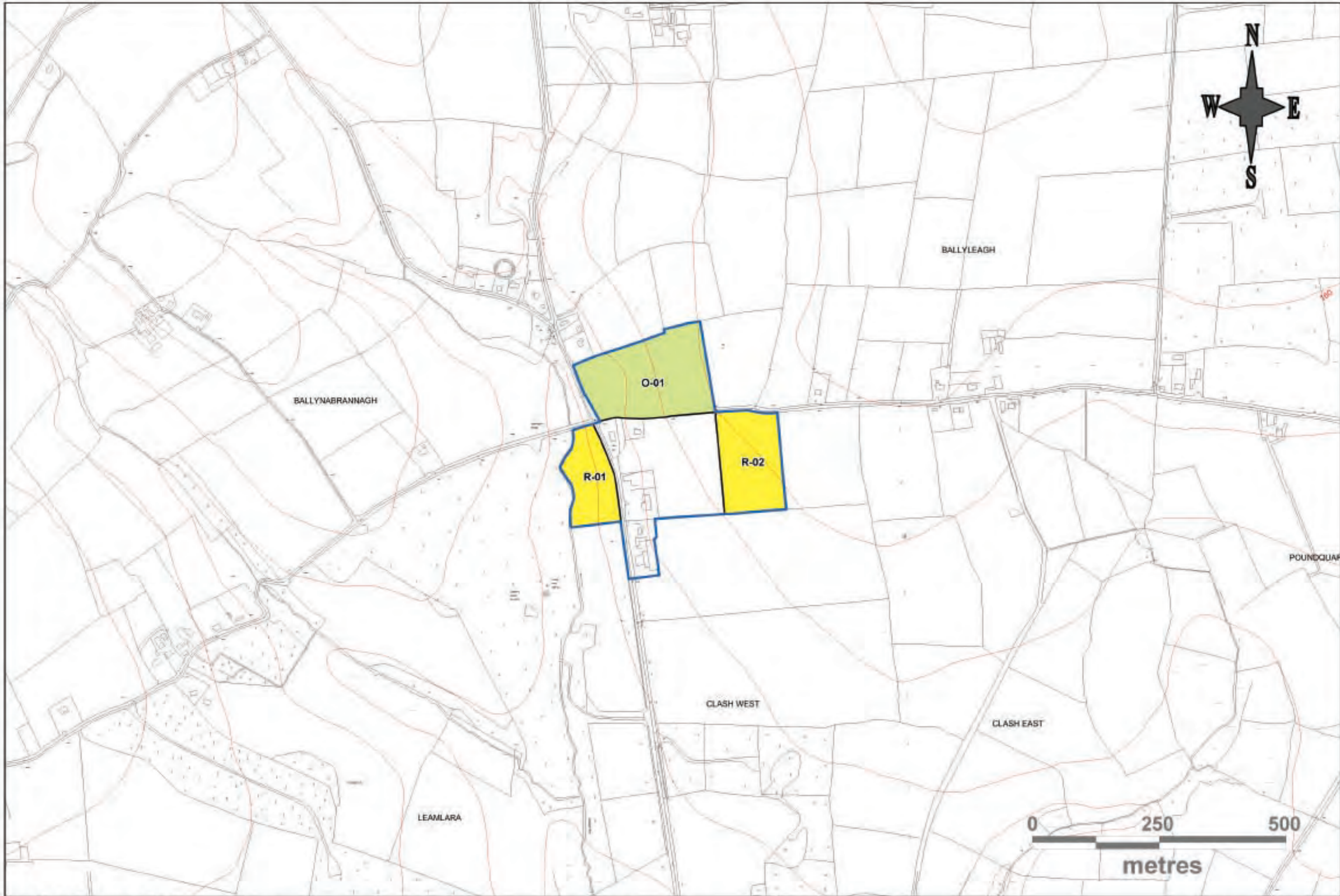
Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development (subject to flood study) including street frontage type development, to include shop, crèche, public footpaths and lighting. Development is precluded on the western part of the site (i.e. below the 120 metre contour) to avoid the risk of flooding, and lands in this area will be reserved for open space / recreational type uses.	1.6

Objective No.	Specific Objective	Approx Area (Ha)
R-02	Low-density residential development. The eastern boundary, which is the most elevated part of the site, should include a broadleaf tree planted buffer.	2.4

Open Space, Sports, Recreation and Amenity

21.3.2. The specific open space, sports, recreation and amenity zoning objective for Leamlara is 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, the sloped area to the west of the site should remain free from development. The remaining land will be subject to a single agreed landscaping scheme with detailed provision for retaining and strengthening of hedgerows and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with safe pedestrian access and served generally by a single entrance from the public road.	3.7



22 Lisgoold

22.1 LISGOOLD IN CONTEXT

22.1.1. Lisgoold is located approximately 8 kilometres north of Midleton, in the attractive Owenacurra River valley.

22.1.2. In the overall strategy of this Local Area Plan, Lisgoold is designated as a **Village Nucleus** within East Cork. The strategic aims for the village are to promote residential development in tandem with the provision of services.

22.1.3. The village is located at the edge of the Metropolitan Green Belt where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses. The land immediately north of the existing village is part of the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied). The purpose of the Rural Housing Control Zone is primarily to restrict individual urban-generated houses and protect the character of the rural areas. This restriction is relaxed in principle for local rural housing needs.

22.1.4. Lisgoold has a number of important community facilities including a primary school, community centre, recycling facilities, public houses, shop, GAA grounds, church and graveyard, which is located approximately one kilometre west of the village. Ballincurrig School, which is located approximately two kilometres north of Lisgoold, is the nearest primary school serving the village.

22.1.5. Saint John the Baptist's Catholic Church and Lisgoold School House, which is located to the north of the village, are entered in the Record of Protected Structures.

22.1.6. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Lisgoold. However, it was identified, along with a number of other villages in East Cork, as a location where some housing development would be encouraged, in order to help maintain the basic services that exist in such settlements. In recent years, the village has experienced some residential development.

22.1.7. The principal access to Lisgoold is from the R626 regional route, part of which runs through a number of narrow and constrained valleys, and is generally not suitable for large volumes of traffic. Within the village, footpaths and public lighting are limited.

22.1.8. The current water supply to Lisgoold is shared with Ballincurrig and is limited in terms of supply. There is no public sewer

in the village at present. Existing development is served from either a private treatment plant or individual septic tanks.



22.2 PLANNING PROPOSALS

22.2.1. Lisgoolds' rural setting and proximity to Midleton and to Cork City makes it an attractive location for development. However the loss of the rural character of the village resulting from insensitive large-scale development could seriously undermine the attractiveness of the area.

22.2.2. The village itself would benefit from the provision of public open space and an enhanced streetscape with improved street lighting, public footpaths, street furniture and community facilities, such as a new primary school.

22.2.3. The Council's "Assessment of Water Services Needs 2004" proposes improvements to the Lisgoold water supply as part of the Lisgoold/Leamlara/Ballincurrig scheme by upgrading the scheme to provide capacity to meet the projected demand and to provide security of supply.

22.2.4. Cork County Council's "Assessment of Water Services Needs 2004," proposes that a new waste water treatment plant be constructed to replace the existing septic tank, provide capacity to meet the projected demand and reduce the Biological Oxygen Demand and nutrient loads to the Owenacurra River.

22.2.5. It should be noted that the biological quality and phosphorus levels of this section of the River Owenacurra are currently an issue in the receiving waters of this settlement.

22.2.6. The development boundary for the village defines the existing extent of the built up area, whilst also allowing some expansion for

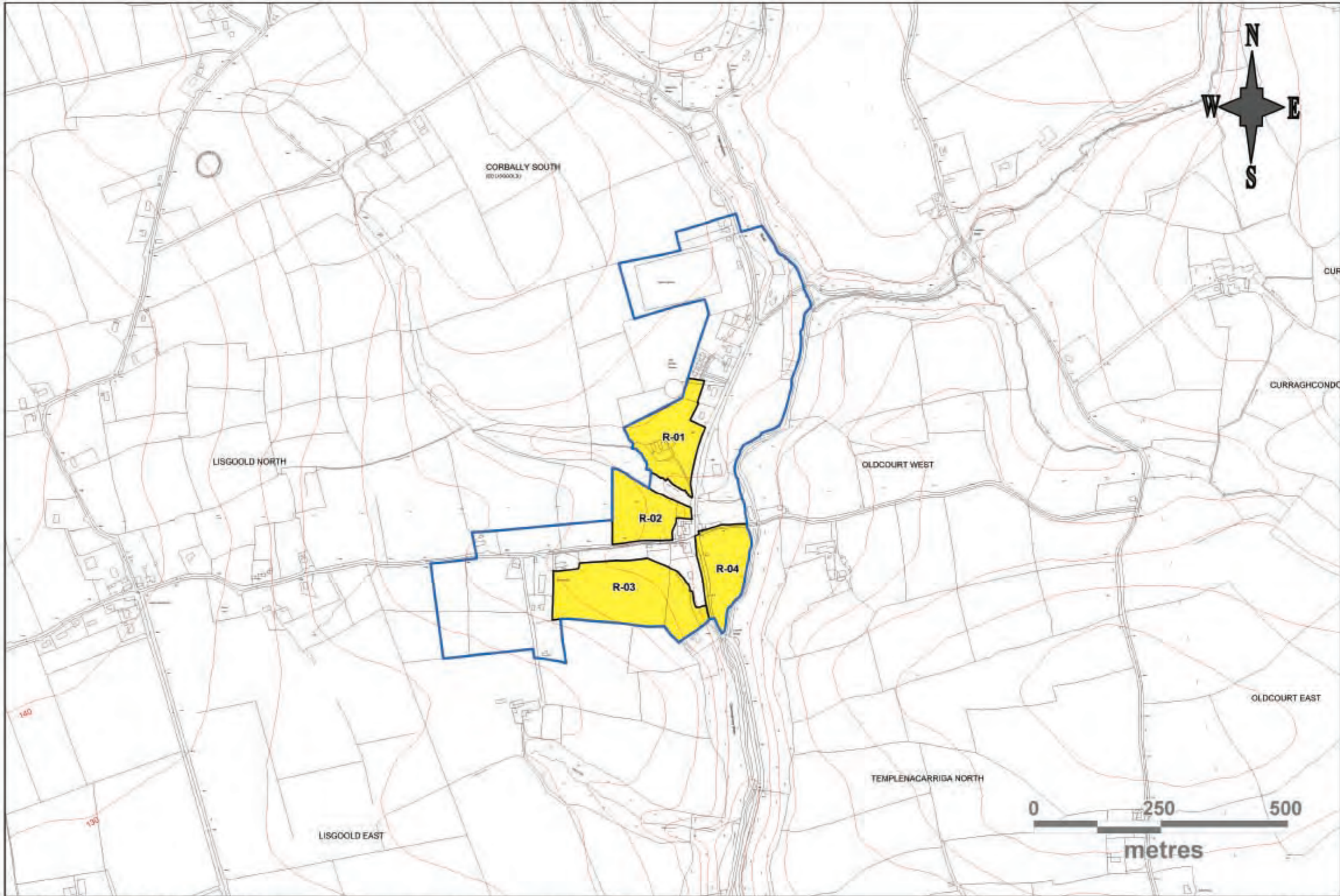
residential development. The scale and form of development will be very much dependant on improvements to the villages' infrastructure.

22.3 SPECIFIC ZONING OBJECTIVES: LISGOOLD

Residential Areas

22.3.1. The specific residential zoning objectives for Lisgoold are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
R-01	Medium density residential development to include crèche and street frontage type development.	1.8
R-02	Low-density residential development.	1.5
R-03	Low-density residential development.	3.3
R-04	Medium density residential development to include a mix of house types and sizes, with tree planted buffer along the eastern site boundary adjacent to the river bank.	1.5



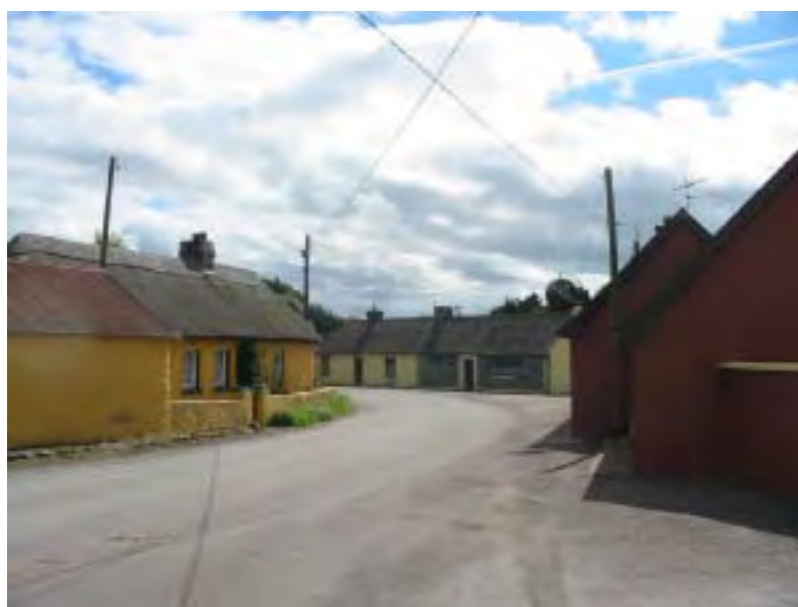
23 Mount Uniacke / Inch / Ballymackibbot

23.1 MOUNT UNIACKE / INCH / BALLYMACKIBBOT IN CONTEXT

23.1.1. Mount Uniacke, Inch and Ballymackibbot are located within two kilometres of each other, approximately 5 kilometres north of Killeagh. Inch is situated within the narrow valley of the Tourig River, Mount Uniacke is situated at a crossroads to the west of Inch and Ballymackibbot lies between the two settlements.

23.1.2. In the overall strategy of this Local Area Plan, Mount Uniacke / Inch / Ballymackibbot is designated as a **Village Nucleus** within East Cork. The strategic aim for Mount Uniacke / Inch / Ballymackibbot, is to consolidate existing development and encourage small-scale expansion, through low-density individual or multiple housing and other developments.

23.1.3. The area has a number of community facilities including a church, public house, community hall and Ballymackibbot primary school.



23.1.4. A specific zoning map was not included in the 1996 Cork County Development Plan (as varied) for Mount Uniacke. However, it was identified, along with a number of other villages in East Cork, as a location where some housing development would be encouraged. However in recent years, development has been limited to a number of

individual houses, mainly located close to Ballymackibbot primary school.

23.1.5. Road access to both Mount Uniacke and Inch is constrained in a number of locations and generally not considered suitable for large volumes of traffic. Mount Uniacke has no public water or sewer currently available, while Inch has a limited water supply scheme but no public sewer.



23.2 PLANNING PROPOSALS

23.2.1. It is important that the special character and amenity value of the Tourig River Valley surrounding Inch is adequately protected. This can be achieved in part, by avoiding development on the steep slopes and by protecting areas of broadleaf forestry and mature hedgerows. It is also important that the special character of Inch is adequately protected from large-scale development.

23.2.2. Three development boundaries are included for Mount Uniacke, Inch and an area adjacent to Ballymackibbot School. The purpose of these development boundaries is to define the extent of development for the area over the lifetime of the Plan.

23.3 SPECIFIC ZONING OBJECTIVE: MOUNT UNIACKE

General Objective

23.3.1. The general objective for Mount Uniacke is set out in the following table:

Objective No.	General Objective
GEN-01	Residential development at low density, consisting of a high quality informal layout of sites and subject to agreed landscaping schemes and satisfactory access.

23.4 SPECIFIC ZONING OBJECTIVE: BALLYMACKIBBOT

General Objective

23.4.1. The general objective for Ballymackibbot is set out in the following table:

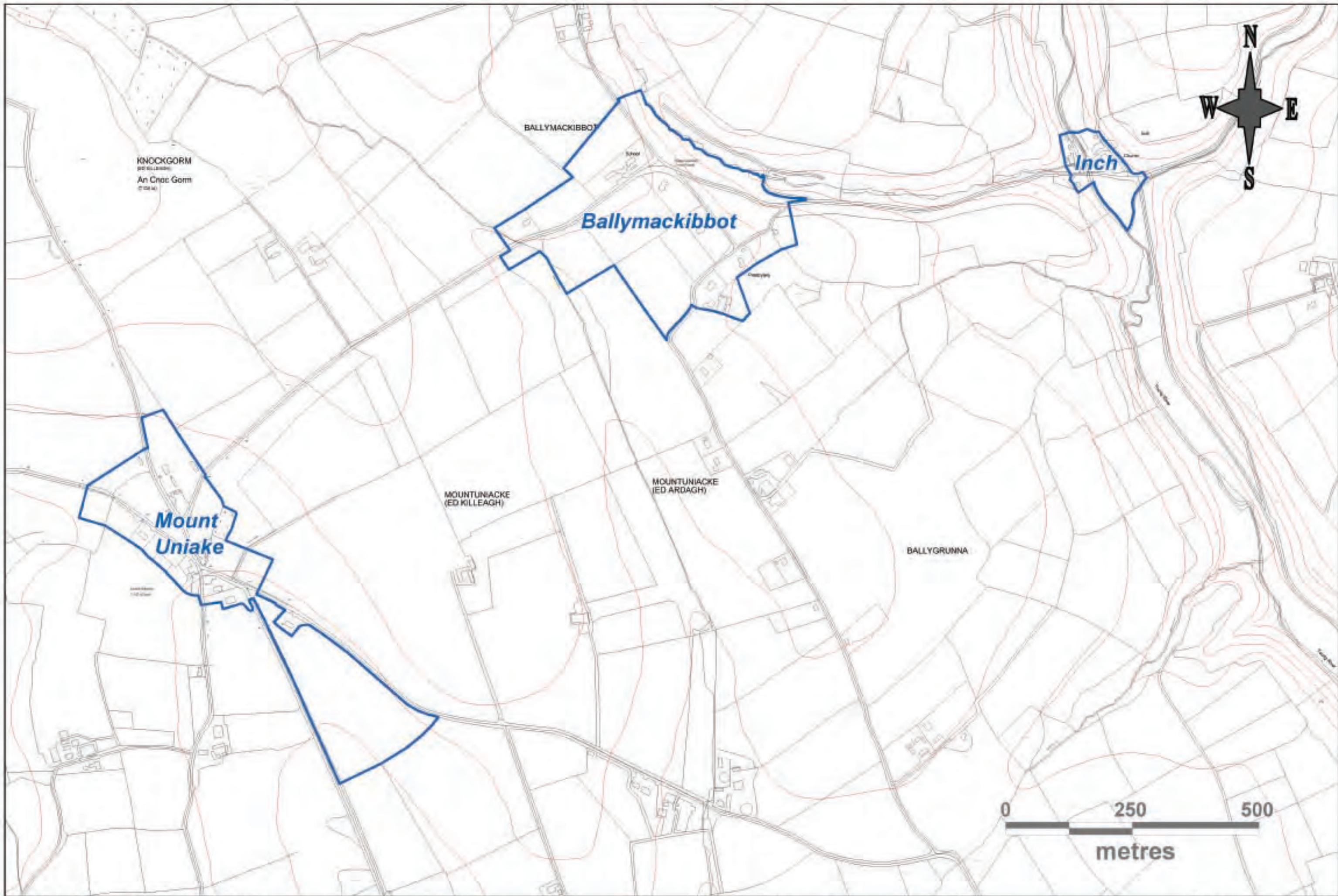
Objective No.	General Objective
GEN -01	Residential development at low density, consisting of high quality informal layout of sites and subject to agreed landscaping schemes, safe pedestrian access and served by a single entrance from the public road where multiple low density housing may be proposed.

23.5 SPECIFIC ZONING OBJECTIVE: INCH

General Objective

23.5.1. The general objective for Inch is set out in the following table:








Objective No.	General Objective
GEN -01	Residential development at low density, consisting of high quality informal layout of sites and subject to agreed landscaping schemes and satisfactory access.












Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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

OTHER LOCATIONS

Barnabrow / Ballymalloe

Belvelly

Carrigaloe

Carriganass

Fota Island

Garryvoe Upper

Gyleen

Haulbowline

Knockadoon

Marino Point

Redbarn

Roche's Point

Trabolgan

24 Barnabrow / Ballymalloe

24.1 BARNABROW / BALLYMALLOE IN CONTEXT

24.1.1. The two hotels, Ballymalloe House Hotel and Barnabrow House Hotel are located between the historic town of Cloyne and the picturesque fishing port of Ballycotton, close to the holiday resort at Shanagarry/Garryvoe.

24.1.2. There is a limited amount of development in the area including the two hotels and associated buildings. In addition to a number of individual houses there has been a recent development of holiday cottages next to Barnabrow House Hotel.

24.2 PLANNING PROPOSALS

24.2.1. It was agreed to consolidate tourism and recreation uses in the Barnabrow / Ballymalloe area. It is important that the natural heritage of the area is protected. There may be limited capability to accommodate small scale development proposals which will be subject to the provision of satisfactory infrastructure.

25 Belvelly

25.1 BELVELLY IN CONTEXT

25.1.1. Belvelly is located approximately five kilometres north of Cobh on the approach to Great Island and is situated within the Metropolitan Green Belt, as designated in the Cork County Development Plan 2003 (as varied), where it is an objective to preserve the largely undeveloped nature of the lands that lie within it and to reserve those lands generally for agriculture, open space or recreation uses.

25.1.2. Belvelly has an attractive harbour setting and some important natural and built heritage, including Belvelly Castle and Martello Tower, which are entered in the Record of Protected Structures, and the Great Island Channel, which is a wetland of international importance, as it supports large numbers of birds.



25.1.3. Belvelly is currently limited in terms of infrastructure provision, particularly with regard to road access. However, when the route of the proposed road and new bridge have been agreed it may be possible to consider the future development of the settlement of Belvelly. The loss of the areas unique character resulting from insensitive large-scale development could seriously undermine the attractiveness of the area. In light of the above, Belvelly will continue to form an important component of the Metropolitan Green Belt.

26 Carrigaloe

26.1 CARRIGALOE IN CONTEXT

26.1.1. Carrigaloe is located approximately three kilometres north of Cobh, on the R624 regional route connecting Cobh and Carrigtwohill and is situated within the Metropolitan Green Belt, as designated in the Cork County Development Plan 2003 (as varied), where it is an objective to preserve the largely undeveloped nature of the lands that lie within it and to reserve those lands generally for agriculture, open space or recreation uses.

26.1.2. Services within Carrigaloe include a public house and a regular rail service, which operates between Cork City and Cobh.

26.1.3. Major infrastructure and topographical constraints, as well as its' location within the Metropolitan Green Belt, limits the development potential of the area. However, an area of land in Carrigaloe is designated as an A3 green belt area, recognising the relatively built-up nature of the lands and allowing for a limited amount of further development to meet the individual housing needs of people who live or grew up within the Carrigaloe A3 area, subject to the availability of a suitable site and normal proper planning considerations.



27 Carriganass

27.1 CARRIGANASS IN CONTEXT

27.1.1. Carriganass is located to the north of Inch on the R634, the Youghal to Tallow Road.

27.1.2. In the overall strategy of this Local Area Plan, Carriganass is recognised as a centre providing very limited local services. There are no public sewerage or water supply facilities available in Carriganass and as a result, only a limited amount of further development may be suitable in the vicinity of Carriganass.

27.2 PLANNING PROPOSALS

27.2.1. As Carriganass has limited community facilities, does not have public services and is only served by minor roads, any additional development there needs to be subject to the availability of suitable sites and normal proper planning considerations.

27.2.2. Carriganass can benefit from its location between the settlements of Youghal and Tallow both of which provide a wider range of services than are available in Carriganass.

27.2.3. It is important that any new development in Carriganass maintains the integrity of the surrounding rural landscape and the rural character of the settlement, particularly by ensuring that any new development will not visually dominate the wider landscape or lead to further increases in the numbers of individual houses fronting directly onto roads in the area.

28 Fota Island

28.1 FOTA ISLAND IN CONTEXT

28.1.1. Fota Island is situated within Cork Harbour, approximately 6 kilometres north of Cobh. The Island is generally comprised of a mix of heritage, recreation and tourist uses. Fota Wildlife Park is a popular destination for day trips, while Fota golf course is an important source of recreation as well as being a valuable asset to the local economy.

28.1.2. Fota has an attractive harbour setting and some important natural and built heritage, including Fota House and Quay, which are entered in the Record of Protected Structures, and the Great Island Channel, which envelopes the Island and is a wetland of international importance, as it supports large numbers of birds.

28.1.3. The 1996 Cork County Development Plan (as varied) recognised and maintained the tourism and recreational value of the Island, whilst also protecting the ecological value and unique character of Fota. It was outlined in the 1996 Plan, that any future development of the Island should underpin the unique attractions and protect the sensitive nature of the area.

28.1.4. The Cork County Development Plan 2003 (as varied) established the area as part of the Metropolitan Green Belt. While the overall objective for green belt lands is to reserve them generally for use as agriculture, open space and recreation, long-established commercial or institutional uses lying entirely within the green belt, such as tourism enterprises found at Fota Island, were recognised and an allowance was made to accommodate appropriate proposals for the expansion or intensification of the existing uses.

28.1.5. In recent years there have been major proposals put forward for the island, including proposals to construct a hotel, golf course and holiday homes, which will consolidate the tourism potential of the Island.

28.2 PLANNING PROPOSALS

28.2.1. In this Local Area Plan it is proposed to continue to recognise and maintain the tourism and recreational value of the Island, while protecting the ecological and unique character of the area. It is essential that any future development underpins the unique characteristics and attractions in the area.

29 Garryvoe Upper

29.1 GARRYVOE UPPER IN CONTEXT

29.1.1. Garryvoe Upper is situated to the north of Garryvoe Strand towards Ladysbridge, within an area comprising considerable scenic and natural amenities, including the neighbouring tourist centre of Shanagarry / Garryvoe.

29.2 PLANNING PROPOSALS

29.2.1. Given its' sensitive setting, lack of infrastructure and public services and it's natural heritage, it is important to protect Garryvoe Upper from inappropriate or large scale development during the life of this Plan. It was agreed to consolidate tourism and recreation uses in the area. Any small-scale development proposals will be subject to the provision of satisfactory infrastructure.

30 Gyleen

30.1 GYLEEN IN CONTEXT

30.1.1. Gyleen is located approximately 6 kilometres southeast of Whitegate, within a coastal area comprising considerable scenic amenities, part of which is designated as scenic landscape in the Cork County Development Plan 2003 (as varied). Gyleen, along with a number of other locations along the East Cork coastline, is a popular destination for day trips. There is just one service in Gyleen, consisting of a public house.

30.1.2. Gyleen has a number of structures, which are of historical and architectural significance, including a Coastguard Station located approximately one kilometre east of Gyleen, and three thatched cottages, which are entered in the Record of Protected Structures.



30.1.3. The large rural hinterland, which surrounds Gyleen forms part of the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied), where it is an objective primarily to restrict individual urban-generated houses and protect the character of the rural areas, while also allowing rural people to have relatively easy access to any suitable sites in their local area.

30.1.4. There is no public sewer in Gyleen, while the water supply to the area is limited due to network difficulties. Road access to Gyleen

is constrained in a number of locations and is considered unsuitable for large volumes of traffic.

30.1.5. Major Infrastructure constraints, poor access and its sensitive scenic and coastal setting, limits development in Gyleen. Some additional public facilities, in particular some additional car parking, is desirable.

31 Haulbowline

31.1 HAULBOWLINE IN CONTEXT

31.1.1. Haulbowline Island occupies a strategic and central location within Cork Harbour, approximately 14 kilometres southeast of Cork City and adjacent to the Strategic Industrial Area at Ringaskiddy. Even though the Island is located within the Middleton Electoral Area, access is from a single bridge on the southern part of the Island, connecting with Ringaskiddy.

31.1.2. There are a number of different land uses currently located in Haulbowline Island including industry, institutional and educational uses. Due to its special character, the western part of the Island is designated as an Architectural Conservation Area, where it is an objective to protect and enhance the special character of this area.

31.1.3. The eastern part of the Island is dominated by the former Irish Steel plant, which has been unused for a number of years. Cork County Council, as an agent of the Department of the Environment, Heritage and Local Government, commissioned a report on the condition of the steel plant and the hazardous materials stored there since the plant closed in June 2001 and at present, the site investigation report is being finalised by consultants White Young Green.

31.1.4. According to the Cork Area Strategic Plan, if present industry installations, such as the former steel plant at Haulbowline, were to close, major medium to high-density mixed-use redevelopment, (perhaps including high quality workplaces, apartments and cultural projects) could be pursued.

31.2 PLANNING PROPOSALS

31.2.1. The potential redevelopment of the former steel plant at Haulbowline raises a number of important issues. Whilst it is recognised that Haulbowline may well have future development potential along the lines suggested in CASP and could even provide the basis for a mixed-use 'brownfield' redevelopment project in an attractive waterfront setting, the continued existence of hazardous waste materials effectively precludes the consideration of these uses.



32 Knockadoon

32.1 KNOCKADOON IN CONTEXT

32.1.1. Knockadoon is located approximately 5 kilometres east of Ballymacoda, within an area comprising, considerable scenic and natural amenities, including Knockadoon Head and Capel Island, which are both proposed as a Natural Heritage Areas. There are five thatched houses within the Knockadoon area, which are entered in the Record of Protected Structures.

32.1.2. A small fishing port exists on the eastern side of Knockadoon Head, while a number of existing dwellings are scattered throughout the promontory.



32.1.3. Given its' sensitive setting, lack of infrastructure and public services and important natural heritage, it is important to protect Knockadoon from inappropriate or large scale development during the life of this Plan.

33 Marino Point

33.1 MARINO POINT IN CONTEXT

33.1.1. Marino Point is an industrial area located approximately five kilometres north of Cobh, adjacent to the Cork – Cobh rail line.

33.1.2. Since the adoption of both CASP and the Cork County Development Plan 2003 (as varied), the Irish Fertilizer Industries manufacturing plant at Marino Point on Great Island has ceased production, although a smaller and separate industry remains in operation. This latter facility is a hazardous industrial installation to which the Seveso II Directive applies and a 1 km consultation zone is in effect with regard to certain categories of new development. The total land area of the combined industrial undertakings comprises about 46 ha.

33.1.3. The plant adjoins the existing rail route from Cobh to Cork and, in the past, has been served by a freight facility. There is also a deep-water wharf that was designed to serve the fertilizer plant. The site is close to the City Main Drainage Waste Water Treatment Plant at Carrigrennan and is served by high capacity water, gas and electricity supplies. The road network serving the site is generally poor requiring significant improvements in both the direction of Carrigwohill and Cobh.

33.1.4. According to the Cork Area Strategic Plan, if present industry installations, such as those at Marino Point, were to close, major medium to high-density mixed-use redevelopment, (perhaps including high quality workplaces, apartments and cultural projects) could be pursued.



33.1.5. The potential redevelopment of Marino Point raises a number of important issues. Whilst it is recognised that Marino Point may well have future development potential along the lines suggested in CASP and could even provide the basis for a 'flagship' mixed-use rail-based 'brownfield' redevelopment project, in an attractive waterfront setting without resulting in the loss of any 'greenfield' land from the Metropolitan Cork Green Belt, the continued existence of the hazardous production facility effectively precludes the consideration of these concepts. Marino Point is located to the east of Cork City rather than the north and, although in the long term there may be significant benefits resulting from development here as suggested by CASP, such development here will not act as a catalyst for the rebalancing of the city, in the manner envisaged for Monard. These issues need to be resolved prior to any development proposals on this site.

34 Redbarn

34.1 REDBARN IN CONTEXT

34.1.1. The coastal resort of Redbarn is located approximately 2 kilometres south west of Youghal and is situated within an area comprising considerable natural and scenic amenities.

34.1.2. Ballyvergan Marsh, which is located to the north of Redbarn is a proposed Natural Heritage Area. The marsh is of particular importance as it is the largest freshwater coastal marsh in County Cork, and accommodates important plant and bird species.

34.1.3. In the 1996 Cork County Development Plan (as varied), Redbarn was zoned to accommodate a mix of recreational uses, holiday homes and a limited amount of mobile homes.



34.2 PLANNING PROPOSALS

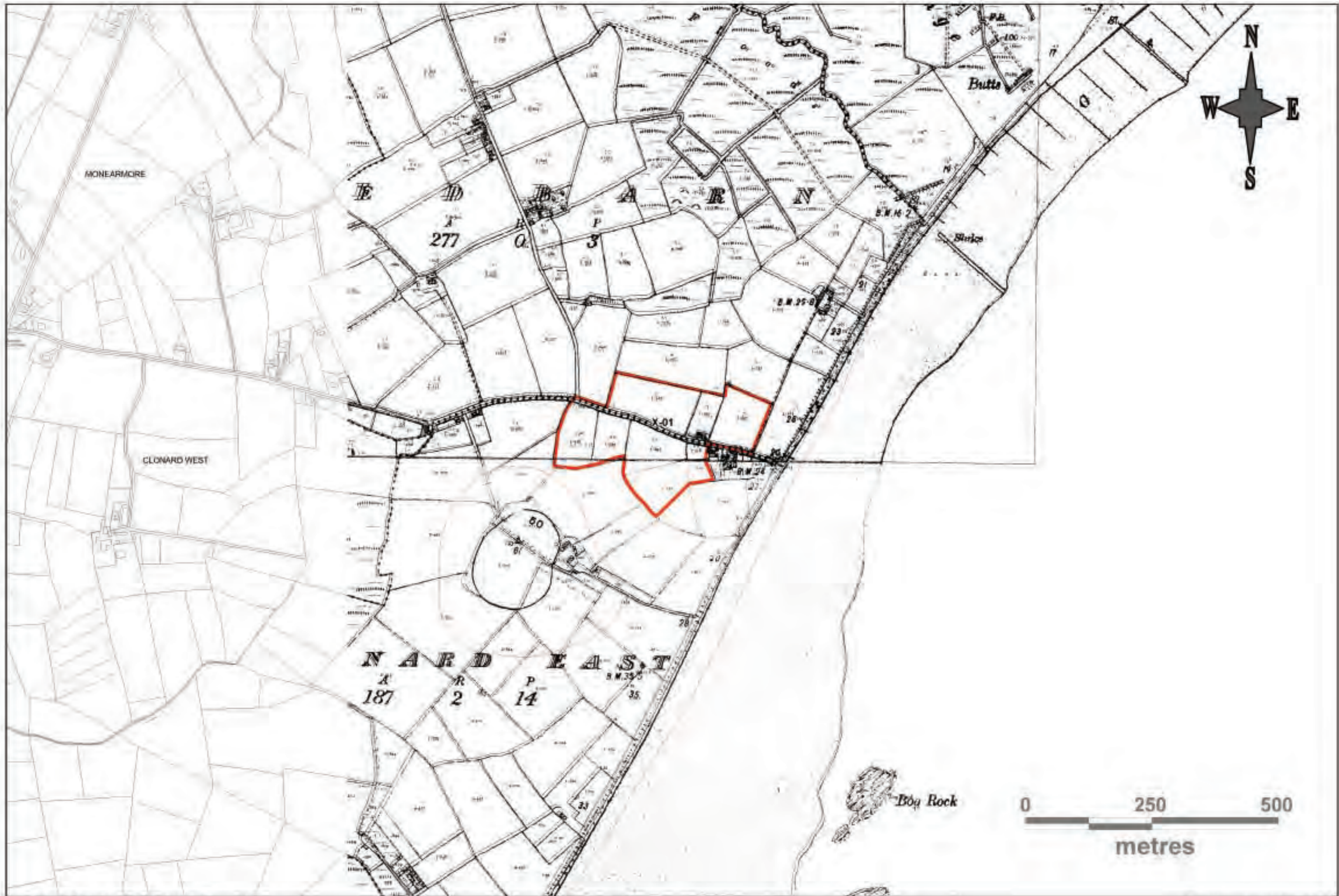
34.2.1. It is proposed to consolidate tourism and recreation uses in the Redbarn area. It is important that the natural heritage of the area is protected, while any development proposals will be subject to the provision of satisfactory infrastructure.

34.3 SPECIFIC ZONING OBJECTIVE: REDBARN

Special Zoning Objective

34.3.1. The specific mixed use and special use zoning objective for Redbarn is set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
X-01	Mix of recreational uses, holiday homes and a limited (i.e. not exceeding 20% of the site) amount of mobile homes. Any development proposals should not impact negatively on the natural heritage of the area and is also subject to satisfactory servicing.	6.7



35 Roche's Point

35.1 ROCHE'S POINT IN CONTEXT

35.1.1. Roche's Point is located south of Whitegate at the mouth of Cork Harbour and within an area comprising significant heritage and scenic amenities. Its coastguard station is included in the Record of Protected Structures.

35.1.2. The large rural hinterland, which surrounds Roche's Point forms part of the Rural Housing Control Zone, as designated in the Cork County Development Plan 2003 (as varied), where it is an objective primarily to restrict individual urban-generated houses and protect the character of these rural areas, while also allowing rural people to have relatively easy access to any suitable sites in their local area.

35.1.3. Given its unique and sensitive setting, lack of infrastructure and public services and important heritage, it is important to protect Roche's Point from inappropriate development during the life of this Plan.



36 Trabolgan

36.1 TRABOLGAN IN CONTEXT

36.1.1. The holiday resort of Trabolgan is located approximately 2 kilometres south of Whitegate. The resort was established in the 1980's and focuses mainly on recreational activities and attracts large numbers of domestic visitors.










36.1.2. Consolidation of tourism and recreational activities is seen as the most appropriate strategy for Trabolgan during the life of this Plan.










Legend for Zoning Maps :

LAND USE CATEGORIES








Established Areas

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

New Areas

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

OTHER SYMBOLS

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



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